

**PORT KC
BOARD OF COMMISSIONERS MEETING MINUTES
MONDAY, October 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=RGJPClI5N3JsTnNrc3h0YUlxVW85Zz09>

Attendance:

Board:

Chairperson Deb Hermann
Commissioner Matt Oates
Commissioner Claire Terrebonne
Commissioner Jack Steadman
Commissioner Katheryn Shields
Commissioner Morgan Said
Councilperson Kevin O’Neill (*Arrived at the meeting later.*)

Staff:

Aaron Plump, Brian Rabineau, Cindy Martin, Delaney McFadden, Jocelyn Knight, Joe Lohman, Joe Perry, Jolene Mead, Jon Stephens, Mary Barnes, Megan Elder, Meredith Hoenes, and Rhonda Miller

Guests:

Ben Gordon, Eric Mann – Ess, Mark Hallier, Matt Rooney, Matt Vocke, Max Schiebele, Thomas Friestad, Tod Palmer, Hunter Lien – Aladdin, and Mark Coulter

1. Call to Order Chairperson Hermann

The meeting was called to order at 3:04 p.m. by Chairperson Hermann.

2. Consideration of September 23, 2024 Minutes Chairperson Hermann

Commissioner Said made a motion that the September 23, 2024 minutes be accepted as written.

Commissioner Shields seconded the motion.

Roll call vote was taken:

Chairperson Deb Hermann, Aye
Commissioner Matt Oates, Aye
Commissioner Claire Terrebonne, Aye
Commissioner Jack Steadman, Aye
Commissioner Katheryn Shields, Aye

Commissioner Morgan Said, Aye

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

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. Approving Lower Missouri Navigation Study Agreement with MODOT

Commissioner Said made a motion that the Board of Commissioners adopt a Resolution authorizing the application for and acceptance of a Capital Improvement Grant from the Missouri Department of Transportation, and the execution of any documents required in connection therewith.

Commissioner Steadman seconded the motion.

Roll call vote was taken:

Chairperson Deb Hermann, Aye
Commissioner Matt Oates, Aye
Commissioner Claire Terrebonne, Aye
Commissioner Jack Steadman, Aye
Commissioner Katheryn Shields, Aye
Commissioner Morgan Said, Aye

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

The motion passed unanimously.

B. Inducing the Issuance of Bonds – Aladdin Hotel

Commissioner Said 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 \$39,000,000.

Commissioner Shields seconded the motion.

Roll call vote was taken:

Chairperson Deb Hermann, Aye
Commissioner Matt Oates, No
Commissioner Claire Terrebonne, Aye
Commissioner Jack Steadman, Aye
Commissioner Katheryn Shields, Aye
Commissioner Morgan Said, Aye
Councilperson Kevin O'Neill, No

[There was discussion from the Board and Staff.]

The motion passed 5 to 2.

C. Inducing the Issuance of Bonds – Streetcar Lofts

Councilperson O’Neill 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 \$75,000,000.

Commissioner Said seconded the motion.

Roll call vote was taken:

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

[There were comments from the board and public (a statement was read by Jon Stephens that he received at 2:42 p.m. from the Kansas City Public School District).

The motion passed unanimously.

D. Authorizing the Issuance of Bonds – 303 Broadway

Commissioner Steadman made a motion that the Board of Commissioners adopt a Resolution authorizing the issuance of Port KC’s Taxable Revenue Bonds (303 Broadway Project) in a maximum principal amount of \$25,000,000, and the execution of related documents.

Councilperson O’Neill seconded the motion.

Roll call vote was taken:

Chairperson Deb Hermann, Aye
Commissioner Matt Oates, Aye
Commissioner Claire Terrebonne, Aye
Commissioner Jack Steadman, Aye
Commissioner Katheryn Shields, *Not present during the roll call vote.*
Commissioner Morgan Said, Aye
Councilperson Kevin O’Neill, Aye

[There were comments from the Board, Public, or Staff.]

The motion passed unanimously.

E. Delegating consent right with respect to partial assignment of development rights at Hunt Midwest Business Center

Councilperson O’Neill made a motion that the Board of Commissioners adopt a Resolution authorizing the President and CEO to exercise Port KC’s consent rights

with respect to the partial assignments of development rights at Hunt Midwest Business Center, and to execute such documents as may be required in connection with such assignments.

Commissioner Steadman seconded the motion.

Roll call vote was taken:

Chairperson Deb Hermann, Aye
Commissioner Matt Oates, Aye
Commissioner Claire Terrebonne, Aye
Commissioner Jack Steadman, Aye
Commissioner Katheryn Shields, *Not present during the roll call vote.*
Commissioner Morgan Said, Aye
Councilperson Kevin O'Neill, Aye

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

The motion passed unanimously.

- F. Authorizing the execution of a professional services agreement for preliminary engineering and environmental analysis services for the Riverfront Railroad Crossing Elimination Project

Commissioner Said made a motion that the Board adopt a Resolution authorizing a contract with Burns & McDonnell for preliminary engineering and environmental analysis services for the Riverfront Railroad Elimination (RCE) Project.

Commissioner Steadman seconded the motion.

Roll call vote was taken:

Chairperson Deb Hermann, Aye
Commissioner Matt Oates, *Abstention*
Commissioner Claire Terrebonne, Aye
Commissioner Jack Steadman, Aye
Commissioner Katheryn Shields, No
Commissioner Morgan Said, Aye
Councilperson Kevin O'Neill, Aye

[There were comments from the Board and Staff.]

The motion passed 5 to 2.

- G. Authorizing various actions with regards to the development of Berkley Riverfront
Commissioner Said made a motion that the Board of Commissioners adopt a Resolution directing the President & CEO to reject the proposal submitted in response to the RFP for Parcel 9 and terminate the RFP process.

Commissioner seconded the motion.

Roll call vote was taken:

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

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

The motion passed unanimously.

Commissioner Said made a motion that the Board of Commissioners adopt a Resolution authorizing the President and CEO to negotiate and execute an Amended and Restated Master Development Agreement and amendments and/or restatements of the various related agreements for the purposes presented in such form as he shall determine appropriate, and amending Resolution 2023-07-01 for the purpose of increasing the maximum bond issuance amount to not more than \$1,000,000,000.

Councilperson O’Neill seconded the motion.

Roll call vote was taken:

Chairperson Deb Hermann, Aye
Commissioner Matt Oates, Aye
Commissioner Claire Terrebonne, Aye
Commissioner Jack Steadman, 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.

- 4. **Executive/ Staff Reports**Jon Stephens
- 5. **Other Business**
- 6. **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.
- 7. **Adjourn** Chairperson Hermann

The meeting was adjourned at 4:38 p.m.