



Unified Government of Wyandotte County and Kansas City, Kansas

Planning & Zoning / Board of Commission

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

ACTION AGENDA

Thursday, November 7, 2024

7:01 – 11:15 PM

1. CALL TO ORDER

2. ROLL CALL

Present: Townsend, Burns, Ramirez, Kane, Lopez, Stites, Davis, Bynum, Burroughs as Mayor Pro-Tem.

Absent: Hill, Garner

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. REVISIONS- Adding new item to Section 14, Commissioners' Agenda

6. CLERK'S-STATEMENT

(Anyone wishing to speak about a particular item on the Consent Agenda must notify the Mayor when he asks if there are any "set-asides" on the Consent Agenda. Your item will then be discussed and voted on separately. All remaining items on the Consent Agenda are viewed as a single group and voted on with one vote.)

PLANNING & ZONING COMMISSION

7. PLANNING AND ZONING CONSENT AGENDA

Change of Zone Application(s)

7.1 COZ2024-014 - SCOTT RAY WITH BUC-EES

Synopsis: Change of Zone from A-G Agriculture District to CP-3 Planned Commercial District to construct a new travel center at 601 Village West Parkway, RECOMMENDED FOR APPROVAL BY A VOTE OF 9 TO 0 to the CP-2 Planned General Business District.

Tracking #: 21470

Motion to approve: Kane

Second: Davis

Approved 8/0

7.2 COZ 2024-027 - JASON DANDROY

Synopsis: Change of Zone from R-1(B) Single Family District to CP-O Planned Non-Retail Business District for a legal non-conforming office building at 4116 Strong Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0.

Tracking #: 21474

Motion to approve: Kane

Second: Davis

Approved 8/0

7.3 COZ204-028 - JIM SULLIVAN WITH SULLIVAN PALMER ARCHITECTS

Synopsis: Change of Zone from CP-1 Planned Limited Business District to CP-2 Planned General Business District for a fueling station and convenience store at 2404 South 51st Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 9 TO 0.

Tracking #: 21475

Motion to approve: Kane

Second: Davis

Approved 8/0

Special Use Permit Application(s)

7.1 SP2024-040 - CODY FOLTZ

Synopsis: Special Use Permit for a Short-Term Rental at 2100 North 70th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 9 TO 0 FOR 1 YEAR.

Tracking #: 21476

Motion to approve for 1 year: Kane

Second: Davis

Approved 8/0

- 7.2 SP2024-054 - BRIEN DARBY WITH CULTIVATE KANSAS CITY, INC.
Synopsis: Renewal of a Special Use Permit (SP2022-052 – expires 2/1/2025) for a community garden and greenhouse at 1810 North 1st Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR 2 YEARS.
Tracking #: 21455
Motion to approve for 2 years: Kane
Second: Davis
Approved 8/0
- 7.3 SP2024-055 - BRIEN DARBY WITH CULTIVATE KANSAS CITY, INC.
Synopsis: Renewal of a Special Use Permit (SP2022-052 – expires 2/1/2025) for storage containers, coolers, farm market training, and a community garden at 1900 North 1st Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR 2 YEARS.
Tracking #: 21456
Motion to approve for 2 years: Kane
Second: Davis
Approved 8/0
- 7.4 SP2024-059 - PETE DAVIS JR. WITH AUTO PLUG LLC
Synopsis: Renewal of a Special Use Permit (SP2022-003, expired 7/7/2024) for an auto dealership with light repair and detailing at 1830 Quindaro Boulevard, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR 2 YEARS.
Tracking #: 21457
Motion to approve for 2 years: Kane
Second: Davis
Approved 8/0
- 7.5 SP2024-062 - AUSTIN THOMPSON WITH ATLAS LAND CONSULTING
Synopsis: Special Use Permit for a Short-Term Rental at 10000 Hollingsworth Road, RECOMMENDED FOR APPROVAL BY A VOTE OF 9 TO 0 FOR 1 YEAR.
Tracking #: 21478
Motion to approve for 1 year: Kane
Second: Davis
Approved 8/0
- 7.6 SP2024-063 - BLAKE LOSTAL WITH COLONIAL CLUB LLC
Synopsis: Renewal of a Special Use Permit (SP-2022-046 – expired 10/3/2024) for live entertainment at a drinking establishment at 322 North 6th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR 5 YEARS.
Tracking #: 21458
Motion to approve for 5 years: Ramirez
Second: Kane
Approved 7/1 (Lopez voting no)

