

**PORT KC
BOARD OF COMMISSIONERS MEETING MINUTES
MONDAY, December 15, 2025
3:00 P.M.
110 Berkley Plaza, Kansas City, MO 64120**

Join Zoom Meeting

<https://us02web.zoom.us/j/87164009752?pwd=MbMnJlJLfm7PAj6sN5rQTKa8UKnq5b.1>

Meeting Attendance:

Board:

Chairperson Jack Steadman
Commissioner Claire Terrebonne
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, Lindsey Nelson, Maitland Mehlhaff, Mary Barnes, Meredith Hoenes
Sean Randall-Thompson, and Synthia Isah

Guests/Public:

Brian McDaniel – Plumbers Local 8, Bryce Wolff – Polsinelli, Carolyn Campbell, Derek Schonenberg, DJ, Dr. Stephen Himes, Dustin – Bac Local 15, Eric Mann – Ess, Erica Buek, Jason Mendenhall – Laborers’ Local #663, Jesse Williams – Unified Contractors of KC, Joseph Mabin – Unified Contractors of KC, Julia, Kaitlyn, Kevin Gard – Opcmia 518, Kevin White – Northpoint, Marc Abbott – Polsinelli, Michelle Roberts Bauer – ABC, Mike Talboy – Greater KC Building Trades, Nigel Bayless – Sprinkler Fitters LU 314, Patrick Wiese – Plumber Local 8, Ralph Oroperza – Greater KC Building Trades, Roger Summers – Fogel Anderson Construction Co., Thomas Friestad – The Kansas City Business Journal, Tom Calahon – Balboa Real Estate Partners, and Tristin Amezcua-Hogan

1. Call to Order Chairperson Steadman

The meeting was called to order at 3:08 p.m.

2. Consideration of November 17, 2025 Minutes..... Chairperson Steadman

Councilperson O’Neill made a motion that November 17, 2025, minutes be accepted as written.

Councilperson Rogers seconded the motion.

Roll call vote was taken:

Chairperson Jack Steadman, Aye
Commissioner Claire Terrebonne, Aye
Councilperson Kevin O’Neill, Aye
Councilperson Wes Rogers, Aye
Commissioner Morgan Said, *Not present during the vote*

[There were no 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. Inducing the Issuance of Bonds – Country Club Plaza

[Action on this item has been deferred to the special board session scheduled for Monday, December 22, 2025.]

B. Inducing the Issuance of Bonds – The Darby

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 \$20,000,000.

Councilperson Rogers seconded the motion.

Roll call vote was taken:

Chairperson Jack Steadman, Aye
Commissioner Claire Terrebonne, Aye
Councilperson Kevin O’Neill, Aye
Councilperson Wes Rogers, Aye
Commissioner Morgan Said, *Not present during the vote*

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

The motion passed unanimously.

C. Amending Resolutions 2019-10-02 and 2019-12-02 to increase the maximum bond capacity and amend the Master Memorandum of Understanding, authorizing the issuance of bonds – Blue River Commerce Center Phase VI

Commissioner Terrebonne made a motion that the Board adopt a Resolution amending Resolutions 2019-10-02 and 2019-12-02, as presented, and authorizing the issuance of

Port KC's Taxable Revenue Bonds (Blue River Commerce Center Project – Phase VI), in a maximum principal amount of \$25,000,000, and the execution of related documents.

Councilperson Rogers seconded the motion.

Roll call vote was taken:

Chairperson Jack Steadman, Aye
Commissioner Claire Terrebonne, Aye
Councilperson Kevin O'Neill, Aye
Councilperson Wes Rogers, Aye
Commissioner Morgan Said, *Not present during the vote*

[There were comments from the Board and Staff.]

The motion passed unanimously.

- D. Approving a loan request from AltCap pursuant to the terms of the December 1, 2025, Cooperative Funding Agreement for Altcap

Commissioner Terrebonne made a motion that the Board of Commissioners adopt a Resolution authorizing a loan for \$500,000 to AltCap contingent upon AltCap executing a loan to MKC Development for \$500,000 based upon the terms and conditions of the Cooperative Funding Agreement between Port KC and AltCap.

Councilperson Rogers seconded the motion.

Roll call vote was taken:

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

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

The motion passed unanimously.

- E. Authorizing the expenditure of up to \$1,000,000 for various Berkley Riverfront maintenance and improvements

Commissioner Terrebonne made a motion that the Board adopt a Resolution authorizing the President & CEO to execute all necessary agreements and contracts to implement capital improvements and amenity enhancements at Berkley Riverfront, in an amount not to collectively exceed \$1,000,000.

Councilperson Rogers seconded the motion.

Roll call vote was taken:

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

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

The motion passed unanimously.

- F. Adopting a prevailing wage requirement on certain industrial and data center bond-financed sale-leaseback projects

[Action on this item has been deferred to the special board session scheduled for Monday, December 22, 2025.]

Public testimony regarding adoption of Port KC’s prevailing wage policy:

1. Ralph Orpeza – Greater Kansas City Building Trades – he stated that Department of Labor apprenticeship programs are necessary for young people to gain the skills needed for the number of full time journey level jobs that are available. There were seven individuals that supported his comments.
2. Kevin – Local 518 – Growing our skilled labor through apprenticeship programs will ensure that we obtain workers from our local area.
3. Michelle Roberts Bauer – Associated Builders Heart of America – she stated that individuals need to be trained to close the trades gap. She also mentioned that prevailing wage compliance rules are outside how most have built their businesses. Three individuals supported her statement.
4. Joe Mabin – Unified Contractors – stated that he is in opposition of the prevailing wage policy and that he sent in written commentary.
5. Jason Mendenhaul – Laborers’ Local #663 - Need diversity among laborers.

- G. Amending Port KC’s Procurement Policy for Chapter 68 Bond Financed Sale-Leaseback Projects to Implement an Apprenticeship Program Requirement

[Action on this item has been deferred to the special board session scheduled for Monday, December 22, 2025.]

- H. Approving FY26 Budget Amendment #1

Councilperson O’Neill made a motion that the Board of Commissioners adopt a Resolution approving the FY26 Budget Amendment#1, as presented.

Councilperson Rogers seconded the motion.

Roll call vote was taken:

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

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

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 Steadman

The meeting was adjourned at 4:52 p.m.