

Unified Government of Wyandotte County and Kansas City, Kansas



Board of Commissioners

Commission Chambers
701 N. 7th Street Trafficway, Kansas City, KS 66101

Mayor Christal E. Watson

*Commissioner At-Large Dist. 1 Melissa Bynum – Commissioner At-Large Dist. 2 Andrew Kump –
Commissioner Dist. 1 Jermaine Howard – Commissioner Dist. 2 Bill Burns –
Commissioner Dist. 3 Christian Ramirez – Commissioner Dist. 4 Evelyn Hill –
Commissioner Dist. 5 Carlos Pacheco – Commissioner Dist. 6 Phil Lopez –
Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis*

AGENDA

Thursday, June 18, 2026

5:30 PM

- 1. CALL TO ORDER/ROLL CALL**
- 2. INVOCATION**
- 3. PLEDGE OF ALLEGIANCE**
- 4. REVISIONS TO AGENDA**
- 5. PUBLIC ANNOUNCEMENTS**
- 6. MAYOR'S AGENDA**
 - 6.1 RESOLUTION: ADOPTING ADDITIONAL RECOMMENDATIONS OF THE AMERICAN ROYAL SUBCOMMITTEE**

Synopsis: Adoption of a resolution approving additional recommendations of the American Royal subcommittee.
Tracking #: 21615
 - 6.2 PRESENTATION: 2025 UTILITY/SALES/PROPERTY TAX REBATE SEASON**

Synopsis: A presentation from the UG Clerk's Office recapping the 2026 rebate season.

For Information Only.
Tracking #: 21524

- 6.3 **PRESENTATION: JEGNA KLUB YOUTH SERVICES GROUP**
Synopsis: A presentation from Moses Wyatt, Jr., Founder & CEO of Jegna Klub, Inc., highlighting youth services and recognizing four outstanding students.

For Information Only

Tracking #: 21616

7. REGULAR CONSENT AGENDA

- 7.1 **RESOLUTION: 2026 FIFA WORLD CUP FTA FUNDING**
Synopsis: Adoption of a resolution of the Unified Government Transportation Department to utilize \$697,760 in Federal Transit Administration (FTA) World Cup funding to support enhanced public transportation operations associated with the 2026 FIFA World Cup and related public events in Wyandotte County.

*This item was requested to be fast tracked from the June 15, 2026 **Public Works & Safety Standing Committee**, chaired by Commissioner Kump.*

Tracking #: 21609

- 7.2 **RESOLUTION: UG RAIL CROSSING ELIMINATION (RCE) GRANT APPLICATION**

Synopsis: Adoption of a resolution to accept a grant to evaluate options and design to eliminate the rail crossing on Kansas Avenue just West of the Kansas Avenue Bridge. The approval will be to give retroactive approval for the grant application and permission to accept the grant award if given. There is a 20% match, and the grant is \$4,000,000.

*This item was requested to be fast tracked from the June 15, 2026 **Public Works & Safety Standing Committee**, chaired by Commissioner Kump.*

Tracking #: 21610

- 7.3 **RESOLUTION: ASSISTANCE TO FIREFIGHTERS GRANT (AFG)**

Synopsis: Adoption of a resolution authorizing the Fire Department to apply for and accept the Assistance to Firefighters Grant (AFG) to request a firefighter accountability system. The AFG Grant is \$900,000.00, with a 10% match and approval to commit \$90,000 from the Enterprise Fund.

*This item was requested to be fast tracked from the June 15, 2026 **Public Works & Safety Standing Committee**, chaired by Commissioner Kump.*

Tracking #: 21611

- 7.4 **MINUTES**

Synopsis: Minutes from the Regular Session meeting on May 7 and May 21, 2026, and minutes from the Special Session meeting on September 4, 2025, and May 14, 2026.

Tracking #: MINUTES

7.5 **WEEKLY BUSINESS**

Synopsis: Weekly business materials dated May 21 and May 28, 2026.

Tracking #: WEEKLY BUSINESS

8. **PUBLIC HEARING AGENDA**

9. **STANDING COMMITTEES' AGENDA**

10. **ADMINISTRATOR'S AGENDA**

10.1 **ORDINANCE: ISSUING TAXABLE INDUSTRIAL REVENUE BONDS (FLYING TRUSS, LLC PROJECT), SERIES 2026**

Synopsis: Approval of an ordinance authorizing the Unified Government to issue taxable industrial revenue bonds (Flying Truss, LLC Project), Series 2026, in a principal amount not to exceed \$17,000,000 for the purpose of providing funds to pay the cost of acquiring, purchasing, constructing, installing, and equipping a multi-purpose commercial project, for the benefit of Flying Truss, LLC, and authorizing of said bonds (sales tax exemption only).

Tracking #: 21591

10.2 **RESOLUTION AND ORDINANCE: NEIGHBORHOOD REVITALIZATION ACT (NRA) PLAN RENEWAL (Pending Judd's PP & Map)**

Synopsis: Adoption of a resolution and approval of an ordinance approving the Neighborhood Revitalization Plan.

Resolution R-1-26 was adopted by the Board of Commissioners on January 29, 2026, the public hearing for approval of the plan was held on February 19, 2026, by the Board of Commission.

Tracking #: 21554

11. **COMMISSIONERS' AGENDA**

LAND BANK BOARD OF TRUSTEE

12. **LAND BANK BOARD OF TRUSTEES' CONSENT AGENDA**

12.1 **LAND BANK OPTIONS**

Synopsis:

The Land Bank Manager respectfully requests that the Land Bank Board of Trustees review final consideration.

Please visit the site to review the applications below.

<https://gisapp.wycokck.org/Landbank.html>

21 Single Family Homes

1 Commercial

1 Extension Request

*On June 1, 2026, the **Neighborhood and Community Development Standing Committee**, chaired by Commissioner Davis, voted unanimously to approve and forward to the Land Bank Board of Trustees.*

Tracking #: 21560

12.2 **LAND BANK PROPERTY TRANSFERS**

Synopsis:

The Land Bank Manager respectfully requests that the Land Bank Board of Trustees review final consideration.

Please visit the site to review the applications below.

<https://gisapp.wycokck.org/Landbank.html>

5 Garden

10 Yard Extensions

*On June 1, 2026, the **Neighborhood and Community Development Standing Committee**, chaired by Commissioner Davis, voted unanimously to approve and forward to the Land Bank Board of Trustees.*

Tracking #: 21561

13. LAND BANK BOARD OF TRUSTEES' NON-CONSENT AGENDA

EXECUTIVE SESSIONS

1

EXECUTIVE SESSION FOR DISCUSSION PRIOR TO ACQUISITION OF REAL ESTATE. Executive sessions are closed to the public pursuant to the Kansas Open Meetings Act.

Tracking #: 21606

2

EXECUTIVE SESSION RELATED TO SECURITY MEASURES. Executive sessions are closed to the public pursuant to the Kansas Open Meetings Act.

Synopsis:

Tracking #: 21607

3

EXECUTIVE SESSION REGARDING PERSONNEL MATTERS OF NON-ELECTED PERSONNEL. Executive sessions are closed to the public pursuant to the Kansas Open Meetings Act.

Synopsis:

Tracking #: 21613

14. ADJOURN

The Unified Government of Wyandotte County and Kansas City, Kansas will provide necessary, reasonable auxiliary aids and services, such as ASL translators, machine-readable copies of meeting materials, or on-site language interpretation. Individuals requiring any auxiliary aids or services should contact the Unified Government Office of the Clerk by emailing or calling UGclerkrequest@wycokck.org or 913-573-5260 at least 48 hours in advance of the meeting. Persons may address the Commission during the time set aside for Public Comment on each item scheduled or at any time by suspension of the rules. All persons must address the commission and state their name and address for the record. Comments shall be limited to three (3) minutes for each participant. Disruptive comments and behavior are not permitted and may result in removal from the meeting.

Some commissioners, staff, and the public may attend remotely via Zoom or by phone. All participants joining by phone should mute their phones when not speaking to avoid background noise. During the meeting, all speakers are asked to please announce yourself by name and title every time you speak so the public that is observing knows who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General.

El Gobierno Unificado del Condado de Wyandotte y Kansas City, Kansas, proporcionará ayudas y servicios auxiliares necesarios y razonables, como traductores de ASL, copias legibles por máquina de los materiales de la reunión o interpretación de idiomas en el lugar. Las personas que requieran ayuda o servicios auxiliares deben comunicarse con la Oficina del Secretario del Gobierno Unificado enviando un correo electrónico o llamando al UGclerkrequest@wycokck.org o al 913-573-5260 al menos 48 horas antes de la reunión.

Join from PC, Mac, iPad, or Android:
<https://wycokck.zoom.us/j/86971076459>
Webinar ID: 869 7107 6459

Phone one-tap:
+12532158782,,86971076459# US (Tacoma)
+13462487799,,86971076459# US (Houston)
Join via audio:
+1 253 215 8782 US (Tacoma), +1 346 248 7799 US (Houston), +1 669 444 9171 US, +1 669 900 9128 US (San Jose), +1 719 359 4580 US, +1 253 205 0468 US, +1 646 558 8656 US (New York), +1 646 931 3860 US, +1 689 278 1000 US, +1 301 715 8592 US (Washington DC), +1 305 224 1968 US, +1 309 205 3325 US, +1 312 626 6799 US (Chicago), +1 360 209 5623 US, +1 386 347 5053 US, +1 507 473 4847 US, +1 564 217 2000 US, 888 475 4499 US Toll Free, 877 853 5257 US Toll Free
International numbers available: <https://wycokck.zoom.us/u/kdKMmalufT>

Cell phones may mute and unmute by dialing *6.
Raise and lower your hand to be acknowledged by dialing *9.
To raise your digital hand from your PC or Mac, click the button labeled “Raise Hand” at the bottom of the window on the right side of the screen.



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> Jeffrey Conway, Assistant Counsel </div> jconway@wycokck.org x5075	Legal
AGENDA ITEM #6.1.		
RESOLUTION: ADOPTING ADDITIONAL RECOMMENDATIONS OF THE AMERICAN ROYAL SUBCOMMITTEE		
BACKGROUND		
<p>The Development Agreement provided for deadlines for the subcommittee to meet and to provide its recommendations to the full Commission on both the Origination Fee and the Annual Payment. The Development Agreement also provided that the subcommittee's recommendations for the Origination Fee must be for local economic development activities and the subcommittee's recommendations for the Annual Payment can be for economic development, infrastructure improvements or other beneficial UG purposes; On April 30, 2026, the Unified Government Board of Commissioners adopted Resolution R-25-26, which adopted the initial recommendations of the American Royal Subcommittee for specified uses of the Origination Fee that totaled \$865,000.</p> <p>the American Royal Subcommittee is making additional recommendations for the use of moneys from among the remainder of the funds from the Origination Fee, as such fee is described in the Development Agreement, as follows:</p> <ul style="list-style-type: none"> \$1,000,000 for grant matching for economic development and infrastructure projects \$ 250,000 for economic development strategic planning \$1,000,000 for ditch repair and replacement by Public Works \$ 112,500 for technology upgrades for Accela (Neighborhood Resource Center) \$ 300,000 for property acquisition TOTAL: \$2,662,500.00 		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
None-monies will be allocated from the American Royal original fee.		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Resolution on Origination Fee Recommendation Part 2		

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. R-____-26

A RESOLUTION TO ADOPT ADDITIONAL RECOMMENDATIONS OF THE AMERICAN ROYAL SUBCOMMITTEE FOR THE USE OF MONEYS FROM THE ORIGINATION FEE DESCRIBED IN THE AMERICAN ROYAL DEVELOPMENT AGREEMENT

WHEREAS, on June 24, 2025, the Unified Government of Wyandotte County/Kansas City, Kansas (UG) and the American Royal Association, a Missouri not-for-profit corporation, (Developer) entered into that certain American Royal Amended and Restated Development Agreement;

WHEREAS, Developer proposed to design, develop, construct, complete and operate a major commercial entertainment and tourism destination and major multi-sport athletic complex within the STAR Bond District consisting of at least three (3) first-class arenas and facilities and other related improvements; a first class agricultural education center and museum; and certain barbecue-related uses for the American Royal barbecue contest; and which may include a Festival Grounds concept;

WHEREAS, on December 5, 2025, the UG and Developer entered into the First Amendment to the American Royal Amended and Restated Development Agreement, and the agreement as amended by the First Amendment became the full agreement (collectively referred to as the Development Agreement);

WHEREAS, the Development Agreement provided that the Developer was to pay the UG a \$5,000,000 Origination Fee to be used by the UG for local economic development activities, and which was separate from and not subject to the UG's community benefit ordinance or other resolutions or ordinances intended to allocate fees and charges to specific purposes;

WHEREAS, the Development Agreement also provided that the Developer is obligated to pay annual payments of \$1,315,789.48 to the UG for up to nineteen years or until all the STAR bonds are repaid in full;

WHEREAS, the Development Agreement also provided that the UG form a five-member subcommittee made up of the Mayor/CEO, the Chair and a non-Chair member of the Economic Development and Finance Standing Committee, and the Chair and a non-Chair member of the Public Works and Safety Standing Committee;

WHEREAS, the Development Agreement also provided for deadlines for the subcommittee to meet and to provide its recommendations to the full Commission on both the Origination Fee and the Annual Payment;

WHEREAS, the Development Agreement also provided that the subcommittee's recommendations for the Origination Fee must be for local economic development activities and

the subcommittee's recommendations for the Annual Payment can be for economic development, infrastructure improvements or other beneficial UG purposes;

WHEREAS, on April 30, 2026, the Unified Government Board of Commissioners adopted Resolution R-25-26, which adopted the initial recommendations of the American Royal Subcommittee for specified uses of the Origination Fee that totaled \$865,000; and

WHEREAS, the Board of Commissioners intends to adopt additional recommendations of the American Royal Subcommittee for the use of moneys from among the remainder of the Origination Fee funds.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. That the Governing Body adopts the additional recommendations of the American Royal Subcommittee for the use of moneys from among the remainder of the funds from the Origination Fee, as such fee is described in the Development Agreement, as follows:

\$1,000,000	for grant matching for economic development and infrastructure projects
\$ 250,000	for economic development strategic planning
\$1,000,000	for ditch repair and replacement by Public Works
\$ 112,500	for technology upgrades for Accela (Neighborhood Resource Center)
\$ 300,000	for property acquisition

TOTAL: \$2,662,500.00

Section 2. The Mayor, the County Administrator and the Unified Government's other officers, agents, and employees are hereby authorized and directed to take such further action, and execute such other documents, certificates, and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 3. This Resolution shall take effect and be in full force from and after its passage and adoption.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS 18th DAY OF JUNE, 2026.

Christal E. Watson, Mayor/CEO

Attest:

Monica Sparks, Unified Government Clerk

Approved as to Form:

Angela J. Lawson, Chief Counsel

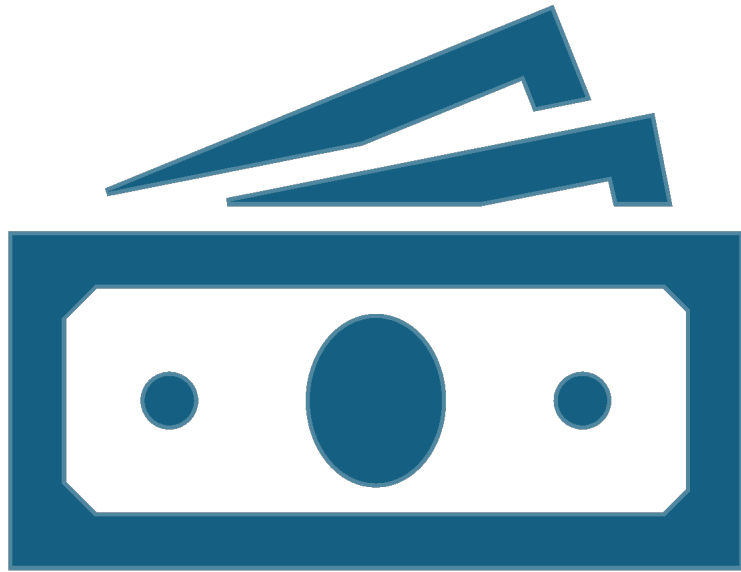
DRAFT



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">Monica Sparks, UG Clerk</div> msparks@wycokck.org x4122	UG Clerk
AGENDA ITEM #6.2.		
PRESENTATION: 2025 UTILITY/SALES/PROPERTY TAX REBATE SEASON		
BACKGROUND		
<p>The UG Clerk's Office administers the Utility/Sales/BPU Pilot Relief program on behalf of the Unified Government. In addition, the Clerk' Office administers property tax relief applications (commonly known as Homestead) on behalf of the State of Kansas. This presentation is a recap of the recently completed season.</p>		
RECOMMENDATION		
For information only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
<p>The original budget for the UG utility/sales rebates was \$602,000.00. Additional funding of \$175,000.00 was requested in April 2026, for total available funds of \$777,000.00. \$91,305.72 was unused and returned to the General Fund.</p>		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Rebate program presentation to BOC May 2026		

Approved by Mayor/Administrator to add to agenda.



Rebate programs

Administered by UG Clerk's
Office

What are the rebate programs

Utility/Sales/BPU PILOT- UG

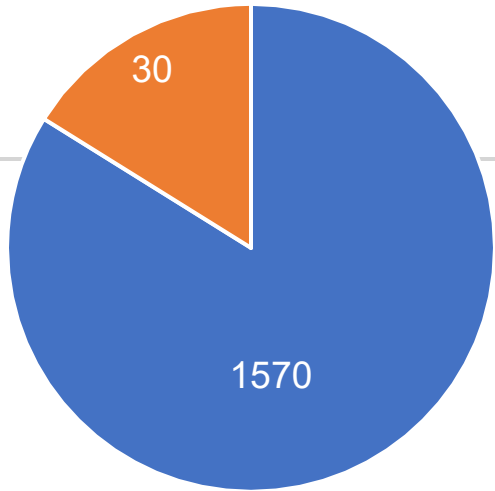
- Created in 1972-Sec. 2-296 and Sec. 34-21-Administered by UG Clerk's Office
- January 2 – April 15 yearly
- Must be a utility ratepayer or live in KCK
- 3 types of rebates: Utility/Sales/BPU PILOT Relief
- Income & Age or disability based
- Maximum **\$200** rebate for **Utility** Program
- Maximum **\$200** rebate from **Sales** Program
- **BPU PILOT**-equals amount billed monthly

Property Tax Rebates-State of KS

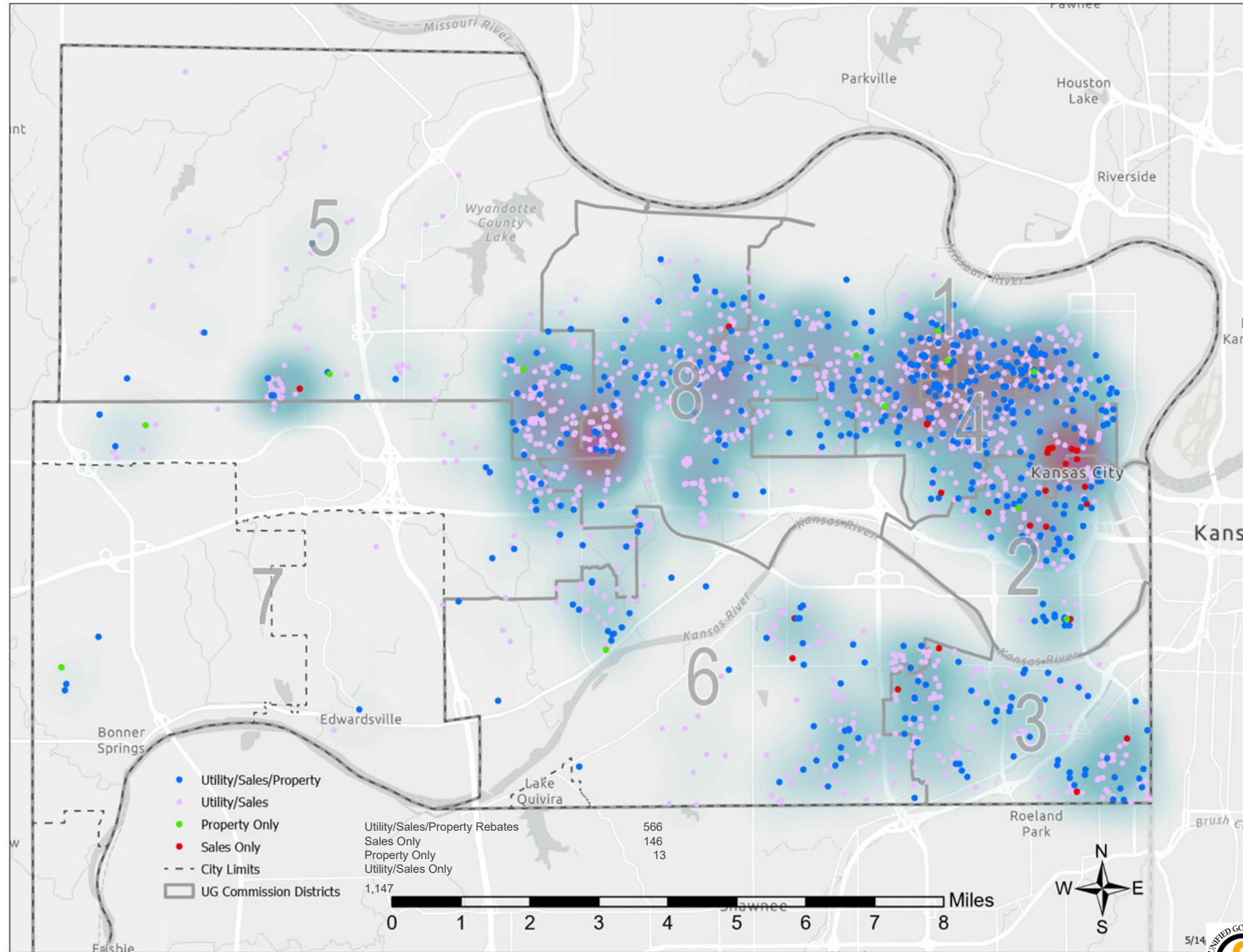
- Created in 1970- KSA 79-4510 – Duty of Clerk to assist
- January 2 – April 15 yearly
- Must own and occupy home
- 3 types of rebates: Homestead/Safe Senior/Disabled Veterans-Disabled Seniors
- Income & Age or disability based
- Maximum **\$700** rebate for **Homestead**
- **Safe Senior** equals up to **75% of property tax**
- **Disabled Veterans/Seniors** equals difference in current tax year from base year (2021 oldest year to claim)

Total Applications : 2,197

How qualified In 2026

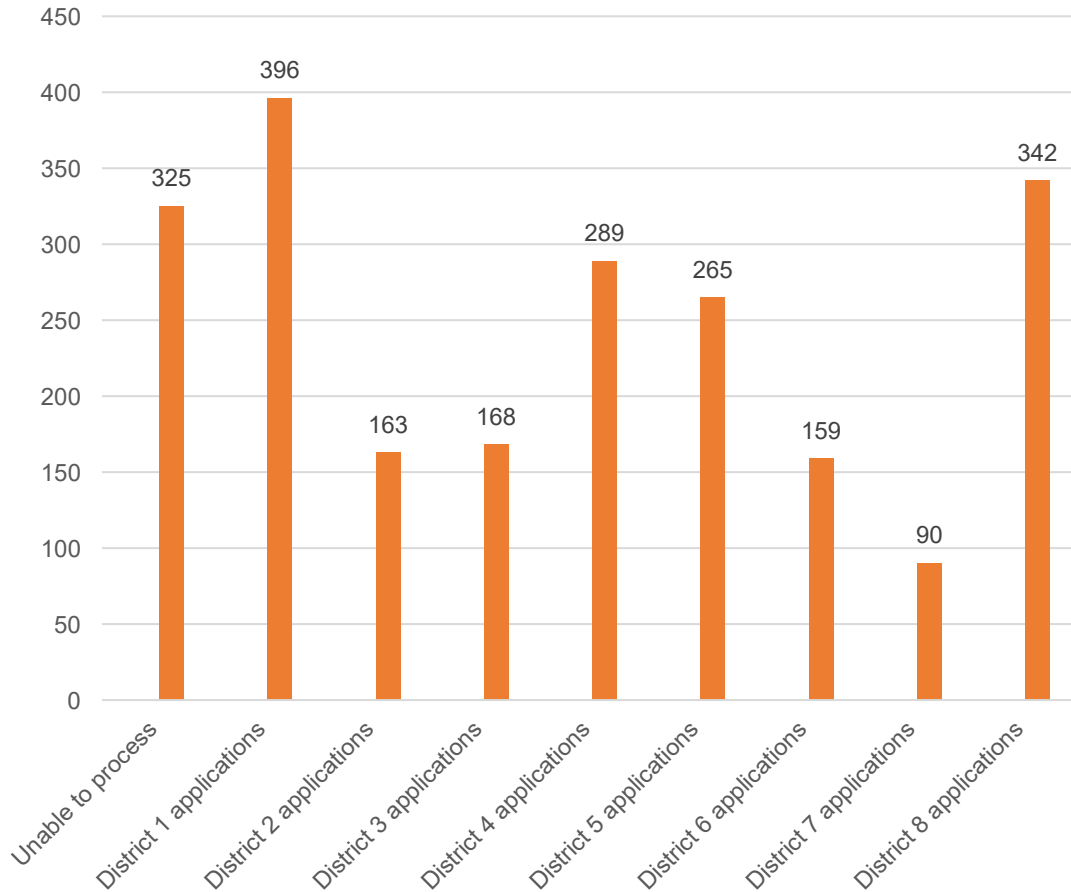


■ Over 65 ■ Disabled

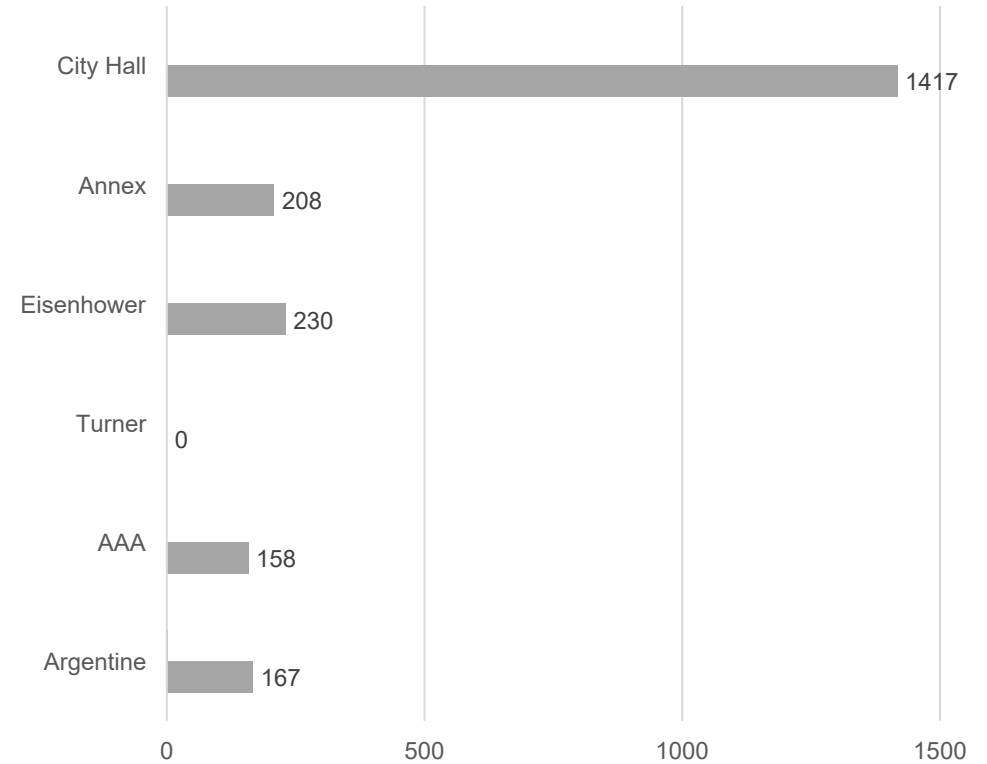


Districts and Locations totals

Applications by District



Applications by Site



Current year Rebates

TOTAL UTILITY	<i>\$313,638.19</i>
TOTAL SALES	<i>\$372,056.09</i>
TOTAL UG DOLLARS	<i>\$685,694.28</i>
BPU PILOT RELIEF in 2025	<i>\$193,888.27</i>
UG REBATES	<i>\$879,582.55</i>
PROPERTY REBATE TOTAL (UG)	<i>\$617,791.92</i>
GRAND TOTAL	<i>\$1,497,374.47</i>

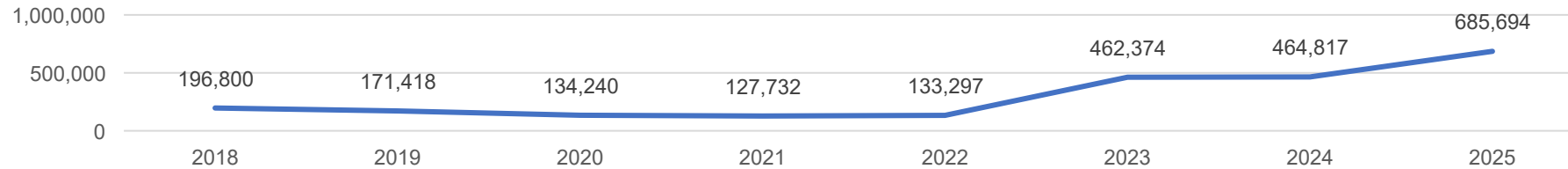


Year-to-year comparison

Applicants



UG Dollars PD



BPU PILOT Relief

2024 (6 months)	2025 (12 months)	2026 (6 months)
\$117,750.01	\$193,888.27	\$80,930.73
Grand total to date: \$392,569.01		

Commission Priorities



PRIORITY 1
UPHOLD FISCAL
SUSTAINABILITY



PRIORITY 2
FOSTER ECONOMIC
DEVELOPMENT



PRIORITY 3
FOCUS ON SERVICE &
COMMUNICATION

- Collaborative
- Increase communication to citizens
- Provide tax relief
- Provide BPU PILOT relief
- Leverage State Funds



- Think of this rebate season like a long stretch of stormy weather—busy days, constant movement, and a few unexpected downpours along the way. From January 1st to April 15th, The Clerk’s office weathered it all, staying steady through every challenge to serve our senior and disabled community members.

- And just like after a storm, the rainbow appeared.

- Each rebate processed became a color in that rainbow—together forming something meaningful, hopeful, and worth the effort. For many of the citizens we serve, those rebates weren’t just dollars returned; they were relief, stability, and a reminder that their community is looking out for them.

- This season, that rainbow stretched farther than ever before. With a record-breaking number of citizens helped, we didn’t just meet the moment—we expanded it. We reached more people, made a bigger impact, and proved what’s possible when dedication meets purpose.

- Rainbows have always symbolized hope, promise, and better times ahead—and that’s exactly what this season represents. After every storm we worked through, we helped create something bright, lasting, and full of good fortune for the community we serve.

Unified Government Clerk’s Office
We are small, but mighty!

Taken at 5:26 PM April 15, 2026, from Clerk’ Office window
Janelle Smith, Photographer and Author

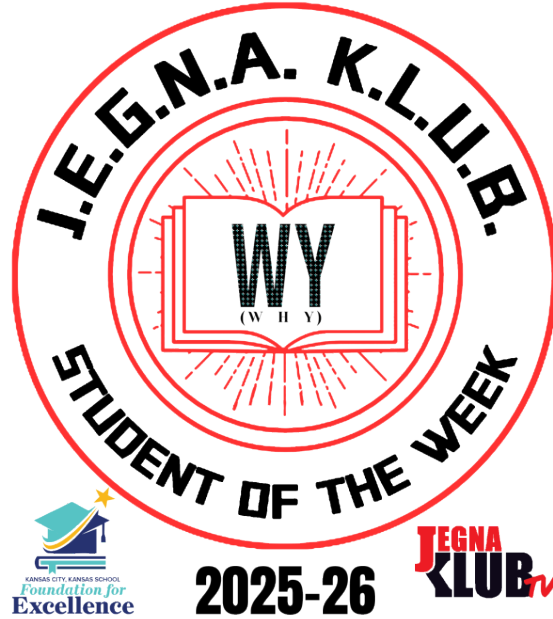


Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="581 386 1037 480" style="border: 1px solid black; padding: 5px;"> Lisa Rangel, Professional Assistant </div> lrangel@wycokck.org x5141	Commissioners' Office
AGENDA ITEM #6.3.		
PRESENTATION: JEGNA KLUB YOUTH SERVICES GROUP		
BACKGROUND		
A presentation from Moses Wyatt, Jr., Founder & CEO of Jegna Klub, Inc., highlighting youth services and recognizing four outstanding students.		
RECOMMENDATION		
For information only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
None		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
SOTW UG Presentation 6.18.26		

Approved by Mayor/Administrator to add to agenda.

