

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

AGENDA

Thursday, June 5, 2025

7:00 PM

1. CALL TO ORDER/ROLL CALL

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. REVISIONS TO AGENDA

5. MAYOR'S AGENDA

5.1 PRESENTATION: DOTTE PROUD RECOGNITION

Synopsis: Due to a scheduling conflict, we honor an organization unable to attend during Black History Month. Tenth Street Jewelry will be honored this evening as we continue with Mayor Garner's Dotte Proud Initiative.

For Information Only

Tracking #: 21548

5.2 PRESENTATION: DOTTE PROUD RECOGNITION IN HONOR OF JUNETEENTH

Synopsis: Mayor Garner honors an individual and organizations that have led the tradition of honoring and celebrating Juneteenth in our community: Victor Harris, BlaKCK Marqet, Juneteenth in the Dotte, and The Village Initiative.

For Information Only

Tracking #: 21554

5.3 PROCLAMATION: LEETA TERRY'S 100TH BIRTHDAY

Synopsis: A Proclamation proclaiming June 8, 2025, as Leeta Terry's 100th Birthday.

Tracking #: 21555

5.4 PROCLAMATION: MEN'S HEALTH WEEK

Synopsis: A Proclamation proclaiming the week of June 9th-June 15th, 2025, as Men's Health Week.

Tracking #: 21556

5.5 PROCLAMATION: NATIONAL GUN VIOLENCE AWARENESS DAY

Synopsis: A Proclamation proclaiming June 6, 2025, as National Gun Violence Awareness Day.

Tracking #: 21557

5.6 PROCLAMATION: ST. JOHN THE BAPTIST CATHOLIC CHURCH DAY

Synopsis: A Proclamation proclaiming June 16, 2025, as St. John the Baptist Catholic Church Day.

Tracking #: 21558

6. REGULAR CONSENT AGENDA

6.1 PLAT: BOYD CENTER II

Synopsis: Plat of Boyd Center II located at N 80TH Terrace and State Avenue and being developed by Gold Properties LLC.

Tracking #: 21540

6.2 PLAT: CROWE ESTATES

Synopsis: Plat of Crowe Estates located at N. 115TH Street and Leavenworth Road and being developed by Aaron Crowe.

Tracking #: 21541

6.3 PLAT: BESELICA ESTATES

Synopsis: Plat of Beselica Estates located at South 16th Street and Lowell Avenue and being developed by the 111 South 16th ST Holding Trust, Owner, Andrew Beselica Trustee.

Tracking #: 21542

6.4 PLAT: STONE HILL CLIFF ESTATES

Synopsis: Plat of Stone Hill Cliff Estates located at 2951 S. 34TH Street and being developed by Lynne Beaver.

Tracking #: 21543

6.5 MINUTES

Synopsis: Minutes from the Special Session meeting on May 1 and 7, 2025.

Tracking #: MINUTES

6.6 WEEKLY BUSINESS

Synopsis: Weekly business materials dated May 8 and 15, 2025.

Tracking #: WEEKLY BUSINESS

7. PUBLIC HEARING AGENDA

7.1 PUBLIC HEARING: 2026 BUDGET PROCESS

Synopsis: Public input related to the 2026 budget process.

For information only

Tracking #: 21551

8. STANDING COMMITTEES' AGENDA

8.1 RESOLUTION: FOURTH AMENDMENT TO DEVELOPMENT AGREEMENT (HOMEFIELD PROJECT)

Synopsis: A resolution adopting the Fourth Amendment to Assignment Assumption and Second Amended and Restated Development Agreement for the Homefield Project.

This item was scheduled to appear before the **Economic Development & Finance Standing Committee**, chaired by Commissioner Burroughs, on June 2, 2025.

It was requested, and approved by the Mayor, to fast track this item to the June 5, 2025, full commission meeting.

Tracking #: 21467

9. ADMINISTRATOR'S AGENDA

9.1 RESOLUTION: INFORMATION NETWORK OF KANSAS GRANT

Synopsis: Approve a resolution to apply for and accept an award from the Information Network of Kansas Grant to preserve Unified Government records. The requested grant amount is \$248,200. There are no matching funds required.

Tracking #: 21539

9.2 RESOLUTION: BONNER SPRINGS DEPARTMENT OF MOTOR VEHICLE LOCATION

Synopsis: A resolution authorizing the approval of an agreement between the Unified Government and the City of Bonner Springs related to the provision of motor vehicle registration renewal services.

Tracking #: 21288

10. COMMISSIONERS' AGENDA

11. LAND BANK BOARD OF TRUSTEES

11.1 LAND BANK OPTION APPLICATIONS

Synopsis: The following **option application(s)** were presented at the 04/28/25 Neighborhood & Community Development standing committee meetings:

Please visit the new site to review the applications below

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

CJR Construction Project –

Sherman St to Allis St from Quindaro Blvd north to Manorcrest Dr.

This item was scheduled before the Land Bank Board of Trustees on May 29, 2025 and set over to June 5, 2025.

Tracking #: 21559

12. BOARD OF HEALTH

12.1 QUARTERLY UPDATE: BOARD OF HEALTH

Synopsis: Update on County Health Rankings and the Community Health Improvement Plan (CHIP)

For Information Only

Tracking #: 21292

13. 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/84875019670>

Webinar ID: 848 7501 9670

Phone one-tap:

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+16694449171,85339542904# US

Join via audio:

+1 719 359 4580 US, +1 253 205 0468 US, +1 253 215 8782 US (Tacoma), +1 346 248 7799 US (Houston), +1 669 444 9171 US, +1 669 900 9128 US (San Jose), +1 507 473 4847 US, +1 564 217 2000 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 888 475 4499 US (Toll Free) 877 853 5257 US (Toll Free)

International numbers available: <https://wycokck.zoom.us/j/84875019670>

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
		Mayor's Office
AGENDA ITEM #5.1.		
PRESENTATION: DOTTE PROUD RECOGNITION		
BACKGROUND		
Due to a scheduling conflict, we honor an organization unable to attend during Black History Month. Tenth Street Jewelry will be honored this evening as we continue with Mayor Garner's Dotte Proud Initiative.		
RECOMMENDATION		
For information only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
LEGAL CONSIDERATIONS		
ATTACHMENTS		
Mayor's Dotte Proud Recognition 6-5-25		

Approved by Administrator to add to agenda.

Mayor's Dotte Proud Recogniti on

May 1,
2025



Tenth Street Jewelry





Tenth Street Jewelry

Congrats

**Kansas City
BEST of 2024**

RECOGNIZED FOR
OUTSTANDING CUSTOMER
SATISFACTION FROM
RECENT ONLINE REVIEWS
BY YOUR CUSTOMERS

- Based on genuine customer feedback, not nominations or votes.
- Recognizing your business as a top-rated Jeweler.
- Helping you to attract new customers and increase revenue.





Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
		Mayor's Office
AGENDA ITEM #5.2.		
PRESENTATION: DOTTE PROUD RECOGNITION IN HONOR OF JUNETEENTH		
BACKGROUND		
Mayor Garner honors an individual and organizations that have led the tradition of honoring and celebrating Juneteenth in our community: Victor Harris, BlaKCK Marqet, Juneteenth in the Dotte, and The Village Initiative.		
RECOMMENDATION		
For information only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
LEGAL CONSIDERATIONS		
ATTACHMENTS		
Mayor's Dotte Proud Recognition honoring Juneteenth 6-5-25		

Approved by Administrator to add to agenda.

**In honor of
Juneteenth**

**Mayor's
Dotte
Proud
Recogniti
on**



**In honor of
Juneteenth**

**Victor
Harris**



In honor of
Juneteenth

**BlaKCK
MarQet**



In honor of
Juneteenth

Juneteenth in the Dotte



JUNETEENTH
IN THE DOTTE

In honor of
Juneteenth

The Village
Initiative





PROCLAMATION

WHEREAS, on this day, June 8, 2025, we commemorate the 100th birthday of Leeta Whisnant, who was born on June 8, 1925; and

WHEREAS, on August 23, 1941, she married Mearle Terry. The couple moved to California in 1942 and later relocated to Foil, Missouri, in 1944, to be closer to family. In 1956, they made their home in Kansas City; and

WHEREAS, Leeta and Mearle were blessed with five children: Glenn, Glenda, Clifton, Christine, and Densel. Their legacy continues through eleven grandchildren, numerous great-grandchildren, and many great-great-grandchildren; and

WHEREAS, in addition to working outside the home, Leeta had a deep love for sewing and quilting, creating cherished garments and quilts for her family. She was also an exceptional cook, and her home became a gathering place for Sunday family meals, where loved ones enjoyed the warmth and delicious aromas of her home-cooked dishes.

NOW, THEREFORE, I, Tyrone Garner, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim June 8, 2025, as:

“Leeta Terry's 100th Birthday”

in Wyandotte County/Kansas City, Kansas. In witness whereof, I have hereunto set my hand and the seal of the Unified Government of Wyandotte County/Kansas City, Kansas.

TYRONE GARNER, MAYOR/CEO



PROCLAMATION

WHEREAS, Men's Health Month is part of an ongoing international effort to educate men, boys, and their families about receiving regular disease prevention screenings and living healthier lifestyles; and

WHEREAS, Nationwide, life expectancy for men averages five years less than that of women, with men experiencing higher rates of health problems such as diabetes, obesity, cancer, heart disease, and premature mortality; and

WHEREAS, Men's Health Network is recognized for its esteem in the creation of, maintenance, and championing of National efforts of officially distinguished Men's Health Month and Men's Health Week, as established in 1944; and

WHEREAS, Men's Health Month is a time for the public to recognize the mental and physical health needs of men and boys while encouraging fathers to be role models for their children through preventive health screenings, healthy living, and seeking needed help; and

WHEREAS, the growing epidemic of suicide and substance abuse requires special effort to raise awareness of unrecognized and undiagnosed depression and mental stress in boys and men; and

WHEREAS, the centerpiece of Men's Health Month is National Men's Health Week, a special awareness period passed by Congress and signed into law by President Bill Clinton on May 31, 1994, and officially facilitated yearly by the efforts of Men's Health Network.

NOW, THEREFORE, I, Tyrone Garner, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim June 9th-15th, 2025, as:

“Men's Health Week”

in Wyandotte County/Kansas City, Kansas. In witness whereof, I have hereunto set my hand and the seal of the Unified Government of Wyandotte County/Kansas City, Kansas.

TYRONE GARNER, MAYOR/CEO



PROCLAMATION

- WHEREAS,** every day, 125 people in the United States are killed by gun violence, and more than 260 are shot and wounded, with an average of more than 19,000 gun homicides every year. People in the United States are 26 times more likely to die from gun homicide than people in other high-income countries; and
- WHEREAS,** Kansas has 473 gun deaths every year, with a rate of 16.2 deaths per 100,000 people, a crisis that costs the state 5.7 billion dollars each year, of which 95.1 million is paid by taxpayers. Kansas has the 22nd highest rate of gun deaths in the US. Gun homicides and assaults are concentrated in cities, with more than half of all gun homicides in the nation occurring in 42 cities; and
- WHEREAS,** cities across the nation, including Kansas City, are working to end the senseless violence with evidence-based solutions. Protecting public safety in the communities they serve is the mayor's highest responsibility; and
- WHEREAS,** support for the Second Amendment rights of law-abiding citizens goes hand-in-hand with keeping guns away from those who are a danger to themselves or others. Mayors, council members, and law enforcement officers — in partnership with local violence intervention activists and resources — know their communities best, are the most familiar with local criminal activity and how to address it, and are best positioned to understand how to keep their citizens safe; and
- WHEREAS,** gun violence prevention is more important than ever as we see gun violence continue to impact communities across the country. In January 2013, Hadiya Pendleton was tragically shot and killed at age 15; and on June 6, 2025, to recognize the 28th birthday of Hadiya Pendleton (born: June 2, 1997), people across the United States will recognize National Gun Violence Awareness Day and wear orange in tribute to —
- (1) Hadiya Pendleton and other victims of gun violence; and
 - (2) the loved ones of those victims; and
- WHEREAS,** the idea was inspired by a group of Hadiya's friends, who asked their classmates to commemorate her life by wearing orange; they chose this color because hunters wear orange to announce themselves to other hunters when out in the woods, and orange is a color that symbolizes the value of human life. Anyone can join this campaign by pledging to wear orange on June 6th, the first Friday in June 2025, to help raise awareness about gun violence; and
- WHEREAS,** by wearing orange on June 6, 2025, people across the United States will raise awareness about gun violence and honor the lives of gun violence victims and survivors. We renew our commitment to reduce gun violence and pledge to do all we can to keep firearms out of the hands of people who should not have access to them, and encourage responsible gun ownership to help keep our families and communities.

NOW, THEREFORE, I, Tyrone Garner, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim June 6, 2025, as:

“National Gun Violence Awareness Day”

in Wyandotte County/Kansas City, Kansas. In witness whereof, I have hereunto set my hand and the seal of the Unified Government of Wyandotte County/Kansas City, Kansas.

TYRONE GARNER, MAYOR/CEO



PROCLAMATION

WHEREAS, St. John the Baptist Catholic Church was established in the year; and

WHEREAS, since its founding, the church has faithfully served the Croatian community of Kansas City, Kansas; and

WHEREAS, St. John the Baptist Catholic Church has served not only as a place of worship but also as a cornerstone of the community, fostering strong neighborhood ties and preserving the rich cultural heritage of its members; and

WHEREAS, through its various ministries and organizations—including the Tamburitzens, St. John’s Catholic Club, St. John’s Home, and St. John’s School—the church has proudly shared the vibrant traditions and lasting contributions of the Croatian community with the wider city; and

WHEREAS, today we celebrate the 125th anniversary of St. John the Baptist Catholic Church and honor its enduring legacy.

NOW, THEREFORE, I, Tyrone Garner, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim June 16, 2025, as:

“St. John the Baptist Catholic Church Day”

in Wyandotte County/Kansas City, Kansas. In witness whereof, I have hereunto set my hand and the seal of the Unified Government of Wyandotte County/Kansas City, Kansas.

TYRONE GARNER, MAYOR/CEO



**UNIFIED GOVERNMENT OF WYANDOTTE COUNTY
& KANSAS CITY, KANSAS
PUBLIC WORKS DEPARTMENT**

ONE McDOWELL PLAZA

701 NORTH 7TH STREET, 66101

(913) 573-5400
FAX (913) 573-5435

May 22, 2025

Ms. Monica Sparks
Unified Government Clerk
East Building

Re: Subdivision Plat Approval for **BOYD CENTER II**

Dear Ms. Sparks

Please be advised that the Engineering Division has reviewed the attached plat of **BOYD CENTER II** located at N 80TH Terrace and State Avenue and being developed by Gold Properties LLC.

Currently, we recommend that the Commissioners accept this plat and authorize the Mayor/CEO and Unified Government Clerk signatures. I am providing you with two mylars for signature, and one (1) paper copy for Commission review. Please place this on the next scheduled Commission agenda.

After the Mayor has signed the plat, it should be referred to the Planning Division for further processing.

Respectfully submitted,

Brent E. Thompson, P.S.
County Surveyor

Digitally signed by Troy
Shaw
Date: 2025.05.23
09:18:16-05'00'

Troy Shaw, P.E.
County Engineer

Attachments



**UNIFIED GOVERNMENT OF WYANDOTTE COUNTY
& KANSAS CITY, KANSAS
PUBLIC WORKS DEPARTMENT**

ONE McDOWELL PLAZA

701 NORTH 7TH STREET, 66101

(913) 573-5400
FAX (913) 573-5435

May 22, 2025

Ms. Monica Sparks
Unified Government Clerk
East Building

Re: Subdivision Plat Approval for **CROWE ESTATES**

Dear Ms. Sparks

Please be advised that the Engineering Division has reviewed the attached plat of **CROWE ESTATES** located at N. 115TH Street and Leavenworth Road and being developed by Aaron Crowe

Currently, we recommend that the Commissioners accept this plat and authorize the Mayor/CEO and Unified Government Clerk signatures. I am providing you with two mylars for signature, and one (1) paper copy for Commission review. Please place this on the next scheduled Commission agenda.

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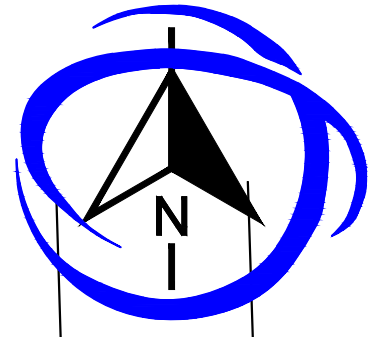
Respectfully submitted,

Brent E. Thompson, P.S.
County Surveyor

Troy Shaw  Digitally signed by
Troy Shaw
Date: 2025.05.23
09:18:49-05'00'

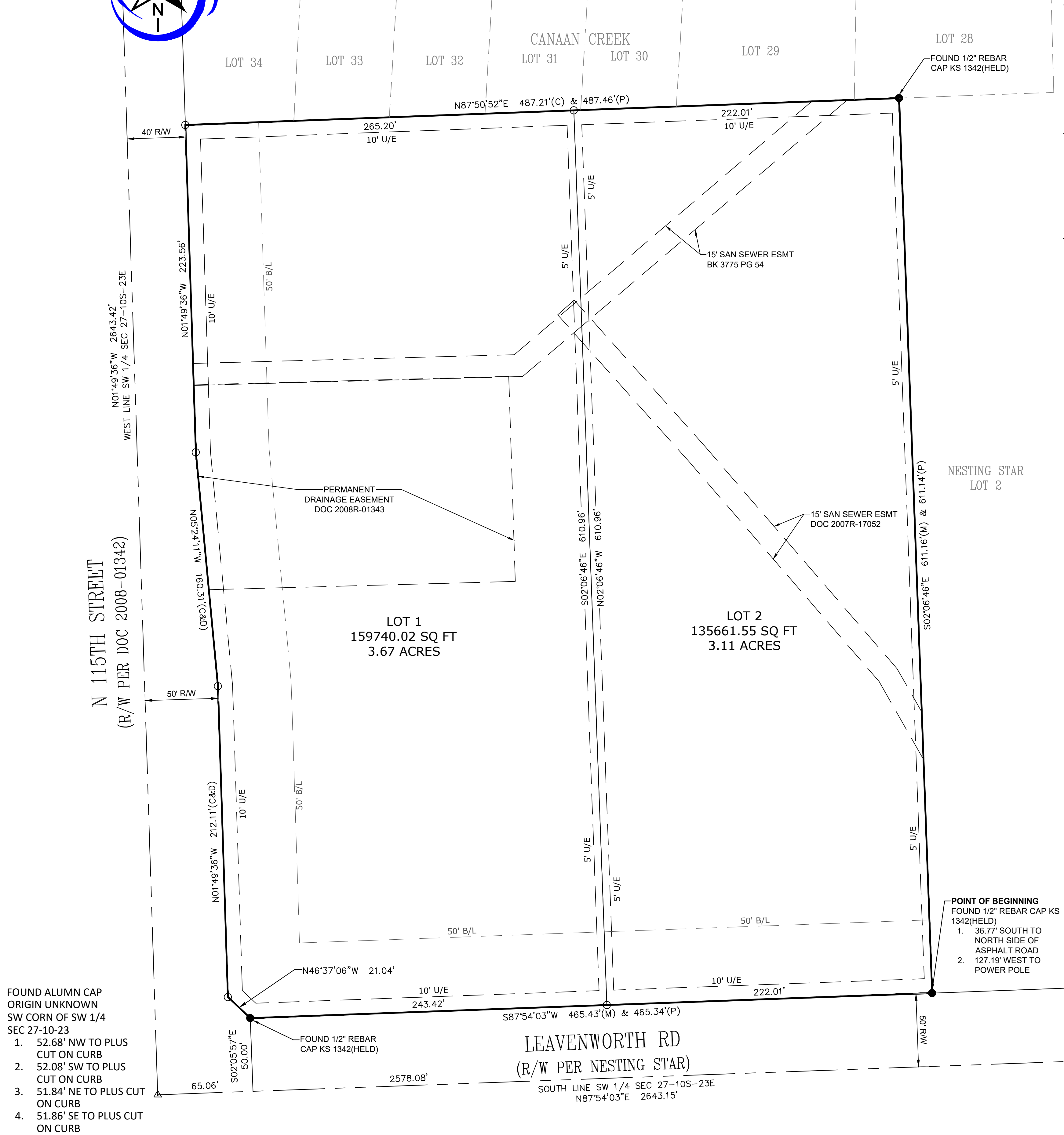
Troy Shaw, P.E.
County Engineer

Attachments



CROWE ESTATES

A REPLAT OF LOT 1, NESTING STAR, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS



DESCRIPTION PER TITLE REPORT

LOT 1, NESTING STAR, A SUBDIVISION IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, ACCORDING TO THE RECORDED PLAT THEREOF; LESS & EXCEPT:

A TRACT OF LAND LOCATED IN LOT 1, "NESTING STAR", A SUBDIVISION IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, ACCORDING TO THE RECORDED PLAT THEREOF, AND LYING IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 10 SOUTH, RANGE 23 EAST, IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, BEARINGS ARE REFERENCED TO GRID NORTH OF THE KANSAS STATE PLANE COORDINATE SYSTEM, 1983, NORTH AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 27, T10S, R23E, BEING A FOUND ALUMINUM CAP IN MONUMENT BOX, AT THE CENTERLINE INTERSECT OF NORTH 115TH STREET AND LEAVENWORTH ROAD; THENCE N01°49'40"W ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 437.35 FEET; THENCE N88°10'20"E ALONG A LINE THAT IS PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N 115TH STREET, AS NOW ESTABLISHED, AND THE POINT OF BEGINNING; THENCE S05°24'15"E, A DISTANCE OF 160.31 FEET; THENCE S01°49'40"E, A DISTANCE OF 212.11 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LEAVENWORTH ROAD, AS NOW ESTABLISHED; THENCE N46°57'47"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 14.11 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF N 115TH STREET; THENCE N01°49'40"W ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 362.16 FEET TO THE POINT OF BEGINNING. THE TRACT DESCRIBED ABOVE CONTAINS 2,871 SQUARE FEET OR .0659 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEYORS SUGGESTED DESCRIPTION

A REPLAT OF LOT 1, NESTING STAR, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, PREPARED BY ANDREA N WEISHAUBT, PLS 1730 DATED FEBRUARY 24, 2025; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, POINT ALSO KNOWN TO BE THE NORTH RIGHT OF WAY LINE OF LEAVENWORTH ROAD AS IT NOW EXISTS; THENCE SOUTH 87°54'03" WEST, ALONG THE SOUTH LINE OF SAID LOT 1 AND SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 465.43 FEET; THENCE NORTH 46°37'06" WEST, CONTINUING ALONG SAID SOUTH LINE AND SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 21.04 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH 115TH STREET AS IT NOW EXISTS; THENCE NORTH 01°49'36" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 212.11 FEET; THENCE NORTH 05°24'11" WEST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 160.31 FEET; THENCE NORTH 01°49'36" WEST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 223.56 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, POINT ALSO KNOWN TO BE THE SOUTHWEST CORNER OF LOT 34 CANAAN CREEK, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS; THENCE NORTH 87°50'52" EAST, ALONG THE NORTH LINE OF SAID LOT 1 AND THE SOUTH LINE OF SAID CANAAN CREEK SUBDIVISION, A DISTANCE OF 487.21 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, POINT ALSO KNOWN TO BE A POINT ON THE SOUTH LINE OF LOT 28 SAID CANAAN CREEK SUBDIVISION; THENCE SOUTH 02°06'46" EAST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 611.16 FEET TO THE POINT OF BEGINNING. CONTAINING 295401.57 SQFT OR 6.78 ACRES MORE OR LESS

DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREFTER BE KNOWN AS "CROWE ESTATES"

AN EASEMENT IS HEREBY GRANTED TO THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, TO ENTER UPON, CONSTRUCT, MAINTAIN, USE AND AUTHORIZE THE LOCATION, OF CONDUITS FOR PROVIDING WATER, GAS, CABLE, ELECTRIC, SEWERS, AND OTHER UTILITY SERVICES, INCLUDING RELATED FACILITIES AND APPURTENANCES THERETO, AND DRAINAGE FACILITIES, UPON, UNDER, OVER AND ACROSS THOSE AREAS OUTLINED AND DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" OR "U/E", AND FURTHER, SUBJECT TO ADMINISTRATION AND REGULATION BY THE CITY, THE SUBORDINATE USE OF SUCH AREAS BY OTHER GOVERNMENTAL ENTITIES AND UTILITIES, FRANCHISED OR AUTHORIZED TO DO BUSINESS IN THE CITY OF KANSAS CITY, KANSAS.

IN ACCORDANCE WITH KSA 12-512B, ALL RIGHTS, OBLIGATIONS, RESERVATIONS, EASEMENTS, OR INTEREST SHOWN AS VACATED WITH THIS PLAT SHALL BE VACATED AS TO USE AND AS TO TITLE, UPON FILING AND RECORDING OF THIS PLAT. THE PROPRIETORS, SUCCESSORS, AND ASSIGNS, OF PROPERTY SHOWN ON THIS PLAT HEREBY ABSOLVE AND AGREE, JOINTLY AND SEVERALLY, TO INDEMNIFY THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, OF ANY EXPENSE INCIDENT TO THE RELOCATION OF ANY EXISTING UTILITY IMPROVEMENTS HERETOFORE INSTALLED AND REQUIRED TO BE RELOCATED IN ACCORDANCE WITH PROPOSED IMPROVEMENTS DESCRIBED IN THIS PLAT.

THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED LAND HEREBY CONSENTS AND AGREES THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, SHALL HAVE THE POWER TO RELEASE SUCH LAND PROPOSED TO BE DEDICATED FOR PUBLIC WAYS AND THOROUGHFARES, OR PART THEREOF, FOR PUBLIC USE, FROM THE LIEN AND EFFECT OF ANY SPECIAL ASSESSMENTS, AND THAT THE AMOUNT OF THE UNPAID SPECIAL ASSESSMENTS ON SUCH LAND DEDICATED SHALL BECOME AND REMAIN A LIEN ON THE REMAINDER OF THAT LAND FRONTING OR ABUTTING ON SUCH DEDICATED PUBLIC WAYS OR THOROUGHFARES.

IN TESTIMONY WHEREOF,
I, undersigned owner of **CROWE ESTATES** have set our hands this _____ day of _____, 2025.

AARON K CROWE, OWNER

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME AARON K CROWE, OWNER, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FORGOING INSTRUMENT OF WRITING, AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC _____
My Commission Expires: _____

THIS PLAT OF **CROWE ESTATES** HAS BEEN SUBMITTED TO AND APPROVED BY THE UNIFIED GOVERNMENT OF WYANDOTTE/KANSAS CITY, KANSAS, PLANNING COMMISSION

DATED THIS _____ DAY OF _____, 2025
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, PLANNING COMMISSION

BY _____, CHAIRMAN
JEFF CARSON
_____, SECRETARY
GUNNAR HAND, AICP

THE DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED THIS _____ DAY OF _____, 2025.

TYRONE GARNER, MAYOR/CEO

MONICA SPARKS, UNIFIED CLERK

RECOMMENDED FOR APPROVAL BY THE WYANDOTTE COUNTY ENGINEER, THIS _____ DAY OF _____, 2025.

TROY SHAW, P.E., COUNTY ENGINEER

IN TESTIMONY WHEREOF,
I, undersigned owner of **CROWE ESTATES** have set our hands this _____ day of _____, 2025.

TONYA R GRIFFITH, OWNER

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME TONYA R GRIFFITH, OWNER, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FORGOING INSTRUMENT OF WRITING, AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC _____
My Commission Expires: _____

COUNTY SURVEYOR APPROVAL:
THIS SURVEY HAS BEEN REVIEWED FOR FILING, PURSUANT TO KSA 58-2003, 58-2005, AND 58-2011, FOR CONTENT ONLY AND IS IN COMPLIANCE WITH THOSE PROVISIONS. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

REVIEWED BY _____ DATE: _____
BRENT E. THOMPSON, KS P.L.S. 1277

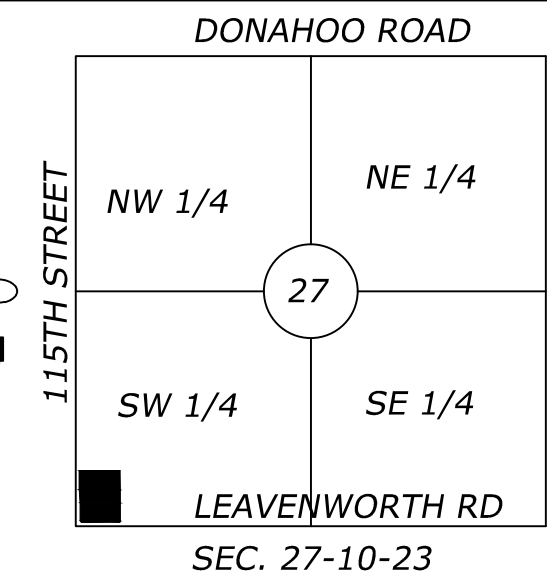
STATE OF KANSAS
COUNTY OF

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK AND IS DULY RECORDED.