7.7 SP2024-067 - DANIEL RIOS

Synopsis: Special Use Permit to keep landscaping equipment at a residence at 1323 South 51st Terrace, RECOMMENDED FOR DENIAL BY A VOTE OF 9 TO 0.

Tracking #: 21481

Motion to approve denial: Kane

Second: Davis

Approved 8/0

7.8 SP2024-068 - DARCY SWAN WITH YMCA

Synopsis: Special Use Permit to operate a before and after school daycare at the Piper Creek Elementary School at 4420 North 107th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 9 TO 0 FOR 2 YEARS.

Tracking #: 21482

Motion to approve for 2 years: Kane

Second: Davis

Approved 8/0

7.9 SP2024-069 - DARCY SWAN WITH YMCA OF GREATER KC

Synopsis: Special Use Permit to operate a before and after school daycare at the Piper Early Childhood Center at 4410 North 107th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 9 TO 0 FOR 2 YEARS.

Tracking #: 21483

Motion to approve for 2 years: Kane

Second: Davis

Approved 8/0

7.10 SP2024-070 - MEGAN DUMA WITH MD HOMES, LLC

Synopsis: Renewal of a Special Use Permit (SP-2023-066 – expires 3/14/2025) for a Short-Term Rental at 408 Sandusky Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR 2 YEARS.

Tracking #: 21459

Motion to approve for 2 years: Kane

Second: Davis

Approved 8/0

7.11 SP2024-071 - MEGAN DUMA WITH MD HOMES LLC

Synopsis: Renewal of a Special Use Permit (SP-2023-067 – expires 12/14/2024) for a Short-Term Rental at 2706 Espenlaub Lane, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR 2 YEARS.

Tracking #: 21460

Motion to approve for 2 years: Kane

Second: Davis

Approved 8/0

7.12 SP2024-072 - AARON LILLY

Synopsis: Renewal of a Special Use Permit (SP-2023-046 – expired 10/5/2024) for a Short-Term Rental at 4138 Lloyd Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR 2 YEARS.

Tracking #: 21461

Motion to approve for 2 years: Kane

Second: Davis

Approved 8/0

7.13 SP2024-073 - ALISON SCHWARTZ

Synopsis: Renewal of a Special Use Permit (SP-2023-093 – expires 1/25/2025) for a Short-Term Rental at 625 Northrup Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR 2 YEARS.

Tracking #: 21462

Motion to approve for 2 years: Kane

Second: Davis

Approved 8/0

7.14 SP2024-075 - BETSY AND RYAN MAXFIELD

Synopsis: Renewal of a Special Use Permit (SP2023-057 – expires 12/14/2024) for a Short-Term Rental at 4436 Cambridge Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR 2 YEARS.

Tracking #: 21463

Motion to approve for 2 years: Kane

Second: Davis

Approved 8/0

7.15 SP2024-076 - ELIZABETH HARDING

Synopsis: Renewal of a Special Use Permit (SP2023-053 – expired 10/5/2024) for a Short-Term Rental at 2822 West 43rd Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR 2 YEARS.

Tracking #: 21464

Motion to approve for 2 years: Kane

Second: Davis

Approved 8/0

7.16 SP2024-078 - MADISON BERCIUNAS

Synopsis: Renewal of a Special Use Permit (SP2023-056 – expired 10/5/2024) for a Short-Term Rental at 4206 Mission Road, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR 1 YEAR.