JUNE 18, 2026



Building Youth For The Future

Presented by **Moses "Coach Mo" Wyatt Jr.** — Founder & CEO, The Jegna Klub INC

Unified Government of Wyandotte County / Kansas City, Kansas — Full Commission Meeting

The J.E.G.N.A. Klub Student of the Week Award



Established in 2021, the Student of the Week Award was created to empower and celebrate young people who may fly under the radar — students whose excellence, character, and commitment to community deserve recognition and amplification. This award honors students who embody the five core values that define the J.E.G.N.A. Klub: Justice, Empowerment, Growth, Nurturing, and Advocacy.

Meet Tonight's Award Recipients

Four outstanding students — representing every level of Wyandotte County education — are recognized tonight for their excellence, leadership, and commitment to community.



Macyn McConnell

Lindbergh Elementary School — 4th Grade



Desmen Jackson

Arrowhead Middle School — 8th Grade



Nevaeh Jones

Washington High School — 11th Grade



Juan Pablo Jimenez

Wyandotte High School — 12th Grade

Macyn McConnell

Lindbergh Elementary School · 4th Grade · Nominated by Rosette Scover

→ **Student Council President** — leading peers with confidence at an extraordinary age

"She soars above her potential and is always pushing for more."

→ **6-Year Honor Student** — consistent academic excellence since kindergarten

→ **Principal's Award & Kindness Award Recipient**

→ **NAACP Member** — civic engagement beyond the classroom

→ **Rosie's Dance Academy** & Praise Dancer at GPT

STUDENT OF THE WEEK

Desmen Jackson

Arrowhead Middle School · 8th Grade · Nominated by Coach Rufus Parker

3.5 GPA

Academic discipline

Team Captain

Football & Track

Football MVP

Top performer

School Record
Holder

Undefeated relay leader

"The epitome of sticking to the script."

A multi-sport athlete who leads by example — on the field, on the track, and in the classroom. Desmen's commitment to excellence sets a standard for every student who follows.

STUDENT OF THE WEEK

Nevaeh Jones

Washington High School · 11th Grade · Nominated by Katrena Richard



Outstanding Basketball Athlete

Team leader, coachable mindset, and positive role model on and off the court

"Represents everything coaches hope to develop in young people."



Strong Academic Commitment

Balances rigorous athletics with dedicated scholarship and classroom performance



Program Culture Builder

Dedicated teammate who elevates everyone around her through example and effort

Juan Pablo Jimenez

Wyandotte High School · 12th Grade · Nominated by Adarrius Phillips

Academic Excellence

Consistent high performance across all subjects

Student-Athlete

Leadership demonstrated through sport and scholarship

Exceptional Time Management

Strong work ethic and personal discipline

Perseverance Through Challenges

Turning obstacles into opportunities for growth

Positive Influence on Others

Leads by example and inspires peers

"Turning obstacles into opportunities for growth."

Economic Independence Academy Workshop — A Family Financial Education Social



MEET THE WORKERBEEZ

ECONOMIC INDEPENDENCE ACADEMY

EIA
ACADEMY

ECONOMIC INDEPENDENCE ACADEMY
ACADEMIA DE INDEPENDENCIA ECONOMICA

SATURDAY
JULY 11, 2026
1:00 PM – 3:30 PM

1718 QUINDARO BLVD.
KANSAS CITY, KANSAS 66104

HOSTED BY
COMMISSIONER
JERMAINE HOWARD
WYCO DISTRICT 1

- ✓ Learn investing basics, real estate tips & family financial planning.
- ✓ Aprende sobre inversiones, bienes raíces y finanzas familiares.
- ✓ Free • Gratis
- ✓ Spanish interpreter

SCAN TO RSVP

SATURDAY, JULY 11, 2026
1:00 PM – 3:30 PM
1718 QUINDARO BLVD.
KANSAS CITY, KANSAS 66104

EI EASTSIDE INDEPENDENCE
EO EASTSIDE OPPORTUNITY

Saturday, July 11, 2026 · 1:00 PM – 3:30 PM
1718 Quindaro Blvd, Kansas City, Kansas 66104

Chris Dunlap

Investing Basics

JaEvon Marshall

Real Estate Basics

Allen Larkins

Debt Free 4 Life

Robin Humphrey

Career Literacy

CONGRATULATIONS

Celebrating Our Award Recipients

Thank you for demonstrating **Justice · Empowerment · Growth · Nurturing · Advocacy** — the values that define the J.E.G.N.A. Klub Student of the Week Award and the future of our community.

Macyn McConnell

Lindbergh Elementary School — 4th Grade

Desmen Jackson

Arrowhead Middle School — 8th Grade

Nevaeh Jones

Washington High School — 11th Grade

Juan Pablo Jimenez

Wyandotte High School — 12th Grade



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="584 384 1036 478" style="border: 1px solid black; padding: 5px;">Deasiray Bush, Director of Transportation</div> dbush@wycokck.org x8312	Transportation

AGENDA ITEM #7.1.

RESOLUTION: 2026 FIFA WORLD CUP FTA FUNDING

BACKGROUND

The Unified Government Transportation Department (UGT) proposes to utilize \$697,760 in Federal Transit Administration (FTA) World Cup funding, passed through the Kansas City Area Transportation Authority (KCATA), to support enhanced transportation operations associated with the 2026 FIFA World Cup and related public events occurring throughout the Kansas City region. This funding opportunity provides a 100% federal share with no local match requirement and is intended to support eligible operating and capital expenses that improve public transportation accessibility, mobility, customer service, safety, and operational readiness during periods of significantly increased ridership and visitor activity.

UGT's proposed funding plan includes both operating and capital investments designed to support residents, visitors, elderly individuals, and persons with disabilities traveling throughout Wyandotte County during World Cup activities. The department intends to allocate funding toward transit service enhancements, vehicle operations, mobility services, customer assistance initiatives, and operational coordination efforts necessary to provide safe, reliable, and efficient transportation services.

A significant portion of the funding, approximately \$221,888, will support enhancements to the IRIS Shared Ride Service. These improvements will expand mobility options and accessibility services during the World Cup event period, helping ensure transportation availability for residents and visitors requiring flexible and accessible transportation solutions. The project aligns with regional mobility goals and supports increased transportation demand anticipated during the event.

Additional operating funds will support the implementation of a KCK Downtown Circulator Route designed to improve mobility and connectivity within key activity areas, as well as bus stop maintenance and trash removal services necessary to maintain clean, safe, and welcoming transit environments. Funding will also support fuel, maintenance, and repair expenses associated with World Cup-dedicated vehicles to ensure operational reliability throughout the event period.

The funding plan also includes the World Cup Transit Service Enhancement Project, which would provide uniforms and branded apparel for frontline transit personnel, including operators, dispatch staff, supervisors, customer service representatives, and circulator support staff. Clearly identifiable uniforms will improve customer wayfinding, staff visibility, public safety, operational coordination, and overall customer service during periods of elevated transit activity. These enhancements are intended to assist visitors and residents in locating transit personnel for transportation information, accessibility assistance, and emergency response coordination.

Overall, the proposed projects will strengthen the Unified Government Transportation Department's ability to deliver safe, accessible, and efficient transportation services during the 2026 FIFA World Cup while supporting regional mobility objectives and enhancing the public transit experience for residents and visitors throughout Wyandotte County.

RECOMMENDATION

Approve
Fast Track

Approval and fast track to June 18, 2026 meeting

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS

N/A

LEGAL/ POLICY CONSIDERATIONS

N/A

ATTACHMENTS

Resolution Approving Transit Department Acceptance and Allocation of FTA World Cup Funding, FTA World Cup Funding

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. _____

A RESOLUTION APPROVING THE UNIFIED GOVERNMENT TRANSPORTATION DEPARTMENT'S ACCEPTANCE OF FEDERAL TRANSIT ADMINISTRATION 2026 FIFA WORLD CUP FUNDING, AND ALLOCATION OF FUNDS FOR ELIGIBLE USES

WHEREAS, because Kansas City is a host city for the 2026 FIFA World Cup, the Federal Transit Administration, through the Kansas City Area Transportation Authority (KCATA), is providing the Unified Government Transportation Department (UGT) a funding opportunity providing a 100% federal share with no local match requirement, which is intended to support eligible operating and capital expenses that improve public transportation accessibility, mobility, customer service, safety, and operational readiness during periods of significantly increased ridership and visitor activity; and

WHEREAS, the funding amount available to UGT for this purpose is \$697,760; and

WHEREAS, UGT's proposed funding plan includes both operating and capital investments designed to support residents, visitors, elderly individuals, and persons with disabilities traveling throughout Wyandotte County during World Cup activities; and

WHEREAS, the department intends to allocate funding toward transit service enhancements, vehicle operations, mobility services, customer assistance initiatives, and operational coordination efforts necessary to provide safe, reliable, and efficient transportation services; and

WHEREAS, a significant portion of the funding, approximately \$221,888, will support enhancements to the IRIS Shared Ride Service; and

WHEREAS, the improvements to IRIS will expand mobility options and accessibility services during the World Cup event period, helping ensure transportation availability for residents and visitors requiring flexible and accessible transportation solutions, aligning the project with regional mobility goals and supports increased transportation demand anticipated during the event; and

WHEREAS, the funding will also support the implementation of a KCK Downtown Circulator Route; bus stop maintenance and trash removal services; fuel, maintenance, and repair expenses associated with World Cup-dedicated vehicles; and the World Cup Transit Service Enhancement Project, providing uniforms and branded apparel for frontline transit personnel, including operators, dispatch staff, supervisors, customer service representatives, and circulator support staff; and

WHEREAS, the proposed projects will strengthen UGT's ability to deliver safe, accessible, and efficient transportation services during the 2026 FIFA World Cup while supporting regional mobility objectives and enhancing the public transit experience for residents and visitors throughout Wyandotte County.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/ KANSAS CITY, KANSAS AS FOLLOWS:

Section 1. The Unified Government Board of Commissioners hereby approves the Unified Government Transportation Department's acceptance of \$697,760 from the Federal Transit Administration, through the Kansas City Area Transportation Authority (KCATA).

Section 2. The Unified Government Board of Commissioners hereby approves the allocation of the award amount for eligible expenses;

Section 3. The County Administrator and other officers, agents, and employees of the Unified Government are hereby authorized and directed to take such further action as may be appropriate or desirable to accomplish the purpose of this Resolution.

Section 4. This Resolution shall take effect and be in full force immediately after its adoption by the Governing Body of the Unified Government.

APPROVED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF _____, 2026.

Christal E. Watson, Mayor/CEO

Attest:

Unified Government Clerk

Approved as to Form:



CONNECTED. ACCESSIBLE.

WORLD CUP READY.

FREQUENT SERVICE • MORE WAYS TO CONNECT • STRONGER TOGETHER

JUNE - JULY

WYANDOTTE COUNTY



2026 FIFA World Cup Transit Funding

Unified Government Transportation Department

- Federal Transit Administration (FTA) World Cup Funding
- Passed Through: Kansas City Area Transportation Authority
- Total Allocation: \$697,760
- Funding supports enhanced transportation operations during FIFA World Cup activities and public events

Expected Outcomes

Unified Government Transportation Department Goals

- Deliver safe and reliable transportation
- Improve visitor mobility during World Cup activities
- Enhance accessibility for all passengers
- Support regional transportation coordination
- Showcase Wyandotte County transit services on an international stage

Funding Breakdown

Category	Amount
Operating Budget	\$424,838
Capital Budget	\$272,922
Total Funding	\$697,760

Key Funding Features

- 100% Federal Share
- No Local Match Required
- Supports World Cup-related transit operations, mobility, accessibility, and customer service

Purpose of the Funding

The funding will support:

- Enhanced transit operations during World Cup events
- Increased mobility and accessibility services
- Customer assistance and public wayfinding
- Transit safety and operational coordination
- Visitor transportation support
- Service enhancements for residents and tourists

Funding Eligibility & Timeline

Eligible Funding Periods

- Operating Expenses:
 - June 1, 2026 – July 31, 2026
- Planning & Capital Expenses:
 - July 1, 2025 – July 31, 2026

Proposed World Cup Projects

Project	Proposed Amount
Bus Stop Route Maintenance & Trash Removal	\$22,950
KCK Downtown Circulator Route	\$30,000
Fleet Vehicle World Cup Wraps	\$25,000
World Cup Support Vehicle	\$50,000
Fuel/Maintenance/Repair of WC Vehicles	\$85,000
Capital Expenses – Support Vehicles (Aug. 2025)	\$89,272
Capital Expenses – Support Vehicles (Aug. 2025)	\$133,650
World Cup Transit Service Enhancement Project	\$40,000
IRIS Shared Ride Service Enhancements	\$221,888
Total	\$697,760

CONNECTED. ACCESSIBLE.
**WORLD CUP
READY.**

FREQUENT SERVICE • MORE WAYS TO CONNECT • STRONGER TOGETHER

JUNE - JULY WYANDOTTE COUNTY

QUESTIONS?

CONTACT US



PHONE

(913) 573-8351



FAX

(913) 573-8315



EMAIL

ugtransit@wycokck.org



LOCATION

Fleet Complex
5033 State Avenue
Kansas City, KS
66102



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="586 386 1036 478" style="border: 1px solid black; padding: 2px;">Troy Shaw, County Engineer/ Director of Public Works</div> <div data-bbox="586 485 1036 537" style="border: 1px solid black; padding: 2px;">Sarah White, Project Engineer</div> <p data-bbox="581 579 862 684">tshaw@wycokck.org, sfjell@wycokck.org x5416, x5724</p>	Public Works
AGENDA ITEM #7.2.		
RESOLUTION: UG RAIL CROSSING ELIMINATION (RCE) GRANT APPLICATION		
BACKGROUND		
<p data-bbox="107 890 1500 1031">Approve a resolution to accept a grant to evaluate options and design to eliminate the rail crossing on Kansas Avenue just West of the Kansas Avenue Bridge. The approval will be to give retroactive approval for the grant application and permission to accept the grant award if given. There is a 20% match, and the grant is \$4,000,000.</p> <p data-bbox="107 1073 1360 1108"><i>It is requested that this item be fast tracked to the June 18, 2026 Board of Commissioners meeting.</i></p>		
RECOMMENDATION		
<p data-bbox="107 1194 245 1262">Approve Fast Track</p> <p data-bbox="107 1304 821 1339">Fast Track to June 18 Board of Commissioners Meeting</p>		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
N/A		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Railroad Crossing Elimination grant 2026, Commission Action Report template-1		

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. R-____-26

A RESOLUTION TO SUPPORT THE APPLICATION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS FOR A GRANT THROUGH THE FEDERAL RAILROAD ADMINISTRATION'S RAILROAD CROSSING ELIMINATION PROGRAM.

WHEREAS, the existing at-grade railroad crossing along Kansas Avenue near River Park Drive creates recurring conflicts between roadway traffic, freight rail operations, industrial activity, pedestrians, bicyclists, transit users, and emergency responders;

WHEREAS, the Federal Railroad Administration's (FRA) Railroad Crossing Elimination (RCE) Program provides funding for highway-rail or pathway-rail grade crossing improvement projects that focus on improving the safety and mobility of people and goods;

WHEREAS, Unified Government intends to request a \$4,000,000 grant with local matching funds provided through ongoing corridor planning, engineering, and project development activities associated with the Kansas Avenue Corridor and the adjacent Kansas River Bridge improvement program;

WHEREAS, the Railroad Crossing Elimination Program grant requires a 20% match;

WHEREAS, this application does not obligate funds, the Public Works Department will bring any awards back to the committee for recommendation of acceptance by the full commission.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. The Unified Government Board of Commissioners hereby approves the application for a grant from the Railroad Crossing Elimination Program.

Section 2. Further Action. That the Mayor/CEO of the Unified Government of Wyandotte County/ Kansas City, Kansas is hereby authorized to execute said application behalf of the Unified Government, and the County Administrator is hereby authorized to take any action required and necessary to implement and satisfy the intent of this Resolution.

Section 3. This Resolution shall take effect and be in full force immediately after its adoption by the Governing Body of the Unified Government.

APPROVED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF _____, 2026.

Christal E. Watson, Mayor/CEO

ATTEST:

Monica Sparks, Unified Government Clerk

Approved as to Form:

Angela J. Lawson, Chief Counsel

Commission Agenda Item Report

Title: Rail Crossing Elimination Grant

Proposed Agenda Date: June 15 PWS

Presented by: Sarah White or Brandon Grover or Troy Shaw (TBD), PW

BACKGROUND:

- This is a planning and design grant to evaluate options and design to eliminate the rail crossing on Kansas Avenue just West of the Kansas Avenue Bridge.
- This crossing has been an issue for surrounding businesses due to train congesting. This concern has been amplified with the closing of the Kansas Avenue Bridge.
- If a viable alternative is discovered it is the intent of the department to apply for future construction grants to eliminate this crossing.

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS:

- No impact. The grant has a match but it allows the use of previous spent funds as the match. PW has already spent enough to cover the match.

POLICY CONSIDERATIONS:

- None

PROCUREMENT CONSIDERATIONS:

- Nothing special. Will follow the guidelines required by the grant and procurement.

LEGAL CONSIDERATIONS:

- None

RECOMMENDED ACTION:

- Retroactively approve grant application

COUNTY ADMINISTRATION COMMENTS:

-

MAYOR AGENDA DIRECTION:

-



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	Dennis Rubin, Fire Chief drubin@kckfd.org X5951	Fire Department
AGENDA ITEM #7.3.		
RESOLUTION: ASSISTANCE TO FIREFIGHTERS GRANT (AFG)		
BACKGROUND		
Adopt a resolution authorizing the Fire Department to apply for and accept the Assistance to Firefighters Grant (AFG) to request a firefighter accountability system. The AFG Grant is \$900,000.00, with a 10% match and approval to commit \$90,000 from the Enterprise Fund.		
RECOMMENDATION		
Approve Fast Track		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
N/A		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
FY 2025 DHS FEMA Assistance to Firefighters Grant Program Resolution		

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. _____

A RESOLUTION authorizing the Kansas City, Kansas Fire Department through the Unified Government of Wyandotte County/Kansas City, Kansas to submit a grant application for the FY 2025 Assistance to Firefighters Grant Program provided by the United States Department of Homeland Security

WHEREAS, the U.S. Department of Homeland Security (DHS) has issued a notice of funding opportunity for the Assistance to Firefighters Grant Program (AFG) which is funded by the Federal Emergency Management Agency (FEMA); and

WHEREAS, the AFG Program aims to deliver essential resources to equip and train emergency personnel to meet recognized standards; and

WHEREAS, an application has been prepared to request funding to support an integrated electronic accountability system for the Kansas City, Kansas Fire Department; and

WHEREAS, the value of the grant is \$900,000.00, with a 10% match (\$90,000.00), which will be funded out of the Enterprise Fund.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/ KANSAS CITY, KANSAS AS FOLLOWS:

Section 1. The Kansas City, Kansas Fire Department through the Unified Government of Wyandotte County/Kansas City, Kansas is authorized to submit the grant application for the FY 2025 Assistance to Firefighters Grant Program.

Section 2. The County Administrator and/or his designee is hereby authorized to accept such grant if awarded, on behalf of the Unified Government and to take the steps necessary to fulfill the conditions of the grant and execute documents in furtherance of the of the grant.

APPROVED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS ____ DAY OF _____, 2026.

Christal E. Watson, Mayor/CEO

Unified Government Clerk

Unified Government of Wyandotte County and Kansas City, Kansas



Board of Commissioners

Commission Chambers
701 N. 7th Street Trafficway, Kansas City, KS 66101

Mayor Christal E. Watson

*Commissioner At-Large Dist. 1 Melissa Bynum – Commissioner At-Large Dist. 2 Andrew Kump –
Commissioner Dist. 1 Jermaine Howard – Commissioner Dist. 2 Bill Burns –
Commissioner Dist. 3 Christian Ramirez – Commissioner Dist. 4 Evelyn Hill –
Commissioner Dist. 5 Carlos Pacheco – Commissioner Dist. 6 Phil Lopez –
Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis*

MINUTES

Thursday, May 7, 2026

5:31 PM – 9:23 PM

Attendance:

Commissioners Present:

- Mayor CEO Christal E. Watson
- Mayor Pro Tem Melissa Bynum
- Commissioner Christian Ramirez
- Commissioner Evelyn Hill
- Commissioner Carlos Pacheco
- Commissioner Bill Burns
- Commissioner Phil Lopez
- Commissioner Andrew Kump
- Commissioner Andrew Davis

Commissioners Absent:

- Commissioner Chuck Stites
- Commissioner Jermaine Howard

Staff Present:

- Monica L. Sparks, Unified Government Clerk
- David Johnston, County Administrator
- Bridgette Cobbins, Assistant County Administrator

- Angela Lawson, Acting Chief Counsel
- Troy Shaw, Public Works Director
- Kristina Blevins, Public Works
- Diana Miles, Solid Waste Manager
- Jeff Miles, Environmental Services Director

Call to Order

Mayor Watson called the meeting to order at 5:31 P.M. The invocation was led by Commissioner Hill, followed by the Pledge of Allegiance.

Revisions to Agenda:

[ADDING ITEM 7.12 TO THE CONSENT AGENDA, SUBSTITUTING DOCUMENTS TO ITEM NOS. 9.1, 9.2, 9.3 UNDER THE STANDING COMMITTEES' AGENDA, AND REMOVAL OF ITEM NO. 10.1 UNDER THE ADMINISTRATOR'S AGENDA]

Public Announcements: (Discussion Begins 4:00)

Mayor Watson announced several upcoming events:

- May 6: Sister city partnership ceremony with the Mayor from Concepción, Tucuman, Argentina
- May 29: One World Wyandotte Annual Festival at City Hall, 3:00 PM
- May 13: KDOT open house regarding Central Avenue Bridge, Memorial Hall, 4-6 PM
- May 16: National Day of Outdoor Play at Welborn Park with Sporting KC partnership announcement, a free event
- May 19: Quindaro Neighborhood Master Plan Meeting, Vernon Multi-Purpose Center at 3426 27th Street, 5-7 PM
- Dumpster Days Results: Diana Miles reported over 55.6 tons of trash collected, 17 dumpsters used, and 466 visitors. Next dumpster days are scheduled for the Fall.

Mayor's Agenda:

Item No. 1 – PRESENTATION: ELECTION OFFICE CONTEST AND CONTEST WINNER (Discussion Begins 8:11)

Michael Abbott presented the winning "I Voted" sticker designs created by local students. The contest ran for three months and was open to all Wyandotte County students. This year's contest had 27 contestants compared to 14 in the first year.

Winners Announced:

- Rylee Adkins, Senior from Piper High School
- Melanie Estrada Quintero, Senior from Turner High School

This item was for information only, and no action was required.

Item No. 2 – PRESENTATION: JEWISH HERITAGE MONTH (Discussion Begins 12:31)

Allison Berry, Board of Directors, Jewish Community Relations Bureau/American Jewish Committee (JCRB/AJC) presented information about Jewish American Heritage Month and the current challenges facing the Jewish community.

Key Points:

- JCRB/AJC has served the Kansas City area for 80 years
- Jewish population represents only 0.2% of world population, 2% in US, under 1% in Kansas City area
- Significant increase in antisemitic incidents since October 7, 2023
- 91% of American Jews feel less safe due to recent violent attacks
- 42% of American Jewish college students report experiencing antisemitism on campus

This item was for information only, and no action was required.

Consent Agenda: (Discussion Begins 19:10)

Item No. 1 – ORDINANCE: STORMWATER ORDINANCE CHANGES

Item No. 2 – ORDINANCE: ALARM BUSINESSES AND SYSTEMS ORDINANCE CHANGES

Item No. 3 – RESOLUTION: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PUBLIC ASSISTANCE REIMBURSEMENT GRANT

Item No. 4 – RESOLUTION: SELLING CERTAIN UNIFIED GOVERNMENT PROPERTIES TO THE PUBLIC

Item No. 6 – APPROVAL: HR GUIDE REVISION: 5.13 PAID CHILDBIRTH AND PARENTAL LEAVE

Item No. 7 – APPROVAL: HR GUIDE REVISION: 2.13 IDENTIFICATION BADGES

Item No. 8 – APPROVAL: HR GUIDE REVISIONS: 6.6 TAKE-HOME VEHICLE POLICY

Item No. 9 – APPOINTMENT: BOARDS AND COMMISSIONS

Item No. 10 – MINUTES

Item No. 11 – WEEKLY BUSINESS

Item No. 12 – RESOLUTION: APPROVING ISSUANCE OF INDUSTRIAL REVENUE BONDS (HOMEFIELD AND PARTNERS SENIOR HOUSING PROJECT) (ADDED PER AGENDA UPDATE)

Commissioner Ramirez made a motion to approve all items on the consent agenda except Item No. 7.5. The motion was seconded by Commissioner Kump.

Vote: Motion carries 8/0

- Ayes: Bynum, Kump, Burns, Lopez, Davis, Ramirez, Hill, Pacheco
- Nays: None
- Absent: Howard, Stites

Set Aside Item:

A request was made by Commissioner Ramirez to set aside Item No. 7.5. **(Discussion Begins 20:28)**

Item No. 5 – RESOLUTION: HOUSE SUBSTITUTE FOR SENATE BILL 244

Casey Meyer, legal counsel, presented that this resolution adopts a policy for compliance with Kansas House Substitute for Senate Bill 244 regarding designation and use of multi-occupancy private spaces in public buildings.

Key Points:

- Bill requires designation of multi-occupancy spaces by gender
- Several exceptions listed including custodial work, medical assistance, children under 9 with caregivers
- Policy based on League of Kansas Municipalities template
- Violations subject to \$25,000 first offense, \$125,000 subsequent violations per day
- Current ACLU challenge pending in Douglas County District Court

Several Commissioners explained their vote to move the item forward.

Commissioner Lopez made a motion to adopt the resolution. The motion was seconded by Commissioner Davis.

Vote: Motion carries 6/3

- Ayes: Bynum, Kump, Burns, Hill, Pacheco, Watson
- Nays: Lopez, Davis, Ramirez
- Absent: Howard, Stites

Standing Committee's Agenda:

Item No. 1 – PRESENTATION: STORMWATER UTILITY RATES (SUBSTITUTING DOCUMENTS PER AGENDA UPDATE) (Discussion Begins 1:51:45)

The Commission addressed proposed rates for stormwater utility, sanitary sewer, and solid waste fees, broken into separate discussions and votes.

Troy Shaw, Director of Public Works, presented three rate scenarios:

- **Scenario A** (Required): Current funding levels - regulatory compliance only
- **Scenario B** (Responsible): \$0.20 monthly increase (amended 2026), \$0.96 monthly increase (2027)
- **Scenario C** (Resilient): Higher increases for forward-thinking capital improvements and studies, \$0.20 monthly increase (amended 2026), \$2.21 monthly increase (2027)

Key Points:

- County has 50 drainage basins with estimated \$500 million in improvements needed in just 8 studied basins
- Scenario B includes \$1 million for emergency/high priority repairs
- Scenario C includes \$2 million for comprehensive watershed studies

Commissioner Burns made a motion to approve Scenario B. The motion was seconded by Commissioner Davis.

Vote: Motion carries 8/0

- Ayes: Bynum, Kump, Burns, Lopez, Davis, Ramirez, Hill, Pacheco
- Nays: None
- Absent: Howard, Stites

Commissioner Lopez left the meeting at 8:18 PM.

Commissioner Lopez returned to the meeting at 8:21 PM.

**Item No. 2 – PRESENTATION: SANITARY SEWER UTILITY RATES
(SUBSTITUTING DOCUMENTS PER AGENDA UPDATE) (Discussion Begins 2:33:52)**

Troy Shaw and Jeff Miles presented sanitary sewer rate scenarios:

- **Scenario A:** Continue historical 3.5-4% increases (would not meet consent decree compliance)
- **Scenario B:** 1% increase in June 2026, 7% increase in January 2027 (meets consent decree requirements)
- **Scenario C:** Higher increases for additional future development preparation, \$1.13 increase in June 2026, 8% increase in January

Key Points:

- Scenario A would result in non-compliance with DOJ consent decree
- Construction cost inflation in public works sector running 10-15% annually since COVID
- Consent decree includes daily operations, maintenance, and specific projects
- Total debt authority increases to \$140 million under Scenario B

Commissioner Pacheco made a motion to approve Scenario B. The motion was seconded by Commissioner Burns.

Vote: Motion carries 7/0

- Ayes: Bynum, Kump, Burns, Davis, Ramirez, Hill, Pacheco
- Nays: None
- Absent: Howard, Stites, Lopez

Item No. 3 – PRESENTATION: SOLID WASTE UTILITY RATES (SUBSTITUTING DOCUMENTS PER AGENDA UPDATE) (Discussion Begins 1:22:23)

Diana Miles, Solid Waste Manager, presented three scenarios for solid waste rates:

- **Scenario A:** Continue current structure - KCK residents subsidize all services (\$1.31 monthly increase to \$21.46)
- **Scenario B:** KCK residents pay only for residential services (no increase, remains \$20.15)
- **Scenario C:** Stop subsidizing Bonner Springs/Edwardsville residents (\$1.20 increase to \$21.35)

Key Points:

- KCK residents currently subsidize \$669,000 annually for city/county facility collection, illegal dumping, graffiti cleanup
- Bonner Springs/Edwardsville residents pay \$3.54 per visit vs. actual cost of \$208 for services
- Only 21 of 466 dumpster day visitors were from Bonner Springs/Edwardsville
- 2026 rate remains at \$20.15 for all options

Commissioner Pacheco made a motion to approve Scenario C. The motion was seconded by Commissioner Lopez.

Vote: Motion carries 7/1

- Ayes: Bynum, Burns, Lopez, Davis, Ramirez, Hill, Pacheco
- Nays: Kump
- Absent: Howard, Stites

Administrator's Agenda:

Item No. 1 – PRESENTATION: DEVELOPMENT REVIEW PROCESS (REMOVED PER AGENDA UPDATE)

Executive Session (ADDED PER AGENDA UPDATE): Discussion Begins 2:49:45)

Motion made by Commissioner Bynum that the Commission convene into Executive Session until 9:05 p.m. in the 5th floor conference room to consult with our attorneys on matters relating to consultation with an attorney on matters that would be deemed privileged in an attorney-client relationship, as permitted under the Kansas Open Meetings Act; and that Angela Lawson, Casey Meyer, Dave Wimberly, and Daniel Soptic remain as needed to participate in the discussion.

The motion was seconded by Commissioner Kump.

Vote: Motion carries 8/0

- Ayes: Bynum, Kump, Burns, Davis, Ramirez, Hill, Pacheco, Lopez
- Nays: None
- Absent: Howard, Stites

Present for the Executive Session: Bynum, Kump, Burns, Davis, Ramirez, Hill, Pacheco, and Watson, Mayor/CEO; presiding. Staff Present: Angela Lawson, Interim Chief Counsel, Casey Meyer, legal counsel, Dave Wimberly, Human Resources Safety Officer, and Daniel Soptic, Sheriff.

Mayor Watson reconvened back into Special Meeting at 9:05 p.m.

Mayor Watson asked for a motion to go back into Executive Session.

Commissioner Bynum made a motion to extend the Executive Session until 9:20 p.m.

The motion was seconded by Commissioner Kump.

Vote: Motion carries 8/0

- Ayes: Bynum, Kump, Burns, Lopez, Davis, Ramirez, Hill, Pacheco, Lopez
- Nays: None
- Absent: Howard, Stites

Mayor Watson reconvened back into Special Meeting at 9:20 p.m.

Adjournment:

Commissioner Bynum moved to adjourn the meeting. The motion was seconded by Commissioner Pacheco.

Vote: Motion carries 8/0

- Ayes: Bynum, Kump, Burns, Lopez, Davis, Ramirez, Hill, Pacheco
- Nays: None
- Absent: Howard, Stites

MAYOR WATSON

ADJOURNED THE MEETING AT 9:23 P.M.

May 7, 2026

Monica L. Sparks, CMC

Unified Government Clerk

ML

Unified Government of Wyandotte County and Kansas City, Kansas



Board of Commissioners

Commission Chambers
701 N. 7th Street Trafficway, Kansas City, KS 66101

Mayor Christal E. Watson

*Commissioner At-Large Dist. 1 Melissa Bynum – Commissioner At-Large Dist. 2 Andrew Kump –
Commissioner Dist. 1 Jermaine Howard – Commissioner Dist. 2 Bill Burns –
Commissioner Dist. 3 Christian Ramirez – Commissioner Dist. 4 Evelyn Hill –
Commissioner Dist. 5 Carlos Pacheco – Commissioner Dist. 6 Phil Lopez –
Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis*

MINUTES

Thursday, May 21, 2026

5:31 PM – 6:23 PM

Attendance:

Commissioners Present:

- Mayor CEO Christal E. Watson
- Commissioner Melissa Bynum
- Commissioner Christian Ramirez
- Commissioner Carlos Pacheco
- Commissioner Bill Burns
- Commissioner Chuck Stites
- Commissioner Andrew Kump
- Commissioner Andrew Davis

Commissioners Absent:

- Commissioner Jermaine Howard
- Commissioner Evelyn Hill
- Commissioner Phil Lopez

Staff Present:

- Monica L. Sparks, Unified Government Clerk
- David Johnston, County Administrator
- Angela Lawson, Acting Chief Counsel
- Troy Shaw, Public Works Director
- Diana Miles, Solid Waste Manager
- Jennifer Tarwater, Acting Director of Emergency Management
- Shelley Kneuvean, Chief Financial Officer
- Michael Sutton, Redevelopment Coordinator and Co-Land Bank Manager
- Chief Karl Oakman (Kansas City, Kansas Police Chief)

Call to Order

Mayor Watson called the meeting to order at 5:31 P.M. The invocation was led by Chaplain Ken Nettling from Grace Lutheran Church, followed by the Pledge of Allegiance.

