

**Board of Commissioners Meeting Minutes
OCTOBER 25, 2021
3:00 P.M.**

Join Zoom Meeting

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Meeting ID: 824 7523 8987

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Board:

Chairperson Claire Terrebonne, Chairperson Matthew Oates, Commissioner Henok Tekeste, and Commissioner Yolanda Cargile

Staff:

Brian Rabineau, Joe Lohman, Joe Perry, Jolene Mead, Krishan Purvis, Mark Coulter, Mary Barnes, and Richard Grenville

Guests:

Bradley Migdal – Cushman Wakefield; Brandon Brensing – Ryan Companies LLC; Chris Long Cole Carter; Corey Walker – Platform Ventures; Damon Miles – Market Share Rep. Local 264 Daniel Ferman Leon – Cornell University PhD Candidate; Elli Bowen; Evan Welsh; Jack Noftsgar; Jan Parks – KCTIF Watch; Janice Bolin – KC Public Library; Jason Romero – Platform Ventures; Jim Erickson; Joe Oaks – Polsinelli; John Daniel; Kathleen Pointer; Kevin Hardy; Liam Dai; Marc Abbott – Polsinelli; Mike Fisher- Polsinelli; Patrick Drinan – Niagra Bottling Company; Ron Clark; Ron Clark; Roxsen Koch; Ruby Watson; Ryan McNellis; Stay Meyers – Terracon; and Will Uyesugi – Niagra Bottling Company

1. **Call to Order** Chairperson Hermann
2. **Consideration of September 13, 2021 Minutes** Chairperson Hermann

Commissioner Terrebonne made the motion to accept the September 13, 2021, minutes as written.

Commissioner Cargile seconded.

Roll call was taken:

Chairperson Claire Terrebonne, Aye; Chairperson Matthew Oates, Aye; Commissioner Henok Tekeste, Aye; and Commissioner Yolanda Cargile, Aye

[No further discussion or questions from the Board, Public, or Staff.]

The motion passed unanimously.

3. Consideration of Resolution Amending the Niagara Bottling Project Bond Authorization to Allow for the Issuance of a Second Bond Series Jon Stephens

Chairperson Oates made the motion that the Board of Commissioners adopt a Resolution amending Resolution 2021-08-01 to allow for the issuance of Port KC's Taxable Revenue Bond (Niagara Bottling Project) in two series, and the execution of related documents.

Chairperson Tekeste seconded.

Roll call was taken:

Chairperson Claire Terrebonne, Aye; Chairperson Matthew Oates, Aye; Commissioner Henok Tekeste, Aye; and Commissioner Yolanda Cargile, Aye

[No further discussion or questions from the Board, Public, or Staff.]

The motion passed unanimously.

4. Consideration of Resolution Authorizing the Execution of Agreements in Connection with an Appropriation for LaunchKC.....Commissioner Oates

Commissioner Tekeste made a motion that the Board of Commissioners adopt a Resolution authorizing the President & CEO to execute a Memorandum of Understanding with the Department of Higher Education & Workforce Development and the Kansas City Economic Development Corporation.

Commissioner Cargile seconded.

Roll call was taken:

Chairperson Claire Terrebonne, Aye; Chairperson Matthew Oates, Aye; Commissioner Henok Tekeste, Aye; and Commissioner Yolanda Cargile, Aye

[No further discussion or questions from the Board, Public, or Staff.]

The motion passed unanimously.

5. Consideration of Bond Authorization Resolution - Blue River Commerce Center Phase IV Commissioner Terrebonne

Commissioner Tekeste made a motion that the Board of Commissioners adopt a Resolution authorizing the issuance of port KC's Taxable Revenue Bonds (Blue River Commerce Center Project – Phase IV) in a maximum principal amount of \$34,000,000, and the execution of related documents.

Commissioner Cargile seconded.

Roll call was taken:

Chairperson Claire Terrebonne, Aye; Chairperson Matthew Oates, Aye; Commissioner Henok Tekeste, Aye; and Commissioner Yolanda Cargile, Aye

[The Board asked various questions regarding the project.]

The motion passed unanimously.

6. Consideration of Bond Inducement Resolution – “Project Trigger” Commissioner Terrebonne

Chairperson Oates made a motion that the Board of Commissioners adopt a Resolution expressing the intent of Port KC to issue bonds in one or more series to finance the costs of procuring and installing the equipment to serve “Project Trigger” in an amount not to exceed \$40 Million.

Commissioner Cargile seconded.

Roll call was taken:

Chairperson Claire Terrebonne, Aye; Chairperson Matthew Oates, Aye; Commissioner Henok Tekeste, Aye; and Commissioner Yolanda Cargile, Aye

[No further discussion or questions from the Board, Public, or Staff.]

