

AGENDA

**PORT KC
BOARD OF COMMISSIONERS MEETING
MONDAY, July 17, 2023
3:00 P.M.
110 Berkley Plaza, Kansas City, MO 64120**

Join Zoom Meeting

<https://us02web.zoom.us/j/83853880487?pwd=dGlaNlROTTBpSE5Cam90VEtBdkJrUT09>

1. **Call to Order** Chairperson Hermann
2. **Consideration of June 12, 2023 Minutes** Chairperson Hermann
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. Consideration of Resolution Inducing the Issuance of Bonds and Authorizing the Execution of a Master Development Agreement – Berkley Riverfront
- B. Consideration of Resolution Inducing the Issuance of Bonds – 74 Broadway
- C. Consideration of Resolution Inducing the Issuance of Bonds – 4711 Partners
- D. Consideration of Resolution Authorizing the Execution of a Master Memorandum of Understanding and Amending Res. 2023-06-04 – Tiffany Springs Logistics
- E. Consideration of Resolution Authorizing the Execution of a Master Memorandum of Understanding and Inducing the Issuance of Bonds - HMBC Development
- F. Consideration of Resolution Authorizing the Execution of a Master Memorandum of Understanding and Inducing the Issuance of Bonds – Five Star Logistics
- G. Approving Task Order #20 under On-Call Engineering Contract with TranSystems
- H. Consideration of Resolution Establishing a Policy for Bond Finance Project Financial Analysis

4. **Executive/ Staff Reports**Jon Stephens
5. **Other Business**

6. **CLOSED SESSION: Pursuant to Section 610.021 (1)(2)(3), RSMo for matters related to obtaining legal counsel and real estate transactions**

7. **Adjourn** Chairperson Hermann

**PORT KC
BOARD OF COMMISSIONERS MEETING MINUTES
MONDAY, June 12, 2023
3:00 P.M.
110 Berkley Plaza, Kansas City, MO 64120**

Join Zoom Meeting

<https://us02web.zoom.us/j/83853880487?pwd=dGlaN1ROTTBpSE5Cam90VEtBdkJrUT09>

Attendance

Board:

Chairperson Deb Hermann, Commissioner Claire Terrebonne, Commissioner Henok Tekeste, Commissioner Matt Oates, Commissioner Yolanda Cargile, Councilperson Katheryn Shields
Councilperson Kevin O’Neill

Guests:

Andi Brownell, Ian Mussman, Roxanne Koch, Thomas Friestad

Staff:

Aaron Plump, Brian Rabineau, Jocelyn Knight, Joe Lohman, Joe Perry, Jolene Mead, Jon Stephens, Mary Barnes, Megan Elder, Meredith Hoenes, Rhonda Miller, Richard Grenville

1. Call to Order Chairperson Hermann

The meeting was called to order at 3:03 p.m. by Chairperson Hermann.

2. Consideration of May 24, 2023 Minutes..... Chairperson Hermann

Councilperson Shields made a motion to accept the May 24, 2023, minutes as written.

Councilperson O’Neill seconded.

Roll call vote was taken:

Chairperson Deb Hermann - Aye
Commissioner Claire Terrebonne - Aye
Commissioner Henok Tekeste - Aye
Commissioner Matt Oates - Aye
Commissioner Yolanda Cargile - Aye
Councilperson Katheryn Shields - Aye
Councilperson Kevin O’Neill - Aye

[There were no questions from the Board, Public, or comment from 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 the Renewal of a Line of Credit with Country Club Bank

Councilperson O'Neill made a motion that the Board of Commissioners adopt a Resolution authorizing the renewal of the line of credit with Country Club Bank.

Councilperson Shields seconded.

Roll call vote was taken:

Chairperson Deb Hermann - Aye
Commissioner Claire Terrebonne - Aye
Commissioner Henok Tekeste - Aye
Commissioner Matt Oates - *Abstention*
Commissioner Yolanda Cargile - Aye
Councilperson Katheryn Shields - Aye
Councilperson Kevin O'Neill – Aye

[There was a question from the Board.]

The motion passed six to one.

B. Authorizing the Issuance of Bonds – Cocina 47

Councilperson Shields made a motion that the Board of Commissioners adopt a Resolution authorizing the issuance of Port KC's Taxable Revenue Bonds (Cocina 47 Project), in one or more series, in a maximum amount of \$34,000,000.00 and the execution of related documents.

