

PORT KC
BOARD OF COMMISSIONERS MEETING MINUTES
MONDAY, March 25, 2024
3:00 P.M.
110 Berkley Plaza, Kansas City, MO 64120

Join Zoom Meeting

<https://us02web.zoom.us/j/87338376942?pwd=RGJPcHl5N3JsTnNrc3h0YUlxVW85Zz09>

Meeting Attendance

Board:

Chairperson Deb Hermann
Commissioner Claire Terrebonne
Commissioner Katheryn Shields
Commissioner Morgan Said – *(Came to the meeting later at 3:08 p.m.)*
Councilperson Kevin O’Neill

Not in Attendance:

Commissioner Yolanda Cargile
Commissioner Matt Oates

Staff:

Aaron Plump, Brian Rabineau, Jocelyn Knight, Jolene Mead, Jon Stephens, Maitland Mehlhaff, Mary Barnes, Megan Elder, Meredith Hoenes, Rhonda Miller, and Richard Grenville

Guests:

Brian Benjamin – Northpoint Development, Eric Mann – Emery Sapp & Sons, Josh Wyrick – IUPAT DC3, Kathleen Pointer – Kansas City Public Schools, Stan Meyers – I Solutions, and Tom Friestad – The Kansas City Business Journal

- 1. Call to Order** Chairperson Hermann

The meeting was called to order at 3:05 p.m.

- 2. Consideration of February 26, 2024, Minutes** Chairperson Hermann

Commissioner Shields made a motion to approve the February 26, 2024, meeting minutes as written.

Commissioner Terrebonne seconded the motion.

Roll call vote was taken:

Chairperson Deb Hermann, Aye
Commissioner Claire Terrebonne, Aye
Commissioner Katheryn Shields, Aye

Councilperson Kevin O’Neill, Aye

[There were no questions or comments from the Board, Staff, or Public.]

The motion passed unanimously.

3. Consideration of Development Committee ReferralsCommissioner Terrebonne

Public testimony will be taken at the discretion of the Chairperson. Any public testimony will be limited to three (3) minutes per person, unless extended at the discretion of the Chairperson.

A. Inducing the Issuance of Bonds – CORE II

Commissioner Shields made a motion that the Board of Commissioners adopt a Resolution expressing Port KC’s intent to issue bonds, in one or more series, in an amount not to collectively exceed \$41,000,000.

Commissioner Terrebonne seconded the motion.

Roll call vote was taken:

Chairperson Deb Hermann, Aye
Commissioner Claire Terrebonne, Aye
Commissioner Katheryn Shields, Aye
Commissioner Morgan Said, Aye
Councilperson Kevin O’Neill, Aye

[There were comments from the public.]

The motion passed unanimously.

B. Authorizing the Issuance of Bonds – Meadowlake

Commissioner Shields made a motion that the Board of Commissioners adopt a Resolution authorizing the issuance of Port KC’s Taxable Revenue Bonds (Meadow Lake Project) in a maximum principal amount of \$64,000,000.00 and the execution of related documents.

Councilperson O’Neill seconded the motion.

Roll call vote was taken:

Chairperson Deb Hermann, Aye
Commissioner Claire Terrebonne, Aye
Commissioner Katheryn Shields, Aye
Commissioner Morgan Said, Aye
Councilperson Kevin O’Neill, Aye

[There were comments from the Commissioners and Public.]

The motion passed unanimously.

4. Consideration of Port KC Staff Referrals.....Jon Stephens

A separate public testimony period will be provided at the conclusion of the Board's consideration of each of the listed items, i.e., prior to any vote. Public testimony is limited to three (3) minutes per person, per item, unless extended at the discretion of the Chairperson.

A. Authorizing the imposition of a 1% sales/use tax and property tax, subject to voter approval – PID 6

Commissioner Shields made a motion that the Board of Commissioners adopt a Resolution imposing a sales and use tax at the maximum rate of 1% and a real property tax at the rate of \$0.70 per \$100 of assessed valuation with respect to residential property, and \$0.48 per \$100 of assessed valuation with respect to commercial property; and instructing the President & CEO to take such steps as are required to cause the required election to proceed.

Commissioner Terrebonne seconded the motion.

Roll call vote was taken:

Chairperson Deb Hermann, Aye
Commissioner Claire Terrebonne, Aye
Commissioner Katheryn Shields, Aye
Commissioner Morgan Said, Aye
Councilperson Kevin O'Neill, Aye

[There were no comments from the Board.]

The motion passed unanimously.

B. Authorizing the imposition of a 1% sales/use tax – PID 8

Commissioner Shields made a motion that the Board of Commissioners adopt a Resolution imposing a sales and use tax at the maximum rate of 1% for a period ending December 1, 2056.

Commissioner Terrebonne seconded the motion.