SUSAN P. NELSON, REGISTER OF DEEDS

MARGARET A. ORENDAC, DEPUTY

VICINITY MAP



FINAL PLAT

LEGEND

- SECTION CORNER
- BENCHMARK AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- SET 1/2" X 24" REBAR CAP ALC KS CLS 363

GENERAL NOTES

- THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS KANSAS NORTH ZONE U.S. STATE PLANE 1983
- ALL DISTANCES SHOWN HEREON ARE IN FEET
- REFERENCED SURVEY
-NESTING STAR FINAL PLAT DOC 2003R-03681
-CANAAN CREEK FINAL PLAT DOC 2003R-09968
- FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20209C0038D EFFECTIVE SEPTEMBER 2ND, 2011, AREA ZONE "X" AREA OF MINIMAL FLOOD HAZARD
- CLOSURE PRECISION: 1 PART IN 2180823.000
- CURRENT ZONING - AG
- UNION GAS SYSTEM, INC. EASEMENT BLANKET ON SUBJECT PROPERTY
-BOOK 1933 PAGE 91

This is to certify on this 20th day of FEBRUARY, 2025 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.

ANDREA N WEISHAUBT, PLS 1730

JOB NO: 25-079S

SCALE

40 20 0 40
SCALE IN FEET

SEC-TWN-RNG

27-10S-23E

PREPARED FOR

AARON CROWE

ADDRESS: 11440
LEAVENWORTH RD
KANSAS CITY, KS 66109

DATE

FEBRUARY 24, 2025



**UNIFIED GOVERNMENT OF WYANDOTTE COUNTY
& KANSAS CITY, KANSAS
PUBLIC WORKS DEPARTMENT**

ONE McDOWELL PLAZA

701 NORTH 7TH STREET, 66101

(913) 573-5400
FAX (913) 573-5435

May 22, 2025

Ms. Monica Sparks
Unified Government Clerk
East Building

Re: Subdivision Plat Approval for **BESELICA ESTATES**

Dear Ms. Sparks

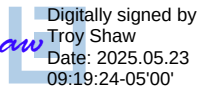
Please be advised that the Engineering Division has reviewed the attached plat of **BESELICA ESTATES** located at South 16th Street and Lowell Avenue and being developed by the 111 South 16th ST Holding Trust, Owner, Andrew Beselica Trustee.

Currently, we recommend that the Commissioners accept this plat and authorize the Mayor/CEO and Unified Government Clerk signatures. I am providing you with two mylars for signature, and one (1) paper copy for Commission review. Please place this on the next scheduled Commission agenda.

After the Mayor has signed the plat, it should be referred to the Planning Division for further processing.

Respectfully submitted,

Brent E. Thompson, P.S.
County Surveyor

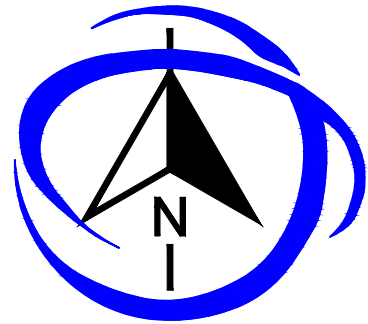
Troy Shaw 

Troy Shaw, P.E.
County Engineer

Attachments

BESELICA ESTATES

A PORTION OF LOT 15 AND LOT 16, BLOCK 2, RIVERVIEW HEIGHTS, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS



FINAL PLAT

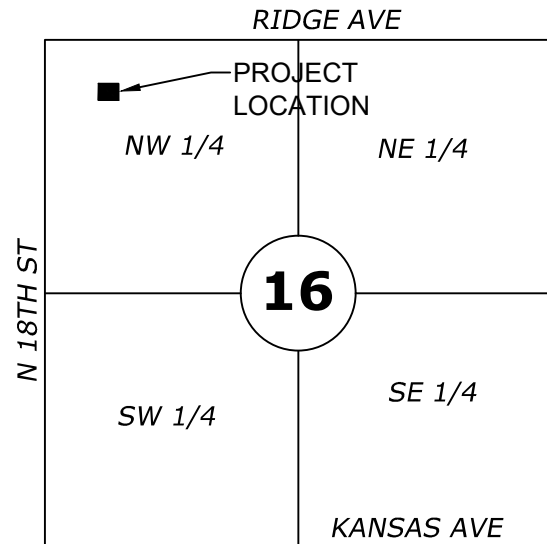
LEGEND

- △ DENOTES FOUND SECTION CORNER
⊗ DENOTES SET "+ " CUT
○ DENOTES SET 1/2" REBAR ALC KS CLS 363
● DENOTES FOUND 1/2" REBAR CAP CLS 97 UNLESS NOTED OTHERWISE
S/L SETBACK LINE
U/E UTILITY EASEMENT
(M) MEASURED
(D) DEEDED
(P) PLATTED
(C) CALCULATED

GENERAL NOTES

- THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS KANSAS NORTH ZONE U.S. STATE PLANE 1983
- ALL DISTANCES SHOWN HEREON ARE IN FEET
- KS ONE-CALL WAS CALLED ON THIS SURVEY TICKET #24553797
- REFERENCED SURVEY
-RIVERVIEW HEIGHTS BOOK 3 PAGE 13A
- FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20209C0160E ON FEBRUARY 5TH, 2014, AREA ZONE X " AREA OF MINIMAL FLOOD HAZARD"
- CLOSURE PRECISION: 1 PART IN 647724.000
- CURRENT ZONING- RESIDENTIAL-R-1(B)
- NO TITLE WORK WAS PROVIDED FOR THIS SURVEY.

VICINITY MAP



VICINITY MAP:
SEC 16-11S-25E
1"=2000'

This is to certify on this 13th day of NOVEMBER, 2024 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the "Kansas Minimum Standards" for boundary surveys.

ANDREA WEISHAUBT LS 1730

JOB NO: 24-368

SCALE



SCALE IN FEET

PREPARED FOR

SEC-TWN-RNG

16-11S-25E

ANDREW BESELICA

ADDRESS: 111 S 16TH ST,
KANSAS CITY, KANSAS, 66102

DATE

DECEMBER 16, 2024

DESCRIPTION PER DEED, DOCUMENT #2024R-10922

THE NORTH 20 FEET OF LOT 15 AND THE SOUTH 5 FEET OF LOT 16, BLOCK 2 RIVERVIEW HEIGHTS, A SUBDIVISION OF LAND IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS.

DESCRIPTION PER DEED, DOCUMENT BOOK 297 AT PAGE 554

THE SOUTH TEN (10) FEET OF THE NORTH THIRTY (30) FEET OF LOT FIFTEEN (15) IN BLOCK TWO (2) IN RIVERVIEW HEIGHTS AN ADDITION TO KANSAS CITY KANSAS.

SURVEYORS SUGGESTED DESCRIPTION:

A PORTION OF LOT 15 AND LOT 16, BLOCK 2, RIVERVIEW HEIGHTS, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, PREPARED BY ANDREA N WEISHAUBT, PLS 1730 DATED DECEMBER 16, 2024; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 16, ALSO KNOWN TO BE A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH 16TH STREET AS IT NOW EXISTS; THENCE SOUTH 02°10'52" EAST, ALONG THE WEST LINE OF SAID LOT 16 AND SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 44.87 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE NORTH 88°23'02" EAST, A DISTANCE OF 127.01 FEET TO A POINT ON THE EAST LINE OF SAID LOT 16; THENCE SOUTH 02°10'52" EAST, ALONG THE EAST LINE OF SAID LOT 16 AND THE EAST LINE OF SAID LOT 15, A DISTANCE OF 34.95 FEET; THENCE SOUTH 88°24'25" WEST, A DISTANCE OF 127.01 FEET TO A POINT ON THE WEST LINE OF SAID LOT 15, ALSO KNOWN TO BE A POINT ON THE EAST RIGHT OF WAY LINE OF SAID SOUTH 16TH STREET; THENCE NORTH 02°10'52" WEST, ALONG SAID WEST LINE OF LOTS 15 AND 16 AND SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 34.90 FEET TO THE POINT OF BEGINNING. CONTAINING 4435.40 SQ FT OR 0.10 ACRES MORE OR LESS

THEORY OF LOCATION:

USING THE FOUND MONUMENTATION ON THIS BLOCK, WE WERE UNABLE TO FIND A BEST FIT OR PRORATION FOR BLOCK 2. IN ORDER TO ESTABLISH THE BLOCK WE DID THE FOLLOWING:

USING THE CURB ALONG RIDGE AVE AND LOWELL AVE, WE SPLIT THE ROAD TO DETERMINE THE CENTERLINES; THUS GIVING US THE NORTH AND SOUTH LINES OF THE BLOCK. WE THEN USED THE PRORATED DISTANCE FROM RIDGE AVE TO LOWELL AVE TO DETERMINE THE LOT LINES. UPON DOING SO, WE WERE ABLE TO HOLD A FOUND MONUMENT FOR LINE ON THE WEST RIGHT OF WAY LINE OF S 15TH STREET.

USING THE ALLEY RETURNS IN BLOCK 2, WE SPLIT THE PLATTED ALLEY WAY TO DETERMINE IT'S CENTERLINE; THUS GIVING US THE NORTH/SOUTH CENTERLINE OF THE BLOCK. WE THEN OFFSET THE NORTH/SOUTH CENTERLINE IN THE PLATTED ALLEY, THE PLATTED DISTANCES EAST AND WEST FOR THE RIGHT OF WAY LINES OF BLOCK 2, CENTERLINES OF S 15TH STREET AND S 16TH STREET AND THE ADJACENT RIGHT OF WAYS. UPON DOING SO, WE WERE ABLE TO HOLD A FOUND MONUMENT ON THE EAST RIGHT OF WAY LINE OF S 15TH STREET.

DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "BESELICA ESTATES"

An easement is hereby granted to the Unified Government of Wyandotte County/Kansas City, Kansas, to enter upon, construct, maintain, use and authorize the location, of conduits for providing water, gas, cable, electric, sewers, and other utility services, including related facilities and appurtenances thereto, and drainage facilities, upon, under, over and across those areas outlined and designated on this plat as "Utility Easement" or "U/E", and further, subject to administration and regulation by the City, the subordinate use of such areas by other governmental entities and utilities, franchised or authorized to do business in the City of Kansas City, Kansas.

In accordance with KSA 12-512b, all rights, obligations, reservations, easements, or interest shown as vacated with this plat shall be vacated as to use and as to title, upon filing and recording of this plat. The proprietors, successors, and assigns, of property shown on this plat hereby absolve and agree, jointly and severally, to indemnify the Unified Government of Wyandotte County/Kansas City, Kansas, of any expense incident to the relocation of any existing utility improvements heretofore installed and required to be relocated in accordance with proposed improvements described in this plat.

The undersigned proprietors of the above described land hereby consents and agrees the Board of Commissioners of the Unified Government of Wyandotte County/Kansas City, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or part thereof, for public use, from the lien and effect of any special assessments, and that the amount of the unpaid special assessments on such land dedicated shall become and remain a lien on the remainder of that land fronting or abutting on such dedicated public ways or thoroughfares.

The Unified Government of Wyandotte County/Kansas City, Kansas waives the apportionment provisions stated on the deed recorded in Book 297 at Page 554.

IN TESTIMONY WHEREOF,
I, undersigned owner of **BESELICA ESTATES** have set our hands this ____ day of _____, 202__.

THE 111 S 16TH ST HOLDING TRUST, OWNER, ANDREW BESELICA TRUSTEE

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 202__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME, **THE 111 S 16TH ST HOLDING TRUST, OWNER, ANDREW BESELICA TRUSTEE**, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FORGOING INSTRUMENT OF WRITING, AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC _____

THIS PLAT OF **BESELICA ESTATES** HAS BEEN SUBMITTED TO AND APPROVED BY THE UNIFIED GOVERNMENT OF WYANDOTTE/KANSAS CITY, KANSAS, PLANNING COMMISSION

DATED THIS ____ DAY OF _____, 202__,
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, PLANNING COMMISSION

BY _____, CHAIRMAN
JEFF CARSON

_____, SECRETARY
GUNNAR HAND, AICP

THE DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED THIS ____ DAY
OF _____, 202__.

TYRONE GARNER, MAYOR/CEO

MONICA SPARKS, UNIFIED CLERK

RECOMMENDED FOR APPROVAL BY THE WYANDOTTE COUNTY ENGINEER,
THIS ____ DAY OF _____, 202__.

TROY SHAW, P.E., COUNTY ENGINEER

COUNTY SURVEYOR APPROVAL:
THIS SURVEY HAS BEEN REVIEWED FOR FILING, PURSUANT TO KSA 58-2003, 58-2005, AND 58-2011, FOR CONTENT ONLY AND IS IN COMPLIANCE WITH THOSE PROVISIONS. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

REVIEWED BY _____ DATE: _____
BRENT E. THOMPSON, KS P.L.S. 1277

STATE OF KANSAS)
COUNTY OF)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD
IN THE REGISTER OF DEEDS OFFICE ON THIS ____ DAY OF _____, 20__, AT
____ O'CLOCK AND IS DULY RECORDED.

SUSAN P. NELSON, REGISTER OF DEEDS

MARGARET A. ORENDAC, DEPUTY



**UNIFIED GOVERNMENT OF WYANDOTTE COUNTY
& KANSAS CITY, KANSAS
PUBLIC WORKS DEPARTMENT**

ONE McDOWELL PLAZA

701 NORTH 7TH STREET, 66101

(913) 573-5400
FAX (913) 573-5435

May 23, 2025

Ms. Monica Sparks
Unified Government Clerk
East Building

Re: Subdivision Plat Approval for **STONE HILL CLIFF ESTATES**

Dear Ms. Sparks

Please be advised that the Engineering Division has reviewed the attached plat of **STONE HILL CLIFF ESTATES** located at 2951 S. 34TH Street and being developed by Lynne Beaver

Currently, we recommend that the Commissioners accept this plat and authorize the Mayor/CEO and Unified Government Clerk signatures. I am providing you with two mylars for signature, and one (1) paper copy for Commission review. Please place this on the next scheduled Commission agenda.

After the Mayor has signed the plat, it should be referred to the Planning Division for further processing.

Respectfully submitted,

Brent E. Thompson, P.S.
County Surveyor

Digitally signed by Troy
Shaw
Date: 2025.05.23
09:21:27-05'00'

Troy Shaw, P.E.
County Engineer

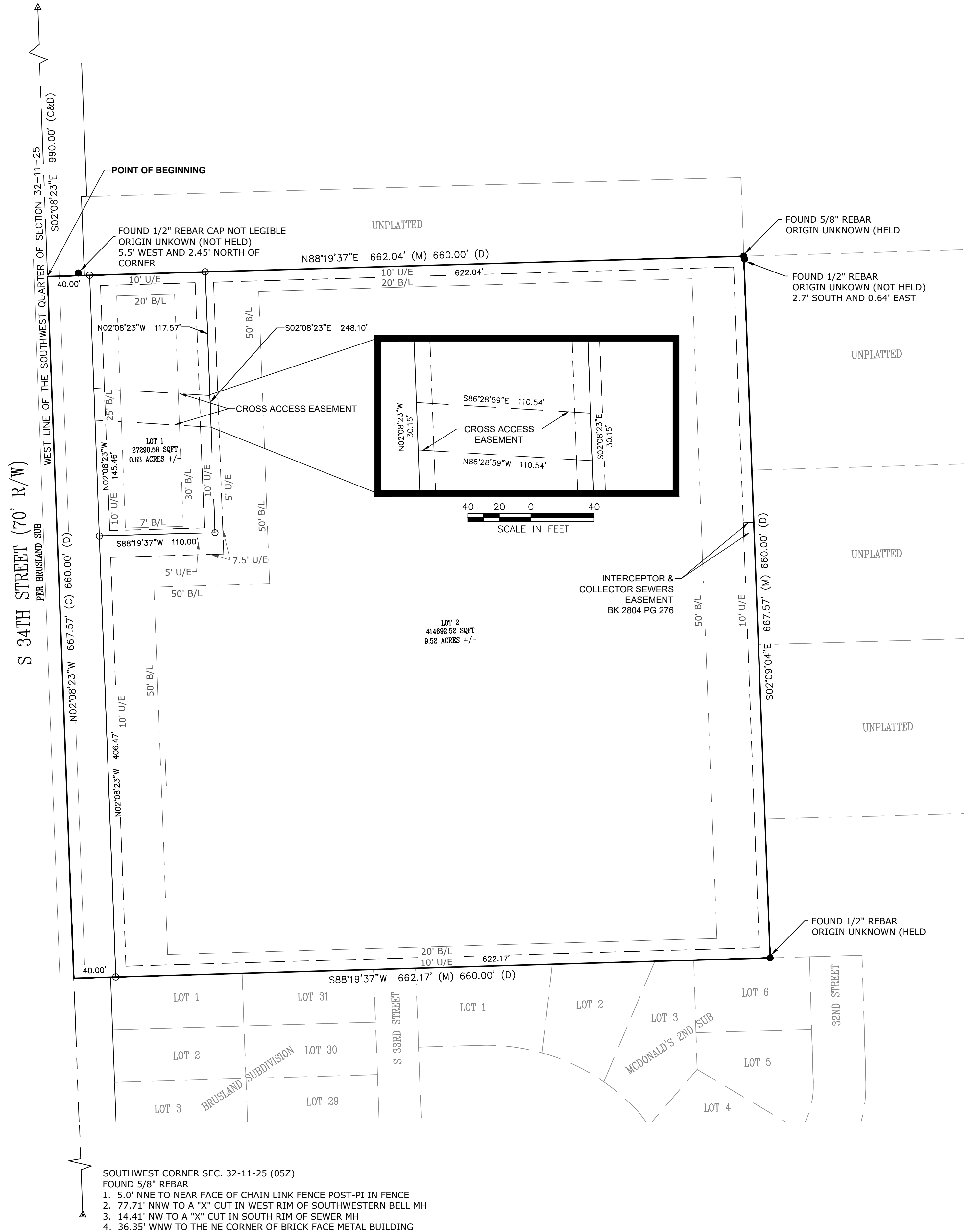
Attachments

STONE CLIFF HILL ESTATES

A SUBDIVISION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 11 SOUTH,
RANGE 25 EAST, IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS

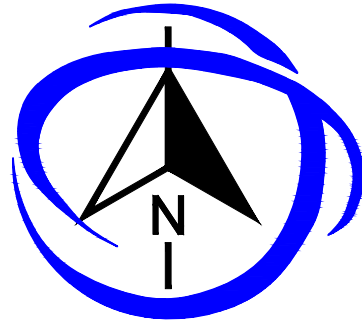
POINT OF COMMENCEMENT

NORTHWEST CORNER OF SOUTHWEST QUARTER
SEC. 32-11-25 (05X)
FOUND 5/8" REBAR
1. 36.05' NE TO PK IN NW FACE OF POWER POLE
WITH STREET LIGHT
2. 14.3' ENE TO "X" CUT IN N RIM OF SEWER MH
3. 46.5' SW TO MAG NAIL AND WASHER IN NW
FACE OF POWER POLE
4. 10.55' WSW TO "X" CUT IN N RIM OF ATT MH
5. 58.65' NW TO "X" CUT IN SE CORNER CONCRETE
PAD FOR ELECTRIC BOX



SOUTHWEST CORNER SEC. 32-11-25 (05Z)

- FOUND 5/8" REBAR
- 5.0' NNE TO NEAR FACE OF CHAIN LINK FENCE POST-PI IN FENCE
 - 77.71' NNW TO A "X" CUT IN WEST RIM OF SOUTHWESTERN BELL MH
 - 14.41' NW TO A "X" CUT IN SOUTH RIM OF SEWER MH
 - 36.35' WNW TO THE NE CORNER OF BRICK FACE METAL BUILDING



FINAL PLAT

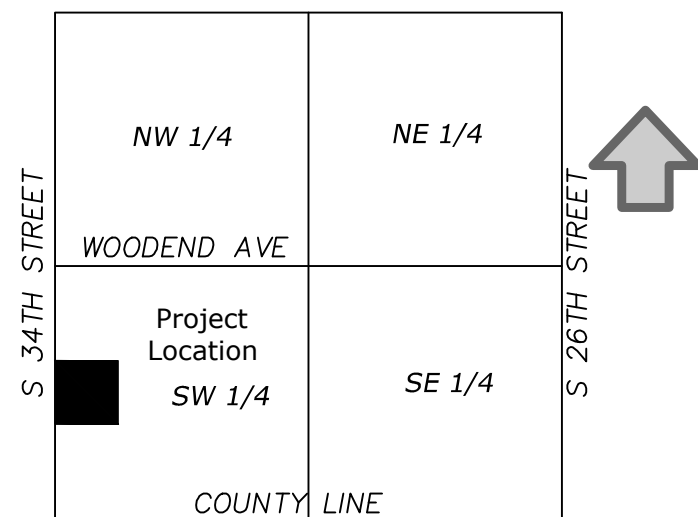
LEGEND

- △ DENOTES FOUND SECTION CORNER
○ DENOTES SET 1/2" REBAR ALC KS CLS 363 MO CLS 2022014231
● DENOTES FOUND MONUMENT AS NOTED
S/L SETBACK LINE
U/E UTILITY EASEMENT
(M) MEASURED
(D) DEEDED
(P) PLATTED
(C) CALCULATED

GENERAL NOTES

- THE BASIS FOR THE BEARING SYSTEM FOR THIS PLAT IS THE KANSAS NORTH ZONE U.S. STATE PLANE 1983.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. FEET.
- FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20209C01700 EFFECTIVE SEPTEMBER 2, 2011, AREA ZONE X " AREA OF MINIMAL FLOOD HAZARD"
- KS ONE CALL WAS NOT CALLED.
- CURRENT ZONING - AG PROPOSED ZONING - LOT 1 R-1, LOT 2 AG
- CLOSURE PRECISION: 1 PART IN 8864466.667
- REFERENCED SURVEY:
-BRUSLAND SUBDIVISION
-MCDONALD'S 2ND SUBDIVISION
- BLANKET KCP&L EASEMENT BK 893 PG 58

VICINITY MAP

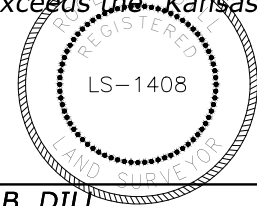


SECTION 32-11-25

VICINITY MAP

1" = 2000'

This is to certify on this 3RD day of AUGUST, 2024 this field survey was completed on the ground by me or under my direct supervision and that said survey meets or exceeds the Kansas Minimum Standards for boundary surveys.



ROGER B. DILL LS 1408

JOB NO:24-290

SCALE



SEC-TWN-RNG

32-11-25

PREPARED FOR

LYNNE BEAVER

ADDRESS:
2951 S. 34TH ST
KANSAS CITY, KS

DATE

SEPTEMBER 26, 2024

DEED DESCRIPTION DOCUMENT # 2019R-09277:

THE WEST ONE-HALF OF THE NORTH 10 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST ONE-HALF OF THE SOUTH 10 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 32, TOWNSHIP 11, RANGE 25, IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, SUBJECT TO ANY PART THEREOF IN STREET, ROAD OR HIGHWAY. (2951 SOUTH 34TH STREET)

SURVEYORS SUGGESTED DESCRIPTION:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 11 SOUTH, RANGE 25 EAST, IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, PREPARED BY ROGER B. DILL PS 1408 ON AUGUST 3, 2024, AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH 02°08'23" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 990.00 FEET, TO THE POINT OF BEGINNING; THENCE LEAVING SAID WEST LINE OF SAID SOUTHWEST QUARTER, NORTH 88°19'37" EAST, A DISTANCE OF 662.04 FEET; THENCE SOUTH 02°09'04" EAST, TO A POINT ON THE NORTH LINE OF MCDONALD'S 2ND SUBDIVISION, A SUBDIVISION OF LAND IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, A DISTANCE OF 667.57 FEET; THENCE SOUTH 88°19'37" WEST, ALONG THE NORTH LINE OF SAID MCDONALD'S 2ND SUBDIVISION AND THE NORTH LINE OF BRUSLAND SUBDIVISION, A SUBDIVISION OF LAND IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, A DISTANCE OF 662.17 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER, THENCE NORTH 02°08'23" WEST, ALONG SAID WEST LINE, A DISTANCE 667.57 FEET, TO THE POINT OF BEGINNING.

CONTAINING 423760.56 SQFT OR 9.728 ACRES MORE OR LESS

DEDICATION:

THE UNDERSIGNED PROPRIETOR OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREFTER BE KNOWN AS "STONE CLIFF HILL ESTATES"

An easement is hereby granted to the Unified Government of Wyandotte County/Kansas City, Kansas, to enter upon, construct, maintain, use and authorize the location, of conduits for providing water, gas, cable, electric, sewers, and other utility services, including related facilities and appurtenances thereto, and drainage facilities, upon, under, over and across those areas outlined and designated on this plat as "Utility Easement" or "U/E", and further, subject to administration and regulation by the City, the subordinate use of such areas by other governmental entities and utilities, franchised or authorized to do business in the City of Kansas City, Kansas.

In accordance with KSA 12-512b, all rights, obligations, reservations, easements, or interest shown as vacated with this plat shall be vacated as to use and as to title, upon filing and recording of this plat. The proprietors, successors, and assigns, of property shown on this plat hereby absolve and agree, jointly and severally, to indemnify the Unified Government of Wyandotte County/Kansas City, Kansas, of any expense incident to the relocation of any existing utility improvements heretofore installed and required to be relocated in accordance with proposed improvements described in this plat.

The undersigned proprietors of the above described land hereby consents and agrees the Board of Commissioners of the Unified Government of Wyandotte County/Kansas City, Kansas, shall have the power to release such land proposed to be dedicated for public ways and thoroughfares, or part thereof, for public use, from the lien and effect of any special assessments, and that the amount of the unpaid special assessments on such land dedicated shall become and remain a lien on the remainder of that land fronting or abutting on such dedicated public ways or thoroughfares.

IN TESTIMONY WHEREOF,
I, undersigned owner of **STONE CLIFF HILL ESTATES** have set our hands this _____ day of _____, 202_.

STONE CLIFF HILL, LLC, MANAGING MEMBER, LYNNE R. BEAVER

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 202_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME **STONE CLIFF HILL, LLC, MANAGING MEMBER, LYNNE R. BEAVER**, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FORGOING INSTRUMENT OF WRITING, AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC _____

My Commission Expires: _____

THIS PLAT OF **STONE CREEK HILL ESTATES** HAS BEEN SUBMITTED TO AND APPROVED BY THE UNIFIED GOVERNMENT OF WYANDOTTE/KANSAS CITY, KANSAS, PLANNING COMMISSION

DATED THIS _____ DAY OF _____, 202_
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, PLANNING COMMISSION

BY _____, CHAIRMAN

JEFF CARSON

_____, SECRETARY

GUNNAR HAND, AICP

THE DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED THIS _____ DAY OF _____, 202_.

TYRONE GARNER, MAYOR/CEO

MONICA SPARKS, UNIFIED CLERK

RECOMMENDED FOR APPROVAL BY THE WYANDOTTE COUNTY ENGINEER, THIS _____ DAY OF _____, 202_.

TROY SHAW, P.E., COUNTY ENGINEER

COUNTY SURVEYOR APPROVAL:
THIS SURVEY HAS BEEN REVIEWED FOR FILING, PURSUANT TO KSA 58-2003, 58-2005, AND 58-2011, FOR CONTENT ONLY AND IS IN COMPLIANCE WITH THOSE PROVISIONS. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

REVIEWED BY _____ DATE: _____
BRENT E. THOMPSON, KS P.L.S. 1277

STATE OF KANSAS)

COUNTY OF)SS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE ON THIS _____ DAY OF _____, 20_., AT _____ O'CLOCK AND IS DULY RECORDED.