Councilperson O'Neill seconded.

Roll call vote was taken:

Chairperson Deb Hermann - Aye
Commissioner Claire Terrebonne - Aye
Commissioner Henok Tekeste - Aye
Commissioner Matt Oates - Aye
Commissioner Yolanda Cargile - Aye
Councilperson Katheryn Shields - Aye

Councilperson Kevin O’Neill – Aye

[There were questions and discussion from the Board.]

The motion passed unanimously.

C. Authorizing the Issuance of Bonds – Project Gateway

Councilperson O’Neill made a motion that the Board of Commissioners adopt a Resolution authorizing the issuance of Port KC’s Taxable Revenue Bonds (Project Gateway), in one or more series, in a maximum amount of \$110,000,000.00 and the execution of related documents.

Commissioner Terrebonne seconded.

Roll call vote was taken:

Chairperson Deb Hermann - Aye
Commissioner Claire Terrebonne - Aye
Commissioner Henok Tekeste - Aye
Commissioner Matt Oates - Aye
Commissioner Yolanda Cargile - Aye
Councilperson Katheryn Shields - Aye
Councilperson Kevin O’Neill – Aye

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

The motion passed unanimously.

D. Authorizing the Execution of a Master Memorandum of Understanding and Expressing Port KC’s Intent to Issue Bonds – Tiffany Springs Logistics

Commissioner Terrebonne made a motion that the Board of Commissioners adopt a Resolution expressing Port KC’s intent to issue its bonds, in multiple series of a twenty-year period, in an amount not to collectively exceed \$365 Million, and authorizing the execution of a Master Memorandum of Understanding.

Councilperson O’Neill seconded.

Roll call vote was taken:

Chairperson Deb Hermann - Aye
Commissioner Claire Terrebonne - Aye
Commissioner Henok Tekeste - Aye
Commissioner Matt Oates - Aye
Commissioner Yolanda Cargile - Aye

Councilperson Katheryn Shields - Aye
Councilperson Kevin O'Neill – Aye

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

The motion passed unanimously.

E. Expressing Port KC's Intent to Issue Bonds – Masters Transportation

Councilperson O'Neill 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 \$3.15 Billion.

Commissioner Terrebonne seconded.

Roll call vote was taken:

Chairperson Deb Hermann - Aye
Commissioner Claire Terrebonne - Aye
Commissioner Henok Tekeste - Aye
Commissioner Matt Oates - Aye
Commissioner Yolanda Cargile - Aye
Councilperson Katheryn Shields - Aye
Councilperson Kevin O'Neill – Aye

[There was comment from the Board.]

The motion passed unanimously.

F. Authorizing the Execution of Site Preparation Contracts – KCI 29 Logistics Park

Councilperson O'Neill made a motion that the Board of Commissioners adopt a Resolution authorizing the President and CEO to execute such contracts for site preparation services at KCI 29 Logistics Park as may be required and that are reimbursable through the Grant.

Commissioner Terrebonne seconded.

Roll call vote was taken:

Chairperson Deb Hermann - Aye
Commissioner Claire Terrebonne - Aye
Commissioner Henok Tekeste - Aye
Commissioner Matt Oates - Aye
Commissioner Yolanda Cargile - Aye
Councilperson Katheryn Shields - Aye
Councilperson Kevin O'Neill – Aye

[There was comment from the Board.]

The motion passed unanimously.

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

5. **Other Business**

6. **CLOSED SESSION: Pursuant to Section 610.021 (1)(2)(3), RSMo for matters related to legal actions, real estate transactions and personnel issues**

Commissioner Oates made a motion to enter closed session pursuant to 610.021 (3) for matters related to real estate transactions.

Councilperson Shields seconded.

Roll call vote was taken:

- Chairperson Deb Hermann – Aye
- Commissioner Claire Terrebonne – Aye
- Commissioner Henok Tekeste – Aye
- Commissioner Matt Oates – Aye
- Commissioner Yolanda Cargile – Aye
- Councilperson Katheryn Shields – Aye
- Councilperson Kevin O’Neill – Aye

[There were no questions or discussion from the Board or Staff.]

