

**PORT KC
BOARD OF COMMISSIONERS MEETING MINUTES
TUESDAY, May 28, 2024
3:00 P.M.**

**Via In-Person
110 Berkley Plaza, Kansas City, MO 64120**

Via Online
Join Zoom Meeting
<https://us02web.zoom.us/j/87338376942?pwd=RGJpChI5N3JsTnNrc3h0YUlxVW85Zz09>

Meeting Attendance

Board:

Chairperson Deb Hermann
Commissioner Katheryn Shields
Commissioner Morgan Said
Councilperson Kevin O’Neill

Not in Attendance:

Commissioner Claire Terrebonne
Commissioner Matt Oates
Commissioner Yolanda Cargile

Staff:

Aaron Plump, Brian Rabineau, Carla Torres, Chase Johnson, Eryn Collins, Jocelyn Knight, Joe Perry, Jolene Mead, Jon Stephens, Maitland Mehlhaff, Mary Barnes, Megan Elder, Meredith Hoenes, Mia Aronson, Richard Grenville

Guests:

Brody Shear – Northpoint, John Lenio – CBRE – Project SAS, Kevin White – Northpoint, Marty Hoffel – MW Builders, Ramona Riegu – Terracon, Stan Meyers – I-Solutions/GBM, and Thomas Friestad – The Kansas City Business Journal

1. Call to Order Chairperson Hermann

The meeting was called to order at 3:02 p.m. by Chairperson Hermann.

2. Consideration of April 22, 2024, Minutes Chairperson Hermann

Commissioner Shields made a motion that the April 22, 2024, meeting minutes be accepted as written.

Councilperson O’Neill seconded the motion.

Roll call vote was taken:

Chairperson Deb Hermann, Aye
Commissioner Katheryn Shields, Aye
Commissioner Morgan Said, 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 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. Repealing Resolution 2016-10-04 – Terminating Port KC AIM Zone 1

Commissioner Shields made a motion that encompassed each of the AIM Zone action items into a single motion.

Commissioner Shields made a motion that the Board of Commissioners repeal Resolution 2016-10-04; repeal Resolution 2018-10-03; and repeal Resolution 2017-12-04.

Councilperson O’Neill seconded the motion.

Roll call vote was taken:

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

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

The motion passed unanimously.

Repealing Resolution 2018-10-03 – Returning Port KC AIM Zone 2 to its original boundaries

Please see the motion above.

B. Repealing Resolution 2017-12-04 – Terminating Port KC AIM Zone 3

Please see the motion above.

C. Inducing the issuance of bonds – Project SAS

Commissioner Shields made a motion that the Board of Commissioners adopt a Resolution expressing Port KC’s intent to issue its bonds, in one or more series, in an amount not to collectively exceed \$50,000,000.

Councilperson O'Neill seconded the motion.

Roll call vote was taken:

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

[There were questions and comments from the Board and Staff.]

The motion passed unanimously.

- D. Amending Resolution 2022-01-01 to make certain modifications with respect to the bond authorization for NorthPoint @ 49 Crossing Project – Phase 1

Commissioner Shields made a motion that the Board amend Resolution 2022-01-01, as presented.

Councilperson O'Neill seconded the motion.

Roll call vote was taken:

Chairperson Deb Hermann, 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.

- E. Delegating consent rights with respect to partial assignments of development rights at KCI-29 Logistics Park

Commissioner Shields made a motion that the Board adopt a Resolution authorizing the President & CEO to exercise Port KC's consent rights with respect to the partial assignments of development rights at KCI-29 Logistics Park, and to execute such documents as may be required in connection with such assignments.

Councilperson O'Neill seconded the motion.

Roll call vote was taken:

Chairperson Deb Hermann, 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. Amending Port KC’s Procurement and Authorization Policy

Commissioner Shields made a motion that the Board of Commissioners adopt a Resolution *as amended* approving an amendment to Procurement and Authorization Policy as presented.

Councilperson O’Neill seconded the motion.

Roll call vote was taken:
Chairperson Deb Hermann, Aye
Commissioner Katheryn Shields, Aye
Commissioner Morgan Said, Aye
Councilperson Kevin O’Neill, Aye

[The board suggested that the President and CEO report back in June on items discussed during today’s meeting.]

The motion passed unanimously.

- 4. **Informational Presentation – Bally’s Hotel**Joe Perry
- 5. **Executive/ Staff Reports**Jon Stephens
- 6. **Other Business**
- 7. **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.
- 8. **Adjourn** Chairperson Hermann

The meeting was adjourned at 3:54 p.m.