SUSAN P. NELSON, REGISTER OF DEEDS

MARGARET A. ORENDAC, DEPUTY

STATE OF KANSAS)
WYANDOTTE COUNTY)) SS
CITY OF KANSAS CITY, KS)

SPECIAL MEETING, THURSDAY, MAY 1, 2025

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Meeting, Thursday, May 1, 2025, with nine members present: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Burns, Commissioner Second District; Ramirez, Commissioner Third District; Kane, Commissioner Fifth District; Lopez, Commissioner Sixth District; Stites, Commissioner Seventh District; Davis, Eighth District; and Garner, Mayor/CEO presiding. Townsend, Commissioner First District; and Hill, Commissioner Fourth District; were absent. The following officials were also in attendance: David Johnston, County Administrator; Bridgette Cobbins, Assistant County Administrator; Angela Lawson, Interim Chief Counsel; Shelley Kneuvean, Chief Financial Officer; J.J. Simma, IAFF; LaRwan McClaine, Deputy Fire Chief; and Monica L. Sparks, Unified Government Clerk.

Mayor Garner said before I call the meeting to order I want to announce that we have individuals attending remotely as well as on-site. All participants joining by phone should mute their phones when not speaking to avoid background noise. During the meeting, please make sure you announce yourself by name and title every time you speak so the public that is participating knows who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General Office. Please be sure to speak directly into the microphone to ensure your comments are heard and an accurate record can be made of this meeting.

Mayor Garner called the meeting to order.

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 1, 2025, at 5:00 p.m. for a presentation of the Kansas City Kansas Fire Department Master Plan from IAFF Local 64 in the Commission Chambers of the Municipal Office Building. Roll call was taken and there were nine “Ayes,” Stites, Davis, Bynum, Burroughs, Burns, Ramirez, Kane, Lopez, Garner.

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.

Mayor Garner said I'll turn it over to our County Administrator, David Johnston, and he'll do the introductions.

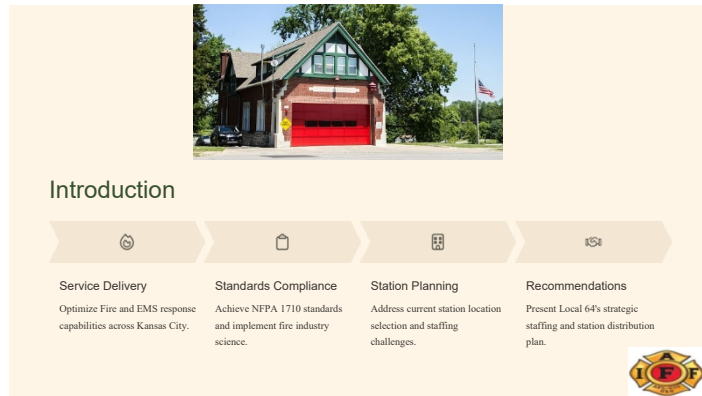
David Johnston, County Administrator, said a few weeks ago you heard a presentation from our Fire Chief on a summary of the Fire Management's presentation of a Master Plan for the Fire Department as was part of the Collective Bargaining Agreement with the Fire Department. Part of that agreement was the opportunity for—as well for fire union to present their presentation of a Master Plan. So, tonight we have the fire union's presentation, so I'll allow the President of the Fire Union, J.J., to make his introductions and his team to lead their presentation.

J.J. Simma, President of the International Association of Firefighters, Local 64, said I have with me this evening members of the Strategic Planning Committee for Local 64, Business Manager, Carrie Aldridge, Vice President, Ryan Heim, and Business Agent, Ed Lynn. I would also like to take this time to thank Assistant County Administrator, Bridgette Cobbins, for her assistance and support as well as Fire Department Administration and the Local 64 Executive Board for all the work on this project.

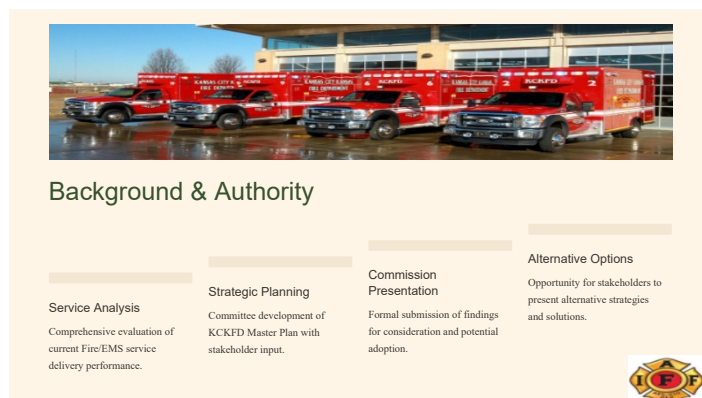
As the Administrator said, we're here this evening to present Local 64's version and recommendations of the Fire Department Master Plan. It can be noted there are areas in which we were in agreement. We reported in the fall, last September, on a number of things that we are in agreement on, Fire Industry Science, National Standards, station conditions, NFPA Standards with regards to staffing and response times, additionally EMS services, but there are areas we differ and that's what we're here to present tonight.

We have submitted to you all a written Master Plan Report as well as a copy of this PowerPoint presentation. After conclusion this evening, we will also submit to you all a link to the IAFF GIS Study, which we have performed. That report is an interactive data-driven mapping

study with analysis based on National Safety Standards and Fire Industry Science with recommendations for compliance.



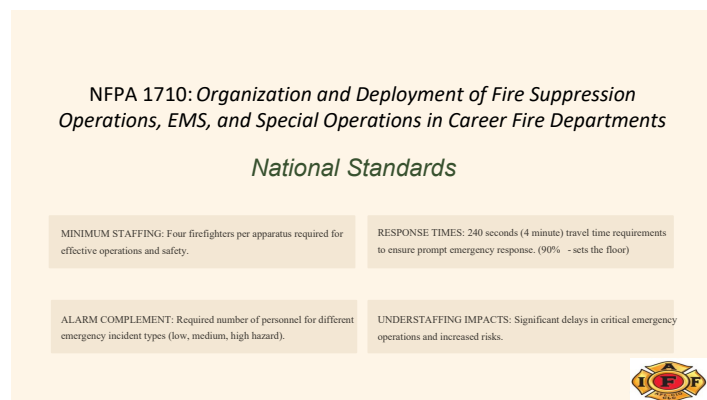
Our objectives for this evening will be to discuss our current service delivery and how we can optimize fire and EMS response across Kansas City, Kansas. We will discuss methods to achieve compliance with NFPA 1710 Standards, and the implementation of fire industry science. We'll discuss key findings on current station locations and conditions and KCKFD staffing challenges and lastly, we will present Local 64 staffing and station distribution plan.



To give some history on this project, several years ago, within the party's MOA, the Fire Department and union were tasked with conducting a Comprehensive Fire and EMS Service Analysis. Factors to be considered included station locations, potential new stations, renovation or expansion and/or closure, deployment of manpower and apparatus, response times, safety, and consideration of the NFPA 1710 Standard.

A joint Labor and Management Strategic Planning Committee was formed to develop recommendations for service and a master plan. Pursuant to the MOA, the recommendations and

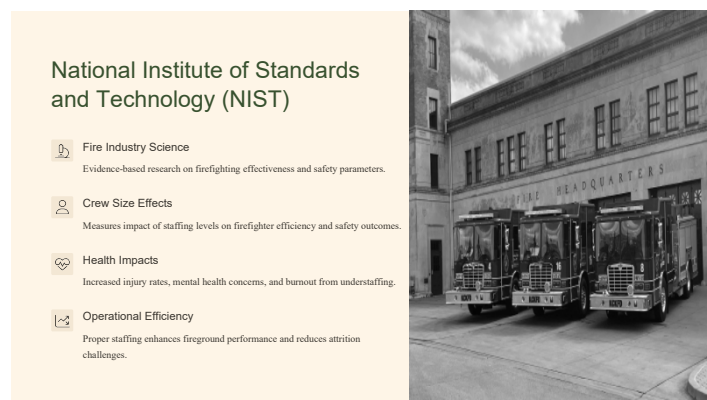
plan are to be submitted to the Commission for consideration and adoption. Additionally, what we will bring forth to you tonight, the parties were not required to reach consensus on all matters and are allowed to bring forth alternative options to the Commission.



NFPA 1710: 1710 is the National Standard for organization and deployment of fire and EMS resources. Benchmarks established within the Standard include minimum staffing of four firefighters per suppression apparatus for effective operations and safety. A 240 second or 4 minute travel time for initial arriving apparatus to ensure prompt emergency response 90% of the time. 90% of the time sets the floor, 90% is not an A grade. 90% is a pass/fail mark. As you'll recall a month ago in the Fire Department report card called on individual apparatus performance that the Chief showed you, Battalion 1, which is the northeast, met the 90% mark most, but not all of the time. Battalion 2 in the south and Battalion 3 in the Midtown and west areas fails to meet the Standard at all with respect to 90% response times.

1710 also establishes the required number of personnel to be assigned and dispatched and response times for all personnel to arrive on scene for different types of fire alarm based on three levels of hazard. Those three levels are low, medium and high. A low hazard alarm is a residential type structure, requiring 17 firefighters to arrive on scene in 8 minutes. A medium hazard alarm is a commercial type structure, a strip mall, a restaurant, a garden style apartment and that requires 28 firefighters in 8 minutes in the National Standard. A high hazard alarm is a high-rise, a high occupancy building or a high volatility building, manufacturing, a hospital, a school, high-rise apartments. That alarm complement—requires 43 firefighters to be dispatched to on the initial alarm and to be compliant and arrive in 10 minutes and 10 seconds. Impacts of

understaffing are reduced efficiency and effectiveness and increased risk to the public and to firefighters.



The National Institute of Standards and Technology, NIST, is Fire Industry Science. NIST is a federal agency which has performed evidence-based research on firefighting effectiveness and safety. The NIST research is the established science behind the NFPA Standards.

Crew Size Effects, NIST has conducted research to measure the impacts of staffing levels on efficiency and safety. You'll recall last fall and a month ago you were all shown a video that showed components of that research with respect to two firefighters, three firefighter, four and five firefighter crews.

Health Impacts, NIST research has identified that the physiological effects of understaffing on firefighters results in higher levels of exertion, higher blood pressure, pulse and respiratory rates along with mental health and burnout concerns.

Operational Efficiency, NIST research demonstrates that proper staffing improves operational efficiency. A four firefighter crew is 25% more efficient accomplishing task completion, 5.1 minutes faster than a three firefighter crew. Understaffed apparatus result in slower hose deployment, delayed victim search and rescue, and other fireground tasks and higher firefighter injury rates. NIST states that cutting firehouses, apparatus and firefighters would likely yield an increase in community fire loss, both human and property.

NIST also states that there should be sufficient redundancy or overlap in the system to allow for simultaneous responses without compromising the safety of the public or the firefighters.



Local 64 requested a GIS Mapping Study, as I referenced earlier through IAFF headquarters, to assist the committee in its work. Five years, 2018-2022, a comprehensive KCKFD call data was collected and submitted. IAFF GIS analysts performed a data-driven roads traveled analysis on the KCKFD's current response capabilities. A roads traveled analysis looks at actual travel routes to incidents based on GIS mapping rather than simplified distance measurements. Other available methods, which consultants and other departments may use, are ill regular diamonds, polygons or concentric circles on maps to identify coverage areas.

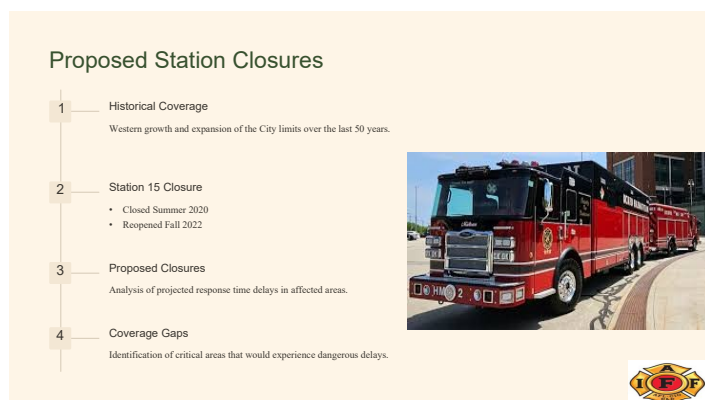
These used a fixed criteria that a firetruck can travel 35 mph and 1.5 miles in four minutes. This formula was established by a Rand Study 50 years ago. This is an as the crow flies method, which we all know is unrealistic and an estimate based on averages. There are barriers which prevent the accuracy of these methods. For example, apparatus cannot travel 1.5 miles in all directions. Terrains, rivers, parks, rails, streets that do not pass through, all provide route obstacles just to name a few.

GIS roads travel technology and analysis, if available, which we have and have submitted five years of data is the best and most accurate evaluation of capabilities in need.

Response Matrix, the IAFF study analyzed the data submitted including timing of and type of incident, deployment of resources, duration of calls, and return to available service time. They then applied the data analysis to the National Standards and Industry Science to determine compliance and deficiencies for the KCKFD.

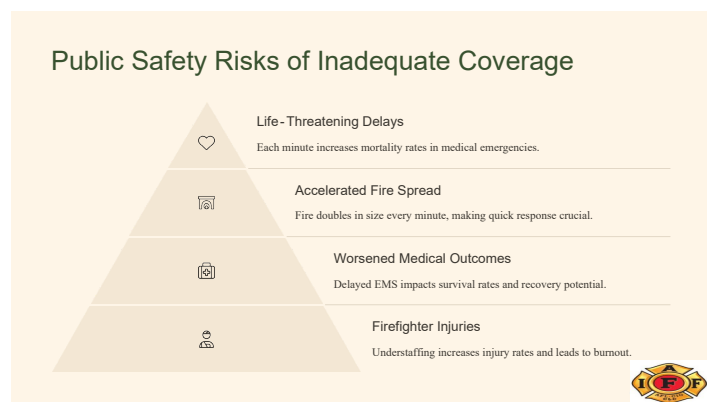


Current staffing levels verse NFPA 1710. KCKFD operates daily 23 fire suppression companies and nine medic units. 14 of 23 fire suppression apparatus are staffed regularly with a minimum of three firefighters daily. Due to current staffing levels and reduction in overtime, there are days which as many as all 23 companies have been reduced to three firefighter staffing. As we have discussed, NFPA Standards which were established based on the NIST research for crew size and efficiency recommends a minimum of four firefighter staffing per apparatus



Proposed Station Closures, historically as KCK has grown through western expansion and development, city and fire department leadership has looked at the northeast and east, the urban core for resources to relocate. Five fire stations, which are now located Midtown or west, were originally in the eastern corridor of the city. We currently operate less fire companies now than we had 50 years ago when the area of coverage was much smaller and the call volume was much lower. As you all are aware, Station 15 closed in 2020 to relocate that apparatus to the new Piper Fire Station. With the efforts of the union, this Mayor, and this Commission, Station 15 reopened in 2022 restoring service to the Fairfax area.

Proposed closures, any proposed future closure of an existing fire station or any existing fire station should be considered a reduction in service. This would also include any temporary closure which would be considered a brownout due to shortage of staffing. Any closure will create gaps in coverage where we are currently providing service; however, would no longer meet the standards. Our IAFF GIS Study will show identified response delays in areas where other closures have been discussed.



Public Safety Risks of Inadequate Coverage, per the American Heart Association, each minute increases mortality rates between 7 and 10% in medical emergencies. Accelerated Fire Spread, as the NIST Science on Fire Behavior establishes, fire doubles in size each minute, making quick response crucial. In another video that you all have seen on a couple of occasions from NIST, which was the apartment fire, a small fire in an apartment on a couch reached the point of a fully involved apartment in less than three minutes. If we refer back to crew efficiency studies and the fact that a four firefighter crew is 25% more efficient and completes fire ground task 5.1 minutes faster than a three firefighter crew. It emphasizes how important minimum staffing is. Medical outcomes may be affected as delayed EMS response impacts survival rates and recovery potential and firefighter injuries, understaffing can lead to increased firefighter injuries, overexertion, and burnout.

Budget Constraints and Funding

Essential Services

Fire/EMS services are a necessity for public safety, not an optional expense.

- Currently operating with significant deficiencies
- Future growth demands additional resources
- Prevention costs less than disaster response

Funding Solutions

Strategic approaches to address budget constraints while maintaining service levels.

- Explore alternative revenue sources
- Reassess resource allocation priorities
- Implement long-term funding strategies



Budget Constraints and Funding, Fire and EMS are essential services and a necessity for public safety, not an optional expense. We are currently operating with significant deficiencies. We do not meet response time standards, nor are we compliant with minimum staffing recommendations. Future growth will increase demand and require additional resources. Call volume has consistently increased and likely will continue to do so with future development and population growth. Current large developments such as the American Royal, Margaritaville, Buc-ee's, baseball and soccer complexes, numerous apartment complexes, the downtown community college campus will increase demand. Taking a proactive approach to establishing appropriate resources reduces loss and damage to property, preserves life, and minimizes injury.

Funding Solutions, Local 64 fully understands the scope and commitment which will have to be made to address the needs of the Fire Department. The parties should explore all potential revenue sources to include available grant programs and potential public/private partnerships. We should reassess resource allocation priorities and service demand and make adjustments as necessary to optimize service. We should implement and secure long-term funding strategies.

Community Impact and Public Opinion

Survey Data consistently shows the Fire Department at the top of the Unified Government for satisfaction rate.

97%



Community Impact and Public Opinion, survey data consistently shows from the community that the Fire Department is at the top of the UG for community satisfaction. A recent internal survey by the Fire Department showed a satisfaction rate of over 97%. I want to emphasize the high approval rating should be attributed to the dedication of the membership and the work they do providing service to the citizens and visitors of this community with the resources we currently have. We should continually strive to provide a level of service to our community which the public has come to expect and deserves.

Proposed Solutions

- The KCKFD should maintain existing station coverage.
- Continue to evaluate and address areas of deficiency and future growth.
- The KCKFD should increase minimum daily staffing to become compliant with recognized national safety standards.
- Strategies for optimizing resources without sacrificing safety.
- Evaluate potential policy adjustments to meet NFPA 1710 compliance.



Proposed Solutions, KCKFD should maintain all existing fire station coverage. The Fire Department should continually evaluate and address areas of deficiency and future growth. The KCKFD should increase minimum daily staffing levels to four firefighters per apparatus at all times to become compliant with recognized National Safety Standards. We should consider strategies to optimize resources without jeopardizing safety and we should evaluate potential policy adjustments to meet 1710 compliance.

STATION	ADDRESS	AGE – YEARS	CONDITION	RECOMMENDATION
1 – HQ	815 N. 6 th Street	95	Poor	Build New
2	6241 State Avenue	46	Poor	Remodel
3	420 Kansas Avenue	74	Deplorable	Build New
4	3044 N. 82 nd Street	68	Deplorable	Build New
5	910 Quindaro Blvd.	70	Deplorable	Build New
6	9548 State Avenue	24	Poor	Remodel
7	2717 Strong Avenue	74	Deplorable	Build New
8	3131 N. 123 rd Street	46	Deplorable	Build New
9	1100 Central Avenue	58	Poor	Build New
10	2210 W. 36 th Avenue	30	Poor	Remodel
11	3100 State Avenue	101	Deplorable	Build New
12	2913 Hutton Road	5	Near New	New – no action
14	2615 N. 27 th Street	69	Deplorable	Build New
15	444 Kindleberger Road	38	Poor	Remodel
16	1900 S. 55 th Street	1	New	New – no action
18	5429 Leavenworth Road	47	Poor	Remodel
19	1011 N. 80 th Terrace	53	Poor	Remodel
20	72 nd Street & Kansas Avenue	00	Pending - NEW	Start Construction



May 1, 2025

Here you'll see KCKFD station table. It shows location, age, condition, and recommendation. Local 64's recommendations. Most are in need of significant rare repair or be rebuilt. You all are aware of this. We've talked about this in our last couple of sessions. As was presented in September on our initial report, the Fire Department and union are in agreement on that fact. This point was reiterated by Chief Rubin in his presentation on March 27th. Local 64 proposes three forms of action. Build new, remodel current building, which would be a complete renovation to modernize the building, address code compliance, ensure safety and privacy for the employees, as well as implement health and safety preventative measures to include cancer reduction.

Stations 12, 16, and 20 are near new, new or needing to start construction. Station 20, to our understanding, has been authorized and funded. The initial construction phases have begun. Work has been completed. I don't believe they've broke ground. Local 64's recommendation would be to begin construction as soon as possible. Local 64 would also propose that we jointly evaluate the need of each location with respect to resources as best as possible when making determination on building size and capacity to optimize available funds. Additionally, site selection should be a task of the committee when looking at future buildings as well.

A site for Station 20 was selected and purchased by the last Fire Administration with no input from this committee. Local 64's opinion is that this is not the best site when considering overall coverage. There is a resulting roads traveled effect on overall coverage and neighboring fire stations when any site is selected or any relocation is made. A site should be selected with the big picture and overall coverage in mind.

It has just come to our attention that the University of Kansas Hospital has been approached by the Fire Department Administration regarding relocation of current Station 10. That topic was raised in the committee sometime back by Local 64 that we should explore that possibility if they would like to partner with us on a fire station. This makes that point. If this is a collaborative process, then we should have been at least made aware. We had no idea they were going to approach KU. If that's a realistic option, then that site selection should come from this committee with overall coverage in mind.

PHASE 1	
NEW BUILD	RENOVATION
STATION 8	STATION 10
STATION 4	STATION 2
STATION 9	STATION 18
STATION 14	STATION 19
TRAINING FACILITY	



Our building recommendations. Local 64 recommends a two-phase plan to address station conditions. As you'll see, each phase will include both new build and complete remodels. We recommend fully completing Phase 1 before proceeding to Phase 2. Timeframe can be accelerated with additional funding and depending on progress. As you can see in Phase 1, Local 64 recommends rebuilding Stations 8, 4, 9, and 14 and renovating Stations 10, 2, 18 and 19. In Phase 1 we also have included the construction of a Fire Department training facility. The current KCKFD training facility is not adequate for a department of our size. Initial and ongoing training is critical in the fire service to ensure preparedness and safety of the public and the firefighters.

PHASE 2	
NEW BUILD	RENOVATION
STATION 11	STATION 15
STATION 7	STATION 6
STATION 3	STATION 12
STATION 5	STATION 16
STATION 1	STATION 20



In Phase 2, you will see rebuilds and remodels as well. We are recommending the rebuilding of Stations 11, 7, 3, 5, and 1. We also recommend remodels for Stations 15, 6, 12, 16, and 20. As you see, Station 12, 16, and once complete Station 20, are or will be our newest buildings. We are recommending no immediate action on those buildings. However, in the outyears of this plan, those stations will likely be upwards of 20 years old. Renovation should be planned to maintain serviceability and function. This plan should be flexible and subject to adjustment due to emergencies that arise, growth, other identified needs. Lastly, the union would recommend

consideration of additional future fire stations and resources in addition to our current buildings to address deficiencies in coverage and anticipated growth and development of the community. Multiple IAFF and ISO studies over the last 15 years have made similar recommendations.

The Fire Department is in need of additional resources. Data shows deficiencies in current coverage and the need for additional fire stations, fire companies, and ambulances. This can potentially be addressed with new buildings being located more optimally for improved coverage in their original districts and new fire stations being constructed in uncovered areas of the community such as Piper, which we know needs additional fire stations.

The scope of addressing the current building condition is large. This has been allowed to develop over a number of decades. This Commission inherited the problem; however, we need to develop a way to address it. No one in this room was responsible for what happened 20, 30 and 40 years ago as these buildings declined, but we have the problem in front of us that we have. This fact also emphasizes the need for adequate maintenance and upkeep to prevent future deterioration of the facilities.

Apparatus Staffing Recommendation

- Daily staffing should be increased to a minimum of 4 firefighters on all companies.
- To accomplish:
 - Fill all vacant and frozen firefighter positions.
 - Hire regularly to maintain staffing levels.
 - Evaluate overall PIN structure to optimize efficiencies.
- Communications (Dispatchers).



Apparatus Staffing Recommendations: Daily staffing should be increased to a minimum of four firefighters on all companies. To accomplish this, we should fill all vacant and frozen firefighter positions. We currently have 12 frozen positions and an unknown number of vacancies due to regular attrition. We should hire regularly to maintain staffing levels and minimize overtime. And we should evaluate overall PIN structure to optimize efficiencies and determine additional needs.

The Communication Division, our Dispatchers, the union recommends that the Fire Department increase the number of bargaining unit dispatchers in the Communication Center. Communications is an essential first step in the response to requests for emergency assistance for

all call types. NFPA 1710 incorporates into its overall timeframe—or excuse me, response time recommendations and established timeframe for the jurisdictional communication center’s receipt and processing of a request for aid and dispatch of appropriate resources. The Fire Department has historically struggled to maintain staffing in the Fire Communication Center. Dispatchers have a difficult and stressful job as the first link to the public when requesting assistance. Understaffing drives fatigue and burnout as well as mandatory forced overtime and may cause delays in processing requests and response to service.

Call to Action

- **Maintain** all current fire station coverage.
- **Increase** minimum staffing to NFPA 1710 compliant levels.
- **Invest** in infrastructure repair and modernization to secure public safety for future generations.



Our Call to Action, the UG should maintain all current fire station coverage. We should increase minimum staffing to NFPA 1710 compliant levels. We should invest in infrastructure repair and modernization to secure public safety into the future. The UG Fire Department and union should work jointly to optimize resources to ensure the safety of the public and the health and safety of the firefighters. Local 64 is committed to collaboration on solutions. We live here and we work here. We want what is in the best interest of the public and the city as a whole.

Conclusion

- The KCKFD’s current response capabilities do not meet travel time objectives consistent with industry standards.
- The KCKFD’s current staffing model is not compliant with NFPA minimum staffing.
- 15 of our 18 Fire Stations are in need of extensive renovation or of being rebuilt.

Next Steps:

- Initiate action as soon as fiscally possible.
- Future of the Strategic Planning Committee.



In conclusion, the KCKFD's current response capabilities do not meet travel time requirements consistent with industry standards. The KCKFD's current staffing model is not compliant with NFPA minimum staffing. 15 of our 18 stations we showed on that station chart are in need of extensive renovation or being rebuilt. The KCKFD needs additional fire stations, fire companies, and ambulances.

As next steps, we suggest continuing an ongoing conversation and discussion. We suggest that we initiate action as soon as fiscally possible. This will help control costs into the future due to inflation and rising construction costs. With regard to the future of the Strategic Planning Committee, the Fire Department and the union have agreed that the committee should remain in place as a Standing Committee with the purpose of meeting quarterly to monitor progress and continually evaluate developing needs and deliver annual reports to the Commission.

On behalf of Local 64, our membership, and our executive board, I would like to thank you again for allowing us to present these findings to you and for your thoughtful consideration of our needs and we stand for questions.

Commissioner Burns said thank you, J.J., for the presentation. Did you put a fiscal note on Phase 1 and 2 on what it would cost to do what you're recommending? **Mr. Simma** said no, we did not and I will tell you why. Local 64 focused on the established factors as I discussed earlier in the Memorandum of Agreement for us to look at with regards to developing our Master Plan and our recommendations. Our scope to be able to—I believe it is out of our scope to be able to accurately project the cost of a project of that nature. We focused as a Local on delivering to you all what we believe the data suggests that we need. With respect to cost, I believe those are conversations that now need to be had and we are certainly happy to collaborate on those if we can. **Commissioner Burns** said so who would be qualified to make estimates? **Mr. Simma** said we would probably have to sit down with all the Finance people of the Unified Government, the Fire Department, and the committee as a whole, and then look into what we're talking about with regards to individual stations, how much staffing increases would cost. The other component of that that's going to be difficult is building nine fire stations, some of which may not be for another 10 to 15 years, may be very difficult to project the cost of.

As we had our discussions internally, there was discussion in the committee about numbers, but as we had our discussions internally, we didn't feel that we could accurately put a

number on it and from this point that should be looked at and developed. **Commissioner Burns** asked, is Dennis here tonight? **Someone** said no. **Commissioner Burns** said did he have a good reason not to come? **Someone** said he had pre-arranged meetings that he had planned several months ago. He's in a Fire Chief's Metro Committee at this time. **Commissioner Burns** said so, is the taxpayers paying for him to do that or is he doing it on his own? **Someone** was inaudible. **Commissioner Burns** said no, the trip in particular to get there and back. **Someone** said, Commissioner Burns, I can't speak for Chief Rubin at this time—(inaudible). **Commissioner Burns** said well, I kind of consider an insult that he's not here as important as this is and as much as the Fire Union 64 wants to get along with the Administration, Fire Administration, it just makes it difficult.

Bridgette Cobbins, Assistant County Administrator, said these presentations were originally scheduled in March and before that time Chief Rubin's time had been approved and it's a project that he's working on outside of the UG's compensation. He's compensating himself for this tour that he's on. But these were originally scheduled back in March to come before Commission, but because of timing and scheduling, we had to push it out and this was the best date that was best for the union to be able to present to the Commission tonight, so that's why Chief Rubin is not here tonight. **Commissioner Burns** said well, I just was concerned that he wasn't here to listen to the union. **Ms. Cobbins** said he was scheduled to be at the meeting in March that the IAFF was going to present, but due to scheduling—and it had been approved back in January, that's why he's not here tonight.