The motion passed unanimously.

Real estate matters were discussed; however no action was taken.

7. **Adjourn** Chairperson Hermann

Motion Approval Summary
Port KC
Board of Commissioners
June 17, 2023

Title of Proposal: *Consideration of a Resolution inducing the issuance of bonds, authorizing the sale of certain real property and the execution of a Master Development Agreement in connection therewith, approving a partial waiver of Port KC's Bond & Debt Issuance and Disbursements Policy, and instructing staff to begin the process of creating a new port improvement district that would impose a 1% sales and use tax for the purposes of funding public infrastructure for the development of Berkley Riverfront.*

Background: *KC WFC StadCo, LLC ("Developer") submitted a proposal to purchase and develop approximately 10.71 acres of property at Berkley Riverfront, including Parcels 3 (southernmost half), 4, 5, 6, 7 and 10 ("Berkley Riverfront"). Developer has proposed to purchase and develop the property in multiple phases over a period not to exceed ten years period. At full buildout, the project is anticipated to include 210,000 square feet of office, 53,000 square feet of retail, 1,038 multi-family residential units (including affordable housing of 10% of units at 50% AMI) and multiple structured and surface parking spaces. The proposed project would create a high density, walkable neighborhood, connecting existing development on the west and east sides of the Riverfront.*

Developer submitted an application to Port KC that requests the issuance of conduit bonds in multiple series totaling not more than \$800 Million.

Port KC assistance would include real property tax exemption and sales tax exemption on construction materials, as well as the contribution of 50% of the PID 1 sales tax revenues generated from sales at the applicable Berkley Riverfront parcels for the reimbursement of public infrastructure. In the event the new PID is successfully created over the applicable Berkley Riverfront parcels (PID 10), 100% of those sales tax revenues would also be contributed to the repayment of public infrastructure expenses incurred by the Developer on Port KC's behalf.

Real property tax exemption would vary in duration and level depending on the use type, as follows:

*Office and Retail – 15 years exemption; 70% exempt Years 1-10 and 30% exempt Years 11-15.
Multifamily – 10 years exemption; 95% exempt Years 1-5 and 90% exempt Years 6-10.*

Port KC's Bond & Debt Issuance and Disbursements Policy imposes certain fees in connection with the issuance of Port KC's bonds. Those fees vary depending on the size of the issuance and the Developer is seeking a partial waiver for purposes of setting a not-to-exceed amount in fees.

The Developer submitted its Affidavit of Consultation on July 13, 2023.

Current Situation: *The proposed Resolution would express Port KC's intention to issue its taxable revenue bonds, authorize the sale of the applicable Berkley Riverfront parcels, authorize the execution of a Master Development Agreement (MDA) which currently exists in substantially final form, approve a partial waiver of Port KC's Bond & Debt Issuance and Disbursements Policy by capping the Bond Issuance Fee and Sales Tax Exemption Fee in an amount not to exceed that provided in the MDA, and direct staff to begin the process of creating a new port improvement district that would impose a 1% sales and use tax for the purposes of funding public infrastructure for the development of Berkley Riverfront. The contribution of PID 1 revenues will be considered via a separate companion resolution.*

The MDA includes certain benchmarks to be achieved by the Developer and ensures that Port KC would have the right to terminate the MDA and any future development rights should development not proceed within the established timelines.

The Developer would be obligated to comply with Port KC policies, procedures and documentation, all consistent with the manner in which Port KC handles its development finance projects. Bond issuance authorization is anticipated to be considered by the Board of Commissioners at next month's meeting.

Financial Impact: *Port KC would receive and otherwise benefit from certain revenues to be paid by the Developer in connection with the sale of the applicable Berkley Riverfront parcels. While Port KC anticipates generating additional revenues in connection with the bond issuances, those issuances will be separately presented to the Board of Commissioners.*

Recommendation: *Port KC Staff recommends adoption of the Resolution.*

PROPOSED MOTION: I move the Board of Commissioners adopt a Resolution expressing Port KC's intent to issue its bonds in multiple series over a period not to exceed 10 years and in an amount not to collectively exceed \$800 Million, authorizing the execution of a Master Development Agreement, and authorizing the President & CEO to take such other actions as are required of Port KC by the terms of the Master Development Agreement.