Tracking #: 21465

Motion to approve for 2 years: Ramirez

Second: Davis

Approved 8/0

7.17 SP2024-079 - LANCE PIERCE

Synopsis: Renewal of a Special Use Permit (SP2024-048 – expired 10/5/2024) for a Short-Term Rental at 3925 Springfield Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR 2 YEARS.

Tracking #: 21466

Motion to approve for 2 years: Kane

Second: Davis

Approved 8/0

7.18 SP2024-080 - LANCE PIERCE

Synopsis: Renewal of a Special Use Permit (SP2024-049 – expired 10/5/2024) for a Short-Term Rental at 4028 Booth Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR 2 YEARS.

Tracking #: 21467

Motion to approve for 2 years: Kane

Second: Davis

Approved 8/0

7.19 SP2024-081 - LANCE PIERCE

Synopsis: Renewal of a Special Use Permit (SP2024-049 – expired 10/5/2024) for a Short-Term Rental at 4456 Springfield Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR 2 YEARS.

Tracking #: 21468

Motion to approve for 2 years: Kane

Second: Davis

Approved 8/0

7.20 SP2024-086 - RACHEL MILLS

Synopsis: Special Use Permit for a drinking establishment with live entertainment at 612 North 5th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 9 TO 0 FOR 2 YEARS.

Tracking #: 21484

Motion to approve for 2 years: Kane

Second: Davis

Approved 8/0

Vacation Application(s)

7.1 VAC2024-008 - JOE MCLAUGHLIN

Synopsis: Vacation of street right-of-way at 1621 North 25th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0.

Tracking #: 21486

Motion to approve: Kane

Second: Davis

Approved 8/0

Master Plan Review Application(s)

7.1 MPL2024-008 - SCOTT RAY WITH BUC-EE'S

Synopsis: Master Plan Amendment from Planned Entertainment District to Planned Commercial District (Prairie-Delaware-Piper Area Plan) to construct a new travel center at 601 Village West Parkway, RECOMMENDED FOR APPROVAL BY A VOTE OF 9 TO 0.

Tracking #: 21471

Motion to approve: Kane

Second: Davis

Approved 8/0

Miscellaneous

7.1 AN ORDINANCE authorizing a Special Use Permit (SP2024-052) for continuation of a Short-Term Rental at 3716 Springfield Street, RECOMMENDED FOR APPROVAL.

Tracking #: 21493

Motion to approve: Kane

Second: Davis

Approved 8/0

O-122-24 approved

7.2 AN ORDINANCE authorizing a Special Use Permit (SP2024-053) for continuation of a Short-Term Rental at 4016 Springfield Street, RECOMMENDED FOR APPROVAL.

Tracking #: 21494

Motion to approve: Kane

Second: Davis

Approved 8/0

O-123-24 approved

7.3 AN ORDINANCE authorizing a Special Use Permit (SP2024-007) for a Short-Term Rental at 2023 North 85th Street, RECOMMENDED FOR APPROVAL.

Tracking #: 21495

Motion to approve: Kane

Second: Davis

Approved 8/0

O-124-24 approved

7.4 AN ORDINANCE rezoning property at 713 Osage Avenue and 813 South Pyle Street (COZ204-019) from R-2(B) Two Family District to CP-2 Planned General Business District, RECOMMENDED FOR APPROVAL.

Tracking #: 21496

Motion to approve: Kane

Second: Davis

Approved 8/0

O-125-24 approved

- 7.5 AN ORDINANCE authorizing a Special Use Permit (SP2024-056) for live entertainment in conjunction with an existing restaurant at 4929 State Avenue, RECOMMENDED FOR APPROVAL.

Tracking #: 21497

Motion to approve: Kane

Second: Davis

Approved 8/0

O-126-24 approved

- 7.6 AN ORDINANCE authorizing a Special Use Permit (SP2024-058) for continuation of the Temporary Use of Land for a commercial farmstead at 4141 Joyce Drive, RECOMMENDED FOR APPROVAL.