Mayor Garner said just for clarity, I don't know, Ms. Cobbins or CFO, the commissioner asked for projections for these phases. I don't know if there's an estimate, how much does it cost to build a fire station. Do we know in today's dollar, just a rough estimate based on what we've already built and if you take these projections into account that you've all presented, just an overall guesstimate of probably what we're looking at or the commissioners would be looking at when you talk about what that would be as far as its totality Phase 1 and maybe Phase 2 if this Commission chose to expeditiously move down that road to work with both the Fire and Local 64. **Ms. Cobbins** said as J.J. mentioned, we've been talking about this Master Plan for about two years now and we decided as a committee not to provide dollar amounts because as he indicated, we just

weren't quite sure where the government was going to be at in a position to start approving those phases. So, for right, we've been going on tours as we speak with IAFF to other municipalities fire stations and we're finding that on average, depending on the site and how many bays, on average three bays, about 13-15M is what we're seeing. We didn't want to put those dollar amounts in our Master Plan because then it would be stagnant in the years in which we would be looking at the future buildouts. So, that was the determination that the committee made at the time was to not put in dollar amounts because we knew it would be old data once we started getting the approval to move forward.

Mayor Garner said now, on top of that, these new fire stations, will we use existing apparatuses or will we be acquiring new apparatus to coincide with these stations? **Mr. Simma** said under our recommendations the existing fire stations that we believe need to be rebuilt, that we are recommending be rebuilt would be similar to the Turner Fire Station. We would build it and move into it with the existing crews and companies that were working down the street in that other fire station. We would just be replacing the older building with that. If we start talking about—and as I mentioned, we are in need of and it's been identified in multiple studies additional companies and resources if we build a new fire station in the Piper area, we shouldn't take from somewhere else just as we shouldn't have taken from Fairfax a few years ago. So, it's going to depend on which one we're talking about building and I'll elaborate a little bit on the stations.

They vary greatly just based on what the size and what you're going to do. As Bridgette was saying, we've got some additional research as we've been looking, trying to look post-COVID, we know what we've done here and we know what several others in the community—and we've only been on one tour, we're going on another one in a couple of weeks, but they can range probably from anywhere from 8-13M depending on size. If you're a two-bay fire station with four firefighters or they're going to house essentially four firefighters or if you're a four-bay fire station and you're going to house 10 firefighters, so it does range fairly significantly, depends on what you actually need for your community.

Mayor Garner said help me out, back up your recommendations on fire stations, how many were those in both Phase 1 and Phase 2? **Mr. Simma** said nine rebuilds. So, nine new stations replacing old stations that are outdated and need to be decommissioned, six remodels, 15 of the 18 with immediate action or necessary action. The other three are the new ones and the future Station 20 that's ready to start construction.

Mayor Garner said just off the estimates that Ms. Cobbins gave us, I'm just looking and this is just general math, it's just nothing exact, but I'm looking at possibly \$135M for nine stations potentially and that's just a rough guesstimate, I would think. And then if you add the cost of how much—we're doing three that you said as far as firefighter staffing per a rig, if we update how much—do we know what is the cost per person to staff? If you were to hire me today, what's the UG's investment salary and benefits for a firefighter. Do we have a—**Mr. Simma** said a fully staffed fire company with four firefighters would be a Captain, a Driver, and two backend firefighters. We could probably do some quick math on it for you because a Captain is a ranking officer, so it's going to be a little higher. Those backend firefighters could range from 10 or 15 years on to a brand new one that's just been hired, so that salary range is going to vary greatly, but that company probably is in the neighborhood salary-wise—do you guys have those numbers--\$350K annual salary per company and that's a guess for one company.

Mayor Garner said and we're talking about if you go back, how many companies did you say needed? **Mr. Simma** said we have 23 companies. We don't need 23 new companies, but we need on 14 of those companies to staff that fourth firefighter every single day. Now, that doesn't necessarily mean we need 14 new firefighters per shift. We have some of them in the system, but it means that we need to work them every day to bring our staffing up to compliant levels. **Mayor Garner** said just simple math, again, we're looking at adding two firefighters and a Captain to bring you all up to the standards that you had talked about potentially. **Mr. Simma** said not necessarily because you already have a Captain and a Driver on every one of those apparatus, but it's adding the fourth firefighter. **Mayor Garner** said just adding the fourth firefighter, so we're looking at just one more firefighter. **Mr. Simma** said one more firefighter on 14 companies and again, that doesn't mean we need 14 new firefighters because we have some of them in the system. We have an academy getting ready to graduate. We have the frozen PINS, so they're in the system as well, but they're just not filled. **Mayor Garner** said okay, thank you for that information.

Ms. Cobbins said, Mayor, we have been talking about future discussions with our planning and our group to have those deeper dive discussions. We didn't quite know what would happen after we presented the Master Plan, but our due diligence going forward is to have those committees to meet on a regular basis. We had even talked about coming before the Public Works & Safety Standing Committee more frequently just giving updates as to where we should be at

from a staffing aspect for updating our apparatuses and for looking at remodel options and actual new builds. This is something that we've committed to with the IAFF and Fire Administration for the next three, four years to just continue that dialogue and to see what we need to do to get them whole and to make sure that their staffing numbers are adequate and that we have the appropriate apparatus and equipment.

Mayor Garner said I apologize, I wasn't able to attend the last meeting. I know Commissioner Burroughs filled in for me. How does your proposal bridge with fire command's proposal as far as staffing levels? **Mr. Simma** said I'll comment initially. We are in agreement that we don't meet the National Standards, the Fire Department and the union and the committee that whenever we run with less than four firefighters, we are not meeting the standard and we should be. With that being said, the Fire Chief didn't, and I can let Bridgette speak to it, didn't bring forth the full number of stations and the full number of people that we would need. He brought forth an initial phase and I'll let Bridgette—I don't want to speak for him. I'd like to let Bridgette or the Fire Department elaborate on what he brought forth. So, there's some differences in how we get there essentially. **Mayor Garner** said I don't want to speak for the Fire Chief. I know that you all are in continued discussions. Really, for the Commission, myself, and for anybody viewing, I'm just trying to get, I guess, a baseline on cost. You've all done a great job with the presentation on what you're recommending as possible fire stations, but really it's going to come down to the financials. I think those are the biggest things as well as how do we staff to bring you all up to standards. I just wanted people to kind of wrap their heads around this and try and maybe put a guesstimate of a dollar amount that we may be looking at.

Mr. Simma said, Mayor, on that note I would just say that we do anticipate and did anticipate there's going to have to be further conversations to identify some of those actual ways to get there and nail down the actual numbers. It's very difficult to project some of that until we can really get down to the hard numbers and crunching those and that's probably one of the next things that has to be done through further conversation. **Mayor Garner** said, yeah, I think that's really key because we can project fire stations and personnel, but really it comes down to dollar signs. That's really what a lot of our constituents are going to look at and really weigh in on the Commission, how do we get you all to where you need to be financially and phase this out in a responsible way. Thank you for that information.

Commissioner Ramirez said thank you for the presentation and first thank you to all the men and women of the Fire Department for the hard work they do. I appreciate the explanation of why there were no numbers instead of coming forth and saying you didn't think it was necessary to bring numbers from the previous response we got. So, I appreciate the explanation of it. It is hard and I appreciate that you guys are going to work with command staff, our staff, UG staff to try and get those numbers solid as best as you can and I know it's hard especially in the economic dynamic we're in right now it is much harder.

With the funding sources, you know, one of the bullet points you said is explore alternative revenue sources. What have you seen across the country of other organizations of using alternative revenue sources? **Mr. Simma** said so, there's multiple ways, but there are other departments that have used sales tax initiatives, that have used bond issues, that have used Usage Taxes. As I mentioned, grant programs. I mean even if you just get one fire station through a grant, that's one fire station you didn't have to pay for. Public/Private partnership is one that we would highly suggest we explore. I mean the conversation with KU is along those lines. General Motors did it with Fairfax 40 years ago. We've got all the development in the west. We should be actively exploring those options. We're bringing quite a bit of development into the community and they're going to need service as I discussed. It's going to drive call demand, so we should be exploring all those options as well and we should be anticipating those developments so that we can try to be prepared as they construct and go up and open so we're ready to provide service.

Commissioner Ramirez said you mentioned the Public/Private—you mentioned about Station 10 and KU. Was there an issues or was this the union not made aware of those initial conversations? **Mr. Simma** said it was discussed in the committee that being Station 10's location is near State Line and there may be a more optimal place to put it within that same territory in Rosedale to still provide service. But essentially expand its coverage by moving it a little off of State Line potentially and with the way KU is building that entire area, it was discussed that a partnership might work for that fire station to be relocated into a more optimal site and it might work for everybody involved, the UG, the Fire Department, and KU. That was several months ago. It's not that the conversation was had. We had no idea the conversation was going to be had.

Again, if we're going to collaborate and work on these things together, then that should be just what it is. As I said, if there is a site selected and that becomes a reality, that shouldn't just be picked out of thin air. We should be evaluating the data for the most optimal location to try to

place that fire station with the available funds and available property and then making that decision so that it fits into the entire coverage plan versus just picking something and going over there and building a new fire station that may not really work for us any better.

Commissioner Ramirez said and from top of my head, knowing my district, I don't know what much area else there could be around Rosedale for a new fire station that's not close to State Line because the majority of Rosedale, unless we want to build it right in Rosedale Park, that's about the only place where I can see there's a lot of land open for a fire station. Everything else is already built out. So, I would be interested to see how that conversation continues and how site selection happens, but I hope the union is part of those conversations, as you said, to keep up that collaborative environment and relationship that you have tried so hard to keep with command staff and just UG staff in general. It will be interesting to see.

My last question, I don't know if it's a question you can answer or if it's a question for our Administration. How are we going to—we have Command Staff's Master Plan, now we have the Union's Master Plan, where do we go from here. How are we going to marry them, what are we going to take from each. What are our steps moving forward of how to bring these two together?

Ms. Cobbins said now that we have the final report from IAFF we will take both plans, and to be honest, I've been involved in this for about three years and there are a lot of things that are really similar. There are just a few areas that they may have totally different stances on, but I think it's going to put us in a good position to be able to merge both of the Master Plans together to try to figure out the commonalities and to figure out what we need to do going forward on the areas that we may have to come back and have further discussion. We will get together and look at them and go step-by-step and we'll go down the apparatus. We'll look at the staffing, we'll look at the remodels, we'll look at the new builds, we'll look at the reconstruction, so we will do a side-by-side comparison of both and we knew going into this that we wouldn't have one document that was going to be a one-size-fits-all for Fire Administration and for IAFF. So, we were aware of that and so we're just glad that we were able to finally come to a consensus on the areas that we do agree with and then those few areas that we don't quite have 100% commonality, we'll get there.

I think the first phase is having it documented, which we have done and now we'll just go through the phases of merging it and looking at it line by line as to what we can do in the different phases of getting things done.

Commissioner Ramirez said now let's say there's a scenario—I hope this doesn't happen, but let's say there's a scenario where it comes to stations and either new ones built, either remodeled or what have you, and there cannot be consensus between command staff and IAFF, will the Commission be the ones to make the final decision or will that be staff if there's no consensus can be made. **Ms. Cobbins** said we've talked about that on our Task Force Committee and we've talked about using the Public Works & Safety Standing Committee as a pipeline to bring those conversations to have a bigger discussion with the elected body.

Commissioner Ramirez said okay, and I know this may be a difficult question to answer, what is the timeline looking like? **Ms. Cobbins** said I think it's going to be contingent upon what the body does as far as our future funding stream for debt and for what we'll be looking at in the future. So, we're all waiting anxiously to see what the Commission will do for 2026 and beyond and then that will give us a good gauge where we can really start having those conversations of what a Phase I really looks like.

Mayor Garner said I'm one of three Mayors in your district, Commissioner. I know when I was on the Police Department my first area of patrol was Rosedale, that's where I patrolled, but I currently live there. I would love to team up with you and tour. I know of several locations if they needed to move, that would probably be good optimum locations for fire stations that we could probably look at together and ride around and probably have the union and maybe somebody from command to just explore those possibilities. But I know there's some good locations there to be able to do that.

I can say too for those of you that haven't toured any of the fire stations, I know I've gone to several, the new ones are really nice, but there's less than—I can count on one hand with fingers left over how many new fire stations there are. The fire stations that are there, some of them are very deplorable when you talk about the conditions that our Public Safety professionals have to work in. I go in there and I sit with them. They don't complain. They're committed, they do their job, but I can tell you—I challenge our commissioners to just take a moment with union folks and maybe command and see for yourself. I worry about their safety due to some of the

deplorable living conditions that we're forcing our Public Safety professionals to live in. I know staff has done what they could with the dollars that have been approved. Like I believe the one at Klammm Park, the kitchen got updated, but there's so much more. If you go look at the bedrooms and things like that, the bathrooms, the living quarters, it's just not something that I would feel comfortable having to stay 24 hours in. This is something of an urgent matter, but we know that. I go back to how we got here and I'm really happy to see that the union and the command don't agree on everything, don't expect you to. Union, Labor and management don't always agree on everything, but what I can tell you they do agree on is that they are communicating, they are talking. I can tell you before I became Mayor, and this union will tell you, they didn't even have a channel or an open door of communication with the command staff of the fire union, let alone the Commission or anybody in staff. So, we've come a long way in just a short period of time to make sure they had a solid contract and to make sure that those channels of communication are wide open to move what we know is necessary forward when we talk about supporting our Public Safety professionals. I always say if we're going to have a safe—if we're going to have a great Kansas City, Kansas, you've got to have a safe Kansas City, Kansas and so these are critical investments.

Commissioner Kane said Panasonic was required to build a fire station in DeSoto and we've got a couple of major projects coming out west and there's no reason why they can't--\$12B project, there's no reason why they can't build one for us. And actually the study that they did some time ago says Piper needs two more fire stations, not one. **Mr. Simma** said correct. **Commissioner Kane** said how many fire stations have been built in the last 20 years. **Mr. Simma** said two. **Commissioner Kane** said yeah, two and number 12 it took five years to build it and they were supposed to have another company out there and the former Mayor and the former Administrator robbed Station 15 and moved those folks out west to fill it and that is not what the Commission originally agreed on. Then, they shut the place down and thank God this Commission and the Mayor opened it back up.

Something else that happened at the same time, they could—for Station 12—FEMA would have paid for the first three years of the guys working out there. Is that correct? **Mr. Simma** said correct. **Commissioner Kane** said and we didn't even look at them. They could have got new trucks, wouldn't even look at them. We had multiple opportunities to look around and save

us a bunch of money, free money, grants and we didn't do anything. We sat on it and it was all political. It's super frustrating that has to happen and you all know I worked on a joint program for 21 years and we would go behind closed doors and shit hit the fan and then we came back and we'd figure it out. We're not going to agree on everything. What you don't agree on, then we should be the ones that say, hey, this is what you should do.

This is crazy too. When we build fire stations that are Taj Mahals, I want to build something that we need, not something that we want and this goes back to them, their vehicles and stuff like that. We shouldn't drive vehicles that fancy. You know it's frustrating for me, my 20th year, we're still talking about one of the very first things we talked about when I got here and we got two fire stations and I couldn't tell you how much Wyandotte County has grown in the last 20 years. I mean it's astronomical. You got a new high school out there, out west. You've got all kinds of things and if you're out there by Savior of the World, the closest fire station, which is an old pole barn at 123rd Street and the other one is on Nelson out in Bonner, is that right, a hell of a long ways away and it won't get there in eight minutes let alone four. I realize we have mutual aid, but that's kind of a joke.

We need to figure out a way to get what we need, not what we want. I don't believe that 72nd & Kansas Avenue is the place to put the new fire station and I think that we need to regroup as a committee, as a Commission with maybe you guys and go out there and figure out which one it is and cut the crap. I know what it's like to have somebody tell me I'm going to get this rammed down my throat and I don't like it. But I'm also a believer that we can work together. You guys did it before, you can do it again and sometimes we need a nudge because we have a responsibility to you folks, to the fire staff and you know the fact that we're running shy on firemen now—and let's say you get a guy my size and they got to try to get this old boy up in the ambulance—I'm serious because they had to get me in one. These are things that we don't see. I got to see it firsthand. Sometimes you just need that extra person there and it's a requirement anyway. So, what do you do, wait until you get another company there to help. **Mr. Simma** said we can. We have had to call for additional help. **Commissioner Kane** said that's something you got to think about. Does your family member want to lay on a gurney and can't get in the ambulance because of poor health and you've got to wait an extra four to eight minutes for somebody to show up. A lot of stuff can happen in that short amount of time and tomorrow there's something that's terrible

happening and it just shows you the danger that the Fire Department faces every day all day and it's sad to think about that happened and God forbid it never happens again.

Mayor Garner said I'd like to piggyback off of Commissioner Kane's comments. It didn't make sense to me and I'd like to commend Commissioner Kane, Commissioner Bynum and Commissioner Burroughs. When we heard about Station 15 and we opened that channel of communication. One of the first things we did was go down there and tour it and we made a call to action, worked with the staff and got that station open at the recommendation—it didn't make sense to have that area without the appropriate coverage especially with all the industrials down there. I can tell you, Commissioner Kane, I totally agree with you in regards to making sure that we have the right personnel. I know a lot of people in the public say why do we spend so much money on Public Safety, you know, it's almost half of our budget and it goes back to my statement, if you're going to have a great community, you got to have a safe community. People will put up, for those of you that may be watching, and you look at our budget figures it's like, wow, we spent a lot on Police, Fire, EMS and those types of things. You have to because folks will put up with bad politicians, a raggedy Mayor, staff that doesn't have good customer service, but I'm going to tell you what, when they dial 911 and grandma needs to get to the hospital and can't get to the hospital or they dial 911 because they've been robbed or being robbed and the police don't get there in the right amount of time and taxes are high, they're going to move and say I'm not paying for this. They're going to move and take their tax dollars somewhere else, so that's why I always say if you're going to have a great community, you got to have a safe community. Public Safety has to be number one. When you talk, it's not just about the money, for me just coming from my background, I've always said what price are you going to put on saving people's lives and that's what this is about. You've got to support Public Safety, so thank you.

Commissioner Bynum said, President Simma, I appreciate the report. I know how seriously you and the E-board take this information and I know that you worked really hard to research and bring the data, so it's very much appreciated. Circling back to comments that have been made by Commissioner Ramirez and other commissioners with regard to getting back together with fire leadership to find out where you have agreement within your two master plans and somehow merging documents, I personally would request that we know what the top one or two or three

items are in priority among the two groups before we start making budget decisions, not after. I would flip that because it's May 1st and we're going to adopt a budget this summer and I don't think you all waiting for us to decide what we might be willing to put in a budget for buildings or people or equipment is what you really want because we're relying on the expertise of fire leadership and the union to tell us what is the most important thing we could do for you right now if we could do something in this coming budget cycle. And that's an if because we don't even know if we can. So, I'm just flipping that a little bit. Don't wait for us to decide if there's room in our budget for something you want. We need to know that. We need to know that now. We need to know that by the end of the month or we can't help you with it. Just my opinion.

Mayor Garner said I'll piggyback off of Commissioner Bynum. I'm big on options and I know some of the commissioners aren't sold on, for example, the 72nd & Kansas Avenue location. It's good to always have two or three options for this Commission to consider based on the recommendations from both the union and command as what's best for Public Safety and so if you all could even do that and my request is not only look at the financials on cost of personnel, apparatuses if it's needed for these fire stations, the amount of fire stations, the cost for, I guess, totality of Phase 1, Phase 2, maybe a 5-year plan, 10-year plan. I don't know what that looks like and then options. If there are facilities that are like—Commissioner Kane talked about ones that are—we need them fixed today because the ceilings are falling out. I've gone to some fire stations and I've just seen mattresses sitting on stilts. That's unacceptable how we treat our Public Safety professionals. We need to make sure that they have what they need. I like all those financing options. It would be great and I'm glad that command and the union are working together. Look at those financing options, so when you talk about options, bring some of those recommendations back to this Commission, things that they can act on today if necessary. I'm big on, you know, there's a lot of discontent with high property taxes or the perception of that here in Wyandotte County. We all know that. BPU and all those things when you talk about taxes and fees that we're all struggling as policymakers to try and address.

But at the end of the day, from day one, I brought a budget recommendation to this Commission and I suggested sales tax and the reason I did that is because make the community put some skin in the game and sell it to them. If you want amenities, if you want infrastructure, if you want parks, if you want upgrades, if you want the level of service, I always say it isn't just

about what this Mayor, this Commission, and what staff is willing to do, I'd really like to know what the community is willing to do and they should say yes and they should say no on what they want and give them some options on an initiative for sales tax. I know some people say, oh, it's a regressive tax. Well, so is property taxes. People are being put out of their homes. The good thing with sales tax is that people that don't live here pay into that as well and as we grow our community and we get more tourism, we get more people seeing the value and the great things we have to offer to Kansas City, they're going to pour those dollars in here too to help prop up some of those necessities and that's the value of sales taxes. I like the idea of private/public partnerships and cooperative. I'd like to learn more about that, but really you all are the experts.

Like Commissioner Bynum said, bring forth those recommendations so this Commission can make an informed decision on what they feel is best moving forward because they are leaning on you and relying on you. I can tell you this Commission, and I've told all of you, I've talked to everybody and I've told people in the community, this is probably one of the most—and I worked here for 32 years in law enforcement, I have never seen a Commission this supportive of Public Safety than this Commission that you see right now. Every last one of them, all 10 of them, and this Mayor support you guys. We respect you guys and we appreciate the work that you do, both command, because it takes good leadership and the union making sure that you all have good working conditions, pay benefits so you all can provide as the boots on the ground per se the quality of service that our residents not only come to expect, but they deserve from our Public Safety perspective. I just want to say thank you all.

Commissioner Davis said, President Simma, thank you for your leadership of 64. This is very, very educational and informative presentation. There's some things I just want to get some clarity on. I'm looking at my notes from when Chief Rubin gave his presentation and then just today, so I want to get some clarity and I will rely on our staff to get that. So, where are we at right now with Fire Station 20? I don't know if Mr. Johnston, you want to answer or ACA Cobbins, just where are we at because there seems to be kind of mixed messaging on is it funded, is it not funded, how much money's been put in, where are we?

Mayor Garner left the meeting from 6:03 to 6:16 p.m.

Mr. Johnston said I believe that when we had this discussion—when we had some of our other Public Works projects, it was in this nomenclature issue that when we had this issue called when the project was authorized everyone thought it was approved. Well, it may have been authorized but there was never a dollar amount approved for it particularly in the debt issue, so it was in the queue, but it was never in the approved to get dollars for it. **Commissioner Davis** said okay, so currently it has been authorized, it's just not been funded. **Mr. Johnston** said right, it hasn't been funded and so particularly in '25 Budget, remember we did not authorize any debt financing for the '25 Budget. It may have been authorized, but there's no debt financing for any debt finance, so if there's no debt, it's not to be funded so there was no debt to back the project. So, it then would be on the shelf to be considered for the '26 Budget.

Commissioner Davis said gotcha. I'll agree with the Mayor and Commissioner Bynum. I think if you all gave us kind of a best case scenario for the fire stations remodel, what you can live with and then what's the bare minimum of how many you would want to do whether it's one station for every two years, one remodel a year, some sort of strategy that we can tinker with really helps especially as we are considering the budget. That can just help, particularly for the community, what the impact will be.

The last thing I'll say and I know we have Dr. Kneuvean here from Finance, do we have a number on what the sales tax is generating right now for Capital just every year because it's not as though we aren't making investments in our Fire Department, we are. You all are the most expensive department and so there is this question of we need more revenue, there's also this question of how are we stewarding what we have and is there a strategy there.

Shelley Kneuvean, Chief Financial Officer, said for the Dedicated Sales Tax? **Commissioner Davis** said yes. **Ms. Kneuvean** said it's about \$14M a year and a third of that goes to Fire, a third goes to Police, and a third goes to Neighborhood Infrastructure. Now, in Fire and Police, there are 25 each personnel that are funded and some Capital. That is what's fund—how they've used the money basically, but there's that funding source, there's the EMS Fund, there's the City General Fund, which has sales tax in it. So, there's a variety of places that we budget for them.

Commissioner Davis said gotcha. I thought we had moved from, and maybe I misheard, from using that sales tax to fund personnel. I do remember having that conversation. **Ms.**

Kneuvean said so that's the Road & Highway Fund and where some of our Public Works folks are and over time we're moving them so that we can dedicate those funds to infrastructure, but we don't have the capacity to do it all at once. But I will say in the Dedicated Sales Tax for the Public Works section, for the Neighborhood Infrastructure, that is all Capital, but your recollection's right, it's just a different fund. **Commissioner Davis** said okay, but when it comes to Fire and Police, they're using it for personnel. **Ms. Kneuvean** said yeah, and when it was originally authorized by the voters, that was part of the narrative, so it was planned that way, it's always been used that way. **Commissioner Davis** said gotcha. I mean there could be some opportunity there if there's some other fundings that could absorb the personnel cost that can then free up investment for remodel and/or new station buildout. Okay, that's all my questions.

Commissioner Stites said first off, thank you for the presentation. I made a couple notes here as you were giving your presentation and the future growth I think has got to be something that we really focus on because there are a lot of projects that are slated out west. As we look at not only the Fire Department, but the Police Department, they're in that same situation. They don't have a police station west of 80th & State Avenue at—what is that, Station 19, right. **Mr. Simma** said correct. **Commissioner Stites** said if you remember in the presentation that was brought before us by the Chief, I had mentioned the combo stations and what that could potentially look like. I just took a number if we—you know we were talking about what it costs to build a station, \$10M, 15M, 11M, so I just took 10M, so if it was 10M to build a fire station and 10M to build a police station, if we brought the two together, maybe we get both built for 15M. So there's a savings there that it looks like that could be had if we're looking at some combination stations.

I do like the idea of that public/private partnership of how we can lean on others. I'm going to tell you I don't necessarily, and I'm not here to disagree with the Mayor, but when he made the statement of make the community put some skin in the game, I'm going to tell you right now, I don't know the community's got much more skin. We might be asking for bones because I think we're taxed to death already. We need to look at ways that we can address our issues that we have with not trying to put additional taxes on our constituents.

I don't know about this 72nd Street location. I'm really confused as to where we're at on it. It sounds like—I don't know if we've—is the ground bought? Did we own it before? Are we currently putting money into it? Have we put money into it? I don't know. It's really concerning

to me. I will tell you that one side picks a location without consulting the other side. I guess I kind of looked at it and I was trying to think of what analogy I would use. It would be like me going and purchasing a house and not talking to my wife about that I went and purchased a house and here's where we're going to move and you didn't really have any input into it. That's concerning to me. I don't like it. So, back to 72nd Street. Where are we at on it. I don't understand.

Ms. Kneuvean said earlier you all had asked and the County Administrator talked about authorized versus issued money actually in the bank. We had about \$700K that was actually issued because it was spent and that has already been spent to buy the land to do some additional engineering on the ground and the utilities there. We can get a detail for you, but I was looking that up earlier to confirm. There's been a little bit of money that was like real money in the bank that was spent. In the original Capital Improvements Plan for the full buildout, it was '24, '25, and '26 and with the pause, as he mentioned, then '25 paused to '26 depending on how much we can afford because we wanted to analyze our debt. So, all the money hasn't even been authorized, which is a step of the process. But as you guys know, I mentioned with the debt, we had spread it out so that you were getting like—making decisions like over three years, authorized temporary notes, permanent debt, and people lose sight of all of that.

In terms of keeping track of where projects are, departments have, the public has, the Commission, so we'll be in the future doing it an all-in-one so that we get all the approvals we need and then we can move forward. But, at least for where things are there's been 700, in round numbers, of money invested in the land and then a little bit in terms of some infrastructure. **Commissioner Stites** said what is the infrastructure you're referring to. **Ms. Kneuvean** said below ground. **Commissioner Stites** said like when I think what infrastructure is, I mean what has been done. **Ms. Kneuvean** said I don't have the details, but we can get them for you. **Commissioner Stites** said how much did we pay for the ground? **Ms. Kneuvean** said I don't have that detail either. I can tell you exactly how much we spent in total against the project, but we'll get you the breakdown. I'm glad to do that and I'll follow up by tomorrow.