Revisions to Agenda: (Discussion Begins 3:28)

The Clerk reported there was an agenda update issued, under the Consent Agenda, adding items 7.8, 7.9, 7.10, and 7.11, and under the Administrator's Agenda, adding items 10.2, 10.3, 10.4, 10.5, and 10.6

Public Announcements: (Discussion Begins 3:54)

Commissioner Bynum announced several upcoming events:

- **Emergency Medical Services Week Recognition:** (May 17-23, 2026) The KCK Fire Department responds to more than 30,000 medical calls annually, with nearly 500 members providing 24/7 emergency medical services to 175,000 citizens.
- **National Public Works Week Recognition:** (May 17-23, 2026) with the theme "Rooted in Service, Powered by Community." Public Works employees stood and were recognized for their service across seven divisions: Administration, Engineering, Environmental Services, Fleet Maintenance, Geospatial Services, Solid Waste Management, and Street Maintenance.
- **National Police Week Recognition:** (May 10-16, 2026) Three Wyandotte County law enforcement officers were honored at the National Law Enforcement Memorial:
 - A. Officer Hunter Simoncic (KCK, PD) - killed August 26, 2025
 - B. Officer Frank Stone (KCK, PD) - killed August 17, 1902
 - C. Deputy Elijah Ming (Wyandotte County Sheriff) - killed July 26, 2025

Chief Oakman and 15 KCK Police Department members attended the memorial. All law enforcement personnel present were recognized.

- **Homes for Generations program** now operational through the Clerk's office
- **One World Wyandotte Festival** scheduled for May 29, 2026, 3-6 PM at City Hall Plaza
- UG offices closed Monday, May 25, for Memorial Day; waste collection delayed one day

Consent Agenda: (Discussion Begins 13:07)d

Item No. 1 – RESOLUTION: 4601 RAINBOW / COMMENCEMENT OF CONSTRUCTION EXTENSION REQUEST

Item No. 2 – RESOLUTION: TANGER - AMENDMENT TO DEVELOPMENT

Item No. 3 – RESOLUTION: OPPORTUNITY ZONE 2.0 APPROVALS

Item No. 4 – RESOLUTION: CIRCUIT-BREAKER ASSISTANCE FOR RESIDENT EQUITY (CARE) PROGRAM

Item No. 5 – APPOINTMENT: BOARDS AND COMMISSIONS

Item No. 6 – MINUTES

Item No. 7 – WEEKLY BUSINESS

Item No. 8 – RESOLUTION: JUVENILE DETENTION CENTER BEHAVIORAL HEALTH SERVICES FUNDING APPLICATION FY2027 (ADDED PER AGENDA UPDATE)

Item No. 9 – RESOLUTION: LOVE YOUR BLOCK GRANT OPPORTUNITY (ADDED PER AGENDA UPDATE)

Item No. 10 – ORDINANCE: 2026 & 2027 SANITARY SEWER RATE (ADDED PER AGENDA UPDATE)

Item No. 11 – ORDINANCE: 2027 STORM WATER FEE (ADDED PER AGENDA UPDATE)

Commissioner Bynum made a motion to approve all items on the consent agenda. The motion was seconded by Commissioner Burns.

Vote: Motion carries 7/0

- Ayes: Bynum, Kump, Burns, Davis, Ramirez, Pacheco, Stites
- Nays: None
- Absent: Howard, Hill, Lopez

Administrator’s Agenda:

Item No. 1 – RESOLUTION: COUNTY DECLARATION FOR WORLD CUP (Discussion Begins 14:07)

Jennifer Tarwater, Acting Director of Emergency Management, explained the resolution authorizes a preemptive disaster declaration during the World Cup to expedite resource acquisition from state and federal levels in case of severe weather or man-made disasters. Johnson County, Douglas County, and Kansas Division of Emergency Management are taking similar action.

Commissioner Ramirez made a motion to adopt the resolution. The motion was seconded by Commissioner Burns.

Vote: Motion carries 7/0

- Ayes: Bynum, Kump, Burns, Davis, Ramirez, Pacheco, Stites
- Nays: None
- Absent: Howard, Hill, Lopez

Item No. 2 – ORDINANCE: 2027 SOLID WASTE FEE (ADDED PER AGENDA UPDATE) (Discussion Begins 15:55)

Troy Shaw, Public Works Director, and Diana Miles, Solid Waste Manager, explained the ordinance. It is an adoption of the 2027 solid waste fees. The Commission selected Option C, maintaining current rates but requiring cities of Bonner and Edwardsville to pay the actual cost of service for household hazardous waste and other countywide facilities instead of KCK residents subsidizing these services. Includes illegal dumping disposal costs and graffiti removal.

Commissioner Burns made a motion to approve the ordinance. The motion was seconded by Commissioner Pacheco.

Vote: Motion carries 6/2

- Ayes: Bynum, Burns, Davis, Ramirez, Pacheco, Watson
- Nays: Kump, Stites
- Absent: Howard, Hill, Lopez

Item No. 3 – RESOLUTION: AMENDING THE 2026-2030 CIP; AUTHORIZING VARIOUS PUBLIC IMPROVEMENTS AND AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS TO FINANCE A PORTION OF THE COSTS OF SUCH IMPROVEMENTS (ADDED PER AGENDA UPDATE) (Discussion Begins 19:25)

Shelley Kneuvean, CFO, introduced the items. There are three related items for \$66.9 million in general obligation bonds:

- \$55.5 million for sanitary sewer projects (enterprise fund, paid by ratepayers)
- \$10 million for city general fund projects (police station design, fire station #20, bridges, etc.)
- Complies with debt strategy; sanitary sewer projects required for EPA Consent Decree compliance

Commissioner Ramirez made a motion to adopt the resolution. The motion was seconded by Commissioner Pacheco.

Vote: Motion carries 6/1

- Ayes: Bynum, Kump, Burns, Davis, Ramirez, Pacheco
- Nays: Stites
- Absent: Howard, Hill, Lopez

Item No. 4 – ORDINANCE: ISSUANCE OF GENERAL OBLIGATION IMPROVEMENT BONDS, SERIES 2026-B, OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS IN THE TOTAL PRINCIPAL AMOUNT NOT TO EXCEED \$66,955,000 (ADDED PER AGENDA UPDATE) (Discussion Begins 26:37)

This item was discussed along with Item No. 10.3. – Resolution: Amending the 2026-2030 CIP.

Commissioner Burns made a motion to approve the ordinance. The motion was seconded by Commissioner Ramirez .

Vote: Motion carries 6/1

- Ayes: Bynum, Kump, Burns, Davis, Ramirez, Pacheco
- Nays: Stites
- Absent: Howard, Hill, Lopez

Item No. 5 – RESOLUTION: AUTHORIZING THE DELIVERY OF GENERAL OBLIGATION IMPROVEMENT BONDS, SERIES 2026-B, OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, IN THE TOTAL PRINCIPAL AMOUNT NOT TO EXCEED \$66,955,000 (ADDED PER AGENDA UPDATE) (Discussion Begins 27:16)

This item was discussed along with Item No. 10.3. – Resolution: Amending the 2026-2030 CIP.

Commissioner Ramirez made a motion to adopt the resolution. The motion was seconded by Commissioner Kump.

Vote: Motion carries 6/1

- Ayes: Bynum, Kump, Burns, Davis, Ramirez, Pacheco
- Nays: Stites
- Absent: Howard, Hill, Lopez

Item No. 6 – RESOLUTION: GRANT APPLICATION AND POLICY (ADDED PER AGENDA UPDATE) (Discussion Begins 27:50)

County Administrator David Johnson proposed an amendment to increase the threshold from \$50,000 to \$100,000 for commission approval of grant applications, with single approval for both application and acceptance.

For the record: Commissioner Bynum noted, “my memory is bringing me a story of when I was first elected, and we did approve the police department specifically to apply for a federal grant to help pay for the body-worn cameras, and we were awarded that grant. However, the grant award may not have had a match, but it sure had a lot of other money that was needed locally in order to be able to use the body-worn cameras. Chief, I'm looking at you. I know you were not here, but I'm sure you're familiar. In that case, and Alan, you may have been here. In that case, we needed a lot of fiber connectivity. We needed all the capacity to download and store. There was a lot more to that grant, and it was going to be very expensive. We actually turned back the grant, so I just shared that caveat. If we allow a department to apply for and accept, just because there's no cash match associated specifically with the grant, we might still be incurring a great deal of cost. Just wanted to put that on the record.”

Commissioner Kump made a motion to remand to the Administration & Human Services Standing Committee. The motion was seconded by Commissioner Bynum.

Vote: Motion carries 7/0

- Ayes: Bynum, Kump, Burns, Davis, Ramirez, Pacheco, Stites
- Nays: None
- Absent: Howard, Hill, Lopez

Commissioner's Agenda:

Item No. 1 – TRAVEL REQUEST: COMMISSIONER HILL (Discussion Begins 41:20)

Commissioner Bynum explained that the request is for Commissioner Hill to attend NACo Public Health Leadership Academy in Washington, D.C. The Unified Government was one of 10 selected from 80+ applications. All expenses paid by the sponsoring organization.

For the record, Commissioner Bynum said, "I did want to just quickly say that obviously I will make a motion for Commissioner Hill's travel request. She is going to Washington, DC, to represent us for a health leadership conference that our Health Department applied for and was awarded. They had originally reached out to me, and I had agreed to go through this leadership academy, and then when we were awarded it, realized they were mandating travel to Washington, D.C. on days that I'm already going to be out of town somewhere else, so Commissioner Hill agreed to go, and I just want to share that there were 80 some applications for this Health Leadership Academy, and we're one of like 10 that received it, so and it is entirely paid for by them. So, I just wanted to put all that on the record, and with that I would move approval."

Commissioner Bynum made a motion to approve the travel request. The motion was seconded by Commissioner Burns.

Vote: Motion carries 7/0

- Ayes: Bynum, Kump, Burns, Davis, Ramirez, Pacheco, Stites
- Nays: None
- Absent: Howard, Hill, Lopez

Commissioner Bynum made a motion to adjourn and reconvene as the Land Bank Board of Trustees. The motion was seconded by Commissioner Ramirez. (Discussion Begins 43:08)

Vote: Motion carries 7/0

- Ayes: Bynum, Kump, Burns, Davis, Ramirez, Pacheco, Stites
- Nays: None
- Absent: Howard, Hill, Lopez

Land Bank Board of Trustees' Consent Agenda (Discussion Begins 43:40)

Item No. 1 - LAND BANK OPTIONS

Item No. 2 - LAND BANK PROPERTY TRANSFERS

Commissioner Davis made a motion to approve all items as submitted. The motion was seconded by Commissioner Pacheco.

Vote: Motion carries 7/0

- Ayes: Bynum, Kump, Burns, Davis, Ramirez, Pacheco, Stites
- Nays: None
- Absent: Howard, Hill, Lopez

Land Bank Board of Trustees' Non-Consent Agenda

Item No. 1 - LAND BANK OPTIONS (Discussion Begins 44:15)

For the record: Commissioner Davis stated, "I do want to add some clarity. In our last NCD meeting, I had made an incorrect interpretation regarding our Brownfield site map. One of the interpretations that I made was that a parcel that is not a Brownfield parcel, but is a Land Bank, arrived at being not a Brownfield due to assessment, which was not completely accurate. It just meant it wasn't assessed at that time. I do have some confirmation that some of these applications, or these Land Bank parcels, have been assessed, and they are good to go. I'll let staff first do their remarks, but I did want to make that very clear."

"The other thing regarding assessments, I just want it to be on record, and I've communicated this to community members, is that there's nothing that would stop a land bank applicant from getting your parcel assessed, [and] so we do also let Land Bank applicants know that it is up to them to do their due diligence, as any other developer would need to on the quality of that parcel. Certain activities can take place, like raised guard beds, for example, even if you're still waiting on the assessment. And free soil testing is available at the Wyandotte Extension [for] K-State, and so again wanted to make it very, very clear and clear up that miscommunication and provide that larger context. I'll hand it off to the staff to explain the rest of the applications."

Michael Sutton, Redevelopment Coordinator and Co-Land Bank Manager, explained the application from Urban Haven LLC for Land Bank parcels, modified from three lots to two lots after neighborhood input. The project includes one duplex and one single-family home. Neighborhood opposition cited economic conditions, but commissioners noted this reasoning was insufficient given the housing crisis and economic benefits of development.

Commissioner Davis made a motion to approve the item as submitted. The motion was seconded by Commissioner Kump.

Vote: Motion carries 7/0

- Ayes: Bynum, Kump, Burns, Davis, Ramirez, Pacheco, Stites
- Nays: None
- Absent: Howard, Hill, Lopez

Item No. 2 - LAND BANK OPTIONS (Discussion Begins 51:45)

Item was discussed with Item No. 1 – Land Bank Options.

Michael Sutton, Redevelopment Coordinator and Co-Land Bank Manager, explained that the same applicant was requesting additional parcels for four duplexes (8 total units). Same neighborhood opposition for the same reasons.

Commissioner Davis made a motion to approve the item as submitted. The motion was seconded by Commissioner Pacheco.

Vote: Motion carries 7/0

- Ayes: Bynum, Kump, Burns, Davis, Ramirez, Pacheco, Stites
- Nays: None
- Absent: Howard, Hill, Lopez

Adjournment: (Discussion Begins 52:20)

Commissioner Davis moved to adjourn the meeting. The motion was seconded by Commissioner Pacheco.

Vote: Motion carries 7/0

- Ayes: Bynum, Kump, Burns, Davis, Ramirez, Pacheco, Stites
- Nays: None
- Absent: Howard, Hill, Lopez

MAYOR WATSON

ADJOURNED THE MEETING AT 6:23 P.M.

May 21, 2026

Monica L. Sparks, CMC

Unified Government Clerk

ML

Unified Government of Wyandotte County and Kansas City, Kansas



BOARD OF COMMISSIONERS

Commission Chambers

701 N. 7th Street Trafficway, Kansas City, KS 66101

Mayor Tyrone Garner

Commissioner At-Large Dist. 1 Melissa Bynum – Commissioner At-Large Dist. 2 Tom Burroughs –

Commissioner Dist. 1 Gayle E. Townsend – Commissioner Dist. 2 Bill Burns –

Commissioner Dist. 3 Christian Ramirez – Commissioner Dist. 4 Dr. Evelyn Hill –

Commissioner Dist. 5 Mike Kane – Commissioner Dist. 6 Phil Lopez –

Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis

MINUTES

SPECIAL MEETING

Thursday, September 4, 2025

5:05 PM – 6:55 PM

Attendance:

Commissioners Present:

- Mayor Tyrone Garner
- Commissioner Burroughs
- Commissioner Bynum
- Commissioner Burns
- Commissioner Lopez
- Commissioner Kane
- Commissioner Hill
- Commissioner Stites
- Commissioner Davis

Commissioners Absent:

- Commissioner Ramirez
- Commissioner Townsend

Staff Present:

- Monica L. Sparks (Unified Government Clerk)
- David Johnston (County Administrator)
- Angela Lawson (Interim Chief Legal Counsel)
- Reginald Linsdey (Budget Director)
- Michael Peterson (Deputy Budget Director)
- Alan Howze (Assistant County Administrator)
- Dr. Shelley Kneuvean (Chief Financial Officer)
- Chelsee Chism (Economic Development Director)
- Troy Shaw (Director of Public Works)
- Brandon Grover (Road and Bridge Program Manager)

Call to Order:

Mayor Tyrone Garner called the meeting to order at 5:05 PM.

Notice and Consent to Meeting:

NOTICE OF SPECIAL MEETING of the Unified Government of Wyandotte County/Kansas City, Kansas, is scheduled to be conducted in a hybrid format on Thursday, September 4, 2025, at 5:00 p.m. for a budget workshop in the Commission Chambers of the Municipal Office Building, 701 N. 7th Street, Kansas City, Kansas.

CONSENT TO MEETING of the governing body of Wyandotte County/Kansas City, Kansas, accepting service of the foregoing notice, waiving all and any irregularities in such service and in such notice, and consent and agree that we, the governing body, shall meet at the time and place therein specified and for the purpose therein stated.

The Mayor stated this was another series of budget workshops to help commissioners make informed decisions on finalizing the 2026 Unified Government budget. County Administrator David Johnston was given control of the meeting proceedings.

County Administrator David Johnston outlined the meeting objectives:

- Review the capital improvement program sent to commissioners
- Present further reductions in the city budget as requested by the commission
- Address items from the previous week's budget session

Budget Director Reggie Lindsey presented the reconciliation adjustments for the city general fund.

City General Fund Mill Reduction Proposal (Discussion Begins: 3:43)

Reggie Lindsey, Budget Director, presented a revised proposal to reduce the city mill increase from 2.0 mills to 1.5 mills, requiring \$1,050,000 in reductions:

Key Points:

Revenue Adjustments:

- Bond and interest fund savings: \$404,123 (hotel debt payment transferred to Community Improvement District)
- Remaining reduction needed: \$646,000

Expenditure Changes:

- Fund frozen Animal Services position: \$70,000
- Fund frozen streets division position: \$91,000
- Eliminate Operations Business Officer professional assistant position
- Realign land bank position from city to county general fund
- Security cameras for illegal dumping: \$100,000
- Move BPU water tower painting to tourism fund: \$75,000
- Defer parking meter upgrades: \$175,000
- Reduce technology data migration: \$40,000 (from \$82,000 to \$42,000)
- Reduce building security upgrades: \$25,000 (from \$50,000 to \$25,000)
- IT telephone savings: \$80,000
- Shift Fire Department support vehicles to internal service fund
- Reduce Animal Services vehicles from \$250,000 to \$125,000 (one vehicle instead of two)

Commissioner Questions and Discussion (Discussion Begins: 6:17)

Commissioner Lopez: Questioned the \$100,000 allocation for security cameras, suggesting alternative camera systems costing approximately \$232 per unit with cellular service capabilities.

Alan Howze, Assistant County Administrator: Explained the cameras would integrate with the police department's real-time crime center and include both permanent and temporary deployments with license plate reader capabilities.

Commissioner Stites: Inquired about the Land Bank position realignment and expressed concern about funding allocation between city and county sides.

Michael Peterson, Deputy Budget Director: Clarified that the position oversees Land Bank lots maintenance and should properly be funded from the county side as it's a county function.

Commissioner Bynum: Confirmed the 1.5 mill increase would result in a city mill levy rate of 34.9.

Commissioner Hill: Asked for clarification on the Operations Business Officer position and the \$404,000 bond payment transfer.

Dr. Shelley Kneuvean, Chief Financial Officer: Explained the Community Improvement District fund would pay the hotel debt, freeing up property tax revenue for four years.

County Administrator's Budget Assessment (Discussion Begins: 23:00)

County Administrator David Johnston provided context on the budget process:

- Initially recommended 5-mill cap, reduced to 3-mill cap per commission direction
- Presented 2-mill increase recommendation within the 3-mill cap
- Operations budget has been "cut to the bone" over recent years
- Departments have been denied various budget requests to reach current proposal
- Further cuts would require commission direction on discretionary services
- Capital improvement program provides additional savings opportunities through cash and debt schedules

Mayor's Comments on Budget Process

The Mayor commended staff for providing comprehensive information and emphasized this is the commission's budget decision. He noted staff's willingness to implement whatever cuts the commission directs, while acknowledging the county side budget is particularly constrained.

Additional Commissioner Discussion (Discussion Begins: 31:34)

Commissioner Kane: Asked about service restoration capabilities with the 1.5 mill proposal, including lot maintenance and Parallel Parkway improvements.

Reginald Lindsey: Confirmed no layoffs would be necessary with 1.5 mills, and pavement preservation work on Parallel Parkway would proceed.

Commissioner Burns: Questioned whether the commission could accomplish visible public improvements with 1.5 mills versus the original 2.0 mill proposal.

Troy Shaw, Public Works Director: Detailed Street improvement plans, including emergency repairs from storm damage and the expanded pavement preservation program using one-time Plaza to Speedway revenue.

Commissioner Hill: Asked about the \$5 million American Royal revenue, which Dr. Kneuvean confirmed has not yet been received and will require commission direction when bonds are issued.

Commissioner Davis: Inquired about illegal dumping camera deployment and street preservation funding details.

Brandon Grover, Road and Bridge Program Manager: Provided cost estimates of \$220,000-\$230,000 per centerline mile for mill and overlay work.

Commissioner Stites: Expressed opposition to the \$75,000 water tower painting project, preferring those funds be used for other tourism infrastructure needs.

Commissioner Burroughs: Provided extensive commentary on revenue streams, budget growth, and fiscal management concerns, noting:

- Multiple revenue streams including sales tax increases, special revenue, casino money, ARPA funding, and pilot fees
- No actual layoffs occurred in the previous year despite claims
- Questions about long-term fiscal sustainability

Commissioner Lopez: Asked about infrastructure funding sources and potential contract modifications for the American Royal agreement.

Angela Lawson, Legal Counsel: Confirmed contract modifications would require agreement from both parties and warned of significant repercussions for breach of contract.

Final Administrative Comments (Discussion Begins: 1:25:06)

Mayor Garner: Addressed questions about revenue streams and budget growth, noting the budget has increased from approximately \$420 million to \$509 million during the current mayor's tenure, plus approximately \$100 million in CARES Act and ARPA investments.

Commissioner Burn: emphasized the need for timely budget completion, noting the County Clerk's deadline requirements.

Monica L. Sparks, UG Clerk: confirmed October 1st as the absolute deadline for the certified budget submission per state statute, with 32 state forms requiring certification.

Adjournment (Discussion Begins: 1:49:55)

Commissioner Davis made a motion to adjourn. The motion was seconded by Commissioner Burns.

Vote: Motion carries 6/0

- Ayes: Burroughs, Burns, Hill, Lopez, Stites, Davis
- Nays: None
- Absent: Townsend, Ramirez, Kane, Bynum

**MAYOR GARNER ADJOURNED
THE MEETING AT 6:55 P.M.**

Monica L. Sparks, CMC
Unified Government Clerk

mls

Unified Government of Wyandotte County and Kansas City, Kansas



BOARD OF COMMISSIONERS

Commission Chambers

701 N. 7th Street Trafficway, Kansas City, KS 66101

Mayor Christal E. Watson

*Commissioner At-Large Dist. 1 Melissa Bynum – Commissioner At-Large Dist. 2 Andrew Kump –
Commissioner Dist. 1 Jermaine Howard – Commissioner Dist. 2 Bill Burns –
Commissioner Dist. 3 Christian Ramirez – Commissioner Dist. 4 Evelyn Hill –
Commissioner Dist. 5 Carlos Pacheco – Commissioner Dist. 6 Phil Lopez –
Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis*

MINUTES

SPECIAL MEETING

Thursday, May 14, 2026

4:30 PM – 5:49 PM

Attendance:

Commissioners Present:

- Mayor Christal E. Watson
- Commissioner Bynum
- Commissioner Kump
- Commissioner Howard
- Commissioner Burns
- Commissioner Hill
- Commissioner Pacheco
- Commissioner Lopez
- Commissioner Davis

Commissioners Absent:

- Commissioner Ramirez
- Commissioner Stites

Staff Present:

- Monica L. Sparks (Unified Government Clerk)
- David Johnston (County Administrator)
- Angela Lawson (Interim Chief Legal Counsel)
- Reginald Lindsey (Budget Director)
- Michael Peterson (Deputy Budget Director)
- Mike Grimm (Research Manager)
- Andrian Alemifar (Senior Budget Analyst)
- Alan Howze (Assistant County Administrator)
- Wendy Green (Deputy Chief Legal Counsel)

Call to Order:

Mayor Watson called the meeting to order at 4:33 PM.

Notice and Consent to Meeting: (Discussion begins: 00:01:20)

NOTICE OF SPECIAL MEETING of the Unified Government of Wyandotte County/Kansas City, Kansas, is scheduled to be conducted in a hybrid format on Thursday, May 14, 2026, at 4:30 p.m. for a budget workshop in the fifth-floor conference room of the Municipal Office Building, 701 N. 7th Street, Kansas City, Kansas.

CONSENT TO MEETING of the governing body of Wyandotte County/Kansas City, Kansas, accepting service of the foregoing notice, waiving all and any irregularities in such service and in such notice, and consent and agree that we, the governing body, shall meet at the time and place therein specified and for the purpose therein stated.

Item No. 3.2 - PRESENTATION: COMMUNITY SURVEY AND DOTTE TALK FEEDBACK RESULTS (Discussion begins: 00:02:17)

County Administrator David Johnston introduced the evening's presentation, explaining this is part of the annual budget process where the Unified Government reviews citizen feedback collected through two methods: a community survey and DotteTalk sessions.:

Community Survey Presentation by Ryan Murray, ETC Institute (Discussion begins: 00:03:32)

Ryan Murray, ETC Institute, began presenting the community survey results. Murray noted ETC Institute has been working with Wyandotte County for at least 15 years and is based in Olathe, Kansas.

Survey Methodology:

- Address-based sampling ensuring equal opportunity for all households
- Random selection by commission districts
- Goal of 1,200 completed surveys achieved
- Approximately 5,000 surveys mailed with 20% response rate
- Survey split into two versions: Kansas City, Kansas services and Wyandotte County services
- Margin of error: 2.7% at 95% confidence level

Key Survey Results:

Resident Priorities:

- Streets, potholes, and bridge repair ranked as top priorities
- Trash dumping and neighborhood appearance identified as major concerns
- Basic infrastructure needs dominated responses

Satisfaction Improvements:

- 31 of 34 comparable areas showed increased satisfaction from 2025 to 2026
- Cleanliness and overall appearance of Wyandotte County increased 25 percentage points
- Maintenance of major city streets improved 11 percentage points
- Quality of city/county services increased 6 percentage points

Areas Needing Improvement:

- Maintenance of city streets identified as largest opportunity for improvement
- Property maintenance and code enforcement highlighted
- Illegal dumping: 51% of respondents witnessed it, with 94% calling it a major problem

Sales Tax Support:

- Mixed support: 39% supportive, 27% neutral, 34% not supportive
- Among supporters, homelessness and affordable housing ranked as top funding priority

Public Safety:

- Fire and ambulance emergency response received highest satisfaction ratings
- Police visibility and community engagement identified as areas for improvement

COMMISSIONER QUESTIONS AND DISCUSSION (Discussion begins: 00:22:31)

Commissioner Pacheco requested district breakdown of survey data.

- Ryan Murray confirmed district data would be available the following day.

Mayor asked about survey distribution and whether expanding to 10% of residential population would be beneficial.

- Murray responded that current sample size provides reliable data with 2.7% margin of error, similar to what they use for San Antonio with over one million residents.

Mayor noted absence of transportation and healthcare questions in survey.

- Mike Grimm clarified transportation questions were included in the city survey.
- Mayor suggested exploring healthcare questions for future surveys.

Mayor asked about sharing survey results with third-party contractors and educational entities.

- Budget Director confirmed results are posted online but not actively shared with contractors or school districts.

Mayor inquired about departmental goal setting based on survey results.

- David Johnston explained that some strategic goals have been tied to survey results through the SOAR initiative but acknowledged the process could be more structured.

Commissioner Bynum provided context that department heads do review and use survey results, particularly for budget justification and service improvements.

Commissioner Kump asked about the three areas that showed decreased satisfaction.

- Murray clarified these were youth programs, adult programs, and program costs - all parks and recreation related.

Commissioner Lopez defended Public Works department's performance, noting visible improvements in mowing and sewer maintenance.

- Murray clarified the slide showed priority rankings, where decreased ratings actually indicated positive progress as fewer residents felt these were high-priority needs.

Commissioner Davis discussed the priorities plan passed last year and upcoming agenda item to address survey results systematically. Commissioner Davis also asked about sales tax question presentation methodology.

- Murray explained the context provided was neutral, explaining sales taxes support services and require voter approval for specific purposes.

Commissioner Davis inquired about language access for non-English speakers.

- Murray confirmed surveys were available in Spanish online and by phone, with translation services available for other languages.

Commissioner Burns noted correlation between survey response rates and voter turnout in districts.

Commissioner Hill asked about departmental responsibility for homelessness and affordable housing services.

- Administrator Johnston acknowledged these issues haven't been designated to specific departments due to limited allocated resources but noted they're becoming commission priorities.

Commissioner Pacheco highlighted disconnect between what residents would support additional taxes for (homelessness) versus what would improve satisfaction (infrastructure).

DotteTalk Results Presentation by Adrian Alemifar (Discussion begins: 01:01:29)

Senior Budget Analyst Adrian Alemifar presented DotteTalk results from the April 28th session at Kansas City, Kansas Tech Center, which had over 40 residents participate.

Format:

- Department tabling session for direct resident-staff interaction
- Round table discussions on five budget-related topics

Key DotteTalk Findings:

Commission Priority Rankings:

- Infrastructure improvement ranked as number one priority
- Results echoed community survey findings

Budget Additions/Removals:

- Residents suggested more additions than removals
- Removal suggestions: fleet/take-home vehicles, overtime costs
- Addition suggestions: street infrastructure, parks and recreation, transit, animal control, additional swimming pool

Tax vs. Service Trade-offs:

- Mixed responses on reducing taxes versus maintaining services
- Support expressed for 1% earnings tax (if legally possible)
- Interest in land value tax on out-of-town landlords

Service Satisfaction:

- Satisfied: police and fire response, trash services, parks and recreation, BPU, health department, customer service, public transportation
- Dissatisfied: land bank plot maintenance, illegal dumping, lack of sidewalks, beautification issues

COMMISSIONER QUESTIONS AND DISCUSSION (Discussion begins: 01:05:54)

Commissioner Davis asked about demographic data collection from DotteTalk participants.

- Staff confirmed demographic data was collected but not immediately available.

Commissioner Kump inquired about earnings tax feasibility.

- Legal counsel confirmed earnings tax requires state legislative authorization.

Commissioner Bynum asked about home rule applicability to earnings tax.

- Deputy Chief Counsel Wendy Green explained home rule applies when state statutes don't impact all jurisdictions equally, which doesn't apply to earnings tax restrictions.

Commissioner Davis asked about land value tax on out-of-state owners.

- Wendy Green confirmed this would not be legally permissible under current statutes requiring uniform property valuation.
- Ms. Alemifar referenced Detroit and Washington DC land value tax models for future research.

Commissioner Lopez provided detailed explanation of property tax distribution, clarifying that only 40% of property tax bills go to the Unified Government, with 60% going to other taxing entities including schools, library, college, and special districts.

Commissioner Davis suggested exploring collaborative approaches with other taxing jurisdictions for property tax relief programs rather than pointing to other entities for tax increases.

Adjournment (Discussion Begins: 01:16:37)

Commissioner Kump made a motion to adjourn. The motion was seconded by Commissioner Lopez.

Vote: Motion carries 8/0

- Ayes: Bynum, Kump, Howard, Burns, Hill, Pacheco, Lopez, Davis
- Nays: None
- Absent: Ramirez, Stites

MAYOR WATSON ADJOURNED

THE MEETING AT 5:49 P.M.

Monica L. Sparks, CMC
Unified Government Clerk

mls



Unified Government Clerk's Office
Monica Sparks, CMC
Unified Government Clerk

701 North 7th Street, Suite 323
Kansas City, Kansas 66101-3070

Phone: 913-573-5260
Fax: 913-573-5299
<http://www.wycokck.org>

Memorandum

To: David Johnston
County Administrator

From: Monica L. Sparks
UG Clerk

Date: May 21, 2026

Re: Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

Attachments

BJS

Weekly Business Material for May 15, 2026 – May 21, 2026

1. PUBLIC NOTICE:

- Alandon Tow Service, 6224 Kansas Ave., Kansas City, KS 66111, held public auto auction on May 5, 2026, at Alandon Tow Service.

Action: Received and filed.

2. CLAIMS:

- Mikkel Braz Costa, Roeland Park, KS, alleging damage to personal vehicle on 05/13/2026.
- Lakyah Johnson, Kansas City, KS, alleging damage to personal vehicle on 05/12/2026.
- Jonathan King, Kansas City, KS, alleging damage to personal property on 04/26/2026.
- Nicholas Onnen, Kansas City, MO, alleging damage to personal vehicle on 05/01/2026.
- Steve and Megan Thornberry, Kansas City, MO, alleging damage to personal vehicle on 05/07/2026.
- Mamie Trezvant, Kansas City, KS, alleging damage to personal property on 05/05/2026.
- Morris Williams, Kansas City, MO, alleging damage to personal vehicle on 04/05/2026.

Action: Received and filed. Copies previously forwarded to Legal.