Tracking #: 21498

Motion to approve: Kane

Second: Davis

Approved 8/0

O-127-24 approved

- 7.7 AN ORDINANCE authorizing a Special Use Permit (SP2024-060) for continuation of a Short-Term Rental at 527 Tenny Avenue, RECOMMENDED FOR APPROVAL.

Tracking #: 21499

Motion to approve: Kane

Second: Davis

Approved 8/0

O-128-24 approved

8. PLANNING AND ZONING NON-CONSENT AGENDA

Change of Zone Application(s)

8.1 COZ2024-022 - ROGER BARRETT

Synopsis: Change of Zone from R-2 Two Family District to TND Traditional Neighborhood Design District to construct a 24-unit apartment development at 4225 Mission Road, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 to 3.

Tracking #: 21472

1. Motion to hold over to December 5th full commission meeting: Ramirez

Second: Davis

Fails 5/4 (Burns, Lopez, Stites, and Burroughs voting no)

2. Motion to deny application: Kane

Second: Lopez

Fails 4/4 (Townsend, Ramirez, Davis, and Bynum voting no)

The matter is to be reviewed by the Legal Dept. to determine the next steps.

8.2 COZ2024-023 - BRIAN HOCHSTEIN

Synopsis: Change of Zone from R-1 Single Family District to MP-2 Planned General Industrial District for outdoor storage at 1930 South 74th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 1.

Tracking #: 21473

Motion to deny: Lopez

Second: Davis

Approved 8/1 (Townsend voting no)

Special Use Permit Application(s)

8.1 SP2024-047 - SELENA UMANA WITH THE RED CIRCLE LLC

Synopsis: Special Use Permit for an event space at 6000 Leavenworth Road, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 1 FOR 1 YEAR.

Tracking #: 21477

Motion to approve for 1 year: Davis

Second: Bynum

Approved 8/0

8.2 SP2024-064 - WENDY GONZALEZ

Synopsis: Special Use Permit for a car audio installation business at 1315 State Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 2 FOR 2 YEARS.

Tracking #: 21479

Motion to deny: Burns

Second: Lopez

Approved 8/0

8.3 SP2024-065 - LAJOYCE CALLOWAY WITH BEAUTIFUL BEGINNINGS EARLY CHILDHOOD

Synopsis: Special Use Permit for a home-based daycare at 3424 North 99th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 1 FOR 2 YEARS.

Tracking #: 21480

Motion to approve: Kane

Second: Davis

Approved 8/0

8.4 SP2024-077 - JOHN SILL

Synopsis: Special Use Permit for a Short-Term Rental at 819 Southwest Boulevard, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 1 FOR 1 YEAR.

Tracking #: 21485

Motion to approve: Ramirez

Second: Davis

Approved 8/0

REGULAR COMMISSION

9. MAYOR'S AGENDA

9.1 PROCLAMATION: LUNG CANCER AWARENESS MONTH

Synopsis: A Proclamation proclaiming the month of November 2024, as Lung Cancer Awareness Month.

Tracking #: 21489

Proclamation read.

9.2 PROCLAMATION: EXTRA MILE DAY

Synopsis: A Proclamation proclaiming the day of November 1, 2024, as Extra Mile Day.

Tracking #: 21531

Proclamation read.

9.3 PROCLAMATION: VETERANS DAY

Synopsis: A Proclamation proclaiming the day of November 11, 2024, as Veterans Day.

Tracking #: 21488

Proclamation read.

10. REGULAR CONSENT AGENDA

10.1 RESOLUTION: EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) PROGRAM – KANSAS CITY KANSAS POLICE DEPARTMENT

Synopsis: Resolution for approval to apply for and accept funding in the amount of \$86,202 under the FY24 Edward Byrne Memorial Justice Assistance Grant program. No match required.