Commissioner Stites said my concern is that we're going to go throw good money after bad. If we're not happy with this location, and I don't think that we continue the process if everybody's not happy with this location, and it hasn't been vetted out by everyone, not just one side. I'm not saying that side's wrong, I'm not saying that side's right, I just want to know that this was the right place to put it. I don't know that we had the conversation at all with the Police

Department that's needing a new station if that might not be the right place to put their new station. I don't think that conversation has been had. **Ms. Kneuvean** said yeah, there's a couple things in order to get to the point of having estimates that need to be nailed down. Where's the location for one—**Commissioner Stites** said I guess that's true, but we're 700K into this and now we're saying we're going to—yeah, you know what, we're going to have to try to figure out if this is the right place and we've spent \$700K of taxpayer dollars to figure out if this is the right place. Now, we should have done that before we sunk a single penny into it.

So, anyway, my other point that I wanted to make, I was at an event today and I'm not going to name the construction company where I was at, but I know that there was an offer that was made to do a third party, I'm guessing, consultation to help with a Fire Department—what do they cost, what do they look like free of charge. I don't know if we looked at trying to take advantage of those types of people that, a consultant, that would help us free of charge, right, because I'm trying to not spend any more money that might be able to tell us what new Fire Departments are looking like because we all set up here and said who is making that determination. Is it two bay, is it three bay, is it four bay, what have you. Do we need an \$8M station, do we need a \$15M station. I don't know, you all may know, I don't, what it does cost and what we need, but I think there's consultants out there that will do this work and I can give you that name after this meeting is over if need be that will be willing to help do that free of charge. **Ms. Kneuvean** said yeah, I understand. One thing I would say is that I know that the department, Administration have been going out to recently built fire stations to see how much did it cost and what does it look like. Is it two bay, is it three bay, and so they've been getting contemporary data in terms of what our current costs are. So, that is helpful and that will help frame it, but again, we need to decide location if there's still issues. I hear what you're saying. Decisions were made by others as to buying that and then we need to decide at that location is it two bay, three bay, four bay, what is it and then we need to have a plan.

Commissioner Stites said I'm still frustrated that we spent money before we know if this is the right location. So anyway, that's all I have to say.

Commissioner Lopez said I was basically having the same question with Commissioner Stites. It just seems a little asinine, and then we don't have any money that's budgeted for it or is it, but yet we're in at 700 grand already. Anyway, we're talking about maybe a new location for the fire

station and—well, let me back up a second. Do you have a dollar amount that you know that we spent already on this new location over there for Station 10? **Mr. Simma** said I don't have very much information on that at all. **Commissioner Lopez** said does anybody in this room tonight know that amount? **Mr. Simma** said I don't know that. Somebody would have to explain if it's been—**Commissioner Lopez** said I mean we have money in plans too. Didn't we spend a bunch of money to have plans built or made or we're just using from another fire station.

Ms. Cobbins said in regards to Fire Station 20, what we can do, we'll get a report together to get the details to provide it to the commissioners with all the questions that you have as it relates to where we're at, how much we paid for land acquisition, where we're at for construction and how it was determined that was the ideal spot. We'll get that information so that we can disseminate it to the commissioners so that we can have an understanding as to where we're at with Fire Station 20. Would that be okay for the Commission if staff gets that information for you and we'll email it out to you with all that information? **Commissioner Lopez** said that would be fabulous. And then talk about putting another—finding a location in Rosedale for a fire station, am I correct there? **Ms. Cobbins** said we're not looking for a new fire station. Preliminary discussions were being had with KU Medical Center about the current fire station near KU Medical Center. It was very preliminary. We're in the very beginning stages of that and so we are exploring that, but no decisions have been made, no sites have been identified and there has not been any discussion on actually selling the facility. Just conversations with a partner in an area looking at what we could do to improve our infrastructure of the Fire Department in that area.

Commissioner Lopez said I was just looking around and there's a Mt. Marty Park that we own, 14 acres that we own, the UG. It's right behind the old Rosedale—well, it's Rosedale Middle School now, but it looks like it would be a great spot if it came down to that. It's right there on the Rosedale Extension in Seminar Street, I mean, if we had to go that route. What brought up the conversation with KU and this location? What their issue? **Ms. Cobbins** said there wasn't really an issue, just talking about redevelopment in that corridor of the community. Like I said, it was just preliminary discussion and we try to not have those conversations in an open setting as to where we're going to identify for development because then that puts us in an uncomfortable situation when we do identify property. But our Economic Development Director is working in conjunction with the Fire Department, the Police Department on areas of what we can look at for expansion once we have the financing available.

Commissioner Lopez said is this something that KU Medical Center can throw us—can fund too? **Ms. Cobbins** said we're in preliminary talks with them and I'm not at a position to share that, but it's very early as to what we're doing, but we do have plans in the future to figure out how we could collaborate with different partners on fire houses and police stations. **Commissioner Lopez** said I appreciate that.

Commissioner Ramirez said to not sort of piggyback off of that, but as conversations are had, I will take up your offer, Mayor, of working with you and working with command staff, union, and our UG staff just to make sure that what location is picked is—if that's what it comes to. As you said, it's preliminary, but I would like to, along with the union, be kept abreast and the Mayor as well of what those talks turn into and I understand they're preliminary. It's just the idea they're entertaining the idea, so I just ask that I be kept abreast. **Ms. Cobbins** said I can assure you that IAFF understands that if there's any conversations to be had that's going to impact them, the Administrator's Office has given them assurance that they will be at the table when we have those conversations when it gets to that place.

Mayor Garner said, Commissioner Ramirez, thank you for that. I think, yeah, we could do that. If you don't mind, either I can have my Chief of Staff get with you or you can get with Chief of Staff Caudillo and she'll get that set up and we'll get set up with some union folks and command staff folks and we'll take that tour.

Commissioner Burroughs said, J.J., one of the things you talked about was dispatchers and I know that can be a very stressful job and specialist in communication to assist you and your teams to get to the spot in a timely manner and safe manner. How many dispatchers are we short and what would you suggest we do to encourage the continued pipeline for dispatchers? **Mr. Simma** said to answer your first question, I don't have an exact number of how many we're short. I don't know if the Fire Department Administration that's here can answer that for us as to how many people we have in dispatch and how many vacancies we have. I know that we've struggled for years to maintain staffing out there and that we probably have an identified number as to how many we ought to have on duty each day to handle call volume, but that's where the variance is. Dispatch is different in that it's the nature of how many calls they have to handle during a shift as

to how many people you need to have on duty. I don't know if the Fire Department has numbers on those exact vacancies and numbers. **Commissioner Burroughs** said I didn't mean to put you on the spot. I just know—I've read your report twice, went through it today and highlighted a few things, a few questions I had.

LaRwan McClaine , Deputy Fire Chief, said at this time we do have 14 dispatchers out there. We do also have a dispatch—or Communications Manager along with two supervisors. We currently do not have any vacancies. However, I believe what the message J.J.'s trying to send off is that even that is not enough to accomplish what they need to accomplish given their workload and the type of schedule that they work.

Commissioner Burroughs said the number of 135M was thrown out for the nine stations, rebuild, and the six remodels and the \$350K per company and I believe that in order to meet that full company buildout, you said 14 employees, but you don't need 14. You've got some in the pipeline and there's ways to remedy that. I do know there are other needs too, like I think it was mentioned, Commissioner Kane talked about the ambulance service and the lifting into an ambulance. I'm to understand our ambulances could use the powerlifts that are much needed which comes at a cost and that our firefighters themselves are put into situations where there's hazardous materials and bioproducts that get on their gear. And a lot of times you can't even get that out of the gear and there's requests for, I believe, another set of gear for our firefighters to ensure that after the fire they're still able to operate in their fire station in a safe and effective manner.

There are a couple things people said. We need a point in time for FTE need and I think we as a Commission can look at the cost of that and see what we can do to start building into that and the fire station buildout. That's going to be important to find out just what it is you all agreed to and I'm pleased to see that it's been requested you two get back together and see how we can consolidate these reports to give us the guidance necessary to meet your criteria.

One of the things I did want to talk about and that is the public/private partnership that was mentioned. I know the new Data Centers are coming in and as it was mentioned you know comes in at billions of dollars and that public/private partnership is important. We have examples of companies doing that and I did mention that in a meeting and was advised that I shouldn't be asking for those types of things, but when it comes to this community, I'm going to stand up and ask for those kind of things because if you don't ask, you don't get. If we're going to provide

services to an industry that's new to this community, that we ought to give consideration to partnering with us and being a good neighbor.

The KU relocation, KU has the resources into which to help with that. We have ambulatory services. We operate with them and to them. There's an opportunity there for a public/private partnership. I would state if we choose to move forward to 76th & Kansas Avenue, that we have very few windows in that facility except the windows that might be in the doors and they don't face the far west. As we know that at this particular time there's much concern down there. You all make response calls along with our Police Department.

Pipeline for firefighters, I'm sure you're going into the high schools to recruit and to talk about Career Day and/or our community college like our law enforcement community is doing. When it comes to additional dollars, insurance and fee collections for services, I think you even mentioned it in your report, so I commend you for looking at those alternative services. I know when I was in the Legislature, there was even a bill that was considered that if you are called out to an accident that car insurance companies should pay for the extraction and/or services that are provided above and beyond what's necessary for our Fire Department Emergency Response teams. I think that's critically important that we give that strong consideration. I know the EMS fee, we've been supplementing it just under a million dollars per year and I would hope that we look at a stronger collection and insurance fee service that can help us provide the necessary dollars to meet the budget shortfalls and challenges that we face today.

Very thorough report. As I stated, I read it twice. I'm not surprised with some of the information that came forward. It was very well done and very well thought out. I commend you for the presentation and I think there's been plenty of discussion as to what we may need as a Commission to move forward. I think every one of us is ready to partner with whatever it needs with the Fire Department and command staff to move this thing forward.

Mayor Garner said maybe our CFO can tell us—just to kind of bring us up to speed. I know there's an EMS Tax and I also believe there's a Public Safety Tax. How much does that generate and do we know exactly what that's used for and how those financials impact this discussion tonight? I know one of the bright spots for the Fire Department is they're one of the areas in the Unified Government that really isn't struggling with recruitment. I believe they're over 90% staffed. So, if this Commission was to budget for additional staffing, I don't see that as being a

problem like the Police, Sheriff and other UG departments. But what exactly is the EMS Tax and the Public Safety Tax. I believe those were sales tax initiatives that were passed by the voters. Can you just kind of educate us all on that? **Ms. Kneuvean** said I think you're referring to the Dedicated Sales Tax, which is the 14M and a third of it goes to Fire, a third goes to Police, and a third goes to Neighborhood. Going from memory here, so if I'm incorrect, I will email it out but the EMS Tax, I believe, is around 9M, but I'm glad to verify that. Those are the two in particular that have funds that are going towards the Fire Department. Then there's obviously the City General Fund which is where the majority of our funding is.

Mayor Garner said I guess the question is, is that for personnel. **Ms. Kneuvean** said yeah, it's for everything. So, it's over \$80M for the whole department. It's one of the most significant, if not the largest, budget that we have. **Mayor Garner** said I guess for future if you could break that down with that tax. **Ms. Kneuvean** said absolutely. **Mayor Garner** said I know it goes into the General Fund I guess at some point, but it is separate from the General Fund because if we didn't have that tax, that would be an increased burden on our General Fund without that tax. It would be good for the public to see that breakdown and how beneficial that sales tax initiative is. That's another example when I recommend as a Commission that we look at sales tax because that's a positive example of how sales taxes can benefit some of our infrastructure and our needs here at the Unified Government and I believe that's one of those good examples.

I guess what I'm getting from the Commission, and I can work with the Administrator, help me out Commission, I guess we want to see to conclude this, our Local 64 and our command kind of work together on a better strategic plan with all the things that we talked about tonight, numbers, personnel, overall cost, outlining what that would look like long term, if you phase it out.

I know that Station 10 has been brought up. I'm picking up, and if I'm wrong commissioners, please correct me. Administrator, what I'm getting is that we might want to pump our breaks on that to get more information as far as options for this Commission to consider. Ultimately, this Commission is going to make that decision. I know that was a question. This Commission is going to make the decision based on the recommendations we get from staff as to what is going to be the best fit when you talk about services to our residents. I think options are always great for this Commission to consider so they can choose based on what you all recommend. I think that's what I'm getting, so Administrator. Okay, so we'll pump the brakes

for now on Station 10—20, I'm sorry 20. I stand corrected and hopefully you all can do something in short order.

I do have to commend you all. Again, you all have come a long way from where you were just 3.5 years ago where you weren't even talking and so this line and channel of communication is probably one that is long overdue and I don't really see a lot of this anywhere else. So, I commend you all for keeping those communication lines open.

Commissioner Davis said I'll be very quick and this is not just for the Fire Department, but just as we get closer to adopting the budget, I will ask and keep asking that we receive information from departments on what they are seeing as far as needs go. There are a lot of services, programs, Capital investments that by us going revenue neutral we put a pause to. It wasn't just Fire Station 20. Getting that information ahead of time before we make the decision, particularly on revenue neutral will be very important for us to make an educated decision.

Mayor Garner said I'll just end it with this, I know that we want to do right by our Public Safety professionals. We've talked about the conditions of the fire stations. I just want to make sure that when we talk about a strategic plan and that we move forward with recommendations to this body, that we do things right as opposed to right away. I think that's been brought up on Station 20 at Kansas Avenue. Let's get things right as opposed to right away and let's work—let's build that bridge of collaboration between union and management. Let's strengthen that, solidify it. It isn't so much—you know, and I've learned that just being the Mayor, it's not always about what you disagree about, it's what you do agree about and you move forward with that and bridge those gaps because ultimately you all working together and collaborating is going to bode well for our residents here in Kansas City, Kansas.

I do appreciate our Fire Department, our men and women that are out here right now keeping this community safe. I respect the work you do. I support the work you do and I just ask this community and this Commission to keep supporting Public Safety because, again, we cannot have a safe Kansas City, Kansas, a great Kansas City, Kansas without having a safe Kansas City, Kansas and Public Safety is at the forefront of that. So, thank you so much for your presentation. It was great and thank you command for filling in and thank staff for answering the questions and thank you Commission for supporting our fine hardworking Public Safety professionals here in

Kansas City, Kansas. They are truly some of the best Police, Fire, EMS, and our Sheriff Departments. They do a great job and the numbers reflect that, so thank you so much J.J.

Mr. Simma said thank you, Mayor, and we thank the Commission for your support as well.

Action: **Commissioner Kane made a motion, seconded by Commissioner Ramirez, to adjourn.** Roll call was taken and there were eight “Ayes,” Stites, Davis, Bynum, Burroughs, Burns, Ramirez, Kane, Lopez.

MAYOR GARNER ADJOURNED

THE MEETING AT 6:40 p.m.

Monica L. Sparks
Unified Government Clerk

dt

STATE OF KANSAS)
WYANDOTTE COUNTY)) SS
CITY OF KANSAS CITY, KS)

SPECIAL MEETING, WEDNESDAY, MAY 7, 2025

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Meeting, Wednesday, May 7, 2025, with eight members present: Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District; Burns, Commissioner Second District; Ramirez, Commissioner Third District; Kane, Commissioner Fifth District; Lopez, Commissioner Sixth District; Stites, Commissioner Seventh District; and Mayor Garner, Mayor/CEO, presiding. Bynum, Commissioner At-Large First District; Hill, Commissioner Fourth District; and Davis, Commissioner Eighth District; were absent. The following officials were also in attendance: Angela Lawson, Acting Chief Counsel; and Monica L. Sparks, Unified Government Clerk.

Mayor Garner called the meeting to order.

NOTICE OF SPECIAL MEETING of the Unified Government of Wyandotte County/Kansas City, Kansas, to be conducted in person on Wednesday, May 7, 2025, at 5:30 p.m. in the fifth floor conference room of the Municipal Office Building for an Executive Session relating to personnel matters of non-elected personnel and for any action necessary as a result thereof. The Executive Session portion of the meeting is closed to the public under the Kansas Open Meetings Act. Upon conclusion of the Executive Session, the Governing Body will reconvene into open session for any required action.

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.

ROLL CALL: Stites, Burroughs, Townsend, Burns, Ramirez, Kane, Lopez, Garner.

Mayor Garner said at this time do we have a motion for Executive Session?

Commissioner Burroughs made a motion, seconded by Commissioner Ramirez, that the Commission reconvene into Executive Session in the 5th floor conference room to allow the Commission to further discuss the retention of an employee, which is a private personnel matter related to a specific non-elected employee, as permitted under the Kansas Open Meetings Act; and that staff and others that are necessary for the conversation and are requested by the Commission be present, and that we return to open session at 5:45 p.m. in the fifth floor conference room. Roll call was taken and there were two “Ayes,” Stites, Burroughs; and five “No’s, Townsend, Burns, Ramirez, Kane, Lopez. **Motion failed.**

Commissioner Kane made a motion, seconded by Commissioner Townsend, to go into executive session until 6:20 p.m. Roll call was taken and there were seven “Ayes,” Stites, Burroughs, Townsend, Burns, Ramirez, Kane, Lopez.

Present for the Executive Session: Burroughs, Commissioner At-Large Second District; Townsend, Commissioner First District; Burns, Commissioner Second District; Kane, Commissioner Fifth District; Lopez, Commissioner Sixth District; Stites, Commissioner Seventh District; and Garner, Mayor/CEO; presiding. **Staff present:** Angela Lawson, Acting Chief Counsel.

Mayor Garner reconvened back into Special Meeting at 6:20 p.m.

Mayor Garner said I’ll entertain a motion to extend the Executive Session.

Commissioner Burroughs made a motion, seconded by Commissioner Lopez, to reconvene back into Executive Session until 7:00 p.m. Roll call was taken and there were seven “Ayes,” Stites, Burroughs, Townsend, Burns, Ramirez, Kane, Lopez.

Mayor Garner reconvened back into Special Session at 7:00 p.m.

Mayor Garner said I’ll entertain a motion to extend the Executive Session.

Commissioner Burroughs made a motion, seconded by Commissioner Stites, to reconvene into Executive Session until 7:35 p.m. Roll call was taken and there were seven “Ayes,” Stites, Burroughs, Townsend, Burns, Ramirez, Kane, Lopez.

Mayor Garner and Commissioner Stites stepped out of the meeting at 7:35 p.m. and returned at 7:39 p.m.

Mayor Pro Tem Burroughs reconvened back into Special Session at 7:35 p.m.

Mayor Pro Tem Burroughs said I’ll entertain a motion to extend the Executive Session.

Commissioner Townsend made a motion, seconded by Commissioner Burns, to reconvene into Executive Session until 8:20 p.m. Roll call was taken and there were six “Ayes,” Burroughs, Townsend, Burns, Ramirez, Kane, Lopez.

Mayor Garner reconvened back into Special Session at 8:20 p.m.

Mayor Garner said I’ll entertain a motion to extend the Executive Session.

Commissioner Burrough made a motion, seconded by Commissioner Townsend, to extend the Executive Session until 8:50 p.m. Roll call was taken and there were six “Ayes,” Burroughs, Townsend, Burns, Ramirez, Kane, Lopez.

Mayor Garner reconvened back into Special Session at 8:50 p.m.

Mayor Garner said I’ll entertain a motion to extend the Executive Session.

Commissioner Burroughs made a motion, seconded by Commissioner Townsend, to extend the Executive Session until 9:15 p.m. Roll call was taken and there were six “Ayes,” Burroughs, Townsend, Burns, Ramirez, Kane, Lopez.

Mayor Garner reconvened back into Special Session at 9:15 p.m.

Mayor Garner stated there is no further business this evening. I'll entertain a motion to adjourn.

Commissioner Kane made a motion, seconded by Commissioner Stites, to adjourn. Roll call was taken and there were seven "Ayes," Stites, Burroughs, Townsend, Burns, Ramirez, Kane, Lopez.

**MAYOR GARNER AJOURNED
THE MEETING AT 9:16 p.m.**

Monica L. Sparks
Unified Government Clerk

dt

May 7, 2025



Unified Government Clerk's Office
Monica L. Sparks
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 8, 2025

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

BM

Weekly Business Material for May 2, 2025 – May 8, 2025

1. NOTICE OF CLAIM:

- Debra Norman by and through her attorney DM Injury Law, alleging personal injury on April 17, 2025. (x2)
- Dawn Hill by and through her attorney DM Injury Law, alleging personal injury on April 21, 2025.

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

2. CLAIM FOR DAMAGES:

- Rhonda Cruz, Kansas City, KS, alleging damage to personal vehicle on 5/3/2025.
- Janice Potter, Kansas City, KS, alleging damage to personal property on 11/30/2024.
- Kenneth Wilson, Kansas City, KS, alleging personal injury on 2/14/2025.
- Mariyana Owen/Cheryl Yeager, Kansas City, KS, alleging damage to personal vehicle on 5/4/2025.
- Bridgette Cobbins, Kansas City, KS, alleging damage to personal vehicle about a month ago.
- Tom Askew, Kansas City, KS, alleging damage to personal property on 1/7/2025.
- Jennifer Salmeron-Baltazar, Kansas City, KS, alleging damage to personal vehicle on 4/17/2025.
- Lisa Spicer, Kansas City, KS, alleging damage to personal property on 4/1/2024.

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

3. TRAVEL REQUESTS:

- Alan Howze, CAO, travel to Providence, RI, from 6/9/2025 through 6/15/2025, to attend CNU and ST, Employee Training & Travel.
- Winston Hunter and Carl Rowland, KCKPD, travel to Dallas, TX, from 8/3/2025 through 8/7/2025, to attend Crimes Against Children Conference, funded by Sunflower House.
- Keatherann Sharp, Health Department, travel to Kissimmee, FL, from 5/27/2025 through 5/31/2025, to attend Rise Up Conference, Employee Training & Travel.

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

4. APPLICATIONS FOR DRINK EST./PUBLIC VENUE:

- Club El Paraiso Inc, Aurelio Nevarez, d/b/a Club Ele Paraiso, 6550 Kaw Dr., Kansas City, KS 66111.
- JIAJ Inc, Diana Salazar, d/b/a Tapatio Mexican Grill, 151 S 18th St., Kansas City, KS 66102.
- Colonial Club LLC, Mary Schwartz, d/b/a The Easy Inn, 322 N 6th St., Kansas City, KS 66101.
- Hillsiders LLC, Paola Miramontes, d/b/a Hillsiders, 403 N 5th St., Kansas City, KS 66101.

Action: Referred to License.



Unified Government Clerk's Office

Monica L. Sparks
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 15, 2025

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

BM

Weekly Business Material for May 9, 2025 – May 15, 2025

1. PROTEST PETITION:

- Protest Petition related to Rezoning or Special Use Permit Application COZ2025-006, 12425 Parallel Pkwy., KCK, submitted by Gayle Beth.
- Protest Petition related to Rezoning or Special Use Permit Application COZ2025-005, 13000 Parallel Pkwy., KCK, submitted by Neal Palmer. (x2)

Action: Received and filed. Original previously forwarded to Planning

2. CLAIM FOR DAMAGES:

- Zach Taylor, Lincoln, NE, alleging over payment for personal property in February 2024.
- Brian Romo, Kansas City, KS, alleging damage to personal vehicle on 4/29/2025.

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

3. TRAVEL REQUESTS:

- P.J. Locke and LeeAnn Shelton, KCKPD, travel to Memphis, TN, from 5/12/2025 through 5/16/2025, to attend National PAL Conference 2025, funded by KCK PAL Budget.

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

4. BUSINESS BONDS:

- Electrical Bonds:
 - Clayco Electric Company Inc
 - Elite Electric KC LLC
 - Four Star Electric Inc
 - Knight Electric Inc
 - M.C. Electric Inc
 - McElroy Electric Inc
 - Owens Electric LLC
 - Rozier Electric Inc
 - S&J Electrical Contractors LLC
 - Sitelogiq Inc
 - Staco Electric Construction Company Inc
- Plumber's Bonds:
 - Cerris Systems Inc
 - Deer Creek Plumbing Inc
 - N & E Plumbing LLC
 - Site Rite Construction Co
- Mechanical/HVAC Bonds:
 - A 1 Sewer & Septic Service Inc
 - ACM Solutions

- ALTA Refrigeration Inc
- Balance Point Heating & Cooling
- Cerris Systems Inc
- Full Nelson Plumbing Inc
- Haha's Heating & Cooling
- Polar Aire Heating & Cooling Service
- Sheet Metal Contractors Inc
- Universal Piping Industries LLC

Action: Referred to License.

5. CONTINUATION BONDS:

- Plumber's Bonds:
 - A 1 Sewer Septic Service Incorporated
 - HER Heating, Cooling & Plumbing
 - Integrity Plumbing Services LLC
 - Miller Plumbing Company Inc
 - The Islas Fam
- Electrical Bonds:
 - Action Electric Corporation
 - Creek Electric Inc
 - Faith Technologies Inc
 - Fusion Electric LLC
 - Interstates Inc
 - Retro-Tech Systems LLC
 - The Islas Fam
 - Torgeson Electric Company
 - Wenger Enterprises Inc
- Mechanical/HVAC Bonds:
 - The Islas Fam

Action: Referred to License.

6. CANCELLATION BONDS:

- Electrical Bonds:
 - Wachter Inc
- Plumber's Bonds:
 - Mid America Home Repair LLC

Action: Referred to License.

7. APPLICATIONS FOR DRINK EST./PUBLIC VENUE:

- Sparks 73 LLC, Samuel E Sparks, d/b/a Club Sparks, 1436 Kansas Ave., Kansas City, KS 66105.

Action: Referred to License.

8. APPLICATIONS FOR CATERER/DRINK EST/HOTEL:

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

Action: Referred to License.

9. APPLICATIONS FOR MASSAGE THERAPIST LICENSE:

- Lauren E. Smith, The Massage Studio at Prairie View, 11200 Delaware Pkwy, Kansas City, KS 66109.

Action: Referred to License.

10. APPLICATIONS FOR PRIVATE SECURITY BUSINESS:

- Sunstates Security, LLC D/B/A Sunstates Security, LLC, 801 Corporate Center Dr. Ste. 300, Raleigh, NC 27607.

Action: Referred to License.



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	Reginald Lindsey, Director rlindsey@wycokck.org x5292	Budget
AGENDA ITEM #7.1.		
PUBLIC HEARING: 2026 BUDGET PROCESS		
BACKGROUND		
Public input related to the 2026 budget process.		
<i>For information only</i>		
RECOMMENDATION		
For information only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
LEGAL CONSIDERATIONS		
ATTACHMENTS		
Public Hearing June 5th		

Approved by Administrator to add to agenda.