Motion Approval Summary
Port KC
Board of Commissioners
June 17, 2023

Title of Proposal: *Consideration of a Resolution inducing the issuance of bonds in connection with the development of a mixed-use building at 74th and Broadway, Kansas City, Missouri.*

Background: *EPC Real Estate Group, LLC (“Developer”) submitted an application to Port KC that requests the issuance of conduit bonds in an amount not to exceed \$92 Million. Developer has site control of approximately 2.68+/- acres of certain real property generally located at the East of Broadway St., bounded by 74th St. to the North, Wyandotte St. to the East, and 74th Ter. to the South (“74 Broadway”). Developer has proposed to develop the property and construct a 6-story building with 278 residential units, approximately 17,500 square feet of retail and restaurant space, and structured parking for residents and retail customers. Port KC assistance would include real property tax exemption and sales tax exemption on construction materials.*

The project includes an affordable housing commitment of 20% of units at 60% MFI.

Real property tax exemption would continue for a term of 20-years post completion, at the following rates:

<i>Year</i>	<i>Exemption %</i>
<i>1-5</i>	<i>90%</i>
<i>6-10</i>	<i>75%</i>
<i>11-15</i>	<i>50%</i>
<i>15-20</i>	<i>25%</i>

The Developer submitted its Affidavit of Consultation on July __, 2023.

Current Situation: *Adoption of the Resolution would convey Port KC’s intention to issue its bonds in an amount not to exceed \$92 Million. Bond issuance would remain subject to future approval by the Board of Commissioners at a future date.*

Financial Impact: *None. While Port KC anticipates generating revenues in connection with the bond issuance, the issuance will be separately presented to the Board of Commissioners at a future date.*

Recommendation: *Port KC Staff recommends adoption of the Resolution.*

PROPOSED MOTION: I move the Board of Commissioners adopt a Resolution expressing Port KC’s intent to issue its bonds in an amount not to exceed \$92 Million.

Motion Approval Summary
Port KC
Board of Commissioners
June 17, 2023

Title of Proposal: *Consideration of a Resolution inducing the issuance of bonds in connection with the development of a mixed-use building at 47th and Belleview Ave., Kansas City, Missouri.*

Background: *4711 Partners, LLC (“Developer”) submitted an application to Port KC that requests the issuance of conduit bonds in an amount not to exceed \$118 Million. Developer has site control of approximately 1.3+/- acres of certain real property generally located at the West half of the block bounded by 47th Street on the North, Roanoke Parkway on the East, 48th Street on the South, and Belleview Avenue on the West (“4711 Belleview”). Developer has proposed to develop the property and construct a 13-story building with retail, amenity space, 319 residential units, and a subsurface 418 space parking garage. Port KC assistance would include real property tax exemption and sales tax exemption on construction materials.*

Real property tax exemption would continue for a term of 25-years post completion, at a rate of 75%.

The Developer submitted its Affidavit of Consultation on July __, 2023.

Current Situation: *Adoption of the Resolution would convey Port KC’s intention to issue its bonds in an amount not to exceed \$118 Million. Bond issuance would remain subject to future approval by the Board of Commissioners at a future date.*

Financial Impact: *None. While Port KC anticipates generating revenues in connection with the bond issuance, the issuance will be separately presented to the Board of Commissioners at a future date.*

Recommendation: *Port KC Staff recommends adoption of the Resolution.*

PROPOSED MOTION: I move the Board of Commissioners adopt a Resolution expressing Port KC’s intent to issue its bonds in an amount not to exceed \$118 Million.

Motion Approval Summary
Port KC
Board of Commissioners
June 17, 2023

Title of Proposal: *Consideration of a Resolution amending Resolution 2023-06-04 and authorizing the execution of a Master Memorandum of Understanding (MOU) in connection with the development of Tiffany Springs Logistics.*

Background: *On June 12, 2023, the Board adopted Resolution 2023-06-04, expressing Port KC's intent to issue its bonds, in multiple series of a twenty-year period, in an amount not to collectively exceed \$377 Million.*

Current Situation: *Since Resolution 2023-06-04 was adopted, Tiffany Springs Logistics, LLC ("Developer") has proposed the bond amount be increased to \$500 Million due to increasing construction costs. The proposed Resolution would amend Resolution 2023-06-04 to increase the bond amount from \$377 Million to \$500 Million and authorize execution of an MOU that would outline the anticipated phasing of and establish the property tax exemption framework for the project.*

Financial Impact: *None.*

Recommendation: *Port KC Staff recommends adoption of the Resolution.*

PROPOSED MOTION: I move the Board of Commissioners adopt a Resolution amending Resolution 2023-06-04 by increasing the maximum bond issuance from \$377 Million to \$500 Million and authorizing the execution of a Master Memorandum of Understanding.