*On October 28, 2024, the **Public Works and Safety Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 21412

Motion to approve: Kane

Second: Ramirez

Approved 8/0

R-65-24 adopted

10.2 RESOLUTION: KANSAS FIGHTS ADDICTION GRANT FISCAL YEAR 2025

Synopsis: A resolution for approval to apply for and accept grant funding in the amount of \$143,321.94. This grant would allow us to expand treatment, emergency housing, transportation, and defense services for those offenders in our behavioral health and drug courts.

*On October 28, 2024, the **Public Works and Safety Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 21409

Motion to approve: Kane

Second: Ramirez

Approved 8/0

R-66-24 adopted

10.3 RESOLUTION: APPROVING EPA CHANGE GRANT AND APPROVING MEMORANDUM OF UNDERSTANDING WITH CENTRAL AVENUE BETTERMENT ASSOCIATION

Synopsis: A resolution authorizing the application and acceptance of the Inter-departmental Grant proposal for the Environmental Change Grant (CSO55) in the amount of \$20 million dollars and authorizing the Memorandum of Understanding with the Central Area Betterment Association. No matching funds are required.

*On October 28, 2024, the **Public Works and Safety Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 21411

Motion to approve: Kane

Second: Ramirez

Approved 8/0

R-67-24 adopted

10.4 RESOLUTION: APPROVAL OF AMERICORPS KANSAS FUNDING
OPPORTUNITY GRANT RELATED TO AMERICORPS

Synopsis: Adoption of a resolution to request funding in the amount of \$75,600 with a required 24% match from AmeriCorps Kansas to continue building capacity and providing direct service opportunities in Wyandotte County.

*On October 28, 2024, the **Administration and Human Services Standing Committee**, chaired by Commissioner Davis, voted unanimously to approve and forward to full commission.*

Tracking #: 21413

Motion to approve: Kane

Second: Ramirez

Approved 8/0

R-68-24 adopted

10.5 RESOLUTION: AMENDING THE TWO-YEAR MEETING CALENDAR

Synopsis: A resolution amending the two-year meeting calendar for the Unified Government Commission from February 2024 through January 2026.

*On September 23, 2024, the **Administration and Human Services Standing Committee**, chaired by Commissioner Bynum, voted unanimously to approve changes for the Board of Commission meeting from October 31, 2024 to October 30, 2024.*

*On October 28, 2024, the **Administration and Human Services Standing Committee**, chaired by Commissioner Davis, voted unanimously to approve changes for the Board of Commission meeting from January 2, 2025 to January 9, 2025, and changes for the Standing Committee meetings on December 30, 2024 to January 6, 2025.*

Tracking #: 21441

Motion to approve: Kane

Second: Ramirez

Approved 8/0

R-69-24 adopted

10.6 RESOLUTION: AMENDING MASTER LEASE AGREEMENT

Synopsis: Approval of a resolution authorizing the Unified Government to add equipment to its Master Equipment Lease Purchase Agreement with Banc of America Corp, submitted by Shelley Kneuvean, Chief Financial Officer.

*On September 30, 2024, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 21371

Motion to approve: Kane

Second: Ramirez

Approved 8/0

R-70-24 adopted

10.7 PLAT: CREAL ESTATES

Synopsis: Plat of Creal Estates, located at 1223 Ann Avenue, and being developed by Emily Creal.

Tracking #: 21502

Motion to approve: Kane

Second: Ramirez

Approved 8/0

10.8 PLAT: ANN'S NEW ADDITION

Synopsis: Plat of Ann's New Addition, located at 1223 Ann Avenue, and being developed by Pillar KC, LLC.

Tracking #: 21503

Motion to approve: Kane

Second: Ramirez

Approved 8/0

10.9 APPOINTMENT: BOARDS AND COMMISSIONS

Synopsis: **UG Park Board:** Appointment of Nathan Brungardt, 11/7/24 to 12/15/25, submitted by Commissioner Stites.

Tracking #: 21530

Motion to approve: Kane

Second: Ramirez

Approved 8/0

10.10 MINUTES

Synopsis: Minutes from the Special Session meeting on September 26 and October 3, 2024, and Planning & Zoning and Regular Session meeting on August 31, 2023.