3. TRAVEL REQUESTS:

- Raymond Elmer, Eric Heim, Ryan Heim, Micah Hydeman, and Brett McCoy, Kansas City, Kansas, Fire Department, travel to Brandon, SD, from 05/17/2026 through 05/19/2026, to inspect fire trucks, Covered by Feld Fire – Spartan ER.
- Nancy Laughlin, Public Works/Environmental Services, travel to Kalispell, MT, from 06/02/2026 through 06/04/2026, to attend AquaNereda Operator’s Forum, Employee Training and Travel.
- Nancy Laughlin, Andrew Mendibles, Chad Mooberry, Brandon Penegar, Brad Phillips, Vernon Schuler, Aaron Ussery, and Zac Zimmerman, Public Works/KCKES/Sewer Maintenance, travel to New Orleans, LA, from 09/27/2026 through 10/01/2026, to attend Weftec 2026, Employee Training and Travel.

Action: Approved by Administrator’s Office and received and filed.

4. CERTIFICATE OF INSURANCE/LIABILITY INSURANCE:

- Shawnee Heating & Cooling, Inc

Action: Referred to License.

5. APPLICATION FOR CATERER/DRINK EST/HOTEL:

- GWL KC Beverage Inc, Thomas Richard Rehorn, d/b/a Great Wolf Lodge, 10401 Cabela Dr, Kansas City, KS 66111.

Action: Referred to License.

6. APPLICATION FOR LIQ. TEMP. LIC.:

- HUM (Hickory Union Moto) LLC, Brett Epp, event name: KC Core, 10 W James St, Kansas City, KS 66118. This temporary permit is for 05/23/2026 from 12:00 p.m. to 2:00 a.m.

Action: Referred to License.

7. APPLICATION FOR MASSAGE THERAPIST LICENSE:

- Lauren Smith, d/b/a The Massage Studio at Prairie View, 11200 Delaware Pkwy, Kansas City, KS 66109.

Action: Referred to License.



Unified Government Clerk's Office
Monica Sparks, CMC
Unified Government Clerk

701 North 7th Street, Suite 323
Kansas City, Kansas 66101-3070

Phone: 913-573-5260
Fax: 913-573-5299
<http://www.wycokck.org>

Memorandum

To: David Johnston
County Administrator

From: Monica L. Sparks
UG Clerk

Date: May 28, 2026

Re: Weekly Business Material

Attached is a listing of weekly business items presented to the Unified Government of Wyandotte County/Kansas City, Kansas, for informational purposes.

In addition to the listing of the items, we have indicated the action taken by the Unified Government Clerk.

Attachments

BJS

Weekly Business Material for May 22, 2026 – May 28, 2026

1. CLAIMS:

- Alyssa Donnelson, Kansas City, KS, alleging employment discrimination on 05/01/2026.
- Betty Hickerson, Kansas City, KS, alleging personal injury on 10/10/2024.
- Osaigbokan Orobor, Kansas City, KS, alleging personal injury on 08/01/2025.
- Richi Robinson, Kansas City, MO, alleging damage to personal vehicle on 05/06/2026.
- William Rogers, Kansas City, KS, alleging unlawful arrest on 09/26/2025.
- Monique Woolridge, Kansas City, KS, alleging wrongful death on 07/05/2025.

Action: Received and filed. Copies previously forwarded to Legal.

2. TRAVEL REQUESTS:

- Terrie Garrison, Health/Administration, travel to Washington, DC, from 06/02/2026 through 06/05/2026, to attend NACO's Inaugural Public Health Leadership Academy, Covered by NACO.

Action: Approved by Administrator's Office and received and filed.

3. BUSINESS BONDS:

- Plumber's Bonds:
 - Pachecos Plumbing LLC
- Mechanical/HVAC Bonds:
 - McCarty Mechanical, Inc.

Action: Referred to License.

4. CONTINUATION CERTIFICATES:

- Electrical Bonds:
 - McGrew Electrical Construction, LLC
- Plumber's Bonds:
 - Terry G. Gordon, Sr. DBA Gordon & Sons Construction
- Mechanical/HVAC Bonds:
 - Terry Gordon DBA Gordon and Sons Construction
 - JF Denney Inc.
- License/Permit Bond:
 - Union Pacific Railroad Company

Action: Referred to License.

5. CANCELLATION NOTICE OF INSURANCE/BOND:

- Electrical Bond:
 - Kansas City Electric Company, LLC

- Plumber's Bonds:
 - R2 Plumbing LLC
- Mechanical/HVAC Bond:
 - Chontos Heating & Cooling

Action: Referred to License.

6. APPLICATION FOR CATERER/DRINK EST/HOTEL:

- Racing Notions Inc, Daniel Grimm, d/b/a Jazz A Louisiana Kitchen, 1859 Village West Pkwy, Suite 102, Kansas City, KS 66111.

Action: Referred to License.



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="581 382 1036 478" style="border: 1px solid black; padding: 5px;"> Shelley Kneuvean, Chief Financial Officer </div> skneuvean@wycokck.org x5849	Finance
AGENDA ITEM #10.1.		
ORDINANCE: ISSUING TAXABLE INDUSTRIAL REVENUE BONDS (FLYING TRUSS, LLC PROJECT), SERIES 2026		
BACKGROUND		
<p>This ordinance will authorize the issuance of the Industrial Revenue Bonds (IRBs) approved for the Rock Island Bridge project in an amount of \$17 million. The IRBs Resolution of Intent were originally approved in 2022 and 2024, and now that the construction is complete, this ordinance will finalize the issuance. This provided a sales tax exemption only and does not include property tax abatement. A summary of the project is attached.</p>		
RECOMMENDATION		
<p>Approve</p> <p>Approved Ordinance</p>		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
None. IRBs are an economic incentive tool and the UG has no financial liability or risk.		
LEGAL/ POLICY CONSIDERATIONS		
Documents prepared by outside legal counsel, Gilmore and Bell.		
ATTACHMENTS		
Ordinance - Flying Truss (UG) 6-18-26, R-25-24, R-27-22, IRB Flying Truss Rock Island Bridge IRB Bonds 2026 Summary		

Approved by Mayor/Administrator to add to agenda.

ORDINANCE NO. O-____-26

AN ORDINANCE AUTHORIZING THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, TO ISSUE TAXABLE INDUSTRIAL REVENUE BONDS (FLYING TRUSS, LLC PROJECT), SERIES 2026, IN A PRINCIPAL AMOUNT NOT TO EXCEED \$17,000,000, FOR THE PURPOSE OF PROVIDING FUNDS TO PAY THE COST OF ACQUIRING, PURCHASING, CONSTRUCTING, INSTALLING AND EQUIPPING A MULTI-PURPOSE COMMERCIAL PROJECT, INCLUDING LAND, BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES, MACHINERY AND EQUIPMENT FOR THE BENEFIT OF FLYING TRUSS, LLC, ITS SUCCESSORS AND ASSIGNS; AUTHORIZING THE UNIFIED GOVERNMENT TO ENTER INTO CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION WITH THE ISSUANCE OF SAID BONDS (SALES TAX EXEMPTION ONLY).

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the “Issuer”), is authorized pursuant to the provisions of K.S.A. 12-1740 to 12-1749d, inclusive, as amended (the “Act”), to acquire, purchase, construct, install and equip certain commercial and industrial facilities, and to issue industrial revenue bonds for the purpose of paying the cost of such facilities, and to lease such facilities to private persons, firms or corporations; and

WHEREAS, the governing body of the Issuer has heretofore and does now find and determine that it is desirable in order to promote, stimulate and develop the general economic welfare and prosperity of the Issuer and the State of Kansas that the Issuer issue its Taxable Industrial Revenue Bonds (Flying Truss, LLC Project), Series 2026 (the “Bonds”), in a principal amount not to exceed \$17,000,000, for the purpose of acquiring, purchasing, constructing, installing, furnishing, and equipping a multi-purpose commercial project generally located at the Rock Island Railroad Bridge, and all related improvements for Flying Truss, LLC, a Missouri limited liability company, or its successors and assigns (the “Company”), including land, buildings, structures, improvements, fixtures, furnishings, machinery and equipment (the “Project”); and

WHEREAS, the Bonds will be issued under a Bond Trust Indenture dated as of the date set forth therein (the “Indenture”), by and between the Issuer and BOKF, N.A., as Trustee (the “Trustee”); and

WHEREAS, the Company will lease the Project to the Issuer pursuant to the Base Lease Agreement dated as of the date set forth therein (the “Base Lease Agreement”) between the Company and the Issuer; and

WHEREAS, simultaneously with the execution and delivery of the Indenture, the Issuer will enter into a Lease Agreement dated as of the date set forth therein (the “Lease Agreement”), by and between the Issuer, as lessor, and the Company, as lessee, pursuant to which the Project will be acquired, constructed, furnished, and equipped and pursuant to which the Issuer will lease the Project to the Company, and the Company will agree to pay the rental payments due under the Lease Agreement sufficient to pay the principal of and premium, if any, and interest on, the Bonds; and

WHEREAS, the governing body of the Issuer further finds and determines that it is necessary and desirable in connection with the issuance of these bonds that the Issuer enter into certain agreements, and that the Issuer take certain other actions and approve the execution of certain other documents as herein provided;

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. Authorization for the Acquisition, Purchase, Construction, Installation and Equipping of the Project. The Issuer is hereby authorized to provide for the acquisition, purchase, construction, installation, furnishing, and equipping of the Project, all in the manner and as more particularly described in the Indenture and the Lease hereinafter authorized.

Section 2. Authorization of and Security for the Bonds. The Issuer is hereby authorized to issue and sell the Bonds in a principal amount not to exceed \$17,000,000 (the “Bonds”), for the purpose of providing funds to pay the cost of acquiring, purchasing, constructing, installing, furnishing, and equipping the Project. The Bonds shall be issued and secured pursuant to the herein authorized Indenture and shall bear such date, shall mature at such time, shall be in such denominations, shall bear interest at such rates, shall be in such form, shall be subject to redemption and other terms and conditions, and shall be issued in such manner, subject to such provisions, covenants and agreements, as are set forth in the Indenture. The Bonds shall be payable solely out of the rents, revenues and receipts derived by the Issuer from the Project, and the Project and the net earnings derived by the Issuer from the Project shall be pledged and assigned to the Trustee as security for payment of the Bonds as provided in the Indenture.

Section 3. Authorization of Documents. The Issuer is hereby authorized to enter into the following documents, in substantially the forms presented to and reviewed by the governing body of the Issuer (copies of which documents, upon execution thereof, shall be filed in the office of the Clerk of the Issuer), with such changes therein as shall be approved by the officers of the Issuer executing such documents (the “Bond Documents”), such officers’ signatures thereon being conclusive evidence of their approval thereof:

- (a) Indenture;
- (b) Base Lease Agreement;
- (c) Lease Agreement; and
- (d) Bond Purchase Agreement dated the date set forth therein, among the Issuer, the Company and the Company, as Purchaser.

Section 4. Execution of Bond and Documents. The Mayor/CEO of the Issuer is hereby authorized and directed to execute the Bonds and to deliver the Bonds to the Trustee for authentication for and on behalf of and as the act and deed of the Issuer in the manner provided in the Indenture. The Mayor/CEO (or, in the Mayor/CEO’s absence, the acting Mayor/CEO) and the County Administrator of the Issuer, as applicable, are hereby authorized and directed to execute the Bonds, the Bond Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance, for and on behalf of and as the act and deed of the Issuer. The Clerk of the Issuer is hereby authorized and directed to attest to and affix the seal of the Issuer to the Bonds, the Bond Documents and such other documents, certificates and instruments as may be necessary.

Section 5. Pledge of the Project and Net Lease Rentals. The Issuer hereby pledges the Project and the net rentals generated under the Lease Agreement to the payment of the Bonds in accordance with K.S.A. 12-1744. The lien created by the pledge will be discharged when all of the Bonds are paid or deemed to have been paid under the Indenture.

Section 6. Further Authority. The Issuer shall, and the officers, employees and agents of the Issuer and the Issuer’s Bond Counsel, Gilmore & Bell, P.C. are hereby authorized and directed to, take such action, expend such funds and execute such other documents, certificates and instruments as may be necessary

or desirable to carry out and comply with the intent of this Ordinance and to carry out, comply with and perform the duties of the Issuer with respect to the Bonds and the Bond Documents.

Section 7. Electronic Transactions. The issuance of the Bonds and the transactions related thereto and described herein may be conducted and documents may be stored by electronic means. All closing documents, certificates, and related instruments may be executed by electronic transmission. Copies, telecopies, facsimiles, electronic files and other reproductions of original executed documents (or documents executed by electronic transmission) shall be deemed to be authentic and valid counterparts of such documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law.

Section 8. Effective Date. This Ordinance shall take effect and be in force from and after its passage by the governing body, approval by the Mayor/CEO and publication of the Ordinance or a summary thereof in the official Issuer newspaper.

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PASSED by the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas, on June 18, 2026 and **APPROVED AND SIGNED** by the Mayor/CEO.

Christal Watson, Mayor/CEO

[SEAL]

ATTEST:

Monica L. Sparks, Unified Government Clerk

APPROVED AS TO FORM:

Office of Chief Counsel

(Published in *The Wyandotte Echo* on June __, 2026)

SUMMARY OF ORDINANCE NO. O-____-26

On June 18, 2026, the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas, passed an ordinance entitled:

AN ORDINANCE AUTHORIZING THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, TO ISSUE TAXABLE INDUSTRIAL REVENUE BONDS (FLYING TRUSS, LLC PROJECT), SERIES 2026, IN A PRINCIPAL AMOUNT NOT TO EXCEED \$17,000,000, FOR THE PURPOSE OF PROVIDING FUNDS TO PAY THE COST OF ACQUIRING, PURCHASING, CONSTRUCTING, INSTALLING AND EQUIPPING A MULTI-PURPOSE COMMERCIAL PROJECT, INCLUDING LAND, BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES, MACHINERY AND EQUIPMENT FOR THE BENEFIT OF FLYING TRUSS, LLC, ITS SUCCESSORS AND ASSIGNS; AUTHORIZING THE UNIFIED GOVERNMENT TO ENTER INTO CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION WITH THE ISSUANCE OF SAID BONDS (SALES TAX EXEMPTION ONLY).

The Bonds approved by the Ordinance are being issued in the maximum principal amount stated therein for the purpose of acquiring, purchasing, constructing, furnishing, installing, and equipping a multi-purpose commercial project for Flying Truss, LLC, a Missouri limited liability company, and constitute limited obligations of the Unified Government payable solely from the sources and in the manner as provided in the Indenture, and shall be secured by a transfer, pledge and assignment of and a grant of a security interest in the Trust Estate (as defined in the Indenture) to the Trustee and in favor of the owners of the Series 2026 Bonds, as provided in the Indenture. A complete text of the Ordinance may be obtained or viewed free of charge at the office of the Unified Government Clerk, 701 North 7th Street, Kansas City, Kansas. A reproduction of the Ordinance is available for not less than 7 days following the publication date of this Summary at www.wycokck.org.

This Summary is hereby certified to be legally accurate and sufficient pursuant to the laws of the State of Kansas.

DATED: June 18, 2026.

Office of Chief Counsel

RESOLUTION NO. R- 2524

RESOLUTION AMENDING RESOLUTION NO. R-27-22 PREVIOUSLY ADOPTED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, DETERMINING ITS INTENT TO ISSUE INDUSTRIAL REVENUE BONDS TO FINANCE THE COSTS OF ACQUIRING, CONSTRUCTING, IMPROVING AND EQUIPPING A MULTI-PURPOSE COMMERCIAL PROJECT FOR THE BENEFIT OF FLYING TRUSS, LLC, AND ITS SUCCESSORS AND ASSIGNS (SALES EXEMPTION ONLY)

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the “Unified Government”), desires to promote, stimulate and develop the general welfare and economic prosperity of the Unified Government and its inhabitants and thereby to further promote, stimulate and develop the general welfare and economic prosperity of the State of Kansas; and

WHEREAS, the Unified Government is authorized and empowered under the provisions of K.S.A. 12-1740 to 12-1749d, inclusive (the “Act”), to issue industrial revenue bonds to pay the cost of certain facilities (as defined in the Act) for the purposes set forth in the Act, and to lease such facilities to private persons, firms or corporations; and

WHEREAS, the Unified Government adopted Resolution No. R-27-22 on June 30, 2022 (the “Original Resolution of Intent”) determining the intent of the governing body to issue its industrial revenue bonds (the “Bonds”) in the aggregate amount not to exceed \$13,000,000, to finance the costs of acquiring, constructing, and equipping a multi-purpose commercial project generally located at the Rock Island Railroad Bridge (the “Project”) for the benefit of Flying Truss, LLC, a Missouri limited liability company (the “Company”); and

WHEREAS, the governing body, at the request of the Company, desires to amend the Original Resolution of Intent to increase the aggregate amount of the Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

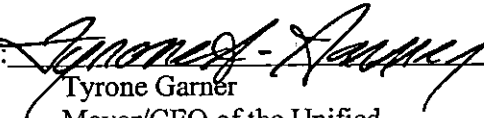
Section 1. Intent to Increase the Authorized Amount of Bonds. The governing body of the Unified Government hereby determines and declares the intent of the Unified Government to acquire, construct and equip the Project out of the proceeds of the Bonds of the Unified Government in the principal amount of not to exceed \$17,000,000, to be issued pursuant to the Act. All references to the authorized amount of Bonds in the Original Resolution of Intent are hereby amended to refer to \$17,000,000.

Section 2. Effectiveness of Original Resolution of Intent. Except as amended herein, all other provisions of the Original Resolution of Intent are hereby ratified and shall remain in full force and effect.

Section 3. Further Action. Counsel to the Unified Government and Gilmore & Bell, P.C., Bond Counsel for the Unified Government, together with the officers and employees of the Unified Government, are hereby authorized to work with the purchaser of the Bonds, the Company, their respective counsel and others, to prepare for submission to and final action by the Unified Government all documents necessary to effect the authorization, issuance and sale of the Bonds and other actions contemplated hereunder.


Section 4. Effective Date. This Resolution shall take effect and be in full force immediately after its adoption by the governing body of the Unified Government.

ADOPTED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS ON MAY 30, 2024.

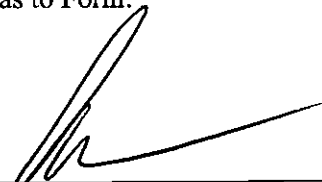
By: 
Tyrone Garner
Mayor/CEO of the Unified
Government of Wyandotte County/
Kansas City, Kansas

[SEAL]

ATTEST:

By: 
Monica Sparks (Interim)
Interim Unified Government Clerk

Approved as to Form:

By: 
Office of Chief Counsel

RESOLUTION NO. R-27-22

RESOLUTION DETERMINING THE INTENT OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, TO ISSUE ITS INDUSTRIAL REVENUE BONDS IN THE AMOUNT OF NOT TO EXCEED \$13,000,000 TO FINANCE THE COSTS OF ACQUIRING, CONSTRUCTING, IMPROVING AND EQUIPPING A MULTI-PURPOSE COMMERCIAL PROJECT FOR THE BENEFIT OF FLYING TRUSS, LLC, AND ITS SUCCESSORS AND ASSIGNS (SALES EXEMPTION ONLY)

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government"), desires to promote, stimulate and develop the general welfare and economic prosperity of the Unified Government and its inhabitants and thereby to further promote, stimulate and develop the general welfare and economic prosperity of the State of Kansas; and

WHEREAS, the Unified Government is authorized and empowered under the provisions of K.S.A. 12-1740 to 12-1749d, inclusive (the "Act"), to issue industrial revenue bonds to pay the cost of certain facilities (as defined in the Act) for the purposes set forth in the Act, and to lease such facilities to private persons, firms or corporations; and

WHEREAS, Flying Truss, LLC, a Missouri limited liability company (the "Company"), has submitted to the Unified Government an Application for the Issuance of Industrial Revenue Bonds (the "Application") requesting that the Unified Government finance the cost of acquiring, constructing and equipping a multi-purpose commercial project generally located at the Rock Island Railroad Bridge, as more fully described in the Application (collectively, the "Project") through the issuance of its industrial revenue bonds in one or more series in the amount of not to exceed \$13,000,000 (the "Bonds"), and to lease the Project to the Company, or its successors and assigns, in accordance with the Act; and

WHEREAS, it is hereby found and determined to be advisable and, in the interest, and for the welfare of the Unified Government and its inhabitants that the Unified Government finance the costs of the Project by the issuance of the Bonds under the Act in a principal amount of not to exceed \$13,000,000, said Bonds to be payable solely out of rentals, revenues and receipts derived from the lease of the Project by the Unified Government to the Company.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. Approval of Project. The governing body of the Unified Government hereby finds and determines that the acquiring, constructing, improving and equipping of the Project will promote the general welfare and economic prosperity of the Unified Government, and the issuance of the Bonds to pay the costs of the Project will be in furtherance of the public purposes set forth in the Act. The Project shall be generally located at the Rock Island Railroad Bridge located in the corporate boundaries of the Unified Government, as further described in the Application.

Section 2. Intent to Issue Bonds. The governing body of the Unified Government hereby determines and declares the intent of the Unified Government to acquire, construct and equip the Project out of the proceeds of the Bonds of the Unified Government in the principal amount of not to exceed \$13,000,000, to be issued pursuant to the Act.

Section 3. Provision for the Bonds. Subject to the conditions of this Resolution, the Unified Government expresses its intent to (i) issue the Bonds to pay the costs of acquiring, constructing, improving and equipping the Project, with such maturities, interest rates, redemption terms and other provisions as may be determined by ordinance of the Unified Government; (ii) provide for the lease (with an option to purchase) of the Project to the Company; and (iii) to effect the foregoing, adopt such resolutions and ordinances and authorize the execution and delivery of such instruments and the taking of such action as may be necessary or advisable for the authorization and issuance of the Bonds by the Unified Government and take or cause to be taken such other action as may be required to implement the aforesaid.

Section 4. Conditions to Issuance. The issuance of the Bonds and the execution and delivery of any documents related to the Bonds are subject to: (i) obtaining any necessary governmental approvals; (ii) agreement by the Unified Government, the Company and the purchaser of the Bonds upon (a) mutually acceptable terms for the Bonds and for the sale and delivery thereof, and (b) mutually acceptable terms and conditions of any documents related to the issuance of the Bonds and the Project; (iii) the Company's compliance with the Unified Government's policy relating to the issuance of industrial revenue bonds; (iv) the passage and publication of an Ordinance authorizing the issuance of the Bonds; and (v) Company's payment of all of the costs of issuance related to the issuance of the Bonds.

Section 5. Sale of the Bonds. The sale of the Bonds shall be the sole responsibility of the Company; provided, however, arrangements for the sale of the Bonds shall be acceptable to the Unified Government.

Section 6. Limited Obligations of the Unified Government. The Bonds and the interest thereon shall be special, limited obligations of the Unified Government payable solely out of the amounts derived by the Unified Government under a Lease Agreement with respect to the Bonds and as provided herein and are secured by a transfer, pledge and assignment of and a grant of a security interest in the trust estate to the trustee for the Bonds and in favor of the owners of the Bonds, all as provided in the Indenture. The Bonds shall not constitute a general obligation of the Unified Government, the State or of any other political subdivision thereof within the meaning of any State constitutional provision or statutory limitation and shall not constitute a pledge of the full faith and credit of the Unified Government, the State or of any other political subdivision thereof and shall not be payable in any manner by taxation, but shall be payable solely from the funds provided for as provided in the Indenture. The issuance of the Bonds shall not, directly, indirectly or contingently, obligate the Unified Government, the State or any other political subdivision thereof to levy any form of taxation therefor or to make any appropriation for their payment.

Section 7. Authorization to Proceed. The Company is hereby authorized to proceed with the acquiring, constructing and equipping of the Project, including the necessary planning and engineering for the Project and entering into of contracts and purchase orders in connection therewith, and to advance such funds as may be necessary to accomplish such purposes, and, to the extent permitted by law and upon compliance with the other requirements of this Resolution, the Unified Government will reimburse the Company for all expenditures paid or incurred therefor out of the proceeds of the Bonds.

Section 8. No Reliance on Resolution. Kansas law provides that the Unified Government may only issue the Bonds by passage of an Ordinance and compliance with other state law requirements. The Unified Government has not yet passed an Ordinance for the Bonds. This Resolution only evidences the intent of the current governing body to issue the Bonds for the Project. The Company should not construe the adoption of this Resolution as a promise or guarantee that the Ordinance for the Bonds will be passed or that the Project will be approved.

Section 9. Termination of Resolution. This Resolution shall terminate three (3) years from the date of the adoption of this Resolution unless (i) the Bonds have been issued for the Project or (ii) a building permit

has been issued by the Unified Government for the Project. The Unified Government, upon the written request of the Company, may extend this time period.

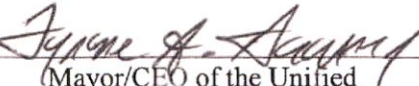
Section 10. Benefit of Resolution. This Resolution will inure to the benefit of the Unified Government and the Company. The Unified Government may, at the prior written request of the Company, assign all or a portion of the Company's interest in this Resolution to another entity, and such assignee will be entitled to the benefits of the portion of this Resolution assigned and the proceedings related hereto.

Section 11. Further Action. Counsel to the Unified Government and Gilmore & Bell, P.C., Bond Counsel for the Unified Government, together with the officers and employees of the Unified Government, are hereby authorized to work with the purchaser of the Bonds, the Company, their respective counsel and others, to prepare for submission to and final action by the Unified Government all documents necessary to effect the authorization, issuance and sale of the bonds and other actions contemplated hereunder.

Section 12. Effective Date. This Resolution shall take effect and be in full force immediately after its adoption by the governing body of the Unified Government.


[Remainder of page intentionally blank.]

ADOPTED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS ON JUNE 30, 2022.

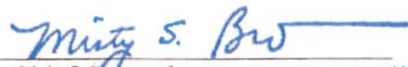
By: 
(Mayor/CEO of the Unified
Government of Wyandotte County/
Kansas City, Kansas

[SEAL]

ATTEST:

By: 
Unified Government Clerk (Acting)

Approved as to Form:

By: 
Chief Counsel



COMMUNITY ACTION CENTER
211712

Staff Request for Commission Action

Tracking No. 211712

Full Commission Meeting Date: 6/30

Committee: Economic Development & Finance

Date of Standing Committee Action: 6/6
(If none, please explain):

Publication Required: No

<u>Date:</u>	<u>Contact Name:</u>	<u>Contact Phone:</u>	<u>Contact Email:</u>	<u>Department/Division:</u>
06/22/2022	Katherine Carttar	x5176	kcarttar@wycokck.org	Economic Development

Item Description:
Resolution of Intent to Issue Industrial Revenue Bonds in the amount not to exceed \$13,000,000 to finance the costs of acquiring, constructing, improving and equipping a multi-purpose commercial project for the benefit of Flying Truss, LLC. The benefit of the bonds would be to provide the project with sales tax exemption on construction materials only.

Action Requested:
Approval and move to FC 6/30

Budget Impact: (if applicable)

Amount:

Source:

Included In Budget:

Other (explain):

Attachments List:

Resolution of Intent (UG - Flying Truss)



Report to

APPROVED BY
UNIFIED BOARD OF COMMISSIONERS
MAY 30 2024

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 2px;"> Jeffrey Conway, Assistant Counsel </div> jconway@wycokck.org x5075	Finance
AGENDA ITEM #		
RESOLUTION: ROCK ISLAND BRIDGE IRB AMENDMENT		
BACKGROUND		
Amending the Resolution of Intent to issue Industrial Revenue Bonds for the benefit of Flying Truss, LLC for the Rock Island Bridge. The previous resolution of intent was approved June 30, 2022 with the adoption of R-27-22 which specified an amount not to exceed \$13,000,000. This amendment increases the amount to \$17,000,000.		
RECOMMENDATION		
Approve		
April 29th ED/F + May 30 Full Commission		
Approve the resolution		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
None		
IT/POLICY CONSIDERATIONS		
None		
PROCUREMENT CONSIDERATIONS		
None		
LEGAL CONSIDERATIONS		
None		
ATTACHMENTS		
Amended Resolution of Intent - Flying Truss (UG), R-27-22		

Approved by Mayor and/or Chair and Administrator to add to agenda.

[Signature] 4/16/2024

[Signature] 4/16/2024

RESOLUTION NO. R-27-22

RESOLUTION DETERMINING THE INTENT OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, TO ISSUE ITS INDUSTRIAL REVENUE BONDS IN THE AMOUNT OF NOT TO EXCEED \$13,000,000 TO FINANCE THE COSTS OF ACQUIRING, CONSTRUCTING, IMPROVING AND EQUIPPING A MULTI-PURPOSE COMMERCIAL PROJECT FOR THE BENEFIT OF FLYING TRUSS, LLC, AND ITS SUCCESSORS AND ASSIGNS (SALES EXEMPTION ONLY)

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government"), desires to promote, stimulate and develop the general welfare and economic prosperity of the Unified Government and its inhabitants and thereby to further promote, stimulate and develop the general welfare and economic prosperity of the State of Kansas; and

WHEREAS, the Unified Government is authorized and empowered under the provisions of K.S.A. 12-1740 to 12-1749d, inclusive (the "Act"), to issue industrial revenue bonds to pay the cost of certain facilities (as defined in the Act) for the purposes set forth in the Act, and to lease such facilities to private persons, firms or corporations; and

WHEREAS, Flying Truss, LLC, a Missouri limited liability company (the "Company"), has submitted to the Unified Government an Application for the Issuance of Industrial Revenue Bonds (the "Application") requesting that the Unified Government finance the cost of acquiring, constructing and equipping a multi-purpose commercial project generally located at the Rock Island Railroad Bridge, as more fully described in the Application (collectively, the "Project") through the issuance of its industrial revenue bonds in one or more series in the amount of not to exceed \$13,000,000 (the "Bonds"), and to lease the Project to the Company, or its successors and assigns, in accordance with the Act; and

WHEREAS, it is hereby found and determined to be advisable and, in the interest, and for the welfare of the Unified Government and its inhabitants that the Unified Government finance the costs of the Project by the issuance of the Bonds under the Act in a principal amount of not to exceed \$13,000,000, said Bonds to be payable solely out of rentals, revenues and receipts derived from the lease of the Project by the Unified Government to the Company.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. Approval of Project. The governing body of the Unified Government hereby finds and determines that the acquiring, constructing, improving and equipping of the Project will promote the general welfare and economic prosperity of the Unified Government, and the issuance of the Bonds to pay the costs of the Project will be in furtherance of the public purposes set forth in the Act. The Project shall be generally located at the Rock Island Railroad Bridge located in the corporate boundaries of the Unified Government, as further described in the Application.

Section 2. Intent to Issue Bonds. The governing body of the Unified Government hereby determines and declares the intent of the Unified Government to acquire, construct and equip the Project out of the proceeds of the Bonds of the Unified Government in the principal amount of not to exceed \$13,000,000, to be issued pursuant to the Act.

Section 3. Provision for the Bonds. Subject to the conditions of this Resolution, the Unified Government expresses its intent to (i) issue the Bonds to pay the costs of acquiring, constructing, improving and equipping the Project, with such maturities, interest rates, redemption terms and other provisions as may be determined by ordinance of the Unified Government; (ii) provide for the lease (with an option to purchase) of the Project to the Company; and (iii) to effect the foregoing, adopt such resolutions and ordinances and authorize the execution and delivery of such instruments and the taking of such action as may be necessary or advisable for the authorization and issuance of the Bonds by the Unified Government and take or cause to be taken such other action as may be required to implement the aforesaid.

Section 4. Conditions to Issuance. The issuance of the Bonds and the execution and delivery of any documents related to the Bonds are subject to: (i) obtaining any necessary governmental approvals; (ii) agreement by the Unified Government, the Company and the purchaser of the Bonds upon (a) mutually acceptable terms for the Bonds and for the sale and delivery thereof, and (b) mutually acceptable terms and conditions of any documents related to the issuance of the Bonds and the Project; (iii) the Company's compliance with the Unified Government's policy relating to the issuance of industrial revenue bonds; (iv) the passage and publication of an Ordinance authorizing the issuance of the Bonds; and (v) Company's payment of all of the costs of issuance related to the issuance of the Bonds.

Section 5. Sale of the Bonds. The sale of the Bonds shall be the sole responsibility of the Company; provided, however, arrangements for the sale of the Bonds shall be acceptable to the Unified Government.

Section 6. Limited Obligations of the Unified Government. The Bonds and the interest thereon shall be special, limited obligations of the Unified Government payable solely out of the amounts derived by the Unified Government under a Lease Agreement with respect to the Bonds and as provided herein and are secured by a transfer, pledge and assignment of and a grant of a security interest in the trust estate to the trustee for the Bonds and in favor of the owners of the Bonds, all as provided in the Indenture. The Bonds shall not constitute a general obligation of the Unified Government, the State or of any other political subdivision thereof within the meaning of any State constitutional provision or statutory limitation and shall not constitute a pledge of the full faith and credit of the Unified Government, the State or of any other political subdivision thereof and shall not be payable in any manner by taxation, but shall be payable solely from the funds provided for as provided in the Indenture. The issuance of the Bonds shall not, directly, indirectly or contingently, obligate the Unified Government, the State or any other political subdivision thereof to levy any form of taxation therefor or to make any appropriation for their payment.

Section 7. Authorization to Proceed. The Company is hereby authorized to proceed with the acquiring, constructing and equipping of the Project, including the necessary planning and engineering for the Project and entering into of contracts and purchase orders in connection therewith, and to advance such funds as may be necessary to accomplish such purposes, and, to the extent permitted by law and upon compliance with the other requirements of this Resolution, the Unified Government will reimburse the Company for all expenditures paid or incurred therefor out of the proceeds of the Bonds.