Motion Approval Summary
Port KC
Board of Commissioners
July 17, 2023

Title of Proposal: *Consideration of a Resolution inducing the issuance of bonds and authorizing the execution of a Master Memorandum of Understanding (MOU) in connection with HMBC Development.*

Background: *Hunt Midwest Real Estate Development Inc. (“Developer”) has site control of approximately 261 acres of certain real property located at Hunt Midwest Business Center (“HMBC Development”). Developer has proposed to develop the property in multiple successive phases and construct seven “Class A” industrial buildings totaling 2,800,000 square feet, with flexibility to be either multi-tenant or single-tenant buildings.*

Developer submitted an application to Port KC that requests the issuance of conduit bonds in multiple series totaling not more than \$350 Million.

Port KC assistance would include real property tax exemption and sales tax exemption on construction materials. Developer would continue to pay the existing property tax amounts until construction of each phase is completed, after which it would make annual payments in lieu of taxes on a square footage basis in the following amounts:

<i>Years</i>	<i>Amount</i>
<i>1-7</i>	<i>\$0.09</i>
<i>8-9</i>	<i>\$0.19</i>
<i>10-11</i>	<i>\$0.38</i>
<i>12-13</i>	<i>\$0.58</i>
<i>14-15</i>	<i>\$0.99</i>

Personal property tax exemption is not contemplated or included at this time. In the event future tenants would request that benefit and demonstrate a need for the same, those matters would come before the Board a future date.

The Developer submitted its Affidavit of Consultation on July 13, 2023.

Current Situation: *The proposed Resolution would express Port KC’s intention to issue its taxable revenue bonds. It would further authorize execution of an MOU that would outline the anticipated phasing of and establish the property tax exemption framework for the project. The Developer would be obligated to comply with Port KC policies, procedures and documentation, all consistent with the manner in which Port KC handles its development finance projects, and all bond issuances would remain subject to future approval by the Board of Commissioners at future dates.*

Financial Impact: *None. While Port KC anticipates generating revenues in connection with the bond issuances, those issuances will be separately presented to the Board of Commissioners at future dates.*

Recommendation: *Port KC Staff recommends adoption of the Resolution.*

PROPOSED MOTION: I move the Board of Commissioners adopt a Resolution expressing Port KC's intent to issue its bonds, in multiple series, in an amount not to collectively exceed \$350 Million, and authorizing the execution of a Master Memorandum of Understanding.

Motion Approval Summary
Port KC
Board of Commissioners
June 17, 2023

Title of Proposal: *Consideration of a Resolution inducing the issuance of bond and authorizing the execution of a Master Memorandum of Understanding (MOU) in connection with 5-Star Logistics.*

Background: *Five Star Logistics Land LLC, a Hunt Midwest affiliate, (“Developer”) has site control of approximately 61+/- acres of certain real property generally located at the southeast corner of Congress & I-35 (“5-Star Logistics”). Developer has proposed to develop the property and construct one or more Class “A” industrial buildings collectively totaling 800,000 square feet, with flexibility to be either multi-tenant or single-tenant building(s).*

Developer submitted an application to Port KC that requests the issuance of conduit bonds in one or more series, collectively totaling not more than \$100 Million.

Port KC assistance would include real property tax exemption and sales tax exemption on construction materials. Developer would continue to pay the existing property tax amounts until construction of each phase is completed, after which it would make annual payments in lieu of taxes on a square footage basis in the following amounts:

<i>Years</i>	<i>Amount</i>
<i>1-5</i>	<i>\$0.05</i>
<i>6-10</i>	<i>\$0.09</i>
<i>11</i>	<i>\$0.13</i>
<i>12</i>	<i>\$0.17</i>
<i>13</i>	<i>\$0.21</i>
<i>14</i>	<i>\$0.25</i>
<i>15</i>	<i>\$0.30</i>
<i>16</i>	<i>\$0.72</i>
<i>17-18</i>	<i>\$0.73</i>
<i>19-20</i>	<i>\$0.75</i>

Personal property tax exemption is not contemplated or included at this time. In the event future tenants would request that benefit and demonstrate a need for the same, those matters would come before the Board at a future date.