Tracking #: MINUTES

Motion to approve: Kane

Second: Ramirez

Approved 8/0

10.11 WEEKLY BUSINESS

Synopsis: Weekly business materials dated September 19, 26 and October 3, 2024.

Tracking #: WEEKLY BUSINESS

Motion to approve: Kane

Second: Ramirez

Approved 8/0

11. PUBLIC HEARING AGENDA

12. STANDING COMMITTEES' AGENDA

12.1 RESOLUTION: APPROVING EPA CHANGE GRANT CS019

Synopsis: Authorizing resolution to allow staff to submit a \$20 Million application for the EPA Change Grant for CS019 with statutory partners. No matching funds are required.

*On October 28, 2024, the **Public Works and Safety Standing Committee**, chaired by Commissioner Burroughs, voted 5/1 to approve and forward to full commission.*

Tracking #: 21410

Motion to approve: Bynum

Second: Davis

Approved 8/0

R-71-24 adopted

12.2 RESOLUTION: BUC-EE'S FAMILY TRAVEL CENTER DEVELOPMENT AGREEMENT

Synopsis: Adopt a resolution authorizing the Unified Government to enter into the Development Agreement for Buc-ee's Family Travel Center to be located at 601 Village West Parkway in Kansas City, Kansas.

*This item was heard by the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, on November 4, 2024. It was requested and voted unanimously to approve and fast-track this item to the November 7, 2024, commission meeting.*

Tracking #: 21448

Motion to approve: Stites

Second: Lopez

Approved 8/0

R-72-24 adopted

12.3 RESOLUTION: KANSAS FOREST SERVICE GRANT PROGRAM

Synopsis: A resolution authorizing the Parks and Recreation Department to apply for a grant via the Kansas Forest Service grant program in the amount of \$100,000.00. No matching funds are required.

*This item was heard by the **Neighborhood & Community Development Standing Committee**, chaired by Commissioner Davis, on November 4, 2024. It was requested and voted unanimously to approve and fast-track this item to the November 7, 2024, commission meeting.*

Tracking #: 21442

Motion to approve: Davis

Second: Bynum

Approved 8/0

R-73-24 adopted

13. ADMINISTRATOR'S AGENDA

13.1 PRESENTATION: MIDTOWN STATION - INDIAN SPRINGS

Synopsis: Presentation by Eastside Innovation of the proposed project for the development of the former Indian Springs site as selected through the RFP process.

For information only

Tracking #: 21529

PowerPoint presentation complete.

13.2 ORDINANCE: AUTHORIZING THE ISSUANCE OF INDUSTRIAL REVENUE BONDS FOR THE VILLAGE WEST III (NORTHPOINT) DEVELOPMENT

Synopsis: Adopting an ordinance authorizing the UG to issue taxable IRBs in a principal amount not to exceed \$45.7 million for the purposes of acquiring, constructing, and equipping a 330-unit apartment complex located south of Parallel Parkway and 114th Street, and providing for a 10-year payment in lieu of tax (PILOT).

Previously, the Board of Commissioners approved the resolution of intent in Resolution No. R-8-20 and approved assigning the rights to NP Village West III in resolution R-61-22.

Tracking #: 21450

Motion to approve: Bynum

Second: Ramirez

Approved 8/0

O-129-24 approved

13.3 ORDINANCE: AUTHORIZING THE ISSUANCE OF INDUSTRIAL REVENUE BONDS FOR THE CARNATION PARTNERS LLC DEVELOPMENT

Synopsis: Adopting an ordinance authorizing the UG to issue taxable IRBs in a principal amount not to exceed \$11.5 million for the purposes of acquiring, constructing, and equipping a 56,700 square foot manufacturing facility at 4500 Dover Street in Kansas City, Kansas, and providing for a 10-year payment in lieu of tax (PILOT).

Previously, the Board of Commissioners approved the resolution of intent in Resolution No. R-71-23.