Full Commission:

2026 Proposed Budget Community Input

Thursday, June 5th, 2025

7:00 PM



Commission Chambers, Municipal Building

701 N 7th St. Kansas City, KS, 66101



UGTV / Zoom



@UnifiedGovernment

Commission Priorities



PRIORITY 1
**UPHOLD FISCAL
SUSTAINABILITY**



PRIORITY 2
**FOSTER ECONOMIC
DEVELOPMENT**



PRIORITY 3
**FOCUS ON SERVICE &
COMMUNICATION**

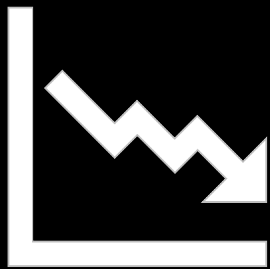


PRIORITY 4
**IMPROVE
INFRASTRUCTURE**

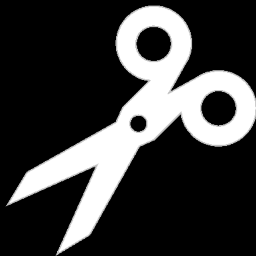
Looking back...
Recent Developments and Accomplishments



PRIORITY 1
UPHOLD FISCAL
SUSTAINABILITY



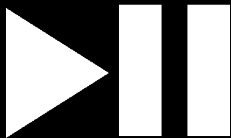
1% Decrease to
residential BPU
PILOT



9.876 UG mill
levy drop



Balanced the
Budget



Debt Reset



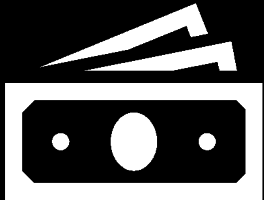
Looking back...
Recent Developments and Accomplishments



PRIORITY 2
FOSTER ECONOMIC
DEVELOPMENT



57% Increase in
Transit Ridership



24% Growth in
Median
Household
Income



4% Decrease in
Unemployment
Rate



> 1,000 Increase
in number of
jobs



Retail sales up
by > \$1B

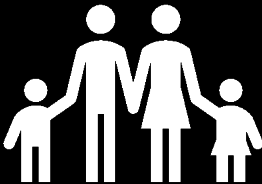
Looking back...
Recent Developments and Accomplishments



PRIORITY 3
FOCUS ON SERVICE &
COMMUNICATION



266K calls taken



7% increase in overall
satisfaction with
communication with the
public



UGTV
government
Channel



Expanded Utility &
Tax Rebate programs

Looking back...
Recent Developments and Accomplishments



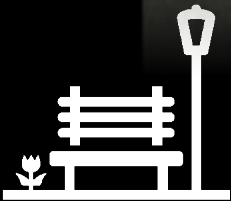
PRIORITY 4
IMPROVE
INFRASTRUCTURE



39,106 potholes
patched



443 Lane miles
resurfaced



30 bus shelters
built



\$8.9M invested
in parks



80 Major
emergency
home repairs

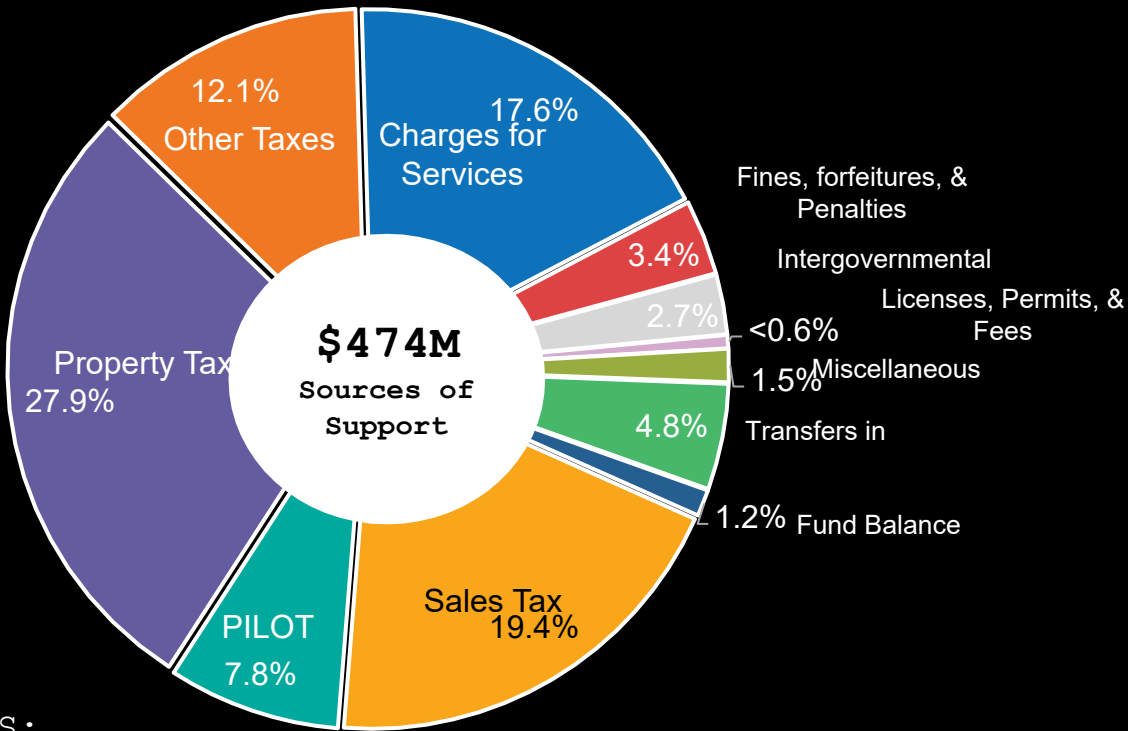
Budget Snapshot

Addressing Fiscal Sustainability and Efficiency for Our Future



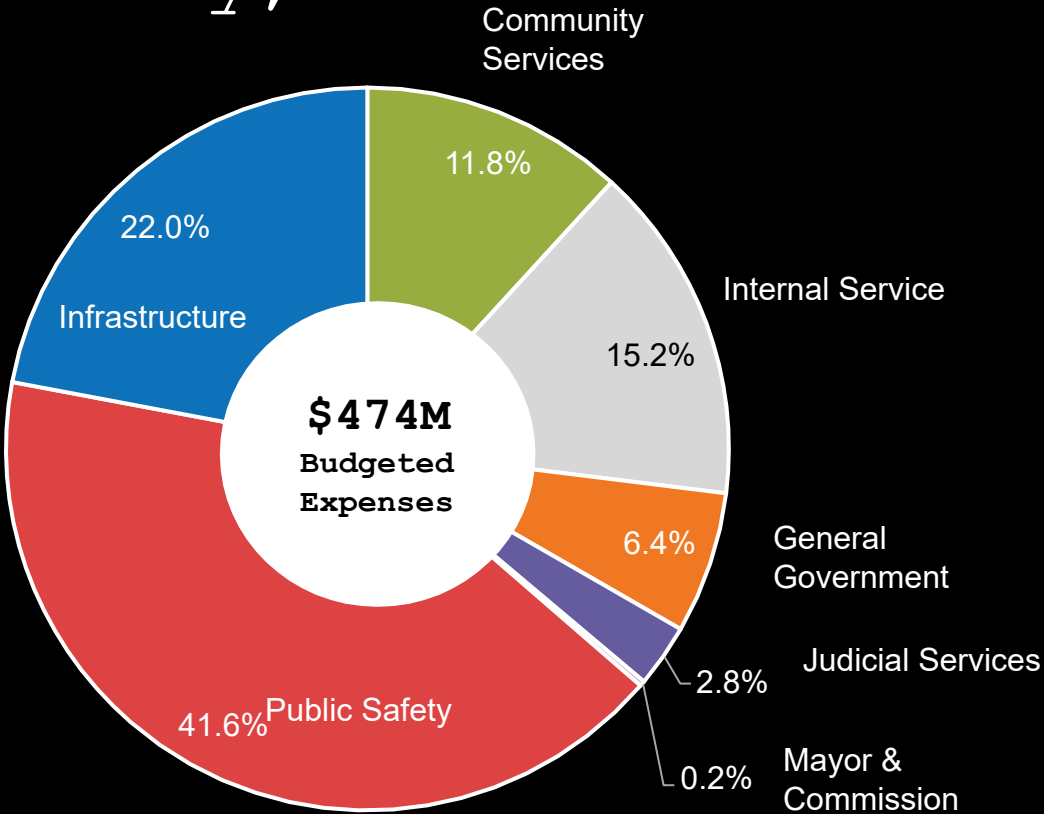
2025 Budget – All Funds

Wyandotte County and Kansas City, KS



MAJOR REVENUES:

Sales & Use Tax | \$92M
Property Tax Ad Valorem | \$132M
Payments in Lieu of Taxes (PILOT) | \$37M
(Electric \$30M | Water \$7M)
Charges For Services WPC & Sanitation | \$55M

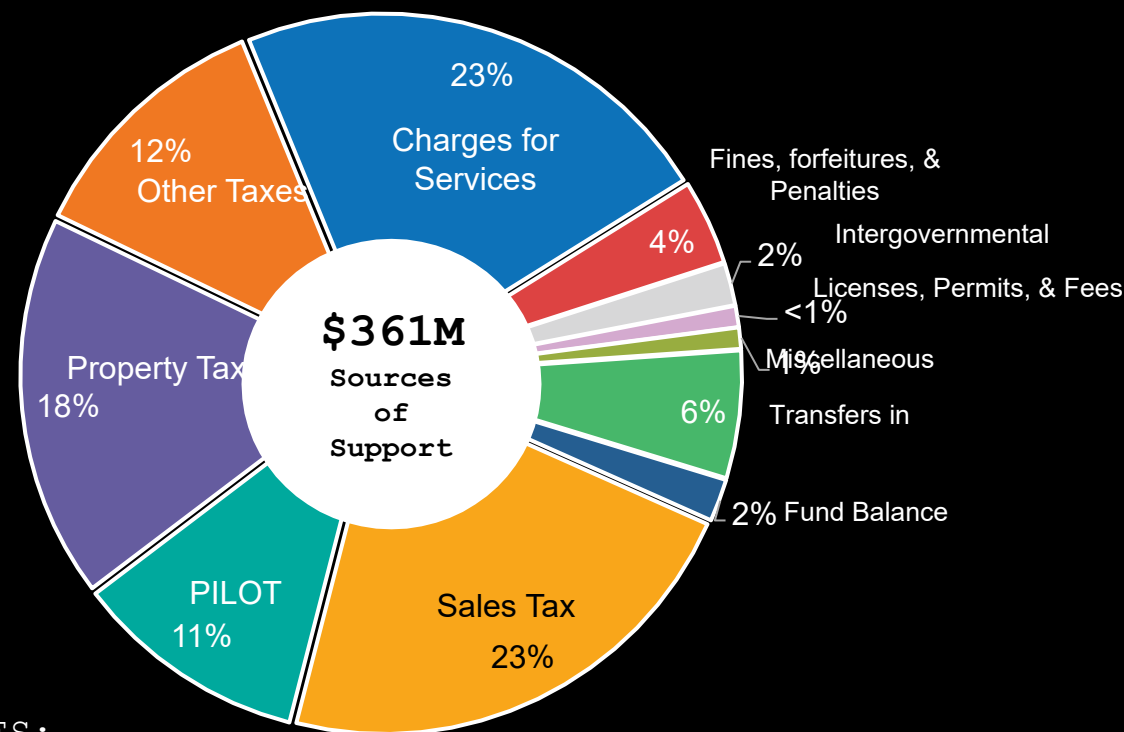


MAJOR EXPENSES:

Internal Service Debt | \$67M
Public Safety Personnel | \$168M
Infrastructure Personnel | \$31M
Infrastructure Capital | \$23M

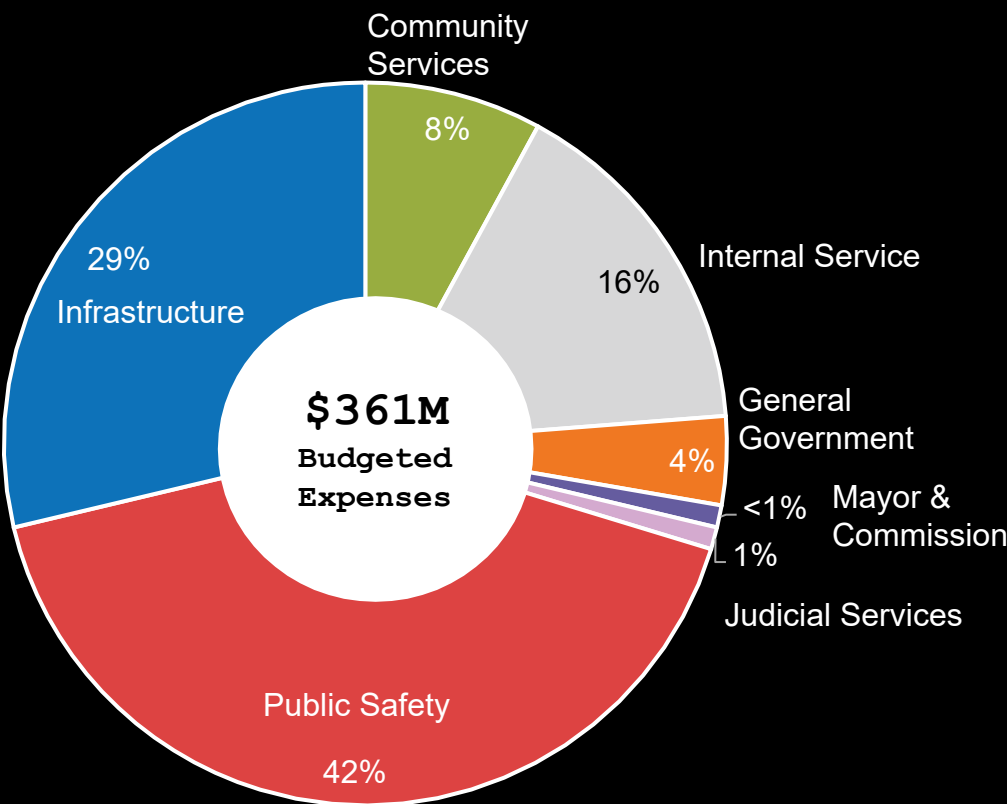
2025 Budget – All Funds

Kansas City, KS



MAJOR REVENUES:

Sales & Use Tax | \$74M
Property Tax Ad Valorem | \$63M
Payments in Lieu of Taxes (PILOT) | \$37M
 (Electric \$30M | Water \$7M)
Charges For Services WPC & Sanitation | \$55M

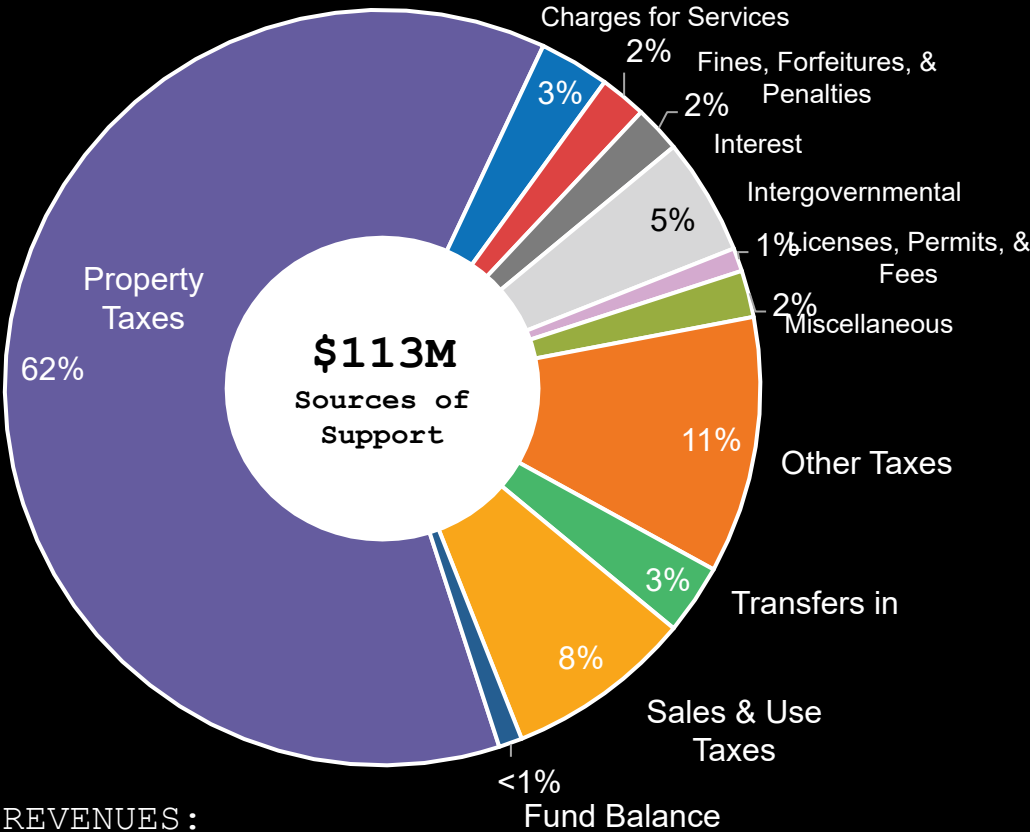


MAJOR EXPENSES:

Internal Service Debt | \$48M
Public Safety Personnel | \$125M
Infrastructure Personnel | \$27M
Infrastructure Capital | \$23M

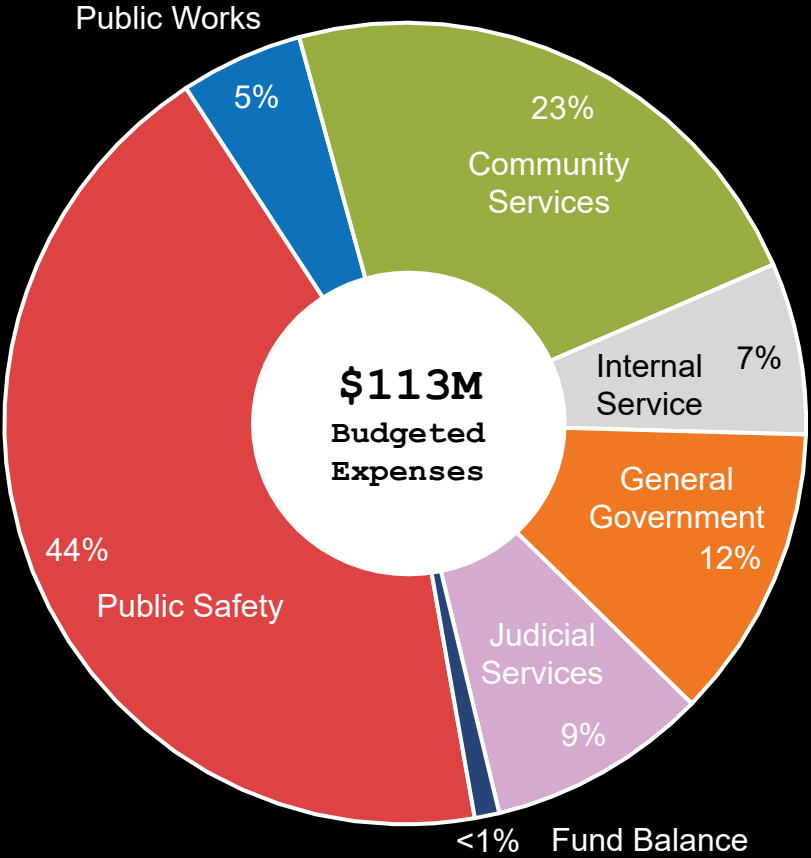
2025 Budget – All Funds

Wyandotte County



MAJOR REVENUES:

- Sales Tax: County and Use Tax | \$8M
- Property Tax Ad Valorem | \$69M
- Other Tax Motor Vehicle | \$6M

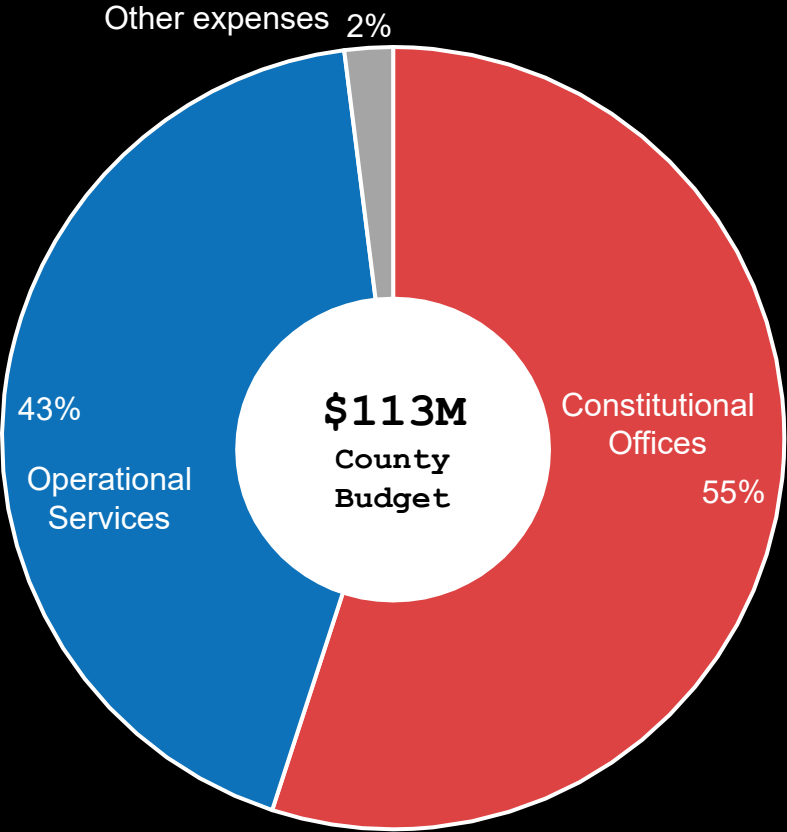


MAJOR EXPENSES:

- Public Safety Personnel | \$42M
- Community Services Personnel | \$13M
- General Government Personnel | \$11M

Constitutional Offices

2025 County Tax Levy Budget \$61M

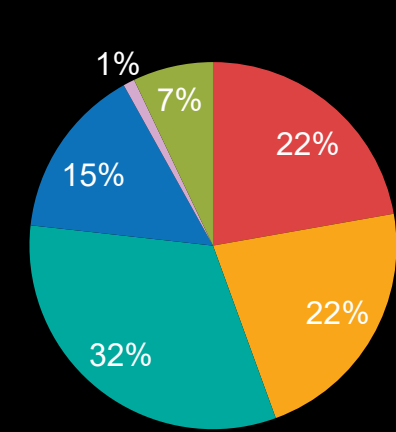


Constitutional	61,263,178	100%
Sheriff	44,248,790	72%
District Attorney	7,784,248	13%
Appraiser	3,177,440	5%
District Courts	2,813,151	5%
Election	1,738,945	3%
Register of Deeds	869,435	1%
Legislative Auditor	258,289	<1%
Commissioners	206,418	<1%
Office of the Mayor/CEO	166,462	<1%

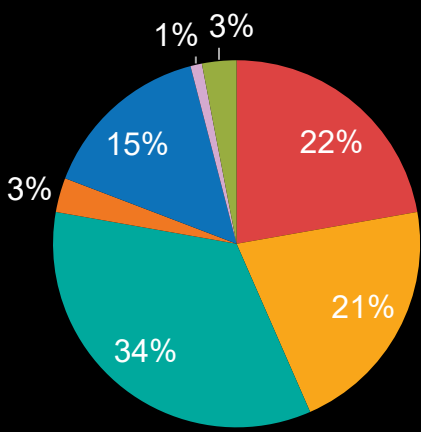


Where do my property taxes go?

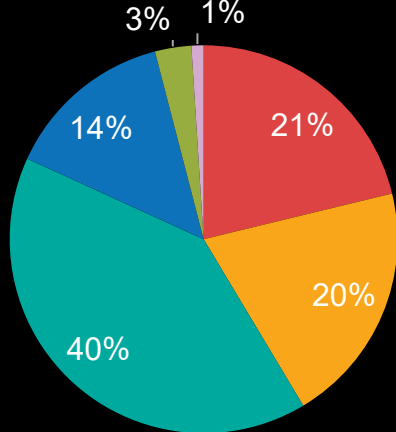
- City
- Wyandotte County
- School District
- KCKCC
- Library
- State
- Turner Rec



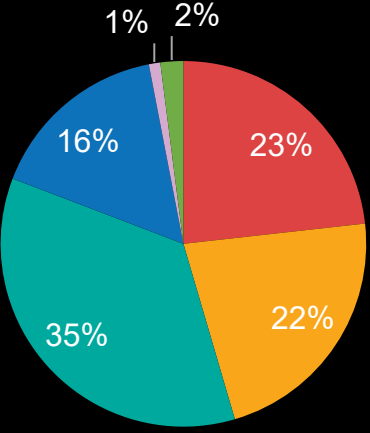
Kansas City, KS | USD 500



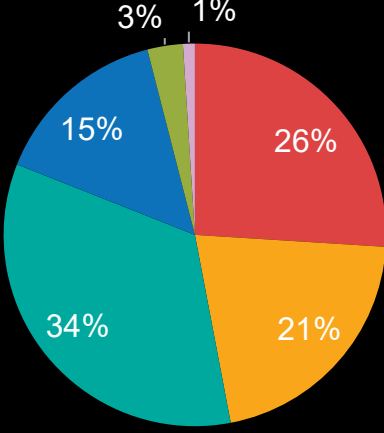
Turner (KCK) | USD 202



Piper (KCK) | USD 203



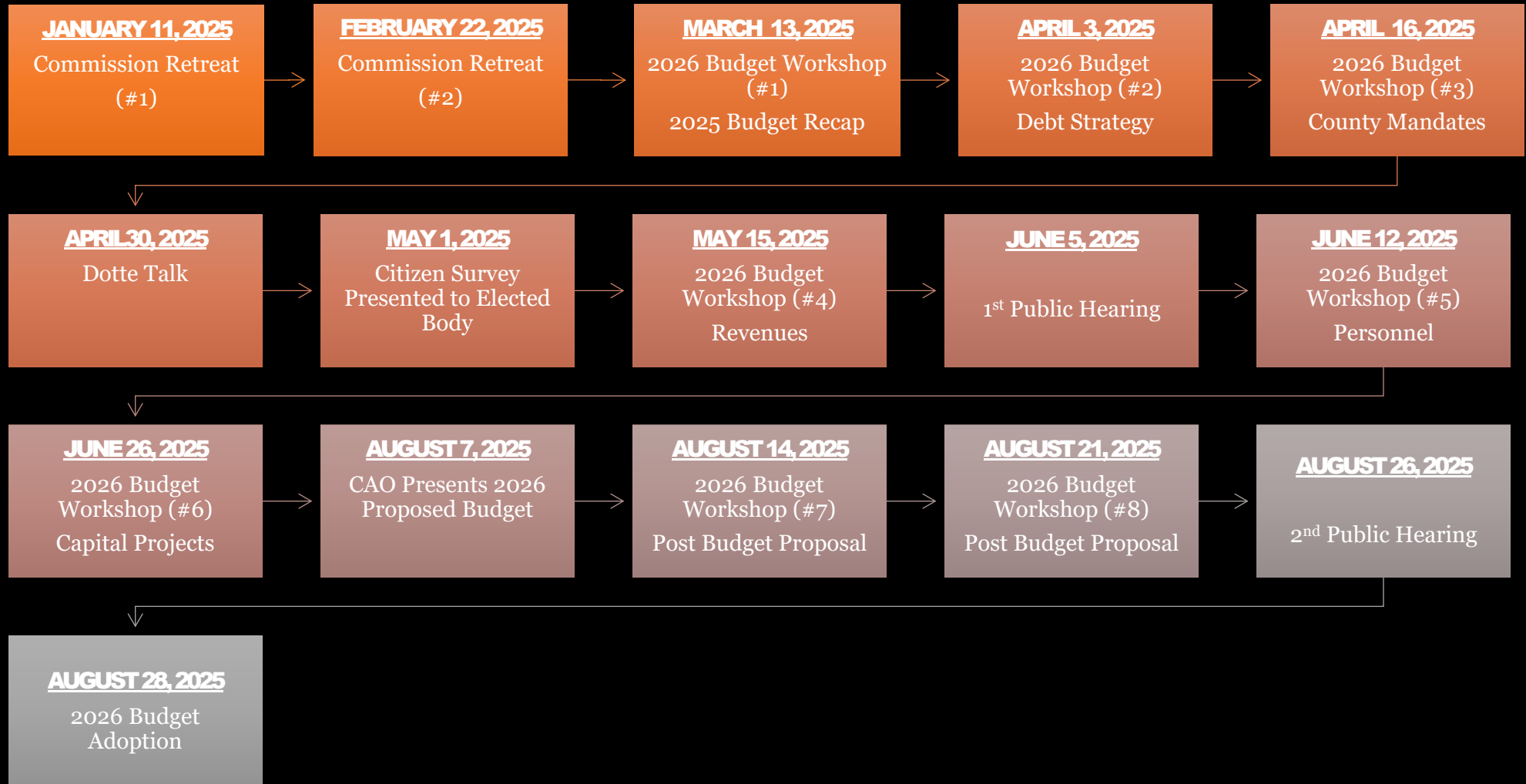
Bonner Springs | USD 204



Edwardsville | USD 204



What's Next: 2026 Budget Calendar



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Full Commission:

2026 Proposed Budget Community Input

Thursday, June 5th, 2025

7:00 PM



Commission Chambers, Municipal Building

701 N 7th St. Kansas City, KS, 66101



UGTV / Zoom



@UnifiedGovernment



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	Chelsee Chism, Director cchism@wycokck.org X8046	Economic Development
AGENDA ITEM #8.1.		
RESOLUTION: FOURTH AMENDMENT TO DEVELOPMENT AGREEMENT (HOMEFIELD PROJECT)		
BACKGROUND		
A resolution adopting the fourth amendment to assignment assumption and second amended and restated development agreement for the Homefield Project. The Fourth Amendment contains the following modifications: 1. Amendment of Stand Alone Jeep Dealership on Jeep Lot 2. Issuance of Industrial Revenue Bonds for Atlas 9 3. Certain accommodations regarding Private Capital 4. Removal of deadlines for Top Golf and the Arena 5. Extension of Deadline for Community Investments 6. Release of Right of Reversion 7. Amendment to Developer membership 8. Updated exhibits		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
None.		
LEGAL CONSIDERATIONS		
ATTACHMENTS		
Resolution Approving Fourth Amendment to Second AR Homefield DA, 5_14_25 Executive Summary Fourth Amendment to Assignment Assumption and 2nd Amended and Restated DA, Fourth Amendment to Assignment, Assumption and Second Amended and Restated Development Agreement, CBA_KCK_Homefield_Arts_05212025, Homefield EDF Presentation 051925sm-c		

Approved by Administrator to add to agenda.

RESOLUTION NO. R-____-25

A RESOLUTION ADOPTING THE FOURTH AMENDMENT TO ASSIGNMENT, ASSUMPTION AND SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT (HOMEFIELD PROJECT).