The Developer submitted its Affidavit of Consultation on July __, 2023.

Current Situation: *The proposed Resolution would express Port KC’s intention to issue its taxable revenue bonds. It would further authorize execution of an MOU that would outline the anticipated phasing of and establish the property tax exemption framework for the project. The*

Developer would be obligated to comply with Port KC policies, procedures and documentation, all consistent with the manner in which Port KC handles its development finance projects, and all bond issuances would remain subject to future approval by the Board of Commissioners at future dates.

Financial Impact: *None. While Port KC anticipates generating revenues in connection with the bond issuances, those issuances will be separately presented to the Board of Commissioners at future dates.*

Recommendation: *Port KC Staff recommends adoption of the Resolution.*

PROPOSED MOTION: I move 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 \$100 Million.

Motion Approval Summary
Port KC
Board of Commissioners
July 17, 2023

Title of Proposal: *Approving Task Order #20 with TranSystems for On-Call Chief Engineering Contract.*

Background: *TranSystems is Port KC's "On-Call" Engineer for consulting services. The contract calls for Task Orders to be issued for all projects.*

Current Situation: *Task Order #20 is for the conceptual layout and final design for construction and installation of a barge-moving winch system for the Woodswether Terminal.*

Currently barges are moored at the terminal for loading and discharging, and a towboat stands by to assist in barge movement during load/discharge operations. This is inconvenient for the tow boat company as well as increasing costs for terminal customers. The installation of a winch system will enable the release of the tow boat, thus reducing overall costs for the load/discharge operation.

On January 23, 2023, the Board of Commissioners authorized Port KC to submit a grant application to the Missouri Highway and Transportation Commission for capital improvement funding to supplement the design and installation of a barge winching system at the Woodswether Terminal (Resolution 2023-01-01). The State of Missouri has released funds through the American Rescue Plan Act (2021) (ARPA) for designated Port Capital Improvements projects. MoDOT will disperse the funding through their CI program. This TO is the first step in installing this winch system and will include engineering as well as bid documents and project oversight.

Financial Impact: *The cost of this Task Order #20 is \$115,000. This Task Order #20 will be funded by the Missouri Highway and Transportation Commission grant funding.*

Recommendation: *Port KC staff recommends approval of the Resolution.*

PROPOSED MOTION: I move the Board of Commissioners adopt a Resolution approving TranSystems Task Order #20 in the amount of \$115,000.00

Motion Approval Summary
Port KC
Board of Commissioners
July 17, 2023

Title of Proposal: *Establishing a policy for conducting third-party audits of Port KC's financial analysis for eligible bond financed development projects.*

Background: *Port KC currently conducts in-house financial analysis of projects making application to Port KC for purposes of determining what level and duration of incentives, if any, a particular project might warrant.*

Current Situation: *Though Port KC has been successful with its in-house analysis, community representatives have expressed interest in Port KC replicating the practices and procedures implemented by the Economic Development Corporation of Kansas City, Missouri and outsource these financial analysis services. In response to this suggestion, Port KC believes the best approach would be to supplement in-house review by obtaining an independent third-party audit of its findings and recommendations as to incentive levels. Port KC believes this process should be implemented on an incremental basis and limited, for the time being, to certain multifamily residential projects due to their impact on the relevant taxing jurisdictions.*

Financial Impact: *None. The policy proposes that the Funding Agreement for eligible projects provide, or be amended to provide, if necessary, that all costs incurred with the third-party firm shall be reimbursed by the Developer/Applicant, without contribution or reimbursement from Port KC, even if the results of the financial analysis or audit should result in a determination that no incentives are warranted.*

Recommendation: *Port KC staff recommends approval of the Resolution.*

PROPOSED MOTION: I move the Board of Commissioners adopt a Resolution establishing a policy for conducting third-party audits of Port KC's financial analysis for eligible bond financed development projects.