Tracking #: 21451

Motion to approve: Bynum

Second: Ramirez

Approved 8/0

O-130-24 approved

13.4 ORDINANCE: AUTHORIZING THE ISSUANCE OF INDUSTRIAL REVENUE BONDS FOR KC THE YARDS 2, LLC PROJECT

Synopsis: Adopting an ordinance authorizing the UG to issue taxable IRBs in a principal amount not to exceed \$51,803,111 for the purposes of acquiring, constructing, and equipping a 224-unit multifamily facility at 200 James Street in Kansas City, Kansas.

Previously, the Board of Commissioners approved the resolution of intent in Resolution No. R-73-22.

Tracking #: 21453

Motion to approve: Bynum

Second: Ramirez

Approved 8/0

O-131-24 approved

13.5 ORDINANCE: AUTHORIZING THE ISSUANCE OF INDUSTRIAL REVENUE BONDS FOR THE MARGARITAVILLE AND HOMEFIELD OUTDOOR PROJECT

Synopsis: Adopting an ordinance authorizing the UG to issue taxable IRBs in a principal amount not to exceed \$135 million for the benefit of HFMGV KCK OWNER, LLC, for the purposes of acquiring, constructing, and equipping a 229-room Margaritaville-themed hotel and an outdoor multi-use recreational venue in Kansas City, Kansas.

Previously, the Board of Commissioners approved the resolution of intent in Resolution No. R-42-23.

Tracking #: 21454

Motion to approve: Burns

Second: Davis

Approved 8/0

O-132-24 approved

13.6 ORDINANCE: AUTHORIZING THE ISSUANCE OF INDUSTRIAL REVENUE BONDS FOR THE LEGENDS 267 PROJECT

Synopsis: Adopting an ordinance authorizing the UG to issue taxable IRBs in a principal amount not to exceed \$65.5 million for the purposes of acquiring, constructing, and equipping a commercial multifamily facility at Village West Parkway and Parallel Parkway in Kansas City, Kansas, and providing for a 10-year payment in lieu of tax (PILOT).

Previously, the Board of Commissioners approved the resolution of intent in Resolution No. R-21-21 and Resolution No. R-10-22.

Tracking #: 21452

Motion to approve: Stites

Second: Ramirez

Approved 8/0

O-133-24 approved

14. COMMISSIONERS' AGENDA

14.1 RESOLUTION/TRAVEL REQUEST: BYNUM AND BURROUGHS **(ADDED PER AGENDA UPDATE)**

Synopsis: A resolution authorizing travel for Commissioners Bynum and Burroughs to Washington, D.C., to meet with the Kansas Congressional Delegation.

Tracking #: 21534

Motion to approve: Burns

Second: Davis

Approved 8/0

R-74-24 adopted

Commissioner Ramirez made a motion to adjourn and reconvene as Land Bank Board of Trustees, seconded by Commissioner Davis.

Approved 8/0

LAND BANK BOARD OF TRUSTEE

15. LAND BANK BOARD OF TRUSTEES' AGENDA

15.1 LAND BANK OPTIONS

Synopsis: The following **option application(s)** were presented at the 09/30/2024 meeting:

Please visit the new site to review the applications below

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

8 Single Family Homes + Nehemiah Project

2 Multi-Family Units

1 Commercial

Tracking #: 21376

Motion to approve: Bynum

Second: Townsend

Approved 8/0

15.2 LAND BANK PROPERTY TRANSFERS

Synopsis: The following **property transfer application(s)** were presented at the 09/30/24 standing committee meeting:

Please visit the new site to review the applications

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

1 UG transfer into the Land Bank

Tracking #: 21377

Motion to approve: Bynum

Second: Burns

Approved 8/0

16. ADJOURN

Motion to approve: Kane

Second: Davis

Approved 7/1 (Stites voting no)

The meeting adjourned at 11:15 PM.

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 Clerk's Office 48 hours in advance of the meeting at 913-573-5260.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84320745737>

Webinar ID: 843 2074 5737

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