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas and SVV I, LLC, a Kansas limited liability company ("SVV"), entered into that certain Vacation Village Development Agreement dated December 20, 2005 (as subsequently amended and restated, the "Original Agreement") pertaining to the Vacation Village STAR Bond Project District (the "District");

WHEREAS, HFS KCK, LLC, a Kansas limited liability company ("Developer"), purchased from SVV all of the real property in the District which was then owned by SVV and took an assignment of all of SVV's right, title and interest in and to the Original Agreement pursuant to that certain Assignment, Assumption and Second Amended and Restated Development Agreement dated as of January 27, 2022 (the "Homefield Agreement") by and between the UG and Developer;

WHEREAS, in the Homefield Agreement, Developer agreed to design, develop, and construct certain new facilities in Wyandotte County, Kansas, including, among other things: (i) an approximately 150,000-square-foot multi-sport venue, including food and beverages, medical services, fitness, retail, office and entertainment spaces; (ii) outdoor facilities (and potentially associated indoor area(s)) for entertainment programs for water and outdoor sports; and (iii) a youth baseball complex consisting of at least eight (8) lighted fields with integrated state-of-the-art technology to enhance individual and team training as well as analytics and data capture, concessions and restrooms (collectively, the "Homefield Project"), all as more fully described in the Homefield Agreement;

WHEREAS, Developer also agreed to design, develop, and construct an approximately 230-room Margaritaville-themed hotel project, which may include amenities such as food and beverage options, pools and other water features, retail offerings, and meeting space (collectively, the "Themed Hotel");

WHEREAS, on June 8, 2023, the UG and Developer entered into that certain First Amendment to Assignment, Assumption and Second Amended and Restated Development Agreement (the "First Amendment") to provide for creation of the Themed Hotel CID and commence underwriting for the same with the intention of marketing and publicly selling CID Bonds, as well as to expand the Themed Hotel CID to include the Homefield Building, Homefield Baseball and three additional new concepts: (i) Big Shots Golf food and entertainment concept ("Big Shots Golf"); (ii) multi-sport and live music arena (the "Arena"); and (iii) Atlas 9 immersive museum ("Atlas 9"), each as more fully described in the First Amendment;

WHEREAS, on May 2, 2024, the UG and Developer entered into that certain Second Amendment to Assignment, Assumption and Second Amended and Restated Development Agreement (the "Second Amendment") to, among other things, acknowledge the acquisition of Big Shots Golf by Top Golf and make certain adjustments to the underwriting for the Themed Hotel CID Bonds with respect to projected revenue from the Arena and/or Top Golf;

WHEREAS, on July 25, 2024, the UG and Developer entered into that certain Third Amendment to Assignment, Assumption and Second Amended and Restated Development Agreement (the "Third Amendment", and collectively with the Homefield Agreement, the First Amendment and the Second Amendment, the "Agreement") in which the State of Kansas modified its agreements with the Developer and the UG to increase its pledge of the Menards State Increment pledged to the Initial Issuance of STAR Bonds from 80% to 100%;

WHEREAS, the Agreement provided the opportunity to issue STAR Bond financing for the Homefield Project through multiple, phased issuances, limited to a maximum principal amount that yields up to \$150,000,000 of net STAR Bond Proceeds in the aggregate (excluding certain costs and other amounts);

WHEREAS, in March 2022, a first series of STAR Bonds were issued, sold and delivered, which yielded \$116,694,882 of net STAR Bond Proceeds for the Homefield Project, resulting in approximately \$33,305,118 of additional net STAR Bond Proceeds to be available to Developer in Additional Issuance(s) pursuant to the Agreement; and

WHEREAS, the Governing Body has determined that it is advisable to enter into the Fourth Amendment to Assignment, Assumption and Second Amended and Restated Development Agreement, attached hereto as **Exhibit A** (the "**Fourth Amendment**"), to address certain modifications and amendments to the Agreement in connection with the Additional Issuance(s).

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

Section 1. The Governing Body hereby approves the Fourth Amendment in substantially the form attached hereto.

Section 2. Each of the Mayor/CEO and the County Administrator is hereby authorized and directed to execute in the name of the UG and deliver the Fourth Amendment. The County Administrator and other officials and representatives of the UG, including special counsel, are hereby further authorized and directed to take such actions and to execute any 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 be effective upon adoption by the Governing Body.

[Remainder of page intentionally left blank; signature page follows.]

**ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY, KANSAS ON _____, 2025.**

Tyrone Garner, Mayor/CEO

ATTEST:

Unified Government Clerk

(Seal)

EXHIBIT A

Fourth Amendment to Assignment, Assumption and Second Amended and Restated Development Agreement

[To be attached.]

5/14/2025 EXECUTIVE SUMMARY
FOURTH AMENDMENT TO HOMEFIELD ASSIGNMENT, ASSUMPTION
AND SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT

1. **Parties.** The UG and HFS KCK, LLC, a single-purpose Kansas limited liability company formed for this project ("Developer"). Developer has previously purchased the Schlitterbahn waterpark and all of SVV's remaining land in the Vacation Village/Village East STAR Bond District and Developer assumed all of SVV's interests in the Development Agreement the UG had with SVV.

2. **History of the Schlitterbahn District and Agreement.** The UG originally formed the Vacation Village STAR Bond District and entered into a Development Agreement with SVV in 2005. Both the STAR Bond District and the Development Agreement have been amended multiple times. The STAR Bond District currently includes six distinct Project Areas. On November 19, 2020, the UG and Developer entered into an Assignment, Assumption and Amended and Restated Development Agreement with Developer for a demolition of Schlitterbahn and developing and financing a new Homefield Project (as generally described below), and on January 27, 2022, the UG and Developer entered into a Second Amended and Restated Development Agreement in which the UG agreed to issue STAR Bonds and Developer agreed to construct a new multi-sport Homefield development project with certain sports-focused assets, including:

(a) a \$60M, 150,000 square-foot indoor multi-sport facility in Project Area 4 for a variety of indoor sports, along with food and beverage amenities, medical services, fitness and training facilities and other retail, office and entertainment spaces (the "Homefield Building");

(b) a \$15M outdoor multi-sport venue in Project Area 1 with facilities for sports, adventure and entertainment programs for water and outdoor sports such as paddleboarding, kayaking, swimming, sand volleyball, pickleball, obstacles, climbing, and ropes ("Homefield Outdoor"), which may be designed and integrated into the Themed Hotel described below;

(c) an approximate \$35M youth baseball complex in Project Area 5 to include at least 8 lighted turf fields and integrated state-of-the-art technology to enhance individual and team training as well as analytics and data capture and other amenities ("Homefield Baseball"); and

(d) an \$85M Margaritaville hotel and resort project, with 250 rooms and which may also include amenities such as food and beverage options, pools and other water features, retail offerings, meeting space, and a spa (the "Themed Hotel"). The Themed Hotel is now expected to cost more than \$150M and is approximately 230 rooms, which changes are reflected in the proposed Amendment.

Nearly all of the financing for the Homefield Project (not including the Themed Hotel) is expected to come from STAR Bond issues and the Agreement contemplated an Initial Issuance of STAR Bonds with a maximum of \$130M of net proceeds available to the Developer and an Additional Issuance with a maximum of \$20M of net proceeds available to the Developer – a total of \$150M of net STAR Bond Proceeds. In 2022, the UG issued STAR Bonds that yielded approximately \$115M of net STAR Bond Proceeds, and so a second issuance, after completion of the Homefield Project described above (including the Themed Hotel), is contemplated to be an additional \$35M of STAR Bonds.

On June 8, 2023, the UG and Developer entered into a First Amendment to Assignment, Assumption and Second Amended and Restated Development Agreement (the "First Amendment") to create a Themed Hotel CID and commence underwriting for the same with the intention of marketing and publicly selling CID Bonds. The First Amendment also provided that the Themed Hotel CID include the Homefield Building, Homefield Baseball and three additional new concepts that were not previously

contemplated specifically in the Agreement: (i) a Big Shots Golf food and entertainment concept, which was subsequently acquired by Top Golf ("Top Golf"), (ii) a multi-sport and live music arena (the "Arena"), and (iii) an Atlas 9 immersive museum ("Atlas 9"), each of which is more fully described in the First Amendment.

The Second Amendment to the Agreement dated May 2, 2024 memorialized the replacement of Big Shots Golf with Top Golf and agreed that though Top Golf and the Arena would remain within the geographic boundaries of the CID, revenues from Top Golf and the Arena would not be included in the sizing of the CID Bonds for the Themed Hotel CID Bonds. The Third Amendment dated July 25, 2024 was entirely about the State allowing all of its revenues from Menard's to be pledged to the STAR Bonds.

This Summary will outline a handful of minor changes to the Second Amended and Restated Development Agreement (as amended by the First Amendment, Second Amendment and Third Amendment) between the UG and Developer.

3. Amendment of Stand Alone Jeep Dealership on Jeep Lot. The Agreement has previously contemplated that Jeep would leave the Chrysler Dodge Jeep Ram dealership operated by Victory within Project Area 2A of the STAR Bond District and open a new stand-alone Jeep dealership on an adjacent so-called Jeep Lot located in Project Area 2B, and that until the Series 2015A Bonds are retired, all State Increment and Local Increment generated by Jeep on the Jeep Lot will be used to pay to the Series 2015A Bonds. However, Victory no longer intends to move Jeep to the Jeep Lot. Instead, Developer intends to bring a new Hyundai dealership to the so-called Jeep Lot. The 4th Amendment revises the relevant provisions in the document to provide for this change.

4. IRBs for Atlas 9. Developer has requested IRBs for purposes of obtaining an exemption on Kansas sales and use taxes for construction materials, equipment and furnishing, and for ad valorem property tax certainty on the Atlas 9 portion of the Project. Section 5 of the Fourth Amendment provides for IRBs and a ten-year PILOT schedule (as more specifically set forth on **Exhibit 18.A**) that starts at \$100,000 in year one and increases by about 4% annually to an amount equal to \$142,331 in year 10. The total value of the PILOT payments to the UG over the ten-year schedule is \$1,200,611.

5. Accommodations re: Private Capital. The Agreement generally requires Developer to provide proof of its investment of Private Capital (both that of Developer and third party users) at certain thresholds for Developer to have access to disbursement all of the STAR Bonds available pursuant to the Agreement. Developer has now asked the UG for certain accommodations to the Private Capital requirement as set forth in the Fourth Amendment. More specifically:

(a) That the UG allow Developer's unreimbursed land acquisition costs (which are not to be reimbursed with STAR Bonds all of Homefield and Margaritaville are open and all other STAR Bond-eligible costs have been reimbursed) to be counted as Private Capital until such land acquisition costs are reimbursed with STAR Bonds; and

(b) Developer has requested that the County Administrator be granted the limited authority to allow in his discretion, from time to time, disbursement of STAR Bond Proceeds from the Initial Issuance or any Additional Issuance in connection with a Certificate of Expenditure in which Developer has not met the Private Capital requirement in the public/private ratio, provided that Developer makes up the difference in public/private ratio prior to the submission of the next Certificate of Expenditure. This discretion would also be limited in the following ways: (i) no waiver may allow payment of a Certificate of Expenditure if the Private Capital at such time is less than ten percent (10%) of the amount that would otherwise be required

to meet the public/private ratio requirement described above; and (ii) no waivers will be allowed after December 31, 2026.

6. Removal of Deadlines for Top Golf and the Arena. Given where Developer is with Top Golf and the Arena, it is not in a position to commit to the commencement or completion dates for those two components of the Project. If and when we get to a point where Developer is ready to commit to such dates and/or asking for incentives for Top Golf or the Arena, we will need to amend the Agreement again to add those deadlines.

7. Extension of Deadline for Community Investments. The Agreement required that, in lieu of making the donation payments previously committed to by Schlitterbahn, this Developer would agree to make investments in new economic development projects in downtown and historically urban areas of Kansas City, Kansas, and all of which investments shall be reasonably approved by the UG's Commission. Developer had agreed that such investments shall be at least \$4,350,000 and made by January 27, 2025. To date, Developer has not yet made any of these community investments. So they have requested an extension of the deadline to a date that is 180 days following the next issuance of STAR Bonds. Given that this date is after the remaining STAR Bonds are issued, Developer agrees that an amount equal to \$4,350,000 of STAR Bond Proceeds shall be escrowed in connection with the next STAR Bond issuance and the funds in this so-called Community Investments Escrow shall not be disbursed or otherwise available to Developer unless Developer makes the investments by the deadline; and if Developer fails to timely make the investments, then the STAR Bond Proceeds in the Community Investments Escrow can be, at the UG's discretion, refunded to bondholders.

8. Release of Right of Reversion. Given that Developer has now achieved Substantial Completion of all of the components of the Homefield Project, the UG now agrees to release the Reversionary Interests on the portions of real property that the UG contributed to the Project.

9. Amendment to Remove Robb Heineman. Developer has indicated that Robb Heineman is no longer a member of the Developer. Accordingly, Section 7.13(d) of the Agreement, which speaks to the ownership interest of certain members of the Developer entity, has been amended accordingly.

10. Updated Exhibits. Certain exhibits have been updated by this Fourth Amendment, including the Development Plan (Exhibit 8), the Concept Plan for Homefield Outdoor (Exhibit 10) and the Total Project Budget (Exhibit 12). The Budget is still subject to further review and revision, but this version should provide the Committee with the general perspective of what the final budget may look like.

**FOURTH AMENDMENT TO ASSIGNMENT, ASSUMPTION AND SECOND AMENDED
AND RESTATED DEVELOPMENT AGREEMENT**

THIS FOURTH AMENDMENT TO ASSIGNMENT, ASSUMPTION AND SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT (this "Amendment"), is made and entered into as of _____, 2025 (the "Amendment Effective Date"), by and among the **Unified Government of Wyandotte County/Kansas City, Kansas** (the "UG") and **HFS KCK, LLC**, a Kansas limited liability company ("Developer").

RECITALS:

A. On January 27, 2022, the UG and Developer entered into that certain Assignment, Assumption and Second Amended and Restated Development Agreement (as amended, the "Agreement"), whereby Developer proposed to design, develop, and construct certain new facilities on certain real property located in Wyandotte County, Kansas, including, among other things, (i) an approximately 150,000 square foot building and facility which is designed as a multi-sport venue, including food and beverage, medical services, fitness, retail, office and entertainment spaces; (ii) outdoor facilities (and potentially associated indoor area(s)) for entertainment programs for water and outdoor sports; and (iii) a youth baseball complex which will include at least eight (8) lighted fields and integrate state-of-the-art technology to enhance individual and team training as well as analytics and data capture, concessions and restrooms (collectively, the "Homefield Project"). The Homefield Project is more particularly described in Sections 2.2(a)(i)(1) and (2), 2.2(a)(ii)(1) and (2) and 2.2(a)(vi)(1) of the Agreement, as modified by this Amendment. Capitalized terms which are used in this Amendment and not otherwise defined herein shall have the meanings assigned to them in the Agreement.

B. In the Agreement, Developer has also agreed to design, develop, and construct an approximately 230-room Margaritaville-themed hotel project, which may include amenities such as food and beverage options, pools and other water features, retail offerings, and meeting space(collectively, the "Themed Hotel").

C. On June 8, 2023, the UG and Developer entered into that certain First Amendment to Assignment, Assumption and Second Amended and Restated Development Agreement (the "First Amendment") to create the Themed Hotel CID and commence underwriting for the same with the intention of marketing and publicly selling CID Bonds in connection therewith. The First Amendment also provided that the Themed Hotel CID be expanded to include the Homefield Building, Homefield Baseball and three additional new concepts that were not previously contemplated specifically in the Agreement: (i) a Big Shots Golf food and entertainment concept ("Big Shots Golf"), (ii) a multi-sport and live music arena (the "Arena"), and (iii) an Atlas 9 immersive museum ("Atlas 9"), each of which is more fully described in such First Amendment.

D. On May 2, 2024, the UG and Developer entered into that certain Second Amendment to Assignment, Assumption and Second Amended and Restated Development Agreement (the "Second Amendment") to, among other things, acknowledge the acquisition of Big Shots Golf by Top Golf and make certain adjustments to the underwriting for the Themed Hotel CID Bonds with respect to projected revenue from the Arena and/or Top Golf.

E. On July 25, 2024, the UG and Developer entered into that certain Third Amendment to Assignment, Assumption and Second Amended and Restated Development Agreement (the "Third Amendment") in which the State of Kansas modified its agreements with the Developer and the UG to increase its pledge of the Menards State Increment pledged to the Initial Issuance of STAR Bonds from 80% to 100%.

F. The Agreement also provided the opportunity to issue STAR Bond financing for the Homefield Project through multiple, phased issuances to which certain STAR Bond revenues from Project Area 2B, Project Area 3 and Project Area 5 will be pledged, and the STAR Bonds described therein were limited to a maximum principal amount that yields up to \$150,000,000 of net STAR Bond Proceeds in the aggregate, not including the STAR Bond proceeds necessary to repay the Series 2015B Bonds and exclusive of financing costs, issuance-related fees, and applicable reserves. A first series of STAR Bond were issued, sold and delivered in March of 2022 (the "2022 STAR Bond Series"), which yielded \$116,694,882 of net STAR Bond Proceeds for the Homefield Project, which would result in approximately \$33,305,118 of additional net STAR Bond Proceeds to be available to Developer in Additional Issuance(s) pursuant to the Agreement.

G. Developer and the UG have also agreed to certain other modifications and amendments to the Agreement which are more fully set forth below.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing and in consideration of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Incorporation of Recitals. The parties understand and agree that the Recitals set forth above are hereby incorporated as though more fully set forth herein.

2. Amendment of Stand Alone Jeep Dealership on Jeep Lot. Section 4.2(f) of the Agreement has contemplated that Jeep would leave the Chrysler Dodge Jeep Ram dealership operated by Victory within Project Area 2A and open a new stand-alone Jeep dealership on an adjacent so-called Jeep Lot located in Project Area 2B, and that until the Series 2015A Bonds are retired, all State Increment and Local Increment generated by Jeep on the Jeep Lot will be used to pay to the Series 2015A Bonds. However, Victory no longer intends to move Jeep to the Jeep Lot. Instead, Developer intends to bring a new Hyundai dealership to the so-called Jeep Lot. Accordingly, the Agreement shall be amended as follows:

(a) Section 4.2(f) of the Agreement shall be deleted in its entirety, and the definitions for "Jeep," "Jeep Lot" and "Victory Lot" shall be deleted in their entirety.

(b) Section 2.2(a)(iv)(1) shall be deleted and replaced with the following:

"A Hyundai new car dealership and one or more additional Auto Dealerships;"

(c) The words "and (v) minus the State Increment and Local Increment attributable to Jeep as described in Section 4.2(f)(ii), until such time as the Series 2015A Bonds are fully retired" shall be deleted from Section 4.2(d). Additionally, the words "and minus the Incremental Taxes for Jeep as described in Section 4.2(f)(ii), until such time as the Series 2015A Bonds are fully retired" shall be deleted from the definition of "Incremental Taxes."

3. Initial Issuance Private Capital. Pursuant to Section 4.3(a)(i) of the Agreement, the Parties hereby acknowledge and agree that the Initial Issuance yielded \$116,694,882 of STAR Bond Proceeds, and therefore an amount equal to \$13,305,118 of subsequent STAR Bond issuances shall be deemed to be a part of the Initial Issuance for purposes of the Agreement, including the requirement to provide Initial Issuance Private Capital equal to 150% of such \$13,305,118 of STAR Bond Proceeds in accordance with 4.3(a)(i) of the Agreement.

4. Delay in Proving Satisfaction of Public/Private Ratio. Developer has requested that the County Administrator be granted the limited authority to allow in his discretion, from time to time, disbursement of STAR Bond Proceeds from the Initial Issuance or any Additional Issuance in connection with a Certificate of Expenditure in which Developer has not met the public/private ratio, provided that Developer makes up the difference in public/private ratio prior to the submission of the next Certificate of Expenditure. More specifically, the following shall be added to the end of Section 4.3(a)(ii):

"Notwithstanding the foregoing, the UG's County Administrator may, from time to time and in his sole discretion, agree to temporarily waive the public/private ratio requirement described above in connection with a Certificate of Expenditure for disbursement of STAR Bond Proceeds from the First Issuance or any Additional Issuance, subject always to the following conditions: (x) no such waiver may allow payment of a Certificate of Expenditure if the Private Capital at such time is less than ten percent (10%) of the amount that would otherwise be required to meet the public/private ratio requirement described above; (y) the Initial Issuance Private Capital (or Additional Issuance Private Capital) in the next Certificate of Expenditure shall make up for any shortfalls in the Certificate of Expenditure that was subject to the waiver so that the subsequent Certificate of Expenditure meets or exceeds the public/private ratio in the aggregate --- the County Administrator may not waive this requirement for more than three (3) Certificates of Expenditure; and (z) no such waivers shall be allowed after December 31, 2026."

5. Atlas 9 IRBs. Developer has requested IRBs for purposes of obtaining an exemption on Kansas sales and use taxes for construction materials, equipment and furnishing, and for ad valorem property tax certainty on Atlas 9. A new Section 4.12(b)(iii) shall be added to the Agreement which reads as follows:

"(iii) Atlas 9 IRBs. The parties agree to provide IRBs to Atlas 9 for such purpose and that the PILOT payments for Atlas 9 shall be as set forth on Exhibit 18.A. The parties further agree that the 10-year term set forth on Exhibit 18.A shall begin on the calendar year following the first date of issuance of a series of IRBs for Atlas 9. For example, if a series of IRBs are issued in 2025 to finance only Atlas 9, the PILOT payment in 2026 with respect to Atlas 9 will be equal to the "Year 1" PILOT payment for Atlas 9 component on Exhibit 18.A, and such property tax certainty shall continue until December 31, 2035."

6. Modifications to Deadlines. Subsections (v) and (vi) of Section 6.6(a), and subsections (v)

and (vi) of Section 6.6(b), are hereby deleted in their entirety.

7. Amendment to Remove Robb Heineman. Developer has indicated that Robb Heineman is no longer a member of the Developer. Accordingly, Section 7.13(d) of the Agreement shall be amended to read as follows:

"(d) A change in the financial ownership of Developer shall not be deemed to be a violation of this Section 7.13 or require further approval of the UG as long as Trey Bowen and Greg Maday -- maintain day to day management control of, and direct or indirect financial ownership in, Developer."

8. Modified Exhibits. The following exhibits to the Agreement shall be deleted in their entirety and replaced with the corresponding exhibits with the label "(Amended – 2025)" added to each as attached hereto:

- (a) Exhibit 8 – Development Plan;
- (b) Exhibit 10 – Homefield Outdoor – Concept Plan;
- (c) Exhibit 12 - Total Project Budget; and
- (d) Exhibit 18.A - Atlas 9 PILOT Schedule

9. Themed Hotel CID. With respect to the CID Special Assessments as defined by Section 4.5(g) of the Agreement (as modified by Section 6 of the First Amendment), the parties have agreed (a) that after receipt of a petition from 100% of the property owners within the Themed Hotel CID, the UG will advance for action by the Commission (in their sole discretion), an action to modify the Themed Hotel CID to remove the CID Special Assessments and repeal Ordinance No. O-127-23 in which the UG established the CID Special Assessments, (b) the parties hereby agree to amend the language set forth in the First Amendment creating the Themed Hotel CID for the purpose of removing all mentions of the CID Special Assessments, and (c) as a result of removal of the CID Special Assessments, the Themed Hotel CID Cap shall be reduced as described herein. Accordingly, Section 4.5(g) of the First Amendment shall be amended to read as follows:

*"(i) The CID Improvements and CID Sales Taxes. Reference is hereby made to the Themed Hotel CID Budget, a copy of which is attached hereto as **Exhibit 12.A**, and the Themed Hotel CID Budget shall indicate the overall estimated project costs for each of the Themed Hotel, Homefield Building, Homefield Outdoor, Top Golf, the Arena and Atlas 9 (collectively, the "CID Improvements"), and the portion of the line items for each of the CID Improvements to be financed with the proceeds of the CID Bonds (the "CID Project Costs"). A portion of the CID Improvements may be reimbursed with CID Proceeds from the sale of CID Bonds, consisting of bond financing repayable from revenues received from the imposition of a CID Sales Tax in the amount of 2.0% on the sale of tangible personal property at retail or the rendering or furnishing of services which are taxable pursuant to the Kansas Retailers' Sales Tax Act (K.S.A. 79-3601 et seq.), as amended, within the Themed Hotel CID (the "CID Sales Taxes"). The Developer agrees to provide to the Kansas Department of Revenue (the "DOR") a list of tenants within the Themed Hotel CID (to be updated for any future tenants) within the timeframes required by the DOR, so that the DOR can notify tenants within the Themed Hotel CID of their requirement to collect CID Sales Taxes beginning on that certain date which is set forth in the ordinance approving the Themed Hotel CID. At the time the list of tenants is provided*

to the DOR, the Developer shall also provide a copy to the UG.

(ii) CID Proceeds. During the Term, all proceeds from the CID Sales Taxes (the "CID Proceeds") generated within the Themed Hotel CID and received by the UG shall be deposited into the CID Fund for the Themed Hotel CID, which shall be established and administered by the UG in compliance with the CID Act, this Agreement, the documents providing for the issuance of the CID Bonds (if any), and all other Applicable Laws and Requirements. It is anticipated that the CID Proceeds generated within the Themed Hotel CID will first be applied to pay the CID Administrative Fee and, if CID Bonds are issued, then to other applicable fees, replenishment of any applicable debt service reserve funds, and next applied to pay debt service on such CID Bonds.

(iii) Themed Hotel CID Cap. The net CID Proceeds available to Developer for payment or reimbursement of CID Project Costs, through Pay-Go CID Financing and/or any CID Bonds, shall in no event exceed \$35,000,000 (the "Themed Hotel CID Cap"). The Themed Hotel CID Cap shall, for all purposes set forth herein, operate as a cap on the use of CID Sales Taxes for reimbursement of any and all CID Project Costs and such Themed Hotel CID Cap shall not include and shall be exclusive of financing costs, issuance-related fees, and applicable reserves. Once Developer has received an amount equal to the Themed Hotel CID Cap for reimbursement of CID Project Costs and any CID Bonds have been repaid, the parties understand and agree that the Themed Hotel CID shall thereafter terminate, and the CID Sales Taxes shall terminate and no longer be levied or collected within the Themed Hotel CID.

(iv) Themed Hotel CID Collection Period. The CID Sales Taxes shall be collected within the Themed Hotel CID for a period that commences on the date that the CID Sales Taxes are first imposed within the Themed Hotel CID up to and concluding upon that date which is the earlier of the following: (i) the date that Developer has been reimbursed for all CID Project Costs by Pay-Go CID Financing, CID Bonds or other sources (up to the Themed Hotel CID Cap) and any CID Bonds have been repaid; or (ii) regardless of whether the Developer has been fully reimbursed for all CID Project Costs, that date which is twenty two (22) years from the date that the CID Sales Taxes are first imposed (the "CID Collection Period"). At the end of the CID Collection Period, the parties understand and agree that the Themed Hotel CID shall thereafter terminate, and the CID Sales Taxes shall terminate and no longer be levied or collected within the Themed Hotel CID.

(v) The 50% Limitation. The portion of the CID Proceeds from the Themed Hotel CID which are attributable to the CID Sales Tax revenues (the "CID Sales Tax Proceeds") available to Developer for payment or reimbursement of CID Project Costs, through Pay-Go CID Financing and/or any CID Bonds, shall be available in an amount not to exceed amounts paid from time to time from Private Capital for the Project. In other words, the reimbursement of CID Project Costs from CID Sales Tax Proceeds are to be paid on a 50/50 basis between Private Capital invested in the Project and the available CID Sales Tax Proceeds, and there shall not at any time during the Term be more Project Costs for the CID Improvements paid with CID Sales Tax Proceeds than the amount of Project Costs for the CID Improvements paid for with Private Capital (the "50% Limitation"). By way of illustrative example of the 50% Limitation, if at a given point in time, Private Capital has paid for Project Costs (including any CID Project Costs) in the amount to date of \$200, then Developer's maximum payment or reimbursement for eligible expenses from CID Sales Tax Proceeds may not exceed \$100. However, the parties further

understand and agree that if at a given point in time, Private Capital has paid for \$225 of Project Costs, of which \$125 are CID Project Costs and \$100 are paid from Private Capital, then (i) at that particular time, no more than \$100 of CID Project Costs may be reimbursed with CID Sales Tax Proceeds, but (ii) if Private Capital later pays for an additional \$25 of Project Costs, then the remaining \$25 of CID Project Costs may be reimbursed with CID Sales Tax Proceeds.