Roll call vote was taken:

Chairperson Deb Hermann, Aye
Commissioner Claire Terrebonne, Aye
Commissioner Katheryn Shields, Aye
Commissioner Morgan Said, Aye
Councilperson Kevin O'Neill, Aye

[There were comments from the Board.]

The motion passed unanimously.

C. Authorizing the imposition of a 1% sales/use tax, subject to voter approval – PID 9

Commissioner Shields made a motion that the Board of Commissioners adopt a Resolution imposing a sales and use tax at the maximum rate of 1% for a period ending October 1, 2051; and instructing the President & CEO to take such steps as are required to cause the required election to proceed.

Commissioner Terrebonne seconded the motion.

Roll call vote was taken:

Chairperson Deb Hermann, Aye
Commissioner Claire Terrebonne, Aye
Commissioner Katheryn Shields, Aye
Commissioner Morgan Said, Aye
Councilperson Kevin O’Neill, Aye

[There were comments from the Board and Staff.]

The motion passed unanimously.

D. Authorizing the imposition of a 1% sales/use tax – PID 10

Commissioner Shields made a motion that the Board of Commissioners adopt a Resolution imposing a sales and use tax at the maximum rate of 1%.

Commissioner Terrebonne seconded the motion.

Roll call vote was taken:

Chairperson Deb Hermann, Aye
Commissioner Claire Terrebonne, Aye
Commissioner Katheryn Shields, Aye
Commissioner Morgan Said, Aye
Councilperson Kevin O’Neill, Aye

[There were comments from the Board.]

The motion passed unanimously.

E. Expressing Port KC’s intent to utilize a Design-Build project delivery model for the MRT connector.

Commissioner Shields made a motion that the Board of Commissioners adopt a Resolution expressing Port KC's intent to utilize a design-build procurement model for the MRT connector, and authorizing the President and CEO to execute a contract with the selected proposer in such form as he shall determine to be appropriate.

Commissioner Terrebonne seconded the motion.

Roll call vote was taken:

Chairperson Deb Hermann, Aye
Commissioner Claire Terrebonne, Aye
Commissioner Katheryn Shields, Aye
Commissioner Morgan Said, Aye
Councilperson Kevin O'Neill, Aye

[There were questions and comments from the Board.]

The motion passed unanimously.

F. Consenting to the Assignment and Assumption of Various Documents in Connection with the Transfer of the Cocina 47 Project

Commissioner Shields made a motion that the Board of Commissioners adopt a Resolution consenting to the assignment and assumption of various documents in connection with the transfer of the Cocina 47 Project and Series 2023 Bond to JH Investors II, LLC.

Commissioner Terrebonne seconded the motion.

Roll call vote was taken:

Chairperson Deb Hermann, Aye
Commissioner Claire Terrebonne, Aye
Commissioner Katheryn Shields, Aye
Commissioner Morgan Said, Aye
Councilperson Kevin O'Neill, Aye

[There were no questions or comments from the Board, Public, or Staff.]

The motion passed unanimously.

G. Authorizing an amendment to the Master Ground Lease with Option to Purchase Agreement – NorthPoint Development at 49 Crossing

Commissioner Shields made a motion that the Board of Commissioners adopt a Resolution approving an amendment to the Master Ground Lease with Option to Purchase Agreement as presented.

Commissioner Terrebonne seconded the motion.

Roll call vote was taken:

Chairperson Deb Hermann, Aye
Commissioner Claire Terrebonne, Aye
Commissioner Katheryn Shields, Aye
Commissioner Morgan Said, Aye
Councilperson Kevin O’Neill, Aye

[There were no questions or comments from the Board, Public, or Staff.]

The motion passed unanimously.

- 5. **Informational Presentation:** Connectivity StudyJon Stephens
- 6. **Executive/ Staff Reports**Jon Stephens
- 7. **Other Business**
- 8. **CLOSED SESSION:** A closed session may be held pursuant to Section 610.021, RSMo, subsections (1), (2), (3), (11), (12), (13) and/or (14), as applicable. Reference to the relevant subsection(s) warranting closure will be publicly identified in accordance with Section 610.022, RSMo.

Commissioner Terrebonne made a motion to enter closed session pursuant to Section 610.021, RSMo, subsections (1), (2), (3), (11), (12), (13) and/ or (14), as applicable.

Councilperson O’Neill seconded the motion.

Roll call vote was taken:

Chairperson Deb Hermann, Aye
Commissioner Claire Terrebonne, Aye
Commissioner Katheryn Shields, Aye
Commissioner Morgan Said, Aye
Councilperson Kevin O’Neill, Aye
The motion passed unanimously.

A motion was made to leave the closed session and to enter back into the open session.

A personnel matter was discussed.

- 9. **Adjourn** Chairperson Hermann

The meeting was adjourned at 4:19 p.m.