

**PORT KC
BOARD OF COMMISSIONERS MEETING MINUTES
MONDAY, MAY 24, 2021
3:00 P.M.**

Join Zoom Meeting

<https://us02web.zoom.us/j/89281061625?pwd=Q2ZBWEY2L0RtOUxCZjJXS25ERjdQQT09>

Meeting ID: 892 8106 1625

Passcode: 695441

Board: Chairperson Glynn, Chairperson Oates, Chairperson Terrebonne, Commissioner Tekeste, and Councilperson O’Neill

Staff: Brian Rabineau, James Mulick, Joe Lohman, Joe Perry, Jolene Mead, Jon Stephens, Mariah Shields, Mark Coulter, Mary Barnes, Renee Hultgren, and Richard Grenville

Guests: Daniel Ferman Leon – Cornell University; DeJon Slaughter – Turner Construction; Gib Kerr – Cushman & Wakefield; Jan Parks – Coalition for Kansas City Economic Development; Janice Bolin – Kansas City Public Library; Kevin Collison - City Scene; Kevin Hardy – Kansas City Star; Liam Dai; Roxsen Koch – Polsinelli; Ryan Tull – Parker Square – MHCC Property Management; and Stan Meyers – Terracon

1. Call to Order Chairperson Glynn

2. Consideration of April 26, 2021 Minutes Chairperson Glynn

Chairperson Glynn made a motion to accept the April 26, 2021, meeting minutes as written.

Chairperson Terrebonne seconded.

Roll call was taken:

Chairperson Glynn, Aye; Chairperson Oates, Aye; Chairperson Terrebonne, Aye; Commissioner Tekeste, Aye; and Councilperson O’Neill, Aye

The motion passed unanimously.

3. Consideration of Bond Inducement Resolution – Parker SquareCommissioner Terrebonne

Chairperson Glynn made a motion for the Board to adopt a Resolution expressing the intent of Port KC to issue bonds in one or more series to finance the costs of preserving and rehabilitating the existing affordable housing community of Parker Square Apartments in an amount not to exceed \$32 Million.

Chairperson Terrebonne seconded.

Roll call was taken:

Chairperson Glynn, Aye; Chairperson Oates, Aye; Chairperson Terrebonne, Aye; Commissioner Tekeste, Aye; and Councilperson O’Neill, Aye

The motion passed unanimously.

[Port KC staff and Ryan Tull provided further explanation and context.]

4. Consideration of PID 5 Sales Tax AuthorizationCommissioner Terrebonne

Councilperson O’Neill made the motion that the Development Committee recommend the adoption of a Resolution implementing the PID #5 sales and use tax at the maximum rate of 1% for a period ending October 1, 2051.

Chairperson Glynn seconded.

Roll call was taken:

Chairperson Glynn, Aye; Chairperson Oates, Aye; Commissioner Tekeste, Aye; and Councilperson O’Neill, Aye

[Chairperson Terrebonne was not present during the roll call vote.]

5. Consideration of Agreement with USACE – Navigation Study of Lower Missouri RiverCommissioner Terrebonne

Chairperson Oates made a motion that the Board adopt a Resolution authorizing the President & CEO of Port KC to enter into this agreement with the USACE for the lower Missouri navigation study for phase one and for Port KC’s commitment of its own funds not-to-exceed twenty-five thousand dollars (\$25,000) per fiscal years FY22 through FY24, for a total not-to-exceed seventy-five thousand dollars (\$75,000).

Chairperson Glynn seconded.

Roll call was taken:

Chairperson Glynn, Aye; Chairperson Oates, Aye; Commissioner Tekeste, Aye; and Councilperson O’Neill, Aye

[Chairperson Terrebonne was not present during the roll call vote.]

6. **Berkley Riverfront Streetcar Extension – Project Update**Jon Stephens

7. **Executive/ Staff Reports**

Communications Mariah Shields
Legal Mark Coulter
Finance Joe Lohman
Asset Management James Mulick
Port Richard Grenville
Development Joe Perry
President’s ReportJon Stephens

8. **CLOSED SESSION: Pursuant to Section 610.021 (1)(2)(3), RSMo for matters related to legal actions, real estate transactions and personnel issues**

Chairperson Glynn made a motion to enter closed session pursuant to Section 610.021 (2) for the discussion of real estate transactions.

Chairperson Terrebonne seconded.

Roll call was taken:

Chairperson Glynn, Aye; Chairperson Oates, Aye; Chairperson Terrebonne, Aye; Commissioner Tekeste, Aye; and Councilperson O’Neill, Aye

The motion passed unanimously.

A. Consideration of Purchase & Sale Agreement – Parcel 3A

B. Consideration of Purchase & Sale Agreement – Parcel 12B

C. Consideration of Ground Lease/Development Agreement – Parcel 7

Chairperson Oates made a motion to come out of closed session.

Chairperson Glynn seconded.

Roll call was taken:

Chairperson Glynn, Aye; Chairperson Oates, Aye; Chairperson Terrebonne, Aye; Commissioner Tekeste, Aye; and Councilperson O’Neill, Aye

The motion passed unanimously.

The three real estate actions were taken and all three passed in the affirmative.

9. Other Business

10. Adjourn Chairperson Glynn