Section 8. No Reliance on Resolution. Kansas law provides that the Unified Government may only issue the Bonds by passage of an Ordinance and compliance with other state law requirements. The Unified Government has not yet passed an Ordinance for the Bonds. This Resolution only evidences the intent of the current governing body to issue the Bonds for the Project. The Company should not construe the adoption of this Resolution as a promise or guarantee that the Ordinance for the Bonds will be passed or that the Project will be approved.

Section 9. Termination of Resolution. This Resolution shall terminate three (3) years from the date of the adoption of this Resolution unless (i) the Bonds have been issued for the Project or (ii) a building permit

has been issued by the Unified Government for the Project. The Unified Government, upon the written request of the Company, may extend this time period.


Section 10. Benefit of Resolution. This Resolution will inure to the benefit of the Unified Government and the Company. The Unified Government may, at the prior written request of the Company, assign all or a portion of the Company's interest in this Resolution to another entity, and such assignee will be entitled to the benefits of the portion of this Resolution assigned and the proceedings related hereto.

Section 11. Further Action. Counsel to the Unified Government and Gilmore & Bell, P.C., Bond Counsel for the Unified Government, together with the officers and employees of the Unified Government, are hereby authorized to work with the purchaser of the Bonds, the Company, their respective counsel and others, to prepare for submission to and final action by the Unified Government all documents necessary to effect the authorization, issuance and sale of the bonds and other actions contemplated hereunder.

Section 12. Effective Date. This Resolution shall take effect and be in full force immediately after its adoption by the governing body of the Unified Government.

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ADOPTED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS ON JUNE 30, 2022.


By: 
(Mayor/CEO of the Unified
Government of Wyandotte County/
Kansas City, Kansas

[SEAL]

ATTEST:

By: 
Unified Government Clerk (Acting)

Approved as to Form:

By: 
Chief Counsel



Staff Request for Commission Action

Tracking No. 211712

Full Commission Meeting Date: 6/30

Committee: Economic Development & Finance

Date of Standing Committee Action: 6/6
(If none, please explain):

Publication Required: No

<u>Date:</u>	<u>Contact Name:</u>	<u>Contact Phone:</u>	<u>Contact Email:</u>	<u>Department/Division:</u>
06/22/2022	Katherine Carttar	x5176	kcarttar@wycokck.org	Economic Development

Item Description:
Resolution of Intent to Issue Industrial Revenue Bonds in the amount not to exceed \$13,000,000 to finance the costs of acquiring, constructing, improving and equipping a multi-purpose commercial project for the benefit of Flying Truss, LLC. The benefit of the bonds would be to provide the project with sales tax exemption on construction materials only.

Action Requested:
Approval and move to FC 6/30

Budget Impact: (if applicable)
Amount:
Source:
Included In Budget:
Other (explain):

Attachments List:
Resolution of Intent (UG - Flying Truss)

FLYING TRUSS – ROCK ISLAND BRIDGE INDUSTRIAL REVENUE BONDS

Location: 112 SW 7th Street, Suite 3C, Topeka, Kansas
66603

Date: 6/4/26

Staff: Shelley Kneuvean, Chief Financial Officer, Unified
Government of Wyandotte County and City of
Kansas City Kansas

ACTION REQUEST: Approve the Ordinance submitted to the Mayor and Commission for consideration to authorize issuance of the Industrial Revenue Bonds (IRBs) consistent with the development agreement and resolutions of intent previously adopted by the Commission.

RECOMMENDATION: Staff recommend the Ordinance be passed.

Project Summary

The Rock Island Bridge was constructed in 1905 as part of the Stockyards District located on both sides of the Kansas (Kaw) River. The Unified Government (UG) acquired the bridge from the City of Kansas City Missouri in 2022, and the UG formed a public/private partnership to repurpose the bridge as a retail and commercial development in 2021/2022. A private company, Flying Truss LLC, has a long-term lease of the bridge for the commercial uses.

In addition to development on the bridge structure, the overall project includes parking lot improvements on both sides of the river, trails, and public gathering spaces constructed by the Public Works & Parks and Recreation Departments.

The project is funded by a variety of funding sources including the Tourism & Guest Tax Fund, a tax increment financing district (Riverfront TIF), and a community improvement district (Kaw River CID), grants, and private investment. As part of the financing, the UG approved Res. 27-22 on June 30, 2022, and Res. 25-24 on May 30, 2024 (collectively, the “Resolution of Intent”), formally expressing its intent to issue IRBs to provide for a sales tax exemption during the construction of the project.

The IRBs were authorized in the amount not to exceed \$17 million for the project generally located at the Rock Island Railroad Bridge, and all related improvements for Flying Truss LLC including land, buildings, structures, improvements, fixtures, furnishings, machinery and equipment. The IRBs provide a sales tax exemption on the construction only and the agreement does not include a property tax abatement.

Location of Project



Financial Impacts

- **Sales Tax Exemption:** The IRBs will allow for sales tax exemptions on materials and labor during the construction of the investment at the Project. K.S.A. 79-3606 exempts the cost of building material and labor, as well as fixed items of machinery and equipment, from state and local sales taxes.
- **Costs of Issuance:** The costs of issuance of the IRBs are paid by Flying Truss LLC; no costs are paid by the Unified Government.

- **Repayment/Credit risk:** The Unified Government is not obligated to make debt service payments on the IRBs, and the IRBs create no credit risk to the Unified Government.
- **Community Benefit Ordinance Contribution:** \$57,500 of which 50% goes to the Community Benefit Fund upon closing of the bonds, or \$28,750.

Action Item

Passage of the Ordinance will permit issuance of the IRBs and payment to the Unified Government of the IRB origination fee, all as contemplated by the development agreement and Resolution of Intent.



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 2px;">Jud Knapp, Land Bank Manager</div> jknapp@wycokck.org x5472	Economic Development
AGENDA ITEM #10.2.		
RESOLUTION AND ORDINANCE: NEIGHBORHOOD REVITALIZATION ACT (NRA) PLAN RENEWAL		
BACKGROUND		
To renew the Neighborhood Revitalization Act Plan for 2026–2030 and adopt updates to program boundaries, participating taxing jurisdictions, and rebate percentages.		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
N/A		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Resolution approving plan, 2026-2030 UG NRA Area Plan - FINAL V2, INTERLOCAL AGREEMENT_Neighborhood Revitalization Act Area Plan_UG_KCKCC_USD202-204-500_04212026_SIGNED		

Approved by Mayor/Administrator to add to agenda.

(Published in *The Wyandotte Echo* on _____, 2026)

ORDINANCE NO. O - _____ -26

RESOLUTION NO. R- _____ -26

A JOINT ORDINANCE AND RESOLUTION APPROVING THE DESIGNATION OF NEIGHBORHOOD REVITALIZATION AREAS AND ADOPTING THE 2026-2030 NEIGHBORHOOD REVITALIZATION PLAN.

WHEREAS, K.S.A. 12-17,114 *et. seq.* (the “Act”) authorizes the governing body of any city or county to designate areas as neighborhood revitalization areas within such jurisdiction, and to adopt a plan (“Plan”) for the revitalization of such areas;

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the “Unified Government”) intends to designate areas as neighborhood revitalization areas, and adopt a Plan for the areas encompassing Bonner Springs/Edwardsville USD 204, Kansas City, Kansas USD 500, and the Kansas City, Kansas Community College; and

WHEREAS, the Act provides that prior to designating areas as neighborhood revitalization areas and adoption of a Plan, the governing body shall, by resolution, direct and order a public hearing thereon, and to give notice of the hearing by at least two publications, once each week for two consecutive weeks in the official newspaper; and

WHEREAS, notice of the February 19, 2026, public hearing was provided for by publication in the Wyandotte Echo on February 12, 2026, and February 19, 2026; and

WHEREAS, a public hearing regarding designating areas as neighborhood revitalization areas and adoption of a Plan was held on February 19, 2026; and

WHEREAS, the Governing Body hereby desires to approve the designation of the Neighborhood Revitalization Areas and adopt the 2026-2030 Neighborhood Plan, as shown in Exhibit 1 attached hereto.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

SECTION 1. Designation of Neighborhood Revitalization Area. The Governing Body hereby designates and approves the Neighborhood Revitalization Areas, in substantially the form as shown in Exhibit 1 attached hereto.

SECTION 2. Adopting of Neighborhood Revitalization Plan. The Governing Body hereby adopts the 2026-2030 Neighborhood Revitalization Plan, in substantially the form as shown in Exhibit 1 attached hereto.

SECTION 3. Execution of Interlocal Agreements. The Mayor/CEO is authorized to execute, in the name of the Unified Government, the Interlocal Agreement with Kansas City, Kansas Unified School District 500, Bonner Springs/Edwardsville School District 204, and the Kansas City, Kansas Community College to effectuate the purposes and intent of this Joint Ordinance and Resolution, in substantially the form shown in Exhibit 2, attached hereto. Additionally, the County Administrator and all Unified Government employees are authorized to take such actions as are necessary and proper to effectuate the purposes and intent of this Joint Ordinance and Resolution.

SECTION 4. Effective Date. This Joint Ordinance and Resolution shall be effective upon approval and adoption by the Governing Body and publication in the *Wyandotte Echo*.

APPROVED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS _____ DAY OF _____ 2026.

Christal E. Watson, Mayor/CEO

Attest:

Monica Sparks, Unified Government Clerk

Approved as to form:

Wendy M. Green, Deputy Chief Counsel

EXHIBIT 1

**Unified Government of Wyandotte County/Kansas City, Kansas
Neighborhood Revitalization Act (NRA) Area Plan**

EXHIBIT 2

Interlocal Agreement

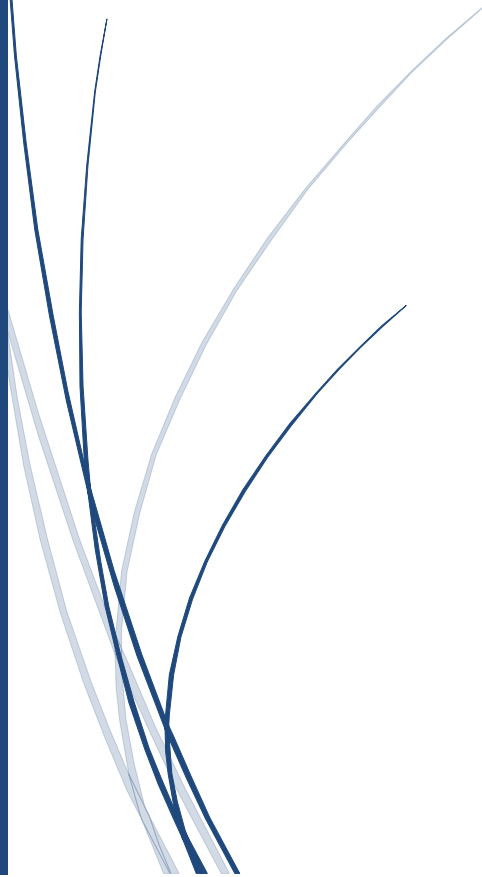


Unified Government of
Wyandotte County/
Kansas City, KS 66101
(913) 573-5730

2026 - 2030

Unified Government of Wyandotte County/Kansas City, Kansas

Neighborhood Revitalization Act (NRA) Area Plan





Unified Government of
Wyandotte County
Kansas City, KS 66101
(913) 573-5730

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Unified Government of
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UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY KANSAS

NRA Plan 2026 - 2030

I. Purpose

This Plan is intended to promote revitalization through the rehabilitation, conservation, or redevelopment of designated Areas to protect the public health, safety, and welfare of Wyandotte County residents. More specifically, a tax rebate incentive will be available for certain improvements within the designated Areas.

In accordance with the provisions of the Neighborhood Revitalization Act (NRA), K.S.A. 12-17, 114 et seq., the Unified Government Commission has held a public hearing and considered the existing conditions and alternatives, with respect to the designated Areas, the criteria and standards for a tax rebate, and the necessity for interlocal cooperation among other taxing units. Accordingly, the Commission has carefully reviewed, evaluated, and determined the Areas meet one or more of the conditions to be designated as a “neighborhood revitalization area.”

Interlocal cooperation between the Unified Government, Kansas City Kansas Unified School District 500, Bonner Springs/Edwardsville School District 204, and the Kansas City Kansas Community College is a requirement for the implementation of the Plan. Therefore, the effective eligible date is January 1, 2026.



II. Map of the NRA Plan Areas and Legal Descriptions

See Exhibit A.

III. Appraised and Assessed Valuation of Real Property

The assessed valuation of the real estate contained in the designated Areas is listed for each parcel with land and building values provided separately. The listing is available for public inspection at the Unified Government Clerk’s Office located on the 3rd Floor of the Municipal Office Building at 701 North 7th Street, Suite 323, Kansas City, Kansas 66101. The listing may be inspected during regular business hours, or any time on the Unified Government website at www.wycokck.org.

The appraised and assessed valuation for the parcels contained within each Area is as follows:

	Appraised		
	Land Value	Improvement Value	Total Value
Area 1	\$ 665,606,890	\$ 3,087,391,870	\$ 3,752,998,760
Area 2	\$ 1,055,095,297	\$ 5,436,097,990	\$ 6,491,193,287
Area 2 – State Avenue East Corridor	\$ 8,228,400	\$ 46,368,830	\$ 54,597,230
Area 2 – State Avenue West Corridor	\$ 6,560,830	\$ 96,992,150	\$ 103,552,980
Area 2 – Leavenworth Road Corridor	\$ 15,070,240	\$ 108,747,800	\$ 123,818,040
Area 3	\$ 46,526,010	\$ 98,895,040	\$ 145,421,050

	Assessed		
	Land Value	Improvement Value	Total Value
Area 1	\$ 105,258,396	\$ 370,879,205	\$ 476,137,601
Area 2	\$ 128,421,287	\$ 569,338,256	\$ 697,759,543
Area 2 – State Avenue East Corridor	\$ 1,475,670	\$ 6,227,262	\$ 7,702,932
Area 2 – State Avenue West Corridor	\$ 1,487,674	\$ 20,190,126	\$ 21,677,800
Area 2 – Leavenworth Road Corridor	\$ 2,206,456	\$ 8,289,525	\$ 10,495,981
Area 3	\$ 7,292,266	\$ 17,307,314	\$ 24,599,580



IV. Listing of Owners of Record in the NRA Plan Areas

The owner of record for each parcel of land is listed together with the corresponding address and is available for public inspection during regular business hours at the Unified Government Clerk's Office, subject to redactions for privacy as provided for by State law.

V. General Eligibility Requirements for NRA Tax Rebate

- The NRA tax rebate percentage is based on the taxes levied by participating NRA taxing entities within the NRA Areas.
- Liquor stores, bars and establishments that sell alcohol with less than 50% in food sales are **not** eligible.
- Improving existing structures or construction of accessory structures such as gazebos, storage buildings, workshops, barns, or swimming pools are **not** eligible.
- The addition of or rehabilitation of a mobile home is **not** eligible.
- Garages are eligible.
- An individual project cannot receive IRB or EDX. However, a project may receive an IRB for sales tax exemption.
- See the NRA criteria matrices in this section for terms.

A. Residential Improvements

- New construction or rehabilitation of a structure.
- NRA projects are limited to Three Million and 00/100 Dollars (\$3,000,000.00) in construction costs.
- Tax credits may be used in addition to the NRA tax rebate in certain situations.

Single-family, Duplex, and Townhomes (New or Rehabilitation):

- Single-family detached on one (1) parcel.
- Duplex on one (1) parcel is considered one (1) single duplex.
- Duplex on two (2) parcels is considered single-family attached.
- Townhomes with three (3) units on three (3) parcels are considered single-family attached.

- NOTE:** All the above must be owner-occupied with the exception of a single duplex, or properties where a contract for deed has been filed with the Register of Deeds
- Unlimited transfer of the original application during the term of the rebate.
 - There is no application fee for single-family, duplex, and townhouse residential improvements (both new and rehabilitation).



Multi-family Structure Projects (New or Rehabilitation):

- Subject to approval by the District Commissioner and At-Large Commissioner for proposed projects.
- Multi-family structures are considered three (3) or more units on one (1) parcel.
- Townhomes on one (1) parcel with three (3) or more units are considered multi-family.
- Application fees for multi-family new construction, rehabilitation, and expansion:
 1. All projects have a minimum fee of Five Hundred and 00/100 Dollars (\$500.00).
 2. The application fee is waived for Land Bank properties.
 3. Application fees are non-refundable.

All residential improvements located in the NRA Plan Areas, as may be permitted by the Unified Government Code of Ordinances (including zoning ordinances) may be eligible for the NRA tax rebate.

Tax Increment Financing (TIF):

- NRA projects are ineligible within TIF districts.



Unified Government of
 Wyandotte County
 Kansas City, KS 66101
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NRA Residential Criteria

Area	Type of Investment	Minimum Value	Rebate	Yrs.
1	Single-family detached, Duplex single-family attached, and Townhomes single-family attached (Owner-Occupied), and Single Duplex – Rehabilitation	15% assessed value	95%	10
	Multi-family – Rehabilitation	15% assessed value	95%	10
	Historical Structures Owner/Rental – Rehabilitation	15% assessed value	100%	10
	Single-family detached, Duplex single-family attached, and Townhomes single-family attached (Owner-Occupied), and Single Duplex – New	15% assessed value	75%	10
	Multi-family – New	15% assessed value	75%	10
2 & 3	Single-family detached, Duplex single-family attached, and Townhomes single-family attached (Owner Occupied), and Single Duplex – Rehabilitation	15% assessed value	95%	5
	Multi-family – Rehabilitation	15% assessed value	95%	5
	Historic Structures Owner Occupied – Rehabilitation	15% assessed value	100%	5
	Single-family detached, Duplex single-family attached, and Townhomes single-family attached (Owner Occupied), and Single Duplex – New	15% assessed value	75%	5
	Multi-family – New	15% assessed value	75%	5



B. Commercial, Office, Industrial, Retail, and Mixed-Use Improvements

- New construction, rehabilitation, or expansion of a structure.
- NRA projects are under Ten Million and 00/100 Dollars (\$10,000,000.00) in construction cost.
- Tax credits may be used in addition to the NRA tax rebate in certain situations.
- Unlimited transfer of the original application during the term.
 1. All projects have a minimum fee of One Thousand and 00/100 Dollars (\$1,000.00).
 2. The application fee is waived for Land Bank properties.
 3. Application fees are non-refundable.
- New construction, rehabilitation, or expansion of any type of commercial, office, retail, or industrial structure located in the NRA Plan Areas, as may be permitted by the Unified Government Code of Ordinances (including zoning ordinances) may be eligible for the NRA tax rebate, provided the project is not eligible for an Investment Revenue Bond (IRB) or Economic Development Exemption (EDX), other than an IRB for sales tax purposes.

NRA Commercial Criteria

Area	Type of Investment	Minimum Value	Rebate	Yrs.
1	Rehabilitation/Expansion	15% assessed value	95%	10
	Rehabilitation/Expansion for Environmental Contamination	15% assessed value	95%	10
	Historic Rehabilitation	15% assessed value	100%	10
	New Construction	15% assessed value	50%	10
	New Construction for Environmental Contamination	15% assessed value	50%	10
2 & 3	Rehabilitation/Expansion	15% assessed value	95%	5
	Rehabilitation/Expansion for Environmental Contamination	15% assessed value	95%	5
	Historic Rehabilitation	15% assessed value	100%	5
	New Construction	15% assessed value	50%	5
	New Construction for Environmental Contamination	15% assessed value	50%	5

C. Special Project Areas

- Special projects are permitted in the following areas:
 1. Area 1



2. State Avenue East Corridor
 3. State Avenue West Corridor
 4. Leavenworth Road Corridor
- Special projects are those over Ten Million and 00/100 Dollars (10,000,000.00) in construction cost.
 - Unlimited transfer of the original application during the term of the rebate.
 - Application fee is \$2,000.00 and is non-refundable.
 - Special projects **must** meet one (1) of the following three (3) criteria:
 1. Retail in nature;
 2. Environmentally contaminated area; or
 3. Historic designation by either the State of Kansas or the Federal Register.
 - Projects proposed under this provision will require specific approval by the Full Commission at a public meeting.

D. Determination of Base Land Value

Base land value is determined by the current use of the property as of January 1 of the application approval year.

E. Transfer of Ownership

The NRA tax rebate has unlimited transfer of ownership during the original application term.

F. Economic Development Staff Establishes Factors for Adjustments in NRA Base

G. Application Fees Waived for Land Bank Properties

H. The NRA Project Value Eligibility Is Based on the Market Value Increase After Completion of Project (as of the January 1 Valuation Date)

I. Appraiser Staff Checks Tax Delinquency Status

J. NRA Plan Implementation

The NRA Plan will only be implemented in the NRA Areas where the Unified Government, the Kansas City Kansas Unified School District 500, Bonner Springs/Edwardsville Unified School District 204, and the Kansas City Kansas Community



College all agree to participate. The School Districts and the Community College may not alter the Unified Government NRA Plan guidelines. However, the capital outlay portion of the tax levy for the School Districts and the Community College shall be excluded.

K. Effective Date of NRA Plan Implementation

The NRA Plan is effective from January 1, 2026, to December 31, 2030.

L. Administrative Fee

- An administrative fee of five percent (5%) of the tax increment remains in the Neighborhood Revitalization Trust Fund to cover administrative costs.
- The administrative fee is waived for properties with historic designation by the State of Kansas or Federal Register.

VI. Criteria for Determination of Eligibility

1. Application must be submitted within 30 days of permit issuance, or, if no permit is required, within 30 days after construction has commenced.
2. To be eligible, an applicant cannot have delinquent property taxes on any property currently owned by the applicant in Wyandotte County.
3. Upon submission of the project application, the improvement/construction must be completed within 24 months of the date of submission, unless otherwise approved in writing by the Economic Development Director, or his or her designee.
4. A project is deemed commenced when a completed application (pages 4 thru 8 of Part 2, Section A and Part 2, Section B and required pre-construction, renovation, or expansion documentation) is received by the Appraiser.
5. The following documentation is required to accompany Part 2, Section A and B:

Pre- and Post-Construction, Renovation, or Expansion Requirements

Pre-Construction -- The following required documentation must be submitted with the application within 30 days of permit issuance, or, if no permit is required,



within 30 days of construction, renovation, or expansion commencing to be eligible for the NRA tax rebate:

- *If applicable*, a copy of the building permit that shows the estimated project cost. In some cases, permits come in stages.
- Application fee (*if applicable*).
- Pictures of proposed interior/exterior improvement areas.
- Picture of the property with address (*if existing structure*).
- An aerial map of the parcel/property.
- Plans/Renderings:
 - Residential new - house plans
 - Residential renovation/addition – project renderings (this can be the same as what is submitted to Building Inspections Department)
 - Commercial new – architectural front elevation drawing
 - Commercial renovation/expansion – interior/exterior project renderings (this can be the same as what is submitted to Building Inspections Department)
- A list of improvement costs or improvement bid estimates.

Post-Construction -- Prior to receiving NRA tax rebate, the following required documentation must be submitted within 3 months of completion of the new construction/rehabilitation:

- A Certificate of Occupancy (CO) or an approved Final Inspection Slip signed by the Building Inspections Division of the Neighborhood Resource Center (NRC).
 - Pictures of the completed improvement.
 - Receipts or certification of construction expenses.
6. The assessed value of residential and commercial property must be increased as described in the NRA Plan for the designated Area(s) to be eligible for the tax rebate. **A rebate is based on the increase in value to the property due solely to Construction Improvements after the UG appraiser has established a new 100% project completed value.** If there is any percentage increase in assessed value and an increase in taxes during the construction or improvement period, then the applicant is required to pay the increase in taxes, and it is not subject to a rebate until construction or improvements are completed.
7. The improvements must conform to the Comprehensive Land Use Plan and Zoning Ordinance in effect at the time the improvements are made.
8. The new, as well as the existing improvements on property must conform to all other applicable codes, rules, ordinances, regulations, and building standards in effect at the time the improvements are made and for the length of the NRA tax rebate, or the rebate may be terminated. The Unified Government County



Administrator may request to review any updated drawings/renderings, and proposed landscaping, fencing, and lighting plans prior to approval of the NRA tax rebate incentive.

9. Any property that is delinquent in any tax payment or special assessment shall not be eligible for any NRA tax rebate or future rebate until such time as all taxes and special assessments have been paid. If such delinquency occurs after entry into the NRA tax rebate program, the owner shall have no more than ninety (90) days to bring the taxes current, or the property shall no longer be eligible for the NRA tax rebate and participation terminates. Any ineligibility does not extend the term of the program.
10. The NRA project value is based on the market value increase due to new improvements only *after* the project is 100% complete and does not include the land and existing building value.

VII. Unified Government Application for NRA Tax Rebate Sample Application

See Exhibits C, D and E.

VIII. Contents of Application for NRA Tax Rebate

Part 1, Section A: General Information (See Exhibit C)

Part 2, Section A: Application (See Exhibit D)

Part 2, Section B: Status of Construction Completion (See Exhibit E)

IX. Application Procedure

1. The application can be obtained on the Unified Government website at www.wycokck.org/Departments/Appraisers-Office/Neighborhood-Revitalization-Act, from the Appraiser's Office (8200 State Avenue, 2nd Floor), the Economic Development Department (701 N. 7th Street, Suite 421) or the Building Inspections Division of the NRC (4953 State Avenue), prior to or concurrent with a building permit.
2. Within 30 days of permit issuance for or, if a permit is not required, 30 days after the start of any new construction, renovation, or expansion, the applicant shall submit to staff at the Appraiser's Office a completed application pages 4 thru 8 of Part 2, Section A and Part 2, Section B and required pre-construction, renovation, or expansion documentation. When the project is completed, the applicant shall



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submit required post-construction documentation within three months of completion prior to receiving the NRA tax rebate.

3. The applicant shall request the Building Inspections Division to reference in its files that the applicant is applying for the NRA tax rebate and to forward a copy of the building permit to the Unified Government Appraiser.
4. Prior to December 1, following commencement of construction, renovation, or expansion and each succeeding December 1 until and including the year of project completion, the applicant shall complete and sign a new copy of Part 2, Section B of the NRA application, indicating the anticipated status of the project as of the following January 1 to the Economic Development Department.
5. In Kansas, the effective date of appraisals for taxation purposes is January 1st. Therefore, the Wyandotte County Appraiser's Office will establish the new valuation as of January 1, but only after the project is fully complete. The Appraiser's Office shall submit a report on the new valuation and the revised tax information by June 1 to the Unified Government Treasurer.
6. Upon determination that the status of the improvements as of January 1 meets the eligibility criteria, the Appraiser's Office shall certify the percentage requirements of Part 2, Section C to the Unified Government Clerk, Treasurer, and Economic Development Department.
7. The Appraiser's Office staff will notify the Finance Department of completed NRA tax rebates on an annual basis.
8. Upon the payment of the real estate tax for the subject property for the initial and each succeeding tax year extending through the specified NRA tax rebate period, and within a thirty (30) day period following the date of tax distribution by the Unified Government to the other taxing units, the NRA tax rebate, less the appropriate administrative fee, shall be made to the applicant. The tax rebate shall be made by the Unified Government Treasurer from the Neighborhood Revitalization Fund established in conjunction with the Unified Government and the other taxing units participating by Interlocal Agreement. The Unified Government Finance Department, the Appraiser's Office, and the Economic Development Department staff will make reports to the Unified Government Commission and other taxing units.
9. Applicant is **required** to pay taxes each year. A **rebate check** will be issued to applicant from the Treasurer's Office **after taxes are paid**. The NRA tax rebate applies only to the **additional taxes** resulting from the increase in assessed value of the property based **solely** on the improvements and the participating taxing



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jurisdictions. Therefore, it should be noted that the valuation subject to rebate will remain fixed for the term of the NRA, however the mill levy calculation is subject to change, which may impact the rebate amount.

For example, if taxes paid on vacant land is Five Hundred and 00/100 Dollars (\$500.00) and a structure is built on the vacant land (improvement) that raises the taxes to Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) (assuming the required assessed value has occurred), the incremental increase in tax is Two Thousand and 00/100 Dollars (\$2,000.00). The Two Thousand and 00/100 Dollars (\$2,000) less an administrative fee is the portion that will be rebated.

NOTE: The above example is for illustrative purposes only.

10. Applicants appealing their appraised values may jeopardize their eligibility for NRA participation for that year and following tax years and may initially encounter a one (1) year delay in determining their eligibility for NRA participation.
11. A copy of the certification for transfer (NRA Transfer of Deed form at the end of the application) must be used when transferring the NRA tax rebate. The certification should be completed when the property is sold and then sent to the Appraiser's Office, Attention: NRA Program Staff, 8200 State Avenue, Kansas City, Kansas 66112. In such situations, the occupant may then be eligible to receive the NRA tax rebate pursuant to all other program criteria.

X. Planning and Development Zoning and District Regulations

See Exhibit B for a summary of the overall framework, design, districts, and definitions.

XI. Capital Improvements Planned for the NRA Plan Areas (2026 – 2030)

The 2026-2030 Proposed Capital Maintenance Improvement Program was adopted on August 26, 2025.

The Capital Improvements planned for the NRA Plan Areas is available for public inspection during regular business hours at the Unified Government Clerk's Office.

XII. Unified Government Tax Levy Schedule

See Exhibit G.



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XIII. Neighborhood Revitalization Trust Fund

The Unified Government Commission established a Neighborhood Revitalization Trust Fund in accordance with the provisions of K.S.A. 12-17, 118.

XIV. Exhibits

Exhibit A Map of the NRA Plan Areas

Exhibit B Comprehensive Land Use and Zoning Ordinance
<http://online.encodeplus.com/regis/kansascity-ks/doc-viewer.aspx#secid-1>

Exhibit C NRA Application, Part 1, Section A: *General Information*

Exhibit D NRA Application, Part 2, Section A: *NRA Application*

Exhibit E NRA Application, Part 2, Section B: *Status of Construction Completion*

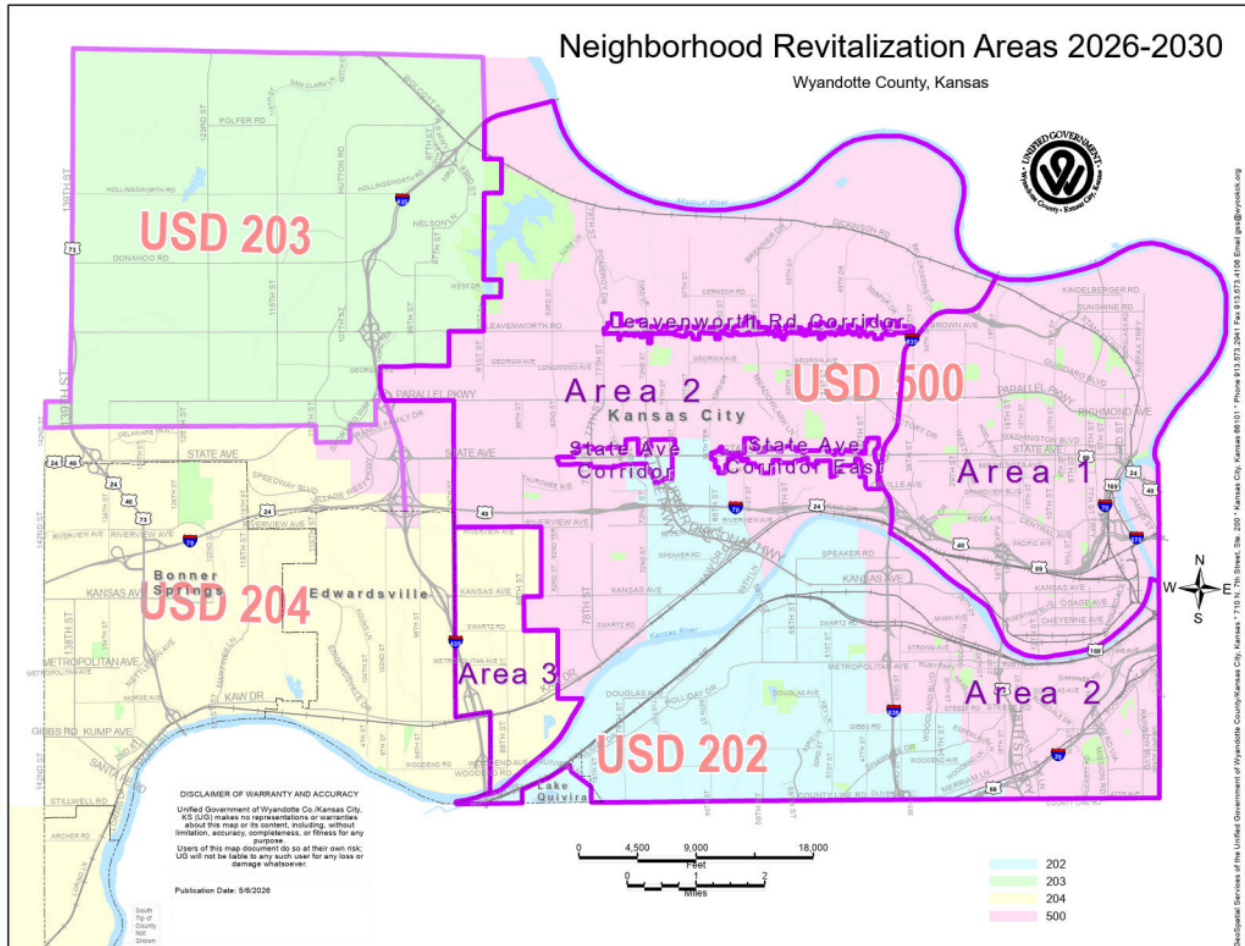
Exhibit F Certification of Transfer of Deed for NRA Program

Exhibit G Unified Government Tax Levy Schedule

Exhibit H NRA Project Area Legal Description



Exhibit A Map of the NRA Plan Areas





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Exhibit B Comprehensive Land Use and Zoning Ordinance

<http://online.encodeplus.com/regs/kansascity-ks/doc-viewer.aspx#secid-1>



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Exhibit C NRA Application, Part 1, Section A: *General Information*

The applicant is responsible for the following (as applicable) information and documentation when submitting the NRA application:

1. Application information
2. Property Area, Type, and Use
3. Improvement
4. Building Permits
5. Construction Timeline
6. Demolition of Structures
7. Tax Credits
8. Application Fee
9. Historic Designation
10. Pre- and Post-Construction, Renovation, or Expansion Requirements
11. Applicant Signature and Date.



