

PORT KC
BOARD OF COMMISSIONERS MEETING MINUTES
MONDAY, November 17, 2025
3:00 P.M.
110 Berkley Plaza, Kansas City, MO 64120

Join Zoom Meeting

<https://us02web.zoom.us/j/89401429150?pwd=MTFfcEA6DJI764D0KCa0gapaDxMAqFc.1>

Meeting Attendance:

Board:

Chairperson Jack Steadman
Commissioner Claire Terrebonne
Commissioner Denvoir Griffin
Commissioner Matt Oates
Commissioner Morgan Said
Councilperson Kevin O’Neill
Councilperson Wes Rogers

Staff:

Aaron Plump, Brian Rabineau, Chase Johnson, Freya Reinmiller, Jocelyn Knight, Joe Lohman
Jolene Mead, Jon Stephens, Leslie Johnson, Lindsey Nelson, Maitland Mehlhaff, Mary Barnes
Megan Elder, Meredith Hoenes, Sean Randall-Thompson, and Synthia Isah

Guests/Public:

Ashley McAlmond, Ashley Sadowski, Benjamin Roesler, Bobby Evans, Brandy Gibson, Caroline Hogan, Cristina Ortiz, Dan Moye – Economic Development Corporation, Daniel Cruz, David Price, Denise Adam, Dustin Bullard, Elizabeth – KCPS, Ellen Schwartz, Eric Mann – Emery Sapp & Sons, Essence Yancey, Jasmin Moore, Jay Herron, Jim McClure – Polsinelli, Kathleen Pointer – KCPS, KCTV 5, Kelly Thompson, Kelsey Leftwich, Lanee Bridewell – KCPS Parent, Laura Wittmer, Lauren Amicone, Marselle Bredemyer, Meredith Shepherd, Michaela Willmore, Mitch Klingerman – Gillon Property Group, Natalie – KCPS Parent, Nicanor Balame, Rodney Sampson, Roxsen Koch – Polsinelli, Sarah Orozco – KCPS Parent, Savannah Hailey Bates – KCUR, Shantee Carey, Summer Becker, Thomas Friestad – Kansas City Business Journal, Tiana – KCPS, Zach Monnteer, Rachel Hogan – KCPS Parent, Amanda Obeso – KCPS Teacher, Sommer Becker – KCPS Parent, Ellen Schwartz – Resident, Chris Harren – Country Club Plaza, Chris Kline – Husch Blackwell, Mitch DiCarlo – Bock & Company, Johs Merchant – The Beacon, Stan Meyers – I-Solutions, Ron Knox, Monique Arellano, Carolyn Campbell, Elizabeth Mounter, and Natalie Foxworthy

- 1. Call to Order Chairperson Steadman**

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

2. Consideration of October 27, 2025, Minutes Chairperson Steadman

Councilperson O’Neill made a motion that October 27, 2025, minutes be accepted as written.

Councilperson Rogers seconded the motion.

Roll call vote was taken:

- Chairperson Jack Steadman, Aye
- Commissioner Claire Terrebonne, Aye
- Commissioner Denvoir Griffin, Aye
- Commissioner Morgan Said, Aye
- Councilperson Kevin O’Neill, Aye
- Councilperson Wes Rogers, Aye

[There were no questions or comments 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. Amending Resolution 2024-12-13 to correct a scrivener’s error.

Commissioner Terrebonne made a motion that the Board amend Resolution 2024-12-13, as presented.

Councilperson Rogers seconded the motion.

Roll call vote was taken:

- Chairperson Jack Steadman, Aye
- Commissioner Claire Terrebonne, Aye
- Commissioner Denvoir Griffin, Aye
- Commissioner Morgan Said, Aye
- Councilperson Kevin O’Neill, Aye
- Councilperson Wes Rogers, Aye

[There were comments from the Staff.]

The motion passed unanimously.

B. Designating signatory authority with the Missouri Department of Revenue for Port Improvement District matters

The State of Missouri no longer requires the designation of signatory authority with the Missouri Department of Revenue for Port Improvement District matters. The proposed motion was not necessary as it is now irrelevant.

C. Authorizing the Issuance of Bonds – Plaza Courtyard Hotel

Commissioner Terrebonne made a motion that the Board of Commissioners adopt a Resolution authorizing the issuance of Port KC's Taxable Revenue Bonds (Park Hotel Project), in a maximum principal amount of \$35,000,000 and the execution of related documents.

Councilperson Rogers seconded the motion.

Roll call vote was taken:

Chairperson Jack Steadman, Aye
Commissioner Claire Terrebonne, Aye
Commissioner Denvoir Griffin, Aye
Commissioner Morgan Said, Aye
Councilperson Kevin O'Neill, Aye
Councilperson Wes Rogers, Aye

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

The motion passed unanimously.

D. Inducing the Issuance of Bonds – Country Club Plaza

The motion was tabled to allow for continued negotiations and will be placed on a future agenda.

E. Inducing the Issuance of Bonds – 7100 - 7102 NW Prairie View Road

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 \$65,000,000.

Commissioner Terrebonne seconded the motion.

Roll call vote was taken:

Chairperson Jack Steadman, Aye
Commissioner Claire Terrebonne, Aye
Commissioner Denvoir Griffin, Aye

Commissioner Matt Oates, Aye
Commissioner Morgan Said, Aye
Councilperson Kevin O’Neill, Aye
Councilperson Wes Rogers, Aye

[There were Questions, Comments, and Discussion from the Board and Staff.]

The motion passed unanimously.

F. Initiating the Creation of Kansas City, Missouri Port Improvement District No. 14

Commissioner Terrebonne made a motion that the Board of Commissioners adopt a Resolution instructing the President & CEO to draft a petition to establish Port Improvement District No. 14 and hold a public hearing.