The motion passed unanimously.

7. Consideration of Bond Authorization Resolution Platform Ventures - Building 7 – 49 Crossing..... Commissioner Terrebonne

Chairperson Oates made a motion that the Board of Commissioners adopt a Resolution authorizing the issuance of Port KC’s Taxable Revenue Bonds (Platform Building 7 Project) in a maximum principal amount of \$60,000,000, and the execution of related documents.

Commissioner Cargile seconded.

Roll call was taken:

Chairperson Claire Terrebonne, Aye; Chairperson Matthew Oates, Aye; Commissioner Henok Tekeste, Aye; and Commissioner Yolanda Cargile, Aye

[No further discussion or questions from the Board, Public, or Staff.]

The motion passed unanimously.

**8. Consideration of Bond Authorization Resolution
Parker SquareCommissioner Terrebonne**

Chairperson Oates made a motion that the Board of Commissioners adopt a Resolution authorizing the issuance of Port KC's bonds in three series in a combined maximum principal amount of \$36,000,000, and the execution of related documents.

Commissioner Cargile seconded.

Roll call was taken:

Chairperson Claire Terrebonne, Aye; Chairperson Matthew Oates, Aye; Commissioner Henok Tekeste, Aye; and Commissioner Yolanda Cargile, Aye

[The public asked various questions.]

The motion passed unanimously.

**9. Consideration of Resolution Inducing the Issuance
of Bonds, and Establishing Terms & Financial
Framework - Ryan Companies – The Glade.....Commissioner Terrebonne**

Chairperson Oates made a motion that the Board of Commissioners adopt a Resolution approving the Memorandum of Understanding in substantial form, establishing the property tax exemption framework, and expressing Port KC's intent to issue bonds in one or more series in an amount not to collectively exceed \$5 Billion.

Commissioner Tekeste seconded.

Roll call was taken:

Chairperson Claire Terrebonne, (Absent from Vote); Chairperson Matthew Oates, Aye; Commissioner Henok Tekeste, Aye; and Commissioner Yolanda Cargile, Aye

[The Board and Guests asked various questions.]

The motion passed unanimously.

**10. Consideration of Resolution Approving a Modification to the
Terms of Port KC's Local Match for the Berkley Riverfront
Streetcar ExtensionCommissioner Terrebonne**

Commissioner Tekeste made a motion that Board of Commissioners adopt a Resolution repealing Resolution 2021-03-01 and adopting a new Resolution approving the updated terms of the Streetcar Riverfront Extension Agreement in substantial form.

Commissioner Cargile seconded.

Roll call was taken:

Chairperson Claire Terrebonne, Aye; Chairperson Matthew Oates, Aye; Commissioner Henok Tekeste, Aye; and Commissioner Yolanda Cargile, Aye

[The Board asked various questions.]

The motion passed unanimously.

11. Consideration of Resolution Approving a Change Order with ICF International, Inc – Missouri River Terminal Commissioner Terrebonne

Chairperson Oates made the motion that the Board of Commissioners adopt a Resolution authorizing staff to execute a Modification Proposal with IFC Jones & Stokes to include the additional survey work requested by the Osage Nation, Missouri State Historical Preservation Office, and the US Army Corps of Engineers.

Commissioner Cargile seconded.

Roll call was taken:

Chairperson Claire Terrebonne, Aye; Chairperson Matthew Oates, Aye; Commissioner Henok Tekeste, Aye; and Commissioner Yolanda Cargile, Aye

[No further discussion or questions from the Board, Public, or Staff.]

The motion passed unanimously.

12. Executive/ Staff Reports Jon Stephens

13. Other Business

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

A. Consideration of Resolution Approving a Surface Parking License (Berkley Riverfront, Parcels 4, 5 and 6) and a Ground Lease with Purchase Option (Berkley Riverfront, Parcel 8)

Chairperson Oates made the motion to enter closed session.

Commissioner Tekeste seconded.

Roll call was taken:

Chairperson Claire Terrebonne, Aye; Chairperson Matthew Oates, Aye; Commissioner Henok Tekeste, Aye; and Commissioner Yolanda Cargile, Aye

The motion passed unanimously.

The closed session discussed the approval of a surface parking license at Berkley Riverfront for Parcels 4,5, and 6 and a Ground Lease with Purchase Option (Berkley Riverfront, Parcel 8).

Closed Session Summary

The Committee returned to open session from closed session where real estate matters were discussed regarding Parcels 4,5,6 and 8 of Berkley Riverfront. The committee voted to recommend approval of a lease with purchase option and parking license.

15. Adjourn..... Chairperson Hermann