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Exhibit D NRA Application, Part 2, Section A: *NRA Application*

[Neighborhood Revitalization Act Application](#)

<https://us.openforms.com/Form/433473a7-6b0a-4d8f-b744-20ad40d0708f>



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Exhibit E NRA Application, Part 2, Section B: *Status of Construction Completion*

Prior to December 1, following commencement of construction and each succeeding December 1 until and including the year of project completion, the applicant shall complete and sign a new copy of Part 2, Section B of the Neighborhood Revitalization Tax application, indicating the anticipated status of the project as of the following January 1 to the Appraiser's office Department Attention: NRA Program, at 8200 State Ave Kansas City, KS 66112.

Applicant's Name: _____

Property Address: _____

Parcel ID Number: _____

Status of Construction Completion:

- Incomplete project as of January 1 following commencement
- Completed project as of January 1 following commencement



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Exhibit F Certification of Transfer of Deed for NRA Program

Developer Name/Builder Name: _____.

This is to certify that Parcel Number _____, commonly known as
_____ Kansas City, Kansas, 66_____, where an
existing structure was renovated , or built a new structure , and was sold to the new
owners: _____

on the _____ day of _____, 20_____.

The deed has been recorded at the Register of Deeds office on the _____ day of
_____ 20_____. Document Number _____

By: _____
(Print Name)

(Signature)

(Date)

Please return completed form to:
*Unified Government – Appraiser Office
Attention: NRA Program Staff
8200 State Ave
Kansas City, Kansas 66112*

To: Unified Government Appraiser
Unified Government Treasurer

FROM: Unified Government Appraiser’s Office

This certification from the Developer/ Builder indicates that the NRA eligible structure was
sold/transferred to the new owner on the date above.

Pursuant to the terms of the NRA Plan please transfer the Property Tax Rebate to the new
owner effective on the date the deed was recorded.

Appraiser’s Office Staff Title

_____, 20_____



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Exhibit G Unified Government Tax Levy Schedule

**The Schedule is currently being developed; it will be included when finalized.*



Exhibit H NRA Project Area Legal Description **Legal Description for NRA Area 1**

1/12/2026

Beginning at the intersection of the Kansas and Missouri State line and Kansas Avenue;

thence Westerly along Centerline of Kanas Avenue to left bank of the Kansas River;

thence Southerly along the left bank of the Kansas River to its intersection with the West line of Section 23, Township 11, Range 25, said line also being the East line of Section 22, Township 11, Range 25;

thence continuing Southwesterly along the left bank of the Kansas River to its intersection with the West line of Section 22, Township 11, Range 25, said line also being the East line of Section 21, Township 11, Range 25;

thence continuing Westerly along the left bank of the Kansas River to its intersection with the West line of Section 21, Township 11, Range 25, said line also being the East line of Section 20, Township 11, Range 25;

thence continuing Northwesterly along the left bank of the Kansas River to its intersection with the North line of Section 20, Township 11, Range 25, said line also being the South line of Section 17, Township 11, Range 25;

thence continuing Northwesterly along the left bank of the Kansas River to its intersection with the West line of Section 17, Township 11, Range 25, said line also being the East line of Section 18, Township 11, Range 25;

thence continuing Northwesterly along the left bank of the Kansas River to its intersection with centerline of Interstate Highway 635;

thence North along the centerline of Interstate Highway 635 to its intersection with the right bank of the Missouri River;



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thence continuing in a Easterly direction along the right bank of the Missouri River to its intersection with the East line of Section 29, Township 10, Range 25, said line also being the West line of Section 28, Township 10, Range 25;

thence continuing in a Northeasterly direction along the right bank of the Missouri River to its intersection with the East line of Section 28, Township 10, Range 25, said line also being the West line of Section 27, Township 10, Range 25;

thence continuing in a Easterly direction along the right bank of the Missouri River to its intersection with the Northern extension of the East line of Section 27, Township 10, Range 25, said line also being the Northern extension of the West line of Section 26, Township 10, Range 25;

thence continuing in a Southeasterly direction along the right bank of the Missouri River to its intersection with the Eastern extension of the South line of Section 26, Township 10, Range 25, said line also being the Eastern extension of the North line of Section 35, Township 10, Range 25;

thence continuing in a Southwesterly direction along the right bank of the Missouri River to its intersection with the South line of Section 35, Township 10, Range 25, said line also being the North line of Section 35, Township 10, Range 25;

thence East along the South line of Section 35, Township 10, Range 25, to its intersection with the Kansas and Missouri State Line;

thence in a Southwesterly and Southerly direction along the Kansas and Missouri State Line to the point of beginning, all in Wyandotte County, Kansas.

Legal Description for NRA Area 2

Beginning at the intersection of the Kansas and Missouri State line and the Wyandotte-Johnson County line said point being the Southeast corner of Section 35, Township 11, Range 25;

thence West along Wyandotte-Johnson County Line to the Southwest Corner of Section 33, Township 11, Range 25 said point being the intersection of 47th Avenue (County Line Road) and 18th Street Extended;

thence North along the west line of Section 33, Township 11, Range 25 to 18th Street;



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thence continuing North on 18th Street to the Burlington Northern and Santa Fe Railroad tracks;

thence Southwesterly along the centerline of the tracks of the Burlington Northern and Santa Fe Railroad to the West line of the Southeast Quarter of Section 32, Township 11, Range 25;

thence North along the West line of the Southeast Quarter of Section 32, Township 11, Range 25 to the centerline of Merriam Lane;

thence Northeasterly along the centerline of Merriam Lane to its intersection with centerline of 26th Street;

thence Northerly along the centerline of 26th Street to the point where it ends said point being Woodend Road;

thence continuing North along the centerline of the extension of 26th Street to its intersection with North right-of-way line of Shawnee Drive;

thence Westerly along the North right-of-way line of Shawnee Drive to the Southwest corner of EDWARD STEELE SUBDIVISION, a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North along the West line of EDWARD STEELE SUBDIVISION to the Northwest corner of EDWARD STEELE SUBDIVISION;

thence East along the North line of EDWARD STEELE SUBDIVISION to the Southeast corner of KERRYCREEK, a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North along the East line of KERRYCREEK to centerline of Steele Road;

thence West along the centerline of Steele Road to the point where Steel Road ends;

thence continuing west along the extension of Steele Road to its intersection of the line dividing Range 24 and Range 25;

thence North along said range line to its intersection with centerline of Swartz Road;

thence West along the centerline of Swartz Road, 1/16 mile;

thence North to the centerline of Probst Road;

thence East along the centerline of Probst Road;



thence North to the centerline of Speaker Road;

thence West along the centerline of Speaker Road, 1/10 of a mile;

thence North to the Centerline of the Kansas River;

thence Westerly along the Centerline of the Kansas River to the South line of Section 12, Township 11, Range 24 said line also being the North line of Section 13, Township 11, Range, 24;

thence continuing Southwesterly along the Centerline of the Kansas River to the West line of Section 13, Township 11, Range 24 said line also being the East line of Section 14, Township 11, Range, 24;

thence continuing Southwesterly along the Centerline of the Kansas River to the centerline of line of Section 14, Township 11, Range 24;

thence North along the centerline of Section 14, Township 11, Range 24, to its intersection with the centerline of 59th Lane;

thence Westerly and Northerly along the centerline of 59th Lane approximately 3,300 feet to its intersection with South right-of-way line of Interstate Highway 70;

thence West along the South right-of-way line of Interstate Highway 70 approximately 1/4 of a mile to the West line of Section 11, Township 11, Range 24 said line also being the East line of Section 10, Township 11, Range 24;

thence North along the East line of Section 10, Township 11, Range 24, to the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 10, Township 11, Range 24;

thence West 1/4 mile;

thence North 1/2 mile;

thence West 1/2 mile;

thence South 1/4 mile;

thence West 3,960 feet;



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thence South 1/2 mile to the center of Section 9, Township 11, Range 24;

thence East approximately 1,650 feet;

thence South 330 feet;

thence West 792 feet;

thence South 990 feet;

thence east 792 feet to the intersection of the South line of Interstate Highway 70 and 72nd Street;

thence South along the centerline of 72nd Street to the point where it ends;

thence continuing South along the Southerly prolongation of the centerline of 72nd Street to centerline of the Kansas River;

thence Southwesterly along the centerline of the Kansas River to the South line of Section 21, Township 11, Range 24 said line also being the North line of Section 28, Township 11, Range 24;

thence continuing Southwesterly along the centerline of the Kansas River to the West line of Section 28, Township 11, Range 24 said line also being the East line of Section 29, Township 11, Range 24;

thence continuing Southwesterly along the e centerline of the Kansas River and its intersection with the East-West centerline of Section 29, Township 11, Range 24

thence West along said East-West centerline Section 29, Township 11, Range 24 to the Center of Section 29, Township 11, Range 24;

thence North along the North-South centerline of Section 29, Township 11, Range 24 to its intersection with the North line of Section 29, Township 11, Range 24 said line also being the South line of Section 20, Township 11, Range 24;

thence continuing North along the North-South centerline of Section 20, Township 11, Range 24 to the center of Section 20, Township 11, Range 24;

thence West along the East-West centerline of Section 20, Township 11, Range 24 to its intersection with the West line of Section 20, Township 11, Range 24;



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thence North along the West line of Section 20, Township 11, Range 24 to the Northwest corner of Section 20, Township 11, Range 24;

thence East along the North line of Section 20, Township 11, Range 24 to the center of the North line of the Northwest Quarter Section of Section 20, Township 11, Range 24 said corner also being the center of the South line of the Southwest Quarter Section of Section 17, Township 11, Range 24;

thence North to the North line of Section 17, Township 11, Range 24 said line also being the south line of Section 8, Township 11, Range 24;

thence West along the South line of Section 8, Township 11, Range 24 to the Southeast corner of Section 8, Township 11, Range 24 said corner also being the Southwest corner of Section 7, Township 11, Range 24;

thence West along the South line of Section 7, Township 11, Range 24 to the Southwest corner of Section 7, Township 11, Range 24;

thence North along the West line of Section 7, Township 11, Range 24 to the center of the West line of Section 7, Township 11, Range 24 said line also being the East line of Section 12, Township 11, Range 23;

Thence West along the East-West centerline of Section 12, Township 11, Range 23 to the center of Section 12, Township 11, Range 23;

thence South along the North-South centerline of Section 12, Township 11, Range 23 to its intersection with the South right-of-way line of the Interstate Highway 70;

thence in a Westerly direction along the South right-of-way line of Interstate Highway 70 to its intersection with the centerline of Interstate Highway 435;

thence Northerly along the centerline of Interstate Highway 435 to a point that intersects the North-South centerline of Section 35, Township 10, Range 23;

thence North along the North-South centerline of Section 35, Township 10, Range 23 to the center of Section 35, Township 10, Range 23;

thence East along the East-West centerline of Section 35, Township 10, Range 23 to the center of the East line of Section 35, Township 10, Range 23 said line also being the West line of Section 36, Township 10, Range 23;



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thence East along the East-West centerline of Section 36, Township 10, Range 23 to the center of Section 36, Township 10, Range 23;

thence North along the North-South centerline of Section 36, Township 10, Range 23 to the center of the North line of Section 36, Township 10, Range 23;

thence East along the North line of Section 36, Township 10, Range 23 to the Northeast corner of Section 36, Township 10, Range 23 said corner also being the Southeast corner of Section 25, Township 10, Range 23;

thence North along the East line of Section 25, Township 10, Range 23 to the center of the East line of Section 25, Township 10, Range 23 said line also being the West line of Section 30, Township 10, Range 24;

thence East along the East-West centerline of Section 30, Township 10, Range 24 to the center of the South line of Northwest Quarter of Section 30, Township 10, Range 24;

thence North to the center of the Northwest Quarter of Section 30, Township 10, Range 24: thence West to the West line of Section 30, Township 10, Range 24;

thence North along the West line of Section 30, Township 10, Range 24 to the Northwest corner of Section 30, Township 10, Range 24 said corner also being the Southwest corner of Section 19, Township 10, Range 24;

thence North along the West line of Section 19, Township 10, Range 24 to the Northwest corner of Section 19, Township 10, Range 24;

thence East along the North line of Section 19, Township 10, Range 24 to the center of the North line of the Northwest Quarter of Section 19, Township 10, Range 24 said line also being the South line of the Southwest Quarter of Section 18, Township 10, Range 24;

thence North to the East-West Centerline of Section 18, Township 10, Range 24;

thence West along the East-West centerline to the center of West line of Section 18, Township 10, Range 24;

thence North along the West line of Section 18, Township 10, Range 24 to the Northwest corner of Section 18, Township 10, Range 24 said corner also being the Southwest corner of Section 7, Township 10, Range 24;



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thence North along the West line of Section 7, Township 10, Range 24 to its intersection with the centerline of Interstate Highway 435;

thence Northeasterly along the centerline of Interstate Highway 435 to its intersection with the right bank of the Missouri River;

thence continuing in a Southeasterly direction along the right bank of the Missouri River to its intersection with the South line of Section 17, Township 10, Range 24, said line also being the North line of Section 20, Township 10, Range 24;

thence continuing in a Southeasterly direction along the right bank of the Missouri River to its intersection with the East line of Section 20, Township 10, Range 24, said line also being the West line of Section 21, Township 10, Range 24;

thence continuing East along the right bank of the Missouri River to its intersection with the East line of Section 21, Township 10, Range 24, said line also being the West line of Section 22, Township 10, Range 24;

thence continuing East along the right bank of the Missouri River to its intersection with the East line of Section 22, Township 10, Range 24, said line also being the West line of Section 23, Township 10, Range 24;

thence in a Northeasterly direction along the right bank of the Missouri River to the North line of Section 23, Township 10, Range 24, said line also being the South line of Section 14, Township 10, Range 24;

thence continuing in a Northeasterly direction along the right bank of the Missouri River to its intersection with the East line of Section 14, Township 10, Range 24, said line also being the West line of Section 13, Township 10, Range 24;

thence continuing in a Northeasterly direction along the right bank of the Missouri River to its intersection with the East line of Section 13, Township 10, Range 24, said line also being the West line of Section 18, Township 10, Range 25;

thence continuing in an East and Southerly direction along the right bank of the Missouri River to its intersection with the South line of Section 18, Township 10, Range 25, said line also being the North line of Section 19, Township 10, Range 25;

thence continuing South along the right bank of the Missouri River to its intersection with the South line of Section 19, Township 10, Range 25, said line also being the North line of Section 30, Township 10, Range 25;



thence in a Southeasterly direction along the right bank of the Missouri River to its intersection with the East line of Section 30, Township 10, Range 25, said line also being the West line of Section 29, Township 10, Range 25;

thence continuing Easterly along the right bank of the Missouri River to its intersection with the Centerline of Interstate Highway 635;

thence South along the centerline of Interstate Highway 635 to its intersection with the left bank of the Kansas River;

thence Southeasterly along the left bank of the Kansas River to its intersection with the East line of Section 18, Township 11, Range 25, said line also being the West line of Section 17, Township 11, Range 25;

thence continuing Southeasterly along the left bank of the Kansas River to its intersection with the South line of Section 17, Township 11, Range 25, said line also being the North line of Section 20, Township 11, Range 25;

thence continuing Southeasterly along the left bank of the Kansas River to its intersection with the East line of Section 20, Township 11, Range 25, said line also being the West line of Section 21, Township 11, Range 25;

thence continuing Easterly along the left bank of the Kansas River to its intersection with the East line of Section 21, Township 11, Range 25, said line also being the West line of Section 22, Township 11, Range 25;

thence continuing Northeasterly along the left bank of the Kansas River to its intersection with the East line of Section 22, Township 11, Range 25, said line also being the West line of Section 23, Township 11, Range 25;

thence continuing Northeasterly along the left bank of the Kansas River to its intersection with the North line of Section 23, Township 11, Range 25, said line also being the South line of Section 14, Township 11, Range 25;

thence continuing Northerly along the left bank of the Kansas River to its intersection with the centerline of Kansas Avenue;



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thence Easterly along the centerline of Kansas Avenue to its intersection of the Kansas and Missouri State line;

thence South along the Kansas and Missouri State Line to the point of beginning,

all in Wyandotte County, Kansas.

Legal Description for NRA Area 2

Beginning at the intersection of the Kansas and Missouri State line and the Wyandotte-Johnson County line said point being the Southeast corner of Section 35, Township 11, Range 25;

thence West along the Wyandotte-Johnson County line to its intersection with the centerline of Quivira Lane;

thence west 88.35 feet;

thence North 75 degrees, 25 minutes, 40 seconds West a distance of 339.95 feet;

thence North 40 degrees, 34 minutes, 20 seconds East a distance of 176.49 feet m/l to the Southwest right-of-way line of Quivira Lane;

thence Northwesterly along the Southwest right-of-way line of Quivira Lane to the East line of Section 32, Township 11, Range 24;

thence North along the East line of said Section 32 to its intersection with the Northeast right-of-way line of Quivira Lane;

thence Northwesterly along the Northeast line of Quivira Lane to the West line of South 78th Street;

thence North along the West right-of-way line of South 78th Street to its intersection with South line of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 32, Township 11, Range 24;

thence West along the South line of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 32, Township 11, Range 24 to the Southwest Corner of Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 32, Township 11, Range 24;

thence North along the West line of Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 32, Township 11, Range 24 to a point on the East-West Centerline of Section 32,



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Township 11, Range 24, said point also being the Southwest Corner of Lot 16 KAW SEEN VILLAGE subdivision in Section 32, Township 11, Range 24;

thence North along the West line of the East half of the Southeast quarter of the Northeast Quarter of Section 32, Township 11, Range 24, 1123.58 feet more or less to a point on the South line of the B.N.S.F. Railroad right-of-way;

thence Southwesterly along the South line of the B.N.S.F. Railroad right-of-way 830.26 feet;

thence South 283.90 feet m/l to the Northwest right-of-way line of Holliday Drive;

thence in a Southwesterly direction along the Northwest right-of-way line of Holliday Drive to its intersection with the West line of Section 32, Township 11, Range 24, said line also being the East line of Section 31, Township 11, Range 24;

thence South along the East line of Section 31, Township 11, Range 24, to its intersection with the Wyandotte-Johnson County line;

thence continuing West along the Wyandotte-Johnson County line to its intersection with the Centerline of the Kansas River;

thence Northeasterly along the centerline of the Kansas River downstream to its intersection with the East-West centerline of Section 29, Township 11, Range 24;

thence West along said East-West centerline Section 29, Township 11, Range 24 to the Center of Section 29, Township 11, Range 24;

thence North along the North-South centerline of Section 29, Township 11, Range 24 to its intersection with the North line of Section 29, Township 11, Range 24 said line also being the South line of Section 20, Township 11, Range 24;

thence continuing North along the North-South centerline of Section 20, Township 11, Range 24 to the center of Section 20, Township 11, Range 24;

thence West along the East-West centerline of Section 20, Township 11, Range 24 to its intersection with the West line of Section 20, Township 11, Range 24;

thence North along the West line of Section 20, Township 11, Range 24 to the Northwest corner of Section 20, Township 11, Range 24;



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thence East along the North line of Section 20, Township 11, Range 24 to the center of the North line of the Northwest Quarter Section of Section 20, Township 11, Range 24 said corner also being the center of the South line of the Southwest Quarter Section of Section 17, Township 11, Range 24;

thence North to the North line of Section 17, Township 11, Range 24 said line also being the south line of Section 8, Township 11, Range 24;

thence West along the South line of Section 8, Township 11, Range 24 to the Southeast corner of Section 8, Township 11, Range 24 said corner also being the Southwest corner of Section 7, Township 11, Range 24;

thence West along the South line of Section 7, Township 11, Range 24 to the Southwest corner of Section 7, Township 11, Range 24;

thence North along the West line of Section 7, Township 11, Range 24 to the Northwest corner of Section 7, Township 11, Range 24 said point also being the Southwest corner of Section 6, Township 11, Range 24;

thence North along the West line of Section 6, Township 11, Range 24 to the Northwest corner of Section 6, Township 11, Range 24 said point also being the Northeast corner of Section 1, Township 11, Range 23;

Thence West along the North line of Section 1, Township 11, Range 23 to its intersection with the centerline of Interstate Highway 435;

thence Northerly along the centerline of Interstate Highway 435 to a point that intersects the North-South centerline of Section 35, Township 10, Range 23;

thence North along the North-South centerline of Section 35, Township 10, Range 23 to the center of Section 35, Township 10, Range 23;

thence East along the East-West centerline of Section 35, Township 10, Range 23 to the center of the East line of Section 35, Township 10, Range 23 said line also being the West line of Section 36, Township 10, Range 23;

thence East along the East-West centerline of Section 36, Township 10, Range 23 to the center of Section 36, Township 10, Range 23;

thence North along the North-South centerline of Section 36, Township 10, Range 23 to the center of the North line of Section 36, Township 10, Range 23;



thence East along the North line of Section 36, Township 10, Range 23 to the Northeast corner of Section 36, Township 10, Range 23 said corner also being the Southeast corner of Section 25, Township 10, Range 23;

thence North along the East line of Section 25, Township 10, Range 23 to the center of the East line of Section 25, Township 10, Range 23 said line also being the West line of Section 30, Township 10, Range 24;

thence East along the East-West centerline of Section 30, Township 10, Range 24 to the center of the South line of Northwest Quarter of Section 30, Township 10, Range 24;

thence North to the center of the Northwest Quarter of Section 30, Township 10, Range 24: thence West to the West line of Section 30, Township 10, Range 24;

thence North along the West line of Section 30, Township 10, Range 24 to the Northwest corner of Section 30, Township 10, Range 24 said corner also being the Southwest corner of Section 19, Township 10, Range 24;

thence North along the West line of Section 19, Township 10, Range 24 to the Northwest corner of Section 19, Township 10, Range 24;

thence East along the North line of Section 19, Township 10, Range 24 to the center of the North line of the Northwest Quarter of Section 19, Township 10, Range 24 said line also being the South line of the Southwest Quarter of Section 18, Township 10, Range 24;

thence North to the East-West Centerline of Section 18, Township 10, Range 24;

thence West along the East-West centerline to the center of West line of Section 18, Township 10, Range 24;

thence North along the West line of Section 18, Township 10, Range 24 to the Northwest corner of Section 18, Township 10, Range 24 said corner also being the Southwest corner of Section 7, Township 10, Range 24;

thence North along the West line of Section 7, Township 10, Range 24 to its intersection with the centerline of Interstate Highway 435;

thence Northeasterly along the centerline of Interstate Highway 435 to its intersection with the right bank of the Missouri River;



thence continuing in a Southeasterly direction along the right bank of the Missouri River to its intersection with the South line of Section 17, Township 10, Range 24, said line also being the North line of Section 20, Township 10, Range 24;

thence continuing in a Southeasterly direction along the right bank of the Missouri River to its intersection with the East line of Section 20, Township 10, Range 24, said line also being the West line of Section 21, Township 10, Range 24;

thence continuing East along the right bank of the Missouri River to its intersection with the East line of Section 21, Township 10, Range 24, said line also being the West line of Section 22, Township 10, Range 24;

thence continuing East along the right bank of the Missouri River to its intersection with the East line of Section 22, Township 10, Range 24, said line also being the West line of Section 23, Township 10, Range 24;

thence in a Northeasterly direction along the right bank of the Missouri River to the North line of Section 23, Township 10, Range 24, said line also being the South line of Section 14, Township 10, Range 24;

thence continuing in a Northeasterly direction along the right bank of the Missouri River to its intersection with the East line of Section 14, Township 10, Range 24, said line also being the West line of Section 13, Township 10, Range 24;

thence continuing in a Northeasterly direction along the right bank of the Missouri River to its intersection with the East line of Section 13, Township 10, Range 24, said line also being the West line of Section 18, Township 10, Range 25;

thence continuing in an East and Southerly direction along the right bank of the Missouri River to its intersection with the South line of Section 18, Township 10, Range 25, said line also being the North line of Section 19, Township 10, Range 25;

thence continuing South along the right bank of the Missouri River to its intersection with the South line of Section 19, Township 10, Range 25, said line also being the North line of Section 30, Township 10, Range 25;

thence in a Southeasterly direction along the right bank of the Missouri River to its intersection with the East line of Section 30, Township 10, Range 25, said line also being the West line of Section 29, Township 10, Range 25;



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thence continuing Easterly along the right bank of the Missouri River to its intersection with the Centerline of Interstate Highway 635;

thence South along the centerline of Interstate Highway 635 to its intersection with the left bank of the Kansas River;

thence Southeasterly along the left bank of the Kansas River to its intersection with the East line of Section 18, Township 11, Range 25, said line also being the West line of Section 17, Township 11, Range 25;

thence continuing Southeasterly along the left bank of the Kansas River to its intersection with the South line of Section 17, Township 11, Range 25, said line also being the North line of Section 20, Township 11, Range 25;

thence continuing Southeasterly along the left bank of the Kansas River to its intersection with the East line of Section 20, Township 11, Range 25, said line also being the West line of Section 21, Township 11, Range 25;

thence continuing Easterly along the left bank of the Kansas River to its intersection with the East line of Section 21, Township 11, Range 25, said line also being the West line of Section 22, Township 11, Range 25;

thence continuing Northeasterly along the left bank of the Kansas River to its intersection with the East line of Section 22, Township 11, Range 25, said line also being the West line of Section 23, Township 11, Range 25;

thence continuing Northeasterly along the left bank of the Kansas River to its intersection with the North line of Section 23, Township 11, Range 25, said line also being the South line of Section 14, Township 11, Range 25;

thence continuing Northerly along the left bank of the Kansas River to its intersection with the centerline of Kansas Avenue;

thence Easterly along the centerline of Kansas Avenue to its intersection of the Kansas and Missouri State line;

thence South along the Kansas and Missouri State Line to the point of beginning,

all in Wyandotte County, Kansas.



Legal Description for NRA Area 3

Beginning at the centerline of the Kansas River and its intersection with the East-West centerline of Section 29, Township 11, Range 24;

thence West along said East-West centerline Section 29, Township 11, Range 24 to the Center of Section 29, Township 11, Range 24;

thence North along the North-South centerline of Section 29, Township 11, Range 24 to its intersection with the North line of Section 29, Township 11, Range 24 said line also being the South line of Section 20, Township 11, Range 24;

thence continuing North along the North-South centerline of Section 20, Township 11, Range 24 to the center of Section 20, Township 11, Range 24;

thence West along the East-West centerline of Section 20, Township 11, Range 24 to its intersection with the West line of Section 20, Township 11, Range 24 said line also being the East line Section 19, Township 11, Range 24;

thence North along the East line of Section 19, Township 11, Range 24 to the to the Northeast corner of Section 19, Township 11, Range 24 said point also being the Southwest corner of Section 17, Township 11, Range 24;

thence East along the South line of Section 17, Township 11, Range 24 to the center of the South line of the Southwest Quarter Section of Section 17, Township 11, Range 24;

thence North to the North line of Section 17, Township 11, Range 24;

thence West along the North line of Section 17, Township 11, Range 24 to the Northwest corner Section 17, Township 11, Range 24 said point also being the Northeast corner of Section 18, Township 11, Range 24;

thence continuing West along the North line of Section 18, Township 11, Range 24 to the Northwest corner Section 18, Township 11, Range 24;

thence continuing South along the West line of Section 18, Township 11, Range 24 to the Southwest corner Section 18, Township 11, Range 24 said point also being the Northwest corner of Section 19, Township 11, Range 24;

thence continuing South along the West line of Section 19, Township 11, Range 24 to the Southwest corner Section 19, Township 11, Range 24 said point also being the Northwest corner of Section 30, Township 11, Range 24;

thence continuing South along the West line of Section 30, Township 11, Range 24 to the North right-of-way line of Kansas Highway No. 32;

thence in a easterly direction along the North right-of-way line of Kansas Highway No. 32 to its intersection with the North-South centerline of Section 30, Township 11, Range 24;

thence south along the North-South centerline of Section 30, Township 11, Range 24 to the South line Section 30, Township 11, Range 24 said line also being the North line of Section 31, Township 11, Range 24;



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thence south along the North-South centerline of Section 31, Township 11, Range 24 to its intersection with the centerline of the Kansas River;

thence Northeasterly along the centerline of the Kansas River to the point of beginning;
all in Wyandotte County, Kansas.