Councilperson Rogers seconded the motion.

Roll call vote was taken:

Chairperson Jack Steadman, Aye
Commissioner Claire Terrebonne, Aye
Commissioner Denvoir Griffin, Aye
Commissioner Matt Oates, Aye
Commissioner Morgan Said, Aye
Councilperson Kevin O’Neill, Aye
Councilperson Wes Rogers, Aye

[There were Questions, Comments, and Discussion from the Board and Staff.]

The motion passed unanimously.

4. **Executive/ Staff Reports**Jon Stephens

5. **Other Business**

Multiple guests, including parents and staff, from the Kansas City Public School (KCPS) District, provided testimony in opposition to the Country Club Plaza development project. Their concerns primarily centered on the project’s request for significant tax abatements.

The following individuals provided public testimony:

LaNee Bridewell – KCPS Parent
Rachel Hogan – KCPS Parent
Amanda Obeso – KCPS Staff
Marselle Bredemeyer – KCPS Parent
Ron Knox – KCPS Parent

Laura Wittmer – KCPS Parent
Summer Becker – KCPS Parent
Ellen Schwartz – KCPS Parent

Written statements were submitted by the following participants via Zoom chat:

1. Monique Arellano: “You all shouldn’t make decisions about this without the stake holders in the community you want to make money off of.”
2. Rodney Sampson: “I’d like to change 353 Statute to force all plans to go thru public engagement process as well as public vote.”
He also commented: “The April bond ballot was approved by 14.7% of the registered voters, not a good sign for democracy and fairness to tax payers.”
3. Benjamin Roesler: “Who can we follow up with about future meetings concerning this tax abatement and other proposed incentives? I would appreciate the opportunity to speak at those meetings in person.”
He also commented: “The public benefit of excellent education is to all, the benefit of the abatement is only for the sake of the developers.”
4. David Price: “AFT Local 691 has large concerns over the Plaza Bond Proposal. We support the comments and share the concerns made by the parents and stakeholders of KCPS. We would like to see an incentive structure that supports our public schools.”
5. Carolyn Campbell: “Will the proposed incentives package be presented at the Development Committee meeting on December 8? Or will there be access to review prior to?”
6. Michaela Willmore: “I don’t support the tax abatement. I am a KCPS staff member and I don’t make enough money as it is. The tax abatement is gross.”
7. Jasmin Moore: “My name is Jasmin Moore, and I live less than a mile from the Plaza. I’m speaking as someone who grew up in KCPS, graduated from KCPS, and is now raising two KCPS students just blocks from this project. I’ve lived the impact of underfunded schools, and I have witnessed my kids inherit the same disadvantages. And that’s why the 85% support for the KCPS bond 6 months ago meant so much. This community voted with its values, loudly. We said our kids matter and their futures matter. Now that the vote is delayed, I’m asking Port KC to slow down and truly engage the people most affected: KCPS, educators, parents, and students. Our kids deserve a process that respects their future, not a rushed decision that mortgages it. We also deserve more than 24 hours of notice before a vote of this magnitude and impact.”
8. Elizabeth Mounter: “I am unable to come off mute, but I would like to add my comment here: KC voters were clear in April. They voted overwhelmingly for a historic bond, but it was only for capital improvements and deferred maintenance (buildings). This tax incentive would continue to dip into our already stretched-thin operations budget in KCPS. We cannot build our city without also building our future-our youth.”
9. Marselle Bredemeyer: “I agree with summer! How is education not also talked about as a generational project that if it failed would be a major blow to this city economically and reputationally.”

10. Sarah Orozco: “The tax abatement feels like a reverse Robin Hood, stealing from the poor to give to the rich. Don’t steal education from children. 30 years will affect not only my three children that attend KCPS school but their children.”
11. Natalie Foxworthy: “I will leave my comments in written form: I was a resident of the plaza for 6 years and hold it close to my heart. Of course I would love to see the plaza improved and continue to be a staple of KC. But as a parent of 2 KCPS students and one KCPS alum, I cannot fathom how the city and Port KC is considering such a significant tax abatement for the plaza developers at the expense of my kids and all kc kids. These kids are the future of our city, future employees of plaza stores, and future patrons. Port KC and Plaza developers should be thinking about having a qualified workforce base coming from quality local schools they have actively invested in.”
12. Summer Becker: “We have asked to be respectful of the board’s time several times while they were fairly disrespectful of our time today by adding then bumping the Plaza issue at the last minute. I request that they be more respectful of tax payers and our time in the future.”
She also stated: “Respectfully disagree with his assessment of transparency of the Port KC.”
13. Bobby Evans: “This is less of an investment in the plaza than it is a disinvestment in KCPS.”
14. Zach: “I second all other KCPS parents words of opposition to redirecting funding from KCPS kids to corporations.”
15. Ashley Sadowski: “Welcome an in-depth educational session for the public on the considerations for redeveloping the Plaza, the options for financial incentives, and additional opportunity for testimony and dialogue from public stakeholders.”

The following virtual attendees (via Zoom) confirmed their agreement with public statements or written comments made in opposition to the Country Club Plaza development project via in the chat or emoji:

AJ
Amanda Obeso
Amber
Ashley Sadowski
Benjamin Roesler
Bobby Evans
Carolyn Campbell
Daniel Cruz
David Price
Ellen Schwartz
LaNee Bridewell
Laura Wittmer
Marselle Bredemeyer
Michaela Willmore
Natalie Patrick
Rachel Hogan

Ron Knox
Sarah Orozco
Shantee' Carey
Summer Becker
Tiana -KCPS Parent
Zach

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 Steadman

The meeting was adjourned at 4:03 p.m.