Legal Description for NRA 2 State Avenue East Corridor

Beginning at the intersection of the South right-of-way line of State Avenue and the East right-of-way line of 57th Street;

thence South along the East right-of-way line of 57th Street to a point 487 feet South of the South right-of-way line of State Avenue;

thence East to the Southwest corner of Lot 1 AHEARN'S CORNER a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence East along the South line of Lots 1 and 2 AHEARN'S CORNER to the Southeast corner of Lot 2 AHEARN'S CORNER said corner being on the West right-of-way line of 55th Street;

thence East to the East right-of-way line of 55th Street;

thence North along the East right-of-way line of 55th Street to a point 310.96 feet South of the South right-of-way line of State Avenue;

thence East 433.73 feet;

thence North to a point 79 feet South of the South right-of-way line of State Avenue;

thence East to the West right-of-way line of 54th Street;

thence East to the East right-of-way line of 54th Street;

thence North along the East right-of-way line of 54th Street to a point 147.92 feet South of the South right-of-way line of State Avenue;

thence East to the West line of Lot 2 LENOX FARMS a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence South along the West line to the Southwest corner of Lot 2 LENOX FARMS;

thence East along the South line of Lot 1 and 2 LENOX FARMS to the Southeast corner of Lot 1 LENOX FARMS said corner being on the West line of Lot 9 THE ALDEN FARMS a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence South along the West line of Lot 9 THE ALDEN FARMS to the Southwest corner of Lot 9 THE ALDEN FARMS;

thence East along the South line of Lot 9 THE ALDEN FARMS to the Southeast corner of Lot 9 THE ALDEN FARMS;



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thence North along the East line of Lot 9 THE ALDEN FARMS to the Northeast corner of Lot 9 THE ALDEN FARMS said corner also being the Southwest corner of Lot 15 THE ALDEN FARMS;

thence East along the South line of Lots 13 through 15 THE ALDEN FARMS to the Southeast corner of Lot 13 THE ALDEN FARMS said corner also being on the East right-of-way line 52nd Street;

thence East to the Southwest corner of Lot 1 THE ALDEN FARMS;

thence East along the South line of Lot 1 THE ALDEN FARMS to the Southeast corner of Lot 1 THE ALDEN FARMS;

thence South to the North right-of-way line of Muncie Drive;

thence Northeasterly along the North right-of-way line of Muncie Drive to the North right-of-way line of Armstrong Avenue;

thence East along the North right-of-way line of Armstrong Avenue to the West right-of-way line of 48th Street;

thence North along the West right-of-way line of 48th Street to the North right-of-way line of Minnesota Avenue;

thence East along the North right-of-way line of Minnesota Avenue to the East right-of-way line of 47th Terrace;

thence Southeasterly along the East right-of-way line of 47th Terrace to the South right-of-way line of Ann Avenue;

thence West 151 feet along the South right-of-way line of Ann Avenue;

thence South 297 feet:

thence East 359 feet to the West right-of-way line of 47th Street;

thence East to the East right-of-way line of 47th Street:

thence South along the East right-of-way line of 47th Street to the North right-of-way line of Orville Ave:

thence East along the North right-of-way line of to the West right-of-way line of Interstate 635;

thence Northerly along the West right-of-way line of Interstate 635 to a point 549.57 feet North and 987 feet East of the Southwest corner of Section 6 Township 11 Range 25;

thence North 110.43 feet;

thence East 69 feet;

thence North to the South right-of-way line of Everett Avenue;

thence West along the South right-of-way line of Everett Avenue to a point 160 feet East of the East right-of-way line of 47th Street;

thence South to a point 312.5 feet South of the South right-of-way line of Everett Avenue

thence West 100 feet to the East right-of-way line of 47th Street;



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thence West to the West right-of-way line of 47th Street said line also being the East line of COMBS PARK a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence South along the East line of COMBS PARK to the Northeast corner of Lot 14 COMBS PARK;

thence West along the North line of Lot 14 COMBS PARK to the Northwest corner of Lot 14 COMBS PARK said corner also being on the East line of Lot 15 COMBS PARK;

thence North along the East line of Lot 15 COMBS PARK to the Northeast corner of Lot 15 COMBS PARK;

thence Westerly along the North line of Lot 15 COMBS PARK to the Northwest corner of Lot 15 COMBS PARK;

thence South 110 feet along the West line of Lot 15 COMBS PARK;

thence West 60 feet:

thence North to the North line of Lot 16 COMBS PARK;

thence West to the East line of Lot 19 COMBS PARK;

thence Northeast along the East line of Lot 19 COMBS PARK to the Northwest corner of Lot 19 COMBS PARK said point also being the Southeast corner of Lot 35 COMBS PARK;

thence North along the East line of Lot 35 COMBS PARK to the Northeast corner of Lot 25 COMBS PARK:

thence East along the North line of Lot 35 COMBS PARK to the Northwest corner of Lot 35 COMBS PARK;

thence South along the West line of Lot 35 COMBS PARK to the Southwest corner of Lot 35 COMBS PARK said corner being on the East right-of-way line of 48th Terrace;

thence East to the West right-of-way line of 48th Terrace;

thence South along the West right-of-way line of 48th Terrace to a point 65 feet North of the Southwest corner of Lot 39 COMBS PARK;

thence West to the East line of Lot 47 COMBS PARK;

thence North along the East line of Lot 47 COMBS PARK to the Northeast corner of Lot 47 COMBS PARK;

thence West along the North line of Lot 47 COMBS PARK to the Northwest corner of Lot 47 COMBS PARK said corner also being on the East right-of-way line of 49th Street;

thence West to the Southeast corner of Lot 51 COMBS PARK;

thence North along the east line of Lot 51 COMBS PARK to the Northeast corner of Lot 51 COMBS PARK;

thence West along the North lint of Lot 51 COMBS PARK to the Northwest corner of Lot 51 COMBS PARK;

thence South along the West line of Lot 51 COMBS PARK to the Southwest corner of Lot 51 COMBS PARK said corner also being the Northeast corner of Lot 58 COMBS PARK;



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thence West along the North line of Lot 58 COMBS PARK to the Northwest corner of Lot 58 COMBS PARK;

thence 180 feet South along the West line of Lots 58 and 59 COMBS PARK;

thence West to the West line of 50th Street said line also being the East line of Lot 71 COMBS PARK;

thence Northwesterly along the East line of lots 71 through 73 to a point 8 feet North of the Southeast corner of Lot 73 COMBS PARK;

thence West to the West line of Lot 73 COMBS PARK said line also being the East line of Lot A VILLANOVO a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North along the East line of Lot A VILLANOVO to the Northeast corner of Lot A VILLANOVO;

thence West along the North line of Lot A VILLANOVO to the Northwest corner of Lot A VILLANOVO;

thence South along the West line of Lot A VILLANOVO to the Southwest corner of Lot A VILLANOVO;

thence West to the West right-of-way line of 50th Place;

thence Northwesterly 312 feet more or less along the right-of-way line of 50th Place;

thence West 348.73 feet;

then North 343.35 feet to the South right-of-way line of Nebraska Avenue;

thence Southwesterly along the South right-of-way line of Nebraska Avenue 429.85 feet;

thence South 188.9 feet:

thence West 293 feet to the Northeast corner of Lot 2 REIDY RIDGE a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence West along North line of Lot 2 REIDY RIDGE to the Northwest corner of Lot 2 REIDY RIDGE;

thence South along the West line of Lot 2 REIDY RIDGE to a point 160 feet North of the North right-of-way line of State Avenue;

thence West 150 feet;

thence North to a point 309.38 feet North of the North right-of-way line of State Avenue;

thence West to the East right-of-way line of 55th Street;

thence West to the West right-of-way line of 55th Street;

thence North along the West right-of-way line of 55th Street to a point 532 feet more or less North of the North right-of-way line of State Avenue;

thence Northwest 539.13 feet;

thence Southwest 457.97 feet;



thence South 117.7 feet;

thence Southwest 39.74 feet;

thence Southeasterly 69.75 feet;

thence West 207.71 feet to the East right-of-way line of Meadowlark Lane;

thence South along the East right-of-way line of Meadowlark Lane to the North right-of-way line of State Avenue;

thence South to the point of beginning.

Legal Description for NRA Area 2 State Avenue Corridor

Beginning at the Southwest corner of Southeast Quarter of Section 5, Township 11, Range 24, said point being on the intersection of 82nd Street and State Avenue;

thence North to the North right-of-way line of State Avenue;

thence East along the North right-of-way line of State Avenue to the Southwest corner of WESTFIELD GREEN, a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North along the West boundary line of WESTFIELD GREEN to the Southwest corner of DEWERCs, a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence continuing North 175 feet more or less along the West boundary line of DEWERCs to a point that is due West of the Northwest corner of Lot 7 DEWERCs;

thence east to the Northwest corner of Lot 7 DEWERCs;

thence continuing East along the North boundary line of Lot 7 DEWERCs to the Northeast corner of Lot 7 DEWERCs, said point also being on the West right-of-way line of 79th Street;

thence North along the West right-of-way line of 79th Street to the its intersection with the North right-of-way line of Washington Avenue;

thence East along the North right-of-way line of Washington Avenue to its intersection with the East right of way line of 78th Street;



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thence South along the East right-of-way line of 78th Street to a point that is 661.12 feet more or less south of the Northwest corner of the Southwest quarter of the Southwest quarter of Section 4, Township 11, Range 24;

thence East to the West boundary line of WHITE SUB, a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North along the West boundary line of WHITE SUB, to the Northwest corner of WHITE SUB;

thence East along the North boundary line of WHITE SUB, to the Northeast corner of WHITE SUB;

thence continuing East to the West boundary line of CANTERBURY MANOR NO 1, a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence southeast along the West boundary line of CANTERBURY MANOR NO 1 to the Southwest corner of Block 4 Lot 12 CANTERBURY MANOR NO 1, said point also being on the North right-of-way line of Nebraska Avenue;

thence East along the South boundary line of Block 4 Lot 12 CANTERBURY MANOR NO 1, to the Southeast corner of Block 4 Lot 12 CANTERBURY MANOR NO 1 said point being on the East right-of-way line of 75th Drive;

thence Northeast to the Southwest corner Block 5 Lot 4 CANTERBURY MANOR NO 1;

thence East along the South boundary line of Block 5 Lot 4 CANTERBURY MANOR NO 1, to the Southeast corner of Block 5 Lot 4 CANTERBURY MANOR NO 1 said point being on the West line of the Southeast Quarter of Section 4, Township 11, Range 24;

thence North along the West line of the Southeast Quarter of Section 4, Township 11, Range 24 to the of the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 4, Township 11, Range 24;

thence East along the North line of the Southwest Quarter of the Southeast Quarter of Section 4, Township 11, Range 24 East to a point that is 577 feet more or less East of the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 4, Township 11, Range 24;



thence South to the North right-of-way line of State Avenue;

thence East along the North right-of-way line of State Avenue to the Wyandotte-Delaware Reserve Line;

thence North along the Wyandotte-Delaware Reserve line to a point 434.64 feet North of the South line of Section 4, Township 11, Range 24;

thence East to the West right-of-way line of College Parkway;

thence North along the West right-of-way line of College Parkway to a point 1233.19 feet more or less North of the South line of Section 4, Township 11, Range 24;

thence East to the West right-of-way line of 69th Street;

thence South along the East right-of-way line of 69th street to the North right of way line of State Avenue;

thence West along the North right-of-way line of State Avenue to the northern prolongation of the West right-ofway line of 69th Street;

thence South along the prolongation of the West right-of-way line of 69th Street to the South right-of-way line of State Avenue;

thence West along the South right-of-way line of State Avenue to the Northwest corner of JENKINS STATUTORY REQUIREMENT PLAT;

thence South along the West line of JENKINS STATUTORY REQUIREMENT PLAT, to the Southwest corner of JENKINS STATUTORY REQUIREMENT PLAT, said point being on the East right-of-way line of 74th Drive;

thence West to the intersection of the West right-of-way line of 74th Drive and the North right-of-way line of Armstrong Avenue;

thence West along the North right-of-way line of Armstrong Avenue to the West right-of-way line of 78th Street;



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thence North along the West right-of-way of 78th Street to the Northeast corner of WESTRIDGE HEIGHTS, as subdivision of land in Kansas City, Wyandotte County, Kansas;

thence West along the North boundary line of WESTRIDGE HEIGHTS to Northwest corner of WESTRIDGE HEIGHTS, said point being on the East boundary line of STONY POINT HEIGHTS, a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence South along the East boundary line of STONY POINT HEIGHTS to the North right-of-way line of Minnesota Avenue;

thence West along the North right-of-way line of Minnesota Avenue to the centerline of 82nd Street;

thence north along the centerline of 82nd Street to the Point of Beginning.

Legal Description for NRA 2 Leavenworth Road Corridor

Beginning at the intersection of 38th Street and Leavenworth Road;

thence North to the North right-of-way of Leavenworth Road;

thence West along the North right-of-way line of Leavenworth Road to the West right-of-way of 38th Street;

thence North along the West right-of-way of 38th Street 140 feet;

thence West 103.54 feet;

thence North 24 feet;

thence West 67 feet;

thence North 100 feet;

thence West to the Northeast corner of Lot 1 NEIDHARTS SUBDIVISION a subdivision of land in Kansas City, Wyandotte County, Kansas;



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thence West along the North line of Lots 1 and 2 NEIDHARTS SUBDIVISION to the Northwest Corner of Lot 2 NEIDHARTS SUBDIVISION;

thence West 484.5 feet to the Northeast corner of Lot 7 NEIDHARTS SUBDIVISION;

thence West along the North line of Lots 7 and 8 NEIDHARTS SUBDIVISION to the Northwest Corner of Lot 8 NEIDHARTS SUBDIVISION;

thence North along the West line of Lot 9 and 20 NEIDHARTS SUBDIVISION to 427.4 feet;

thence West to the East right-of-way line of 42nd Terrace; thence South along the East right-of-way line of 42nd Terrace 566.4 feet;

thence West to the West right-of-way line of 42nd Terrace;

thence West to the East right-of-way line of 43rd Street;

thence West to the West right-of-way line of 43rd Street said line also being the East line of Lot 1 SEIFERTS ADDITION a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North along the East line of Lot 1 SEIFERTS ADDITION to the Northeast corner of Lot 1 SEIFERTS ADDITION;

thence West along the North line of Lots 1 through 3 SEIFERTS ADDITION to the Northwest corner of Lot 3 SEIFERTS ADDITION;

thence North along the West line of SEIFERTS ADDITION to the Southeast corner of Lot 10 SEIFERTS ADDITION;

thence West along the South line of Lot 10 SEIFERTS ADDITION to the Southwest corner of Lot 10 SEIFERTS ADDITION;

thence Northerly along the West line of Lots 10 and 11 SEIFERTS ADDITION to the Northwest corner of Lot 11 SEIFERTS ADDITION;

thence West 281 feet;

thence Northly to the Southeast corner of Lot 10 CUTLER FARMS a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence West along the South line of Lot 10 CUTLER FARMS to the Southwest corner of Lot 10 said corner also being the Southeast corner of Tract B WESTERN FIELDS a subdivision of land in Kansas City, Wyandotte County, Kansas;



thence West along the South line of Tract B and Lots 17 through 20 to the Southwest corner of Lot 20 WESTERN FIELDS said corner being on the East right-of-way line of 46th Street;

thence West to the West right-of-way line of 46th Street;

thence South along the West right-of-way line of 46th Street to the South right-of-way line of Farrow Avenue;

thence West along the South right-of-way line of Farrow Avenue to the West line of lot 8 LAUREL ACRES a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence South along the West line of Lot 8 LAUREL ACRES to the Southwest corner of Lot 8 LAUREL ACRES said point also being the Northeast corner of Lot 1 LAUREL ACRES;

thence West along the North line of Lot 1 LAUREL ACRES 50 feet;

thence South 104 feet;

thence West to the East right-of-way line of 47th Street;

thence West to the West right-of-way line of 47th Street said line also being the East line of GRAYS ADDITION a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North 88 feet;

thence West 142 feet;

thence North 50 feet to the North line of Lot 1 GRAYS ADDITION;

thence West along the North line of Lot 1 GRAYS ADDITION to the Northwest corner of Lot 1 GRAYS ADDITION;

thence South 50.8 feet along the West line of Lot 1 GRAYS ADDITION said line also being the East right-of-way line of 47th Terrace;

thence West to the Northeast corner of Lot 9 GRAYS ADDITION;

thence West along the North line of Lot 9 GRAYS ADDITION to the Northwest corner Lot 9 GRAYS ADDITION;

thence North to the North line of Lot 7 GRAYS ADDITION;



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thence West along the North line of Lot 7 GRAYS ADDITION to the Northwest corner of Lot 7 GRAYS ADDITION said corner being on the West line of Lot 9 LU ELLA CONNELLY ADDITION a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North to the Northeast corner of Lot 9 LU ELLA CONNELLY ADDITION;

thence West along the North line of Lots 4 through 9 LU ELLA CONNELLY ADDITION to the Northwest corner of Lot 4 LU ELLA CONNELLY ADDITION said corner also being on the East right-of-way line of 49th Street;

thence continuing West to the West right-of-way line of 49th Street;

thence South along the West right-of-way line of 49th Street to the Southeast corner of Lot 7 BLUE LANE ADDITION a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence West along the South line of Lots 7 through 12 BLUE LANE ADDITION to the Southwest corner of Lot 12 BLUE LANE ADDITION;

thence North along the West line of BLUE LANE ADDITION to the Northwest corner of BLUE LANE ADDITION said corner being on the North line of Lot 1 LU ELLA CONNELLY ADDITION;

thence West along the North line of LU ELLA CONNELLY ADDITION to the East right-of-way line of 49th Drive; thence West to the West right-of-way line of 49th Drive;

thence Southwest along the West right-of-way line of 49th Drive to a point 173.97 feet Northeast of the North right-of-way line of Leavenworth Road;

thence West 229.02 feet;

thence North to the South line of NOSLEN ADDITION a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence West along the South line of NOSLEN ADDITION to the Southwest corner of NOSLEN ADDITION;

thence South to the Northwest corner of THE KASTERS a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence South along the East line of THE KASTERS to the Southeast corner of THE KASTERS;

thence West along the South line of THE KASTERS to the Southwest corner of THE KASTERS said point begin on the West right-of-way line of 51st Street;



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thence West to the East right-of-way line of 51st Street;

thence North along the East right-of-way line of 51st Street to the Southeast corner of BARKER'S ADDITION a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence Northwest along the South line of BARKER'S ADDITION to the Northeast corner of MILGARDEN a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence South along the East line of MILGARDEN to the Southeast corner of MILGARDEN;

thence West along the South line of MILGARDEN to the Southwest corner of Lot 21 MILGARDEN;

thence North 268.50 feet along the West line of MILGARDEN to the South line of MILGARDEN;

thence West along the South line of MILGARDEN to the Southwest corner of Lot 15 MILGARDEN said point also being the Southeast corner of OSAGE HILLS a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence West along the South line of OSAGE HILLS to the Southeast corner of Lot 9 OSAGE HILLS;

thence South along the West line of OSAGE HILLS to the Southeast corner of Lot 14 OSAGE HILLS said point also being on the North right-of-way line of Leavenworth Road;

thence West along the North right-of-way line of Leavenworth Road to the Southeast corner of GLEASON PLACE a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North along the West line of GLEASON PLACE to the Northeast corner of Lot 10 GLEASON PLACE;

thence West along the North line of Lots 9 through 10 GLEASON PLACE to the Northwest corner of Lot 9 GLEASON PLACE said point being on the East right-of-way line of 54th Street;

thence West to the West right-of-way line of 54th Street said point also being the Northeast corner of HAPPY FOODS SUBDIVISION a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence West along the North line of HAPPY FOODS SUBDIVISION to the Northwest corner of HAPPY FOODS SUBDIVISION said point being on the East right-of-way line of 55th Street;

thence West to the West right-of-way line of 55th Street;



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thence South along the West right-of-way line of 55th Street to a point 160 feet North of the North right-of-way line of Leavenworth Road;

thence West 107.25 feet;

thence North 175 feet;

thence West 220 feet;

thence South 75 feet;

thence West 109.85 feet

thence South 225 feet;

thence West 140 feet to the East right-of-way line of 55th Terrace;

thence West to the West right-of-way line of 55th Terrace;

thence North along the West right-of-way line of 55th Terrace to a point 107.5 feet North of the North right-of-way line of Leavenworth Road;

thence West 227.5 feet to the East right-of-way line for 56th Street;

thence West to the West right-of-way line for 56th Street said line also being the East line of Lot 18 LEON E NELSON'S SUBDIVISION a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North to a point 110 feet North of the North right-of-way line of Leavenworth Road;

thence West to the West line of Lot 16 LEON E NELSON'S SUBDIVISION;

thence North along the West line of Lot 16 LEON E NELSON'S SUBDIVISION to the Northwest corner of Lot 16 LEON E NELSON'S SUBDIVISION said point being on the South line of Lot 12 LEON E NELSON'S SUBDIVISION;

thence West along the South line of Lots 9, 11, 12 LEON E NELSON'S SUBDIVISION to the Southwest Corner of Lot 9 LEON E NELSON'S SUBDIVISION said point being on the East line of Lot 10 LEON E NELSON'S SUBDIVISION;

thence South along the East line of Lots 10 and 15 LEON E NELSON'S SUBDIVISION to the Southeast corner of Lot 15 LEON E NELSON'S SUBDIVISION;



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thence West along the South line of Lot 15 LEON E NELSON'S SUBDIVISION to the Southwest corner of Lot 15 LEON E NELSON'S SUBDIVISION said point being on the East right-of-way line of 57th Street;

thence West to the West right-of-way line of 57th Street said line also being the West line of Lot 14 U S BRENNER'S SUBDIVISION a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence South along the East line of Lot 14 U S BRENNER'S SUBDIVISION to a point 95 feet North of the Southeast corner of U S BRENNER'S SUBDIVISION;

thence West to the West line of Lot 14 U S BRENNER'S SUBDIVISION;

thence North along the West line of Lot 14 U S BRENNER'S SUBDIVISION to the Northwest corner of U S BRENNER'S SUBDIVISION said point being on the South line of Lot 15 U S BRENNER'S SUBDIVISION;

thence West along the South line of Lots 13 and 15 U S BRENNER'S SUBDIVISION to the Southwest corner of Lot 13 U S BRENNER'S SUBDIVISION said point being on the East right-of-way line of 55th Street;

thence West to the West right-of-way line of 55th Street said line also being the East line of Lot 1 U S BRENNER'S SUBDIVISION;

thence North along the East line of Lot 1 U S BRENNER'S SUBDIVISION to the Northeast corner of Lot 1 U S BRENNER'S SUBDIVISION;

thence West along the North line of Lot 1 U S BRENNER'S SUBDIVISION to the Northwest line of Lot 1 U S BRENNER'S SUBDIVISION;

thence West to the East right-of-way line of 59th Street;

thence West to the West right-of-way line of 59th Street;

thence West to the East line of Lot 2 WESTGATE CENTER a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North along the East line of Lot 2 WESTGATE CENTER;

thence East 350 feet along the South line of Lot 2 WESTGATE CENTER

thence North 124.25 feet along the West line of Lot 2 WESTGATE CENTER;



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thence West along North line of Lot 2 WESTGATE CENTER to the Southeast corner of Lot 1 WESTGATE CENTER;

thence North to the Northeast corner of Lot 1 WESTGATE CENTER;

thence West along the North line of Lot 1 WESTGATE CENTER to the Northwest corner of Lot 1 WESTGATE CENTER;

thence West 300 feet to a point 210.37 feet North of the Northwest corner of Lot 4 WESTGATE CENTER;

thence South 210.37 feet to the Northwest corner of Lot 4 WESTGATE CENTER;

thence South 39.63 feet along West line of Lot 4 WESTGATE CENTER;

thence South 45 degrees 8 minutes 19 West seconds 70.88 feet along the West line of Lot 4 WESTGATE CENTER;

thence South 29 degrees 59 minutes 47 West seconds 167.42 feet along the West line of Lot 4 WESTGATE CENTER;

thence West 25 feet along the West line of Lot 4 WESTGATE CENTER;

thence South 180 feet along West line of Lot 4 WESTGATE CENTER;

thence West 20 feet along the West line of Lot 4 WESTGATE CENTER;

thence West to the East right-of-way line of 61st Street;

thence West to the West right-of-way line of 61st Street;

thence South along the West right-of-way line of 61st Street to the Northeast corner of Lot 1 FRIEDBERG HEIGHTS a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence West along the North line of Lots 1 through 3 FRIEDBERG HEIGHTS to the Northwest corner of Lot 3 FRIEDBERG HEIGHTS said corner also being the Northeast corner of Lot 4 FRIEDBERG HEIGHTS;

thence Southwest along the North line of Lot 4 FRIEDBERG HEIGHTS to the Northwest corner of Lot 4 FRIEDBERG HEIGHTS said corner being on the East right-of-way line of May Lane;



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thence West to the West right-of-way line of May Lane said line also being the Northeast line of Lot 5 RESURVEY OF FRIEDBERG HEIGHTS a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence Northwest along the Northeast line of Lot 5 RESURVEY OF FRIEDBERG HEIGHTS to the North corner of Lot 5 RESURVEY OF FRIEDBERG HEIGHTS;

thence Southwest to the Northwest corner of Lot 5 RESURVEY OF FRIEDBERG HEIGHTS said corner also being the Northeast corner of Lot 4 RESURVEY OF FRIEDBERG HEIGHTS;

thence West along the North line of Lots 3 and 4 RESURVEY OF FRIEDBERG HEIGHTS to the Northwest corner of Lot 3 RESURVEY OF FRIEDBERG HEIGHTS;

thence North along the West line of Lots 1 and 2 RESURVEY OF FRIEDBERG HEIGHTS to the Northwest corner of Lot 1 RESURVEY OF FRIEDBERG HEIGHTS said corner also being on the North Line of Lot 7 FRIEDBERG HEIGHTS;

thence West along the North line of Lots 7 and 8 FRIEDBERG HEIGHTS to the Northwest corner of Lot 8 FRIEDBERG HEIGHTS;

thence South 88 feet along the West line of Lot 8 FRIEDBERG HEIGHTS said line also being the East line of Lot 9 FRIEDBERG HEIGHTS;

thence West to the West line of Lot 9 FRIEDBERG HEIGHTS said line also being the East line of 63rd Street;

thence West to the West line of 63rd Street;

thence South along the West line of 63rd Street to the Northeast corner of Lot 9 SUNSET HILLS ADDITION NO ONE a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence West along the North line of Lots 9 through 28 SUNSET HILLS ADDITION NO ONE to the Northwest corner of Lot 28 SUNSET HILLS ADDITION NO ONE said corner also being the Northeast corner of Lot 79 SUNSET HILLS ADDITION NO THREE a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence West along the North line of Lot 79 SUNSET HILLS ADDITION NO THREE to the Northeast corner of Lot 79 SUNSET HILLS ADDITION NO THREE said corner also being on the East right-of-way line of 66TH Terrace;

thence West to the West right-of-way line of 66th Terrace said line being the East line of Lot 78 SUNSET HILLS ADDITION NO THREE;



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thence North along the West line of Lot 78 SUNSET HILLS ADDITION NO THREE to the Northeast corner of Lot 78 SUNSET HILLS ADDITION NO THREE said corner also being the Southeast corner of Lot 77 SUNSET HILLS ADDITION NO THREE;

thence West along the South line of Lot 77 SUNSET HILLS ADDITION NO THREE to the Southwest corner of Lot 77 SUNSET HILLS ADDITION NO THREE said corner also being on the East line of Lot 30 SUNSET HILLS ADDITION NO ONE;

thence South along the East line of Lot 30 SUNSET HILLS ADDITION NO ONE to the Southeast corner of Lot 30 SUNSET HILLS ADDITION NO ONE;

thence West along the South line of Lot 30 SUNSET HILLS ADDITION NO ONE to the Southwest corner of Lot 30 SUNSET HILLS ADDITION NO ONE said corner being on the East right-of-way line of 67th Street;

thence West to the West right-of-way line of 67th Street;

thence North along the West right-of-way line of 67th Street to a point 241 feet North of the North right-of-way line of Leavenworth Road;

thence West 170 feet;

thence South 90 feet;

thence West 136 feet to the East right-of-way line of 67th Terrace;

thence West to the West right-of-way line of 67th Terrace;

thence North along the West right-of-way line of 67th Terrace to a point 190 feet North of the North right-of-way line of Leavenworth Road;

thence West 134 feet;

thence North 32.62 feet;

thence West to the East line of LOUISVILLE SQUARE a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence South along the East line of LOUISVILLE SQUARE to the Northeast corner of Lot 10 LOUISVILLE SQUARE;

thence West along the North line of Lot 10 LOUISVILLE SQUARE to the Northwest corner of Lot 10 LOUISVILLE SQUARE said corner also being on the East right-of-way line of 68th Terrace;



thence West to the West right-of-way line of 68th Terrace;

thence South along the West right-of-way line of 68th Terrace to the Northeast corner of Lot 9 LOUISVILLE SQUARE;

thence West along the North line of Lot 9 LOUISVILLE SQUARE to the Northwest corner of Lot 9 LOUISVILLE SQUARE;

thence West 15 feet;

thence North to a point 337 feet North of the North right-of-way line of Leavenworth Road;

thence West 664 feet to the East line of J L SARTIN'S SUBDIVISION a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence South along the East line of J L SARTIN'S SUBDIVISION to the Northeast corner of Lot 3 J L SARTIN'S SUBDIVISION;

thence West 175 feet;

thence North 117.6 feet;

thence West 175 feet;

thence South 117.6 feet;

thence West 140 feet;

thence South 107.5 feet;

thence West to the East right-of-way line of 70th Terrace;

thence West to the West right-of-way line of 70th Terrace;

thence North to a point 242 feet North of the North right-of-way line of Leavenworth Road;

thence West 267.17 feet;

thence North 30 feet;

thence West 130 feet to the East right-of-way line of 71st Terrace;



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thence West to the West right-of-way line of 71st Terrace said line being the East line of Block 2 Lot 6 VANCE a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence West along the North line of Block 2 Lot 6 VANCE to the Northwest corner of Block 2 Lot 6 VANCE said point being on the East line of the unimproved STREET right-of-way between Blocks 1 and 2 VANCE;

thence West to the West line of the unimproved STREET right-of-way between Blocks 1 and 2 VANCE said line also being the East line of Block 1 VANCE;

thence South along the East line of Block 1 VANCE to the Northeast corner of Block 1 Lot 13 VANCE;

thence West along the North line of Block 1 Lot 13 VANCE to the Northwest corner of Block 1 Lot 13 VANCE said corner also being the Southeast corner of Block 1 Lot 6 VANCE;

thence North along the East line of Block 1 Lot 6 VANCE to the Northeast corner of Block 1 Lot 6 VANCE;

thence West along the North line of Block 1 Lot 6 VANCE to the Northwest corner of Block 1 Lot 6 VANCE said corner also being on the East right-of-way line of 72nd Street;

thence West to the West right-of-way line of 72nd Street;

thence North along the West right-of-way line of 72nd Street to a point 465.62 feet North of the North right-of-way line of Leavenworth Road;

thence Westerly 301.02 feet;

thence North 314.37 feet to the South line of Lot 27 WASHINGTON HEIGHTS a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence Southerly along the South line of Lots 27, 28 and 31 WASHINGTON HEIGHTS to the Southwest corner of Lot 31 WASHINGTON HEIGHTS said corner being on the South right-of-way line of Farrow Avenue;

thence Southerly along the South right-of-way line of Farrow Avenue to the East right-of-way line of 75th Street;

thence West to the West right-of-way line of 75th Street;

thence North 1286.5 feet;



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thence West 653 feet;

thence South 705 feet;

thence West 332.13 feet;

thence South 185.3 feet;

thence West 75 feet;

thence South 100 feet;

thence West to the East right-of-way line of 77th Street;

thence South along the East right-of-way line of 77th Street to the North right-of-way line of Leavenworth Road;

thence South to the intersection of the East right-of-way line of 77th Street and the South right-of-way line of Leavenworth Road;

thence South along the East right-of-way line of 77th Street to a point 200 feet South of the South right-of-way line of Leavenworth Road;

thence East to the West line of MELODY APRIL ESTATES a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North along the West line of MELODY APRIL ESTATES to the Northwest corner of MELODY APRIL ESTATES;

thence East along the North line of Lots 7 through 13 MELODY APRIL ESTATES to the Northeast corner of Lot 13 MELODY APRIL ESTATES;

thence East to the West right-of-way line of 75th Terrace;

thence East to the East right-of-way line of 75th Terrace said line also being the West line lot 47 LILLIE HEIGHTS a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North along the West line of Lot 47 LILLIE HEIGHTS to a point 125 South of the South right-of-way line of Leavenworth Road;

thence East 141 feet to the East line of Lot 48 LILLIE HEIGHTS;



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thence South along the East line of Lots 45, 46 and 48 LILLIE HEIGHTS to the Southeast corner of Lot 45 LILLIE HEIGHTS;

thence East 99 Feet;

thence North 399 feet;

thence East 66 feet to the West line of Lot 1 MALLOTT'S 1ST SUBDIVISION a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence South along the West line of Lot 1 MALLOTT'S 1ST SUBDIVISION to the Southwest corner of Lot 1 MALLOTT'S 1ST SUBDIVISION;

thence East along the South line of Lots 1 and 2 MALLOTT'S 1ST SUBDIVISION to the Southeast corner of Lot 2 MALLOTT'S 1ST SUBDIVISION said corner being on the West right-of-way line of 74th Terrace;

thence East to the Northwest corner of Lot 3 MALLOTT'S 1ST SUBDIVISION HEIGHTS;

thence East along the South line of Lots 3 and 4 MALLOTT'S 1ST SUBDIVISION to the Southeast corner of Lot 3 MALLOTT'S 1ST SUBDIVISION said point being on the West right-of-way line of 74th Street;

thence East to the East right-of-way line of 74th Street;

thence North along the East right-of-way line of 74th Street to the Northwest corner of Lot 1 WASHINGTON COURT a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence East along the North line of Lot 1 WASHINGTON COURT to the Northeast corner of WASHINGTON COURT;

hence South 121.87 feet along the East line of Lots 1 and 2 WASHINGTON COURT to the North line of Lot 4 WASHINGTON COURT;

thence West along the North line of Lot 4 and 5 WASHINGTON COURT to the Northeast corner of Lot 5 WASHINGTON COURT set corner being on the West line of Lot 34 MALLOTT'S 1ST SUBDIVISION;

thence North along the West line of Lot 34 MALLOTT'S 1ST SUBDIVISION to the Northwest corner of Lot 34 MALLOTT'S 1ST SUBDIVISION said corner also being the Southwest corner of Lot 35 MALLOTT'S 1ST SUBDIVISION;



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thence East along the South line of Lot 35 MALLOTT'S 1ST SUBDIVISION to the Southeast corner of Lot 35 MALLOTT'S 1ST SUBDIVISION said corner being on the West right-of-way line of 73rd Place;

thence East to the Southwest corner of Lot 36 MALLOTT'S 1ST SUBDIVISION;

thence East along the South line of Lots 36 and 37 MALLOTT'S 1ST SUBDIVISION to the Southeast corner of Lot 37 MALLOTT'S 1ST SUBDIVISION; thence South to a point 384 feet South of the South right-of-way line of Leavenworth Road;

thence East 90 feet to the West line of Lot 7 WASHINGTON VIEW a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North along the West line of Lots 5 and 7 WASHINGTON VIEW to the Southwest corner of lot 1 WASHINGTON VIEW;

thence East along the South line of Lots 1 and 2 WASHINGTON VIEW to the Southeast corner of Lot 2 WASHINGTON VIEW said corner being the West right-of-way line of 73rd Street;

thence East to the Southwest corner of Lot 3 WASHINGTON VIEW;

thence East along the South line of Lot 3 and 4 WASHINGTON VIEW to the Southeast corner of Lot 4 WASHINGTON VIEW;

thence South to a point 453.3 feet South of the South right-of-way line of Leavenworth Road;

thence East 270 feet;

thence North to a point 143.51 feet South of the South right-of-way line of Leavenworth Road;

thence East to the West right-of-way line of 72nd Street;

thence East to the East right-of-way line of 72nd Street said line being on the West line of Lot 1 FAIR PLACE ESTATES a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence South along the West line of Lot 1 FAIR PLACE ESTATES to the Southwest corner of FAIR PLACE ESTATES;

thence East along the South line of Lot 1 FAIR PLACE ESTATES to the Southeast corner of Lot 1 FAIR PLACE ESTATES;

thence South to the North right-of-way line of Roswell Avenue;



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thence East along the North right-of-way line of Roswell Avenue 217.8 feet;

thence North to a point 178.87 feet South of the South right-of-way line of Leavenworth Road;

thence East to the West right-of-way line of 71st Street;

thence East to the East right-of-way line of 71st Street;

thence South along the East right-of-way line of 71st Street to the Northwest corner of Lot 4 MIROS HEIGHTS a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence East 165 feet;

thence North along the West line of Lots 3 and 4 MIROS HEIGHTS to the Northwest corner of Lot 3 MIROS HEIGHTS;

thence East along the North line of Lot 3 MIROS HEIGHTS to the Northeast corner of Lot 3 MIROS HEIGHTS said corner being on the West right-of-way line of 70th Terrace;

thence East to the Southwest corner of Lot 32 MIROS HEIGHTS;

thence East along the South line of Lots 29 through 32 MIROS HEIGHTS to the Southeast corner of Lot 29 MIROS HEIGHTS said corner being on the West right-of-way line of 70th Street;

thence East to the East right-of-way line of 70th Street said line also being the East line of Lot 27 MIROS HEIGHTS;

thence North along the East line of Lot 27 MIROS HEIGHTS to the Northwest corner of Lot 27 MIROS HEIGHTS;

thence East along the North line of Lot 27 MIROS HEIGHTS to the Northeast corner of Lot 27 MIROS HEIGHTS;

thence South along the East line of Lots 27 and 26 MIROS HEIGHTS to a point 217.5 feet South of the South right-of-way line of Leavenworth Road;

thence East 105 feet;

thence North to a point 127.5 feet South of the South right-of-way line of Leavenworth Road;

thence East to the East right-of-way line of 69th Street;



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thence East to the West right-of-way line of 69th Street said line also being the West line of Lot 5 MALLOTT'S 2ND SUBDIVISION a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence South along the West line of Lot 5 MALLOTT'S 2ND SUBDIVISION to the Southwest corner of Lot 5 MALLOTT'S 2ND SUBDIVISION;

thence East along the South line of Lots 4 and 5 MALLOTT'S 2ND SUBDIVISION to the Southeast corner of Lot 4 MALLOTT'S 2ND SUBDIVISION said corner being on the West line of Lot 3 MALLOTT'S 2ND SUBDIVISION;

thence South along the West line of Lot 3 MALLOTT'S 2ND SUBDIVISION to the Southwest corner Lot 3 MALLOTT'S 2ND SUBDIVISION;

thence East along the South line of Lots 1 through 3 MALLOTT'S 2ND SUBDIVISION to the Southeast corner of Lot 1 MALLOTT'S 2ND SUBDIVISION said corner also being on the North line of Malott Cemetery MALLOTT'S 2ND SUBDIVISION;

thence East along the North line of Malott Cemetery MALLOTT'S 2ND SUBDIVISION to the Northeast corner of Malott Cemetery MALLOTT'S 2ND SUBDIVISION;

thence East 396 feet;

thence North to a point 227.5 feet South of the South right-of-way line of Leavenworth Road;

thence East to the West right-of-way line of 67th Street;

thence East to the East right-of-way line of 67th Street;

thence North along the East right-of-way line of 67th Street to a point 160 feet South of the South right-of-way line of Leavenworth Road;

thence East 157.92 feet;

thence South to a point 320 feet South of the South right-of-way line of Leavenworth Road;

thence East 125 feet;

thence South to a point 584.24 feet South of the South right-of-way line of Leavenworth Road;

thence East to the East line of Lot 1 TRULL SUBDIVISION a subdivision of land in Kansas City, Wyandotte County, Kansas;



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thence South along the East line of Lot 1 TRULL SUBDIVISION to the Southwest corner of Lot 1 TRULL SUBDIVISION;

thence East along the South line of Lot 1 TRULL SUBDIVISION to the Southeast corner of Lot 1 TRULL SUBDIVISION

thence North along the East line of Lot 1 TRULL SUBDIVISION to the South Line of Lot 2 TRULL SUBDIVISION;

thence East along the South line of Lot 2 TRULL SUBDIVISION to the Southeast corner of Lot 2 TRULL SUBDIVISION said corner being on the West right-of-way line of 65th Terrace;

thence East to the East line of 65th Terrace;

thence North along the East line of 65th Terrace to a point 118.71 feet South of the South right-of-way line of Leavenworth Road;

thence East 183.6 feet;

thence South to a point 178.71 feet South of the South right-of-way line of Leavenworth Road;

thence East 108.72 feet to the West line of Lot 1 SUNSET MANOR a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North along the West line of Lot 1 SUNSET MANOR to a point 150 feet South of the Northwest corner of Lot 1 SUNSET MANOR;

thence East to the East line of Lot 1 SUNSET MANOR said line also being the West right-of-way line of 64th Terrace;

thence East to the East right-of-way line of 64th Terrace said line also being the West line of Lot 8 SUNSET MANOR;

thence South along the West line of Lot 8 SUNSET MANOR to the Southwest corner of Lot 8 SUNSET MANOR;

thence East along the South line of Lot 8 SUNSET MANOR to the Southeast corner of Lot 8 SUNSET MANOR;

thence South to a point 200 feet South of the South right-of-way line of Leavenworth Road;

thence East 310 feet to the West right-of-way line of 64th Street;



thence East to the East right-of-way line of 64th Street;

thence South along the East right-of-way line of 64th Street to a point 630 feet South of the South right-of-way line of Leavenworth Road;

thence East 314.72 feet;

thence North to a point 180 feet South of the South right-of-way line of Leavenworth Road;

thence East 110 feet;

thence North 100 feet to a point 80 feet South of the South right-of-way line of Leavenworth Road;

thence East 180 feet to the West right-of-way line of 63rd Street;

thence East to the East right-of-way line of 63rd Street;

thence South along the East right-of-way line of 63rd Street to a point 80 feet South of the South right-of-way line of Leavenworth Road;

thence East 308.48 feet;

thence South to a point 357.4 feet South of the South right-of-way line of Leavenworth Road said point on the South line of Lot 1 CHRISTINE BRUNE ESTATE a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence East along the South line of Lot 1 and 2 CHRISTINE BRUNE ESTATE 338.72 feet;

thence North to a point 118 feet South of the South right-of-way line of Leavenworth Road;

thence East to the West right-of-way line of 62nd Street;

thence East to the East right-of-way line of 62nd Street;

thence North along the East right-of-way line of 62nd Street to a point 120 feet South of the South right-of-way line of Leavenworth Road;

thence East 197 feet;

thence South to a point 300 feet South of the South right-of-way line of Leavenworth Road;

thence East 697.15 feet;



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thence North 100 feet;

thence East 100 feet to the West right-of-way line of 60th Street;

thence East to the East right-of-way line of 60th Street;

thence North to a point 150 feet South of the South right-of-way line of Leavenworth Road;

thence East 100 feet;

thence South to a point 300 feet South of the South right-of-way line of Leavenworth Road;

thence East 200 feet;

thence North to a point 240 feet South of the South right-of-way line of Leavenworth Road;

thence East to the West right-of-way line of 59th Street;

thence East to the East right-of-way line of 59th Street;

thence East to a point 270.50 feet South of the South right-of-way line of Leavenworth Road
and on the West right-of-way line of 58th St;

thence East to the East right-of-way line of 58th St;

thence East 270.5 feet;

thence South to a point 255.6 feet South of the South right-of-way line of Leavenworth Road;

thence East 100 feet;

thence North to the Southwest corner of Lot 1 RODGERS MANOR a subdivision of land in
Kansas City, Wyandotte County, Kansas;

thence East along the South line of Lot 1 RODGERS MANOR to the Southeast corner Lot 1
RODGERS MANOR said corner being on the West right-of-way line of 57th Street;

thence East to the East line of Lot 1 STUDTS HIGHLAND a subdivision of land in Kansas City,
Wyandotte County, Kansas;

thence South to the Southeast corner of Lot 1 STUDTS HIGHLAND;



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thence East along the South line of Lot 1 through 3 STUDTS HIGHLAND to the Southeast corner of Lot 3 STUDTS HIGHLAND said corner also being the Northeast corner of Lot 4 STUDTS HIGHLAND;

thence South along East line of Lot 4 STUDTS HIGHLAND to the Southeast corner of Lot 4 STUDTS HIGHLANDS said corner also being on the North right-of-way line of Lathrop Avenue;

thence East along the North right-of-way line of Lathrop Avenue 100 feet;

thence North to a point 300 feet South of the South right-of-way line of Leavenworth Road;

thence East 205 feet to the Southwest corner of Lot 3 KCKCC DEVELOPMENT a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North along the West line of Lots 2 and 3 KCKCC DEVELOPMENT to the Northwest corner of Lot 2 KCKCC DEVELOPMENT said corner also being the Southwest corner of Lot 1 KCKCC DEVELOPMENT;

thence East along the South line of Lot 1 KCKCC DEVELOPMENT the Southeast corner Lot 1 KCKCC DEVELOPMENT said corner also being on the West line of 56th Street;

thence East to the West right-of-way line of 56th Street;

thence South along West right-of-way line of 56th Street to a point 465 feet South of the South right-of-way line of Leavenworth Road;

thence East 176.25 feet;

thence South 82 feet;

thence West 18.75 feet;

thence South 83 feet;

thence East to the West line of Lot 4 NEVA ACRES a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North along the West line of Lot 4 NEVA ACRES to the Northwest corner Lot 4 NEVA ACRES said corner also being the Southwest corner Lot 7 RESURVEY OF LOTS 1-2-3 NEVA ACRES a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North along the West line of Lots 7 and 8 RESURVEY OF LOTS 1-2-3 NEVA ACRES to the Northwest corner of Lot 8 RESURVEY OF LOTS 1-2-3 NEVA ACRES;



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thence East along the North line of Lots 8 through 14 RESURVEY OF LOTS 1-2-3 NEVA ACRES to the Northeast corner of Lot 14 said corner being on the West right-of-way line of 55th Street;

thence East to the East right-of-way line of 55th Street said line also being the West line of Lot 4 BUDY'S SUBDIVISION a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North along the West line of Lots 3 and 4 BUDY'S SUBDIVISION to the Northwest corner of Lot 3 BUDY'S SUBDIVISION;

thence East along the North line of Lot 3 BUDY'S SUBDIVISION to the Northeast corner of Lot 3 BUDY'S SUBDIVISION said corner being on the West line of Lot 52 BUDY HIEGHTS LOTS 20 TO 58 INC a subdivision of land in Kansas City, Wyandotte County, Kansas:

thence South along the West line of Lot 52 BUDY HIEGHTS LOTS 20 TO 58 INC to the Southwest corner of Lot 52 BUDY HIEGHTS LOTS 20 TO 58 INC;

thence East along the South line of Lots 50 through 52 BUDY HIEGHTS LOTS 20 TO 58 INC to the Southeast corner of Lot 50 BUDY HIEGHTS LOTS 20 TO 58 INC said corner also being on the West right-of-way line of 54th Street;

thence East Southwest corner of Lot 49 BUDY HIEGHTS LOTS 20 TO 58 INC;

thence East along the South line of Lots 47 through 49 BUDY HIEGHTS LOTS 20 TO 58 INC to the Southeast corner of Lot 47 BUDY HIEGHTS LOTS 20 TO 58 INC said corner also being the Northwest corner of Lot 35 BUDY HIEGHTS LOTS 20 TO 58 INC;

thence South along the West line of Lot 35 BUDY HIEGHTS LOTS 20 TO 58 INC to the Southwest corner of Lot 35 BUDY HIEGHTS LOTS 20 TO 58 INC;

thence East along the South line of Lot 35 BUDY HIEGHTS LOTS 20 TO 58 INC to the Southeast corner of Lot 35 BUDY HIEGHTS LOTS 20 TO 58 INC said corner also being on the West right-of-way line of 53rd Street;

thence East to the East right-of-way line of 53rd Street said lien also being the West line of Lot 27 BUDY HIEGHTS LOTS 20 TO 58 INC;

thence North along the West line of Lots 27 and 28 to the Northwest corner of Lot 28 BUDY HIEGHTS LOTS 20 TO 58 INC;

thence East along the North line of Lot 28 BUDY HIEGHTS LOTS 20 TO 58 INC to the Northeast corner of Lot 28 BUDY HIEGHTS LOTS 20 TO 58 INC said corner also being on the West line of



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Lot 20 HOLCOMBS WELBORN HEIGHTS a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence South along the West line of Lot 20 HOLCOMBS WELBORN HEIGHTS to the Southwest corner of Lot 20 HOLCOMBS WELBORN HEIGHTS;

thence East along the South line of Lot 20 HOLCOMBS WELBORN HEIGHTS to the Southeast corner of Lot 20 HOLCOMBS WELBORN HEIGHTS said corner also being on the West right-of-way line of 52nd Street;

thence East to the East right-of-way line of 52nd Street said line also being the West line of Lot 4 HOLCOMBS WELBORN HEIGHTS;

thence North along the West line of Lot 4 HOLCOMBS WELBORN HEIGHTS to the Northwest corner of Lot 4 HOLCOMBS WELBORN HEIGHTS;

thence East along the North line of Lot 4 HOLCOMBS WELBORN HEIGHTS to the Northeast line of Lot 4 HOLCOMBS WELBORN HEIGHTS said corner also being on the West line of Lot 6 WELBORN ACRES a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence South along the West line of Lot 6 WELBORN ACRES to the Southwest corner of Lot 6 WELBORN ACRES;

thence East along the South line of Lot 5 and 6 WELBORN ACRES to the Southeast corner of Lot 5 WELBORN ACRES;

thence North along the East line of Lot 5 WELBORN ACRES to a point 458 feet South of the South right-of-way line of Leavenworth Road;

thence East to the East line of Lot 4 WELBORN ACRES;

thence North along the East line of Lot 4 WELBORN ACRES to the Southwest corner of Lot 1 WELBORN ACRES;

thence East along South line of Lot 1 WELBORN ACRES to the Southeast corner of Lot 1 WELBORN ACRES said corner also being on the West right-of-way line of 51st Street;

thence East to the East right-of-way line of 51st Street;

thence North along the East right-of-way line of 51st Street to a point 122.5 feet South of the South right-of-way line of Leavenworth Road;

thence East 193.60 feet;



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thence South 7.5 feet

thence West 5 feet;

thence South 116 feet;

thence West 85.8 feet;

thence South 10 feet;

thence East 32 feet;

thence North 142 feet to the Southwest right-of-way line of Welborn Lane:

thence West to the Northeast right-of-way line of Welborn Lane;

thence Southeasterly along the Northeast right-of-way line of Welborn Lane to a point 475.4 feet Southeast of the South of the South right-of-way line of Leavenworth Road;

thence Northeast to the South corner of Lot 5 CASH'S SUBDIVISION a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence Northeast along the Southeast line of Lot 5 CASH'S SUBDIVISION to the to the Southeast corner of Lot 5 CASH'S SUBDIVISION said corner also being the Southwest corner of Lot 4 CASH'S SUBDIVISION;

thence East along the South line of Lot 2 through 4 CASH'S SUBDIVISION to the Southeast corner of Lot 2 CASH'S SUBDIVISION said corner also being on the West right-of-way line of 49th Terrace;

thence East to the East right-of-way line of 49th Terrace said line also being on the West line of Lot 1 CASH'S SUBDIVISION;

thence South along the West line of Lot 2 CASH'S SUBDIVISION to the Southwest corner of Lot 1 CASH'S SUBDIVISION;

thence East along the South line of Lot 1 CASH'S SUBDIVISION to the Southeast corner of Lot 1 CASH'S SUBDIVISION said line also being the West line of LAKE WELBORN ADDITION a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North along the West line of LAKE WELBORN ADDITION to the Southwest corner of Lot 3 LAKE WELBORN ADDITION;



thence East along the South line of Lot 3 LAKE WELBORN ADDITION to the Southeast corner of Lot 3 LAKE WELBORN ADDITION;

thence North along the East line of Lots 1 through 3 LAKE WELBORN ADDITION to the Northeast corner of Lot 1 LAKE WELBORN ADDITION said corner being on the South right-of-way line of Leavenworth Road;

thence East along the South right-of-way line of Leavenworth Road to the Northwest corner of Lot 38 LAKE WELBORN ADDITION;

thence South along the West line of Lot 38 LAKE WELBORN ADDITION to a point 100 feet North of the South line of Lot 38 LAKE WELBORN ADDITION;

thence East to the East line of Lot 38 LAKE WELBORN ADDITION said line being on the West line of Lot 36 LAKE WELBORN ADDITION;

thence South along the West line of Lot 36 LAKE WELBORN ADDITION to a point 261 feet South of the South right-of-way line of Leavenworth Road;

thence East to the East line of Lot 36 LAKE WELBORN ADDITION;

thence North to a point 99 feet South of the South right-of-way line of Leavenworth Road;

thence East 121.25 feet to the West right-of-way line of 47th Terrace;

thence East to the East right-of-way line of 47th Terrace;

thence South to a point 205 feet South of the South right-of-way line of Leavenworth Road;

thence Southeast 112.5 feet to a point 2013 feet South of the South right-of-way line of Leavenworth Road;

thence South 24 feet; thence East 131.7 feet to the West line of Lot 1 WELBORN CLOVER FARMS a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence South along the West line of Lot 1 WELBORN CLOVER FARMS to the Southwest corner of Lot 1 WELBORN CLOVER FARMS;

thence East along the South line Lot 1 WELBORN CLOVER FARMS to the Southeast corner of Lot 1 WELBORN CLOVER FARMS;



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thence North along the East line of Lot 1 WELBORN CLOVER FARMS to a point 210.5 feet South of the South right-of-way line of Leavenworth Road;

thence East 213.8 feet to the East line of Lot 3 WELBORN CLOVER FARMS said line also begin the West right-of-way line of 47th Street;

thence East to the East right-of-way line of 47th Street said line also being the West line of Lot 4 WELBORN CLOVER FARMS;

thence North along the West line of Lot 4 WELBORN CLOVER FARMS to a point 110 feet South of the South right-of-way line of Leavenworth Road;

thence East to the East line of Lot 4 WELBORN CLOVER FARMS said line also being the West line of Lot 5 WELBORN CLOVER FARMS;

thence South along the West line of Lot 5 WELBORN CLOVER FARMS to a point 246.95 feet South of the South right-of-way line of Leavenworth Road;

thence East to the East line of Lot 5 WELBORN CLOVER FARMS said line also being the West line of Lot 6 WELBORN CLOVER FARMS:

thence South along the West line of Lot 6 WELBORN CLOVER FARMS to the Southwest line of WELBORN CLOVER FARMS;

thence East along the South line of Lot 6 WELBORN CLOVER FARMS to the Southeast corner of Lot 6 WELBORN CLOVER FARMS;

thence North to a point 246 feet South of the South right-of-way line of Leavenworth Road;

thence East 165 feet:

thence North 62 feet;

thence East 87.8 feet;

thence North 17 feet:

thence East 60 feet to the West right-of-way line of 45th Street;

thence East to the East right-of-way line of 45th Street;

thence East 150 feet to the East line of Lot 1 BROSE ADDITION a subdivision of land in Kansas City, Wyandotte County, Kansas;



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thence South along the East line of lot 1 BROSE ADDITION to the North line of Lot 4 BROSE ADDITION;

thence East along the North line of Lot 4 through 6 BROSE ADDITION to the Northeast corner of Lot 6 said corner being on the East right-of-way line of 44th Street;

thence North along the East right-of-way line of 44th Street to the North right-of-way line of Lathrop Avenue;

thence East along the North right-of-way line of Lathrop Avenue to the Southwest corner of Lot 11 COUNTRY HOME ADDITION a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence East along the South line of Lots 11 and 12 COUNTRY HOME ADDITION to the Southeast corner of Lot 12 COUNTRY HOME ADDITION:

thence North along the East line of Lot 12 COUNTRY HOME ADDITION to the Northeast corner of Lot 12 COUNTRY HOME ADDITION said corner also being the Southwest corner of Lot 8 COUNTRY HOME ADDITION;

thence East along the South line of Lot 8 COUNTRY HOME ADDITION to the Southeast corner of Lot 8 COUNTRY HOME ADDITION;

thence North along the East line of Lot 8 COUNTRY HOME ADDITION to a point 240 feet South of the North line of Lot 8 COUNTRY HOME ADDITION;

thence East to the East line of Lot 7 COUNTRY HOME ADDITION;

thence North along the East line of Lot 7 COUNTRY HOME ADDITION a point 165 feet South of the North line of Lot 7 COUNTRY HOME ADDITION;

thence East to the East line of Lot 6 COUNTRY HOME ADDITION said line also being the West right-of way line of 43rd Street;

thence East to the West right-of way line of 43rd Street said line being the West line of Lot 5 COUNTRY HOME ADDITION;

thence South along the West line of Lot 5 COUNTRY HOME ADDITION to the Southwest corner of lot 5 COUNTRY HOME ADDITION:

thence East along the South line of Lots 1 through 5 COUNTRY HOME ADDITION to the Southeast corner of Lot 1 COUNTRY HOME ADDITION;



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thence North along the East line of Lot 1 COUNTRY HOME ADDITION to a point 153 feet South of the Northeast corner of Lot 1 COUNTRY HOME ADDITION;

thence East 188 feet to the West right-of-way line of 42nd Street;

thence East to the East right-of-way line of 42nd Street said line also being the West line ORCHARD HEIGHTS ANNEX a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence South along the West line of ORCHARD HEIGHTS ANNEX to the Southwest corner of ORCHARD HEIGHTS ANNEX:

thence East along the South line of ORCHARD HEIGHTS ANNEX to the Southeast corner of ORCHARD HEIGHTS ANNEX said corner being on the West right-of-way line of 40th Street;

thence East to the East right-of-way line of 40th Street said line also being the West line of Lot 15 ORCHARD HEIGHTS a subdivision of land in Kansas City, Wyandotte County, Kansas;

thence North along the West line of Lot 15 ORCHARD HEIGHTS to the Northwest corner Lot 15 ORCHARD HEIGHTS

thence East along the North line of Lot 2 and 15 ORCHARD HEIGHTS to the Northeast corner Lot 2 ORCHARD HEIGHTS said corner being on the West right-of-way line of 38th Street;

thence North along the West right-of-way line of 38th Street to the South right-of-way line of Leavenworth Road;

thence East along the South right-of-way line of Leavenworth Road to the centerline of 38th Street;

thence North to the point of beginning.

INTERLOCAL AGREEMENT
Neighborhood Revitalization Act Area Plan

This Interlocal Agreement (hereinafter referred to as “Agreement”) is entered into this _____ day of _____, 2026, by and between the Unified Government of Wyandotte County/Kansas City, Kansas, (hereinafter referred to as “Unified Government”), Kansas City Kansas Community College (hereinafter referred to as “KCKCC”), Turner Unified School District 202 (hereinafter referred to as “USD 202”), Bonner Springs/Edwardsville Unified School District 204 (hereinafter referred to as “USD 204”), and Kansas City Kansas Unified School District 500 (hereinafter referred to as “USD 500”).

WHEREAS, K.S.A. 12-2904 allows public agencies to enter interlocal agreements to join and perform certain functions, including economic development; and

WHEREAS, all parties are public agencies capable entering into interlocal agreements pursuant to K.S.A. 12-2903; and

WHEREAS, K.S.A. 12-17,114 *et seq.* provides a program for Neighborhood Revitalization and further allows for the use of interlocal agreements between taxing entities to further Neighborhood Revitalization; and

WHEREAS, it is the desire and intent of the parties hereto to provide the maximum economic development incentive as provided for in K.S.A. 12-17,119 by acting jointly.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. That the Unified Government, by joint Ordinance No. _____, and Resolution No. _____, has adopted the Neighborhood Revitalization Area Plan 2026-2030; hereinafter “Plan”.
2. The parties agree that the Unified Government shall be the party responsible for administering the Plan on behalf of all participating taxing entities. The Unified Government shall create a Neighborhood Revitalization Fund pursuant to K.S.A. 12-17,118 as amended, for the purpose of financing the redevelopment and to provide rebates. Any increment and property tax received by the Unified Government resulting from qualified improvements to property less capital outlay taxes levied by school districts, pursuant to the Plan, shall be credited to the Neighborhood Revitalization Fund. Pursuant to the Plan, an administrative fee of five percent (5%) of the tax increment shall be used to cover administrative costs. KCKCC, USD 202,

USD 204, and USD 500 each shall have no additional obligation or responsibility for any costs of administration of this Agreement or of the Plan.

3. The Unified Government shall at least annually submit an accounting of the Neighborhood Revitalization Fund to the parties hereto. If all the increment of ad valorem property taxes are not rebated pursuant to the Plan, the Unified Government shall obtain the approval of the parties hereto as applicable prior to the expenditure or use of such excess amount. However, such approval shall not be required if the excess amount is distributed as generally required by law.
4. The Unified Government agrees to encourage commercial taxpayers benefiting from the Plan, and the tenants of such commercial taxpayers within the defined Neighborhood Revitalization Area to make a reasonable effort to employ residents of Wyandotte County and Kansas City, Kansas.
5. In the event any notices are to be given to the Unified Government, they shall be deemed to have been properly given if addressed to:

County Administrator
Unified Government of Wyandotte County/Kansas
City, Kansas
701 North 7th Street, 9th Floor
Kansas City, Kansas 66101

and

The Unified Government Legal Department
701 North 7th Street, 9th Floor
Kansas City, Kansas 66101

or any other address chosen by the Unified Government and, a) deposited in the United States Mail, b) certified mail, return receipt requested, postage prepaid, or c) be hand-delivered to the above addresses personally or delivered by reputable overnight delivery services.

6. This Agreement embodies the complete agreement between the parties hereto and cannot be varied or terminated except by written agreement executed by all parties. If any provision of this Agreement is found to be invalid, such provision shall be considered deleted from this Agreement and shall not invalidate the remainder of the provisions hereof.
7. All parties hereto are separate legal entities. Nothing in this Agreement shall be construed to create or imply any agency, partnership or joint venture between the parties hereto, nor shall any officer, employee or agent of any party be deemed to be an officer, employee or agent of the other parties for any purpose.

8. Each person executing this Agreement hereby represents and warrants that he or she has the duty to do so and that his or her signature shall bind the entity for which he or she has signed.
9. This Agreement shall remain in force and effect for a period of five (5) years. The parties agree to jointly or independently undertake an annual review of the Plan to determine any modifications.
10. This Agreement may be executed in several counterparts, all of which, together, shall constitute one original Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date and year first above written.

THE UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS

By:

Christal E. Watson
Mayor/CEO

Attest:

Unified Government Clerk

KCKCC BOARD OF TRUSTEES

By: Linda Hoskins Sutton

Printed Name Linda Hoskins Sutton
President of the Board of Trustees

Attest:

Steve Bull
Clerk of the Board of Trustees

TURNER UNIFIED SCHOOL DISTRICT 202

By: 

Printed Name: Steve Russell
Board of Education President USD 202

Attest:


Clerk of the Board of Trustees

BONNER SPRINGS/EDWARDSVILLE
UNIFIED SCHOOL DISTRICT 204

By: Angela P Thomas
Printed Name: Angela P Thomas
Board of Education President USD 204

Attest:

Leticia A Porto
Clerk of the Board of Trustees

KANSAS CITY KANSAS
UNIFIED SCHOOL DISTRICT 500

By: _____

Printed Name: _____
Board of Education President USD 500

Attest:

Clerk of the Board of Trustees

Approved:
Office of the Attorney General

By: _____

Date: _____



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="586 386 1036 478" style="border: 1px solid black; padding: 5px;"> Michael Sutton, Redevelopment Coordinator </div> mjsutton@wycokck.org X5749	Land Bank Approvals
AGENDA ITEM #12.1.		
LAND BANK OPTIONS		
BACKGROUND		
<p>The Land Bank Manager respectfully requests that the Land Bank Board of Trustees review final consideration.</p> <p>Please visit the site to review the applications below.</p> <p>https://gisapp.wycokck.org/Landbank.html</p> <p>21 Single Family Homes 1 Commercial 1 Extension Request</p>		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
N/A		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
FC Memo Land Bank Options 06.18.26_No Opposition		

Approved by Mayor/Administrator to add to agenda.



Wyandotte County Land Bank
 Economic Development Department
 Jud Knapp, Manager

701 North 7th St., 4th Floor
 Kansas City, Kansas 66101

Phone: (913) 573-5472
 Fax: (913) 573-5745
 Email: jknapp@wycokck.org

M E M O R A N D U M

TO: Full Commission

FROM: Jud Knapp, Land Bank Manager

DATE: June 3, 2026

SUBJECT: Land Bank Options - No Opposition (Grouped for Approval)

This item includes all Land Bank applications that have been reviewed by staff and shared with neighborhood groups, and for which no opposition or concerns have been received. These applications will be grouped together and presented as a single agenda item for approval. Commissioners will have the opportunity to request that any application be removed from this item and discussed separately, if needed.

Please visit the site to review the applications below

<https://gisapp.wycokck.org/Landbank.html>

Item #	Name	Type	Address	Parcel
A 1	Maria Mendez	Single Family Home	2829 N EARLY ST	131508
A 2	Thompson Street Partners LLC	Single Family Home	1950 N 5TH ST	109831
			1948 N 4TH ST	109830
			1946 N 4TH ST	109829
			1942 N 4TH ST	109827
			1938 N 4TH ST	109826
			1936 N 4TH ST	109825
			1941 N THOMPSON ST	109860
			1942 N THOMPSON ST	109869
A 4	M&R New Properties	Single Family Home	1904 N 13TH ST	098953
			1906 N 13TH ST	098954
			1908 N 13TH ST	098955
			1910 N 13TH ST	098956
			1912 N 13TH ST	098957
			1916 N 13TH ST	098958

Item #	Name	Type	Address	Parcel
A 5	Valdemar Baltazar and Yadira Moreno	Single Family Home	2452 S 12TH TER	129370
A 6	Sherri Drake	Single Family Home	436 WALKER AVE	082217
A 7	Christopher L Gray	Single Family Home	7651 WEBSTER AVE	012413
A 8	Arnol Montufar	Single Family Home	435 S 72ND TER	926914
A 9	Kayli Hoffer	Single Family Home	3012 WASHINGTON AVE	063618
A12	Mill Creek Builders Inc	Single Family Home	2453 N 57TH ST	036300
C 1	Chantelle Sims	Commercial	3304 PARALLEL PKWY	910620
X 2	Ephraim Woods Jr	Extension Request	2210 N 10TH ST	156721



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 5px;"> Michael Sutton, Redevelopment Coordinator </div> mjsutton@wycokck.org X5749	Land Bank Approvals
AGENDA ITEM #12.2.		
LAND BANK PROPERTY TRANSFERS		
BACKGROUND		
<p>The Land Bank Manager respectfully requests that the Land Bank Board of Trustees review final consideration.</p> <p>Please visit the site to review the applications below.</p> <p>https://gisapp.wycokck.org/Landbank.html</p> <p>5 Garden 10 Yard Extensions</p>		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
N/A		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
FC Memo Land Bank Property Transfers 06.18.26 No Opposition		

Approved by Mayor/Administrator to add to agenda.



Wyandotte County Land Bank
 Economic Development Department
 Jud Knapp, Manager

701 North 7th St., 4th Floor
 Kansas City, Kansas 66101

Phone: (913) 573-5472
 Fax: (913) 573-5745
 Email: jknapp@wycokck.org

M E M O R A N D U M

TO: Neighborhood & Community Development Standing Committee

FROM: Jud Knapp, Land Bank Manager

DATE: June 3, 2026

SUBJECT: Land Bank Property Transfers - No Opposition (Grouped for Approval)

This item includes all Land Bank applications that have been reviewed by staff and shared with neighborhood groups, and for which no opposition or concerns have been received. These applications will be grouped together and presented as a single agenda item for approval. Commissioners will have the opportunity to request that any application be removed from this item and discussed separately, if needed.

Please visit the site to review the applications below <https://gisapp.wycokck.org/Landbank.html>

Item	Name	Type	Address	Parcel
PT 1	J. Libardo Ruiz Ayala	Garden	1114 SHAWNEE AVE	072028
PT 2	Olivia D. Moore	Garden	3421 BELL CROSSING DR	913317
PT 3	Shelia Gutto	Garden	3068 N 21ST ST	162472
PT 4	Milton T Cox IV	Garden	2812 N 21ST ST	162936
PT 5	Kacie Flores	Garden	424 SHAWNEE RD	154708
PT 7	Isaias Enrique Lopez	Yard Extension	1714 HASKELL AVE	194809
PT 11	Luis Vizcarra	Yard Extension	224 N MILL ST	093012
PT 12	Salvador Acosta	Yard Extension	2403 N 12TH ST	157108
PT 15	Julia Chinchilla	Yard Extension	2731 ROSWELL AVE	099217
PT 17	Ollie Hickmon	Yard Extension	1929 TROUP AVE	068798
PT 18	Joshua J Wood	Yard Extension	1512 LOWELL AVE	066343

PT 19	Lakeisha Brown	Yard Extension	2248 ROSWELL A VE	163323
PT 20	Maria Cortez	Yard Extension	3301 N 44TH TER	172208
PT 21	Ana Rivera	Yard Extension	5905 METROPOLITAN AVE	922322
PT 23	Crosslines Community Outreach	Yard Extension	627 S PYLE ST	073588