(vi) Conditions to Issuance of Themed Hotel CID Bonds. The issuance of any CID Bonds for the Themed Hotel CID shall be subject to the following conditions precedent:

(A) Any CID Bonds shall be issued in an amount, on terms and at an interest rate(s) determined by market conditions at the time of issuance and under terms and conditions deemed acceptable by the UG in its sole discretion. The UG shall solicit input from Developer as it relates to all components of the issuance of CID Bonds in an effort to maximize the size of the issuance, but the UG shall have the sole right, power and authority to determine the amount, terms, interest rate or rates and other terms and conditions of the CID Bonds.

(B) To the extent the independent feasibility study described in subsection (G) below is based on components of the CID Improvements that are not yet constructed, open and operating, Developer shall demonstrate, or cause applicable third parties to demonstrate, to the reasonable satisfaction of the UG's representatives, that (i) Developer or third parties have fully executed, commercially reasonable leases, sales contracts or similar commitments (e.g., the franchise agreement for the Themed Hotel) for the operation of such Project components, and shall have provided the UG's representatives an opportunity to confidentially review such leases, sale contracts, or similar commitments to confirm satisfaction of this condition; and (ii) each of such Project components shall be constructed and completed by a date certain set forth in the feasibility study, provided that if a fully executed, commercially reasonable lease, sales contract or similar contractual commitment is not available for the Arena and/or Top Golf at the time of printing a preliminary official statement (or similar offering document) for the Themed Hotel CID Bonds, then the Arena and/or Top Golf, as applicable, shall remain in the Themed Hotel CID, but no CID Sales Taxes from the Arena and/or Top Golf, as applicable, shall be included in sizing the issuance of the Themed Hotel CID Bonds and no CID Proceeds shall be available to the Developer for the Arena and/or Top Golf, as applicable, based on the Themed Hotel CID Bonds. All other references to the Arena and Top Golf in this Amendment shall remain in full force and effect.

(C) In addition to the previously approved detailed conceptual plan for the Themed Hotel (which shall be updated by Developer), Developer shall also have presented and the UG in its sole discretion shall have approved a detailed conceptual plan for Atlas 9.

(D) Developer shall have delivered a detailed construction budget, including detailed line items specifying the hard construction costs and soft cost budget for the Themed Hotel and Atlas 9. For the Themed Hotel, Developer shall have delivered evidence of availability of public and private funding necessary for

cashflow of construction of the items shown on the Themed Hotel budget (including Developer's private equity and/or debt financing, if necessary), which budget and private financing shall be approved by the UG in its sole discretion. Also, without limiting the generality of the foregoing, Developer is specifically required to provide a detailed cashflow analysis demonstrating that in light of all requirements in this Agreement, Developer will have access to Private Capital, CID Proceeds, and other public financing, when needed, to maintain a continuous program of construction for the Themed Hotel. If such cashflow analysis does not demonstrate Developer's access to Private Capital and CID Proceeds, when needed, to maintain a continuous program of construction of the Themed Hotel, the Developer shall provide to the UG evidence of the availability of additional Private Capital to meet any such funding gaps and to allow for a continuous program of construction.

(E) Underwriters. *The underwriter(s) for any public offering of CID Bonds shall be selected by the UG.*

(F) No UG Guaranty or Credit Enhancement. *The UG shall not be required, in any way, to guaranty or lend its credit to secure the CID Bonds.*

(G) Feasibility Study. *Prior to any public offering of any CID Bonds pursuant to this Agreement, the UG, in consultation with the Developer and the underwriter of such CID Bonds, shall obtain a study from an independent third party consultant that the development of the CID Improvements will generate revenue sufficient to pay debt service on the CID Bonds amortized through the Term with a coverage factor and any reserves that the UG, with consultation from the underwriter and the UG's municipal advisor, determines is necessary.*

(H) Terms. *The terms of the CID Bonds, including but not limited to limitations on sales and transfers to sophisticated investors only, shall be acceptable to the UG in its sole discretion.*

(I) Sale and Marketing. *Any underwriter of publicly offered CID Bonds shall hold the CID Bonds in its own account or be responsible for marketing and selling the CID Bonds, and the UG shall be under no obligation to issue CID Bonds if such CID Bonds are not marketable after reasonable efforts by such underwriter.*

(J) Bond Counsel Opinion. *Bond counsel selected by the UG provides to the UG an opinion to the effect that the CID Bonds have been validly issued under State law and, if applicable, the interest on the CID Bonds is exempt from State and federal income taxation, subject to the standard exceptions.*

(K) Statutory Bond Requirements. *Developer and the UG agree that they will comply with all reasonable requirements, including any statutory requirements, associated with the issuance, sale, purchase and delivery of any CID Bonds. Without limiting the generality of the foregoing, Developer specifically agrees that the UG shall have the right to audit the CID Sales Taxes from the various points of sale in the CID Improvements. Developer agrees that it shall*

cooperate with each such audit and Developer shall reimburse the UG for all of the costs and expenses associated with such audits.

(L) Discretion of the UG's Commission. Further, Developer understands and agrees that the UG cannot bind future governing bodies of the UG regarding the authorization, issuance, sale or delivery of CID Bonds and that nothing contained herein shall in any way bind the UG Commission to accept or reject any proposal to authorize, issue, sell or deliver the CID Bonds, which decision shall unconditionally remain within the sole discretion of such Commission. Among other things, Developer hereby understands and agrees that the UG shall have the right to approve the interest rate and the other terms of the CID Bonds.

(M) Completion of School District Agreements. Developer shall fully and finally satisfy the requirement set forth in Section 4.3(d)(ix) of the Agreement related to use of the Homefield Project by students of USD 202, USD 203, USD 204, and USD 500.

(N) Bond Origination Fee. The UG's bond origination fee for the CID Bonds shall be as provided by UG Ordinance O-15-01.

(O) Attorney General Approval. The Kansas Attorney General approves the transcript of proceedings relating to the CID Bonds.

(vii) Irrevocable Commitment to Build the Themed Hotel CID Improvements. Developer agrees that, upon initial issuance of the CID Bonds for the Themed Hotel CID, Developer will be irrevocably committed to building (or causing to be built) all of the CID Improvements, excluding Top Golf and the Arena.

(viii) Costs Reimbursed with CID Proceeds Are Not Included in Private Capital. In no event will any CID Proceeds received by Developer be considered to be "Private Capital" for any purpose whatsoever under the Agreement. If and to the extent that Developer has previously received credit for Project Costs as Private Capital and such Project Costs are subsequently reimbursed with CID Proceeds, Developer must provide additional Private Capital to make up for that portion which is reimbursed with CID Proceeds.

(ix) CID Proceeds Disbursement Conditions: For disbursements from the CID Proceeds for each particular component of the CID Improvements which is receiving CID Proceeds from the Themed Hotel CID, the following conditions precedent shall apply for each such component:

(A) All Development Plan approvals required by Applicable Laws and Requirements shall have been obtained for the component of the CID Improvements receiving disbursement of such CID Proceeds;

(B) For Atlas 9 and/or the Arena, Developer shall have delivered evidence of availability of public and private funding necessary for cashflow of construction of the items shown on the budget therefor (including Developer's private equity and/or debt financing, if necessary), which budget and private financing shall be approved by the UG in its sole discretion. Also, without limiting

the generality of the foregoing, Developer is specifically required to provide a detailed cashflow analysis demonstrating that in light of all requirements in this Agreement, Developer will have access to Private Capital, CID Proceeds, and other public financing, when needed, to maintain a continuous program of construction Atlas 9 and/or the Arena. If such cashflow analysis does not demonstrate Developer's access to Private Capital and CID Proceeds, when needed, to maintain a continuous program of construction of Atlas 9 and/or the Arena, the Developer shall provide to the UG evidence of the availability of additional Private Capital to meet any such funding gaps and to allow for a continuous program of construction for such applicable component(s).

(C) Vertical construction, pursuant to a GMP contract reviewed and approved by the UG (except in the case of Top Golf) shall have commenced on the component of the CID Improvements receiving disbursement of such CID Proceeds;

(D) The UG has approved Certificates of Expenditure for the Project Costs that Developer is seeking to be reimbursed with CID Proceeds in accordance with Section 4.7 of the Agreement;

(E) The 50/50 Limitation required pursuant to subsection (v) above has been satisfied; and

(F) Developer's land acquisition costs within the District may be reimbursed to Developer only after (x) all of the components of the Homefield Project (including without limitation, Homefield Building, Homefield Outdoor and Homefield Baseball) are completed and opened, and (y) all other STAR Bond-eligible Project Costs for the Homefield Project have been reimbursed to Developer.

(x) Payment of CID Administrative Fee. Notwithstanding anything set forth in Section 4.5(f) of the Agreement to the contrary, the parties hereby agree that a portion of CID Sales Taxes from the Themed Hotel CID shall be used to pay an administrative fee in an amount equal to 1.0% of the CID Sales Taxes collected in that same period (the "CID Administrative Fee"), and Developer hereby understands and agrees that such CID Administrative Fee shall be withheld by the UG prior to depositing the balance of the CID Proceeds to the CID Fund."

10. Exhibit 22 to First Amendment. Exhibit 22 and the respective Schedule 1 to Exhibit 22 to the First Amendment shall be deleted in their entirety.

11. Amendment to Developer Investments/Developer Grant. Developer has requested an extension on its obligation to make investments in new economic development projects in downtown and historically urban areas of Kansas City, Kansas, and the UG has agreed to such extension, provided that the following changes shall be made to Section 7.18 of the Agreement. Accordingly, the last two sentences of Section 7.18 shall be deleted in its entirety and replaced with all of the following:

"However, in lieu of making donation payments as described in the Original Agreement, Developer hereby agrees to make investments in new economic development projects in downtown and historically urban areas of Kansas City, Kansas, and all of which investments shall be reasonably approved by the UG's Commission. Developer agrees

that such investments shall be at least \$4,350,000 within 180 days following the Additional Issuance. Developer and the UG hereby agree that an amount equal to \$4,350,000 of STAR Bond Proceeds shall be escrowed in connection with the first Additional Issuance (the "Community Investments Escrow") and the funds in such Community Investments Escrow shall not be disbursed or otherwise available to Developer unless Developer shall timely make the investments described herein; and if Developer shall fail to timely make such investments, then the STAR Bond Proceeds in the Community Investments Escrow shall be, at the UG's discretion, refunded to bondholders.

12. Amendment to Allow Unreimbursed Land Acquisition Costs as Private Capital Until Time of Reimbursement. The UG has agreed to Developer's request to allow Developer's unreimbursed land acquisition costs (which are not to be reimbursed with STAR Bonds until the conditions set forth in Section 4.3(e)(vi) have been satisfied in full) to be counted as Private Capital until such land acquisition costs are reimbursed with STAR Bonds. Accordingly, Section 4.3(c)(ii)(6) with a new subsection (6) and (7) as set forth below:

"(6) The portion of Developer's land acquisition costs within the District that will not be reimbursed to Developer until the conditions set forth in Section 4.3(e)(vi) below are satisfied will be deemed to be Private Capital until such time as the same are reimbursed with STAR Bonds or other public incentives, at which point such Private Capital must be specifically replaced by an equivalent amount of alternative Private Capital; and

(7) For purposes of Developer's credit for Additional Issuance Private Capital credit, demolition shall not be included."

13. Release of Right of Reversion. Given that Developer has now achieved Substantial Completion of all of the components of the Homefield Project, the UG hereby agrees that the Reversionary Interests described in Section 2.1(b)(iv) of the Agreement are fully released and of no further force and effect. The UG will cooperate with Developer, at no cost to the UG, to record such instruments as may be necessary to release the Reversionary Interests of record.

14. New State Reporting Requirements. Developer hereby agrees to cooperate with the UG and/or the Secretary of Commerce to provide information required for compliance with the new reporting requirements in K.S.A. Section 74-50,226 *et seq.*

15. Miscellaneous. In connection with this Amendment, the parties hereby agree as follows:

(a) Except as specifically modified by this Amendment, the Agreement shall be and remain in full force and effect in accordance with the terms thereof.

(b) It is the intent of the parties that the provisions of the Agreement, as modified by this Amendment, shall be enforced to the fullest extent permitted by applicable law. To the extent that the terms set forth in the Agreement, as modified by this Amendment, or any word, phrase, clause or sentence is found to be illegal or unenforceable for any reason, such word, phrase, clause or sentence shall be modified, deleted or interpreted in such a manner as to afford the party for whose benefit it was intended the fullest benefit commensurate with making the Agreement, as modified by this Amendment, enforceable and the balance of the Agreement shall not be affected thereby, the balance being construed as severable and independent.

(c) The parties declare and represent that no promises, inducements or agreements not herein expressed have been made; the Agreement, as modified by this Amendment, contain the

entire agreement among the parties; and the terms hereof are contractual and not mere recitals.

(d) This Amendment shall be binding upon and inure to the benefit of the parties and their successors and assigns.

(e) This Amendment may be executed in counterparts.

(f) This Amendment shall be governed by, construed and interpreted in accordance with the laws of the State of Kansas.

[Remainder of page intentionally left blank. Signature pages immediately follow.]

IN WITNESS WHEREOF, the parties hereto have executed these presents as of the Amendment Effective Date.

DEVELOPER:

HFS KCK, LLC, a Kansas limited liability company

By: _____

Name: _____

Title: _____

STATE OF _____)
) SS.

COUNTY OF _____)

This instrument was acknowledged before me on _____, 2025 by _____ as _____ of HFS KCK, LLC, a Kansas limited liability company.

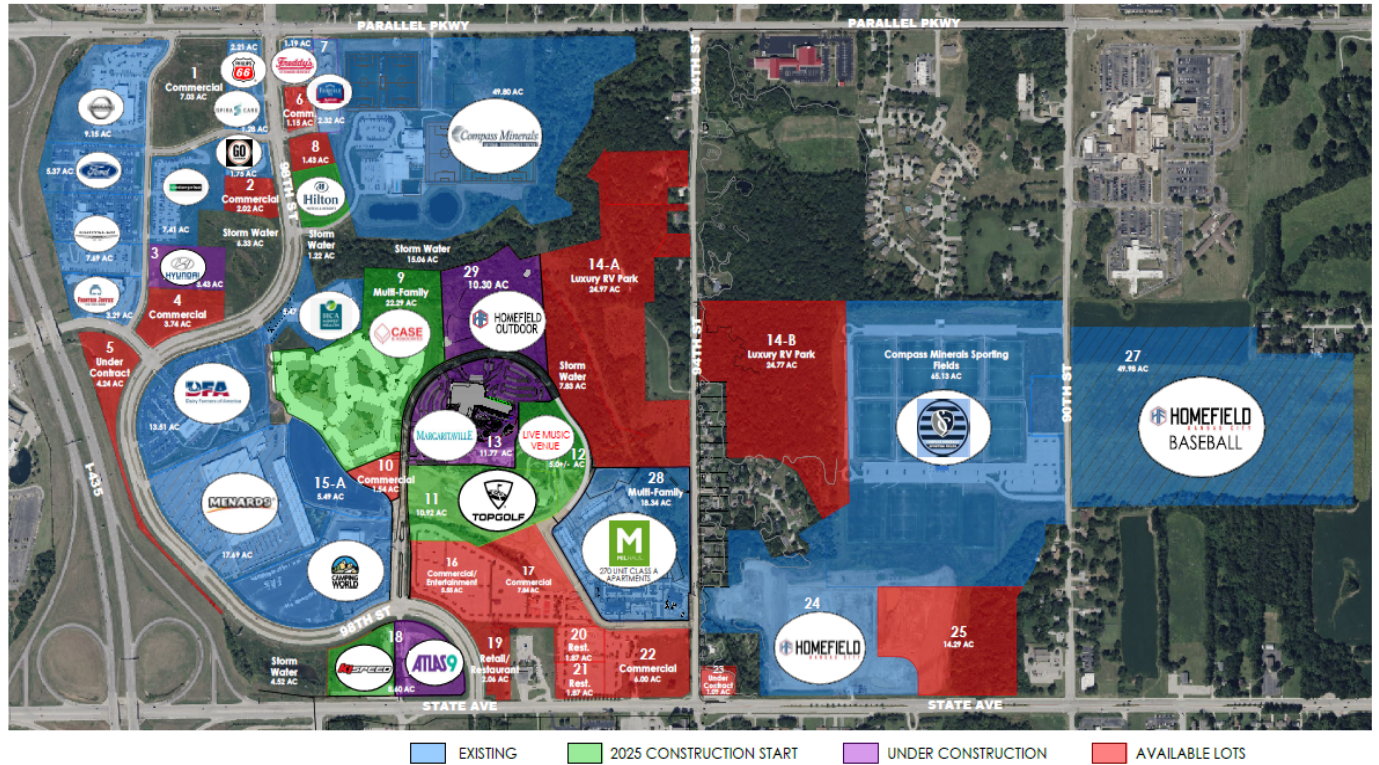
Printed Name: _____

Notary Public in and for said State

Commissioned in _____ County

My commission expires:

Development Plan



HOMEFIELD

MASTER PLAN

KANSAS CITY, KANSAS

4.23.2025

EXHIBIT 10 (Amended – 2025)
Homefield Outdoor – Concept Plan



EXHIBIT 12 (Amended – 2025)

Total Project Budget

[SUBJECT TO FURTHER REVIEW/REVISIONS]

Item#	Estimated Project Cost	Private Cost**	2022 STAR Bonds - Revised Allocation **	2025 STAR Bonds
Land Acquisition: SVV Site & Other***	\$ 17,500,000			\$ 17,500,000
Homefield Building [†]	\$ 60,000,000		\$ 56,533,816	
Homefield Baseball [†]	\$ 40,000,000		\$ 31,451,634	
Homefield Outdoor [†]	\$ 15,000,000		\$ 13,464,794	\$ 5,986,618
Site Work and Other STAR bond Eligible Costs	See below ^{††} , ^{†††}		\$ 15,244,638	\$ 5,818,500
Themed Hotel	\$ 85,000,000	\$ 152,158,179		
Top Golf (Lot 11)	\$ 12,200,000	\$ 30,000,000		
Live Music (Lot 12)	\$ -	\$ 70,000,000		
Sporting Fields, Field Upgrades & Restrooms	\$ 5,000,000	\$ 5,000,000		
Dentalements (Lot 4)	\$ 8,650,000	\$ 4,000,000		
Hyundai Dealership (Lot 3)	\$ 4,750,000	\$ 8,000,000		
Retail (Lot 1)	\$ 9,000,000	\$ 15,000,000		
Retail (Lot 2)	\$ -	\$ 8,000,000		
Auto Lot on 98th	\$ 4,225,000	\$ 4,225,000		
Casa Apartments (Lot 9)	\$ 12,200,000	\$ 60,000,000		
Luxury RV Park - West	\$ 8,000,000	\$ 12,500,000		
Luxury RV Park - East	\$ 8,000,000	\$ 12,500,000		
Camping World	\$ 12,900,136	\$ 12,900,136		
Hilton Home 2 Suites (Lot 8-5)	\$ 30,200,000	\$ 20,000,000		
Retail (Lot 8-16)	\$ -	\$ 4,000,000		
Retail or Hotel (Lot 16)	\$ 19,361,450	\$ 50,000,000		
Pinnacle Indoor Facility & Upgrades	\$ 12,000,000	\$ 12,000,000		
New Uses on Pinnacle Land	\$ 10,000,000	\$ 10,000,000		
Marriott Fairfield Inn & Suites (Lot 7)	\$ 12,880,000	\$ 12,880,000		
Retail (Lot 17)	\$ 16,211,200	\$ 20,000,000		
Entertainment/Retail (Lot 10)	\$ 11,150,000	\$ 2,500,000		
Retail (Lot 6)	\$ 1,275,000	\$ 5,000,000		
Atlas9 (Lot 18-E)	\$ 57,100,000	\$ 32,000,000	\$ 4,000,000	
K1 Speed (Lot 18-W)	\$ -	\$ 10,000,000		
Retail (Lot 19)	\$ 920,000	\$ 3,000,000		
Retail (Lot 20)	\$ 2,312,500	\$ 3,500,000		
Retail (Lot 21)	\$ 2,312,500	\$ 3,500,000		
Retail (Lot 22)	\$ 30,000,000	\$ 10,000,000		
Retail (Lot 23)	\$ 2,450,000	\$ 4,000,000		
Retail & Lodging (Lot 25)	\$ -	\$ 20,000,000		
Retail on LoneStar Lot	\$ 8,000,000	\$ 8,000,000		
Texas Roadhouse (Lot 5)	\$ 18,450,000	\$ 5,000,000		
DFA Building #2	\$ 9,000,000	\$ 9,000,000		
Apartments	\$ 48,471,336	\$ 48,471,336		
Stadium Upgrades	\$ 40,000,000	\$ 40,000,000		
Professional Development, Design, Brokerage & Soft Costs	\$ 13,500,000	\$ 13,500,000		
SVV Infrastructure per DA 4.3.c.ii.4	\$ 33,000,000	\$ 33,000,000		
TOTAL USES:	\$ 681,119,122	\$ 773,634,651	\$ 116,694,882	\$ 33,305,118

**Except as set forth in "H" below, amounts in the "Private Cost" column are not capped in any way for purposes of calculating Private Capital expended to satisfy STAR Bond public/private ratios under the Agreement.				
†Includes hard and soft costs, subject to the Act. Homefield Baseball includes Perfect Game land acquisition.				
††Homefield Project Costs may be paid with Private Capital in conjunction with the Initial Issuance public/private ratio calculations and then reimbursed in whole or in part with Additional Issuance(s) of STAR Bond Proceeds, subject to the applicable public/private ratio calculation in Section 4.3(b) of the Agreement.				
†††Site Work and Other STAR Bond Eligible Costs are included within the various line items within the "Estimated Project Cost" column above and included in one aggregated separate line item for purposes of the "STAR Bonds" columns above for reimbursement of any site work/infrastructure costs within the District.				
# Notwithstanding anything in this Exhibit 12 or the Agreement to the contrary, Private Capital Credit for the following four improvements shall only be counted in connection with Additional Issuance(s) for STAR Bond Proceeds in excess of \$130MM, and only up to the following caps: Pinnacle Indoor Facility & Upgrades (\$6MM); new retail on the Lone Star Pad (\$4MM); the DFA Expansion (30% of actual costs); and the Soccer Stadium Upgrades (\$20MM). Private Capital Credit will not be counted for improvements within the District that are located west of I-435, except in connection with (i) Additional Issuance(s) of STAR Bond Proceeds in excess of \$130MM, and (ii) for projects in which one or more of Developer's ultimate owners has a significant ownership interest in such improvements.				
##Subject to the limitation in "H", the estimated budget above is not exhaustive in describing line item expenses that can count as Private Capital for public/private ratio calculations for the STAR Bond issuances – any Private Capital expended on other expenditures within the District shall qualify. However, any additional line item expenses added to the list above shall not be paid for or reimbursed with STAR Bond Proceeds except under the line items labeled "Site Work and Other STAR Bond Eligible Costs", pursuant to the terms of the Act.				
††††Land Acquisition: Only after the Homefield Project has been completed.				
†††††Reimbursable costs in this "Site Work and Other STAR Bond Eligible Costs" line item may include the following, subject to adjustment pursuant to Section 4.10 of the Agreement, and subject to the \$21,063,138 cap in Section 4.2(b):				
Cost overages from the Homefield Project		\$ -		
Themed Hotel - site work and reimbursable costs under the Act		\$ 8,000,000		
Mass grading, infrastructure, and paving for Project Areas 1, 28, and 3 (master plan and lot specific)		\$ 15,000,000		
Interest & Carry Costs		\$ 4,000,000		
Master plan design, engineering, and planning		\$ 9,000,000		

EXHIBIT 18.A
Atlas 9 PILOT Schedule

Year 1	\$100,000
Year 2	\$104,000
Year 3	\$108,160
Year 4	\$112,486
Year 5	\$116,986
Year 6	\$121,665
Year 7	\$126,532
Year 8	\$131,593
Year 9	\$136,857
Year 10	\$142,331
Total	\$1,200,611

**A Tax Abatement Cost-Benefit Analysis of
HFS KCK, LLC (Homefield Arts)
for the Unified Government of Kansas City/Wyandotte County**

Completed by
Municipal Consulting, LLC
5/21/2025

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ABOUT THIS REPORT:

This report uses data that was collected from the firm involved and budget reports from each of the taxing entities where the project is to be located. This data is summarized on pages 4 and 5. In addition, various calculations were applied to the data using rates and information gathered from the current economic and financial conditions.

DEFINITIONS USED:

- **Rate of Return:** Incentives and tax abatements granted by the taxing entities are equivalent to a public investment in the firm. Comparing these investments to the various benefits received over the 10-year project period by the public entity produces an average annual rate of return for the period. Generally, a rate of return that exceeds the entity's cost of capital would be considered a favorable investment.

- **Net Present Value:** This is the amount that a future series of payments is worth today, given an assumed discount rate. The only way to accurately compare payments to be made or received in the future to the dollar value at present is with Net Present Value. Generally a positive net present value represents an acceptable investment opportunity.

- **Benefit - Cost Ratio:** Typically referred to as the "Cost-Benefit Ratio," this is the ratio of the public entity benefits received over the 10-year project life to the public costs incurred over the same period. If the ratio is above 1.0, then the benefits exceed the costs, and if it is less than 1.0, the costs exceed the benefits. Generally, a public entity would like to have a Benefit-to-Cost ratio of 1.3 or better in order to grant a tax abatement and/or other incentives. However, the governing body may take into account the other economic benefits of the project in making that decision.

DISCLAIMER:

This report is prepared using a variety of assumptions regarding discount rate, inflation rate, and other economic variables. It also uses information submitted by the firm based on its best estimates of what they expect to occur in the next decade. Future business results and economic factors are not and cannot be guaranteed. Therefore, we provide no guarantee on the future performance of the firm, or that conditions within the taxing entities will remain as they are today. The governing body should make its decision on the best information presented, while fully recognizing that future performance could be substantially different.

COMMENTS SPECIFIC TO THIS PROJECT:

The overall costs and benefits for each taxing entity are:

Taxing Entity	Benefit to Cost Ratio	Average Return on Investment
City of Kansas City	10.06	91%
Wyandotte County	4.39	34%
Kansas City USD 500	3.56	26%
KC Community College	0.56	-4%
State of Kansas	23.18	222%

Each of the taxing entities has a positive benefit-to-cost ratio in excess of the desired 1.3 except for the community college. This report assumes that the Unified Government will approve a 100% property tax abatement. A PILOT payment has been considered in this analysis. This report assumes that the existing sales tax rates for the city, county and state will remain the same. The proposed average salary of the new jobs is below the county average wage and we adjusted retail spending estimates accordingly.

The PILOT payment schedule used in this analysis is according to the terms of the development agreement which provides for the PILOT to be in place of any property tax payment except for the school capital outlay amount.

If you have any questions or comments, you may reach me with the contact information below.

Steve Robb

R. Steven Robb
Sole Owner
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COST-BENEFIT ANALYSIS PROJECT SUMMARY**PROJECT NAME:** HFS KCK, LLC (Homefield Arts)**DATE:** 5/21/2025**GOVERNMENTAL ENTITIES INVOLVED:****CITY:** City of Kansas City**COUNTY:** Wyandotte County**SCHOOL DISTRICT:** Kansas City USD 500**SPECIAL TAXING DISTRICT #1** KC Community College**STATE:** State of Kansas**INFLATION RATE:** 2.40% **Discount Rate:** 7.50%

The project includes the design and construction of an immersive art museum with multiple installations, interactives and integrated performances, which may include a movie theater, concessions gift shop and auditorium.

Although the number of jobs is important, the main benefits from this project will be the visitors to the area and their associated retail spending.

HFS KCK, LLC (Homefield Arts)

Community Data Inputs:					
	City of Kansas City	Wyandotte County	Kansas City USD 500	KC Community College	State
Mill Levy	34.462000	33.459000	61.319000	24.073000	1.500
Sales Tax	1.625%	1.000%	n/a	n/a	6.50%
Transient Guest Tax	8.00%	0.00%	n/a	n/a	n/a
Utility Revenue/HsHld	\$499.74	n/a	n/a	n/a	n/a
Franchise Fees/HsHld	\$110.38	n/a	n/a	n/a	n/a
Other Revenues/Res.	\$96.21	\$59.88	n/a	\$331.27	\$2,462.21
Marg. Cost/Res./Student	\$102.72	\$38.07	\$2,229.65	\$81.09	\$942.66
Other Revenues/Worker	\$86.41	\$53.78	n/a	\$297.53	\$798.66
Marginal Cost/New Worker	\$92.26	\$34.19	n/a	\$24.28	\$2,086.08
State Funding/Pupil	n/a	n/a	\$13,012.28	n/a	\$10,800
Fed & Local Funding/Pupil	n/a	n/a	\$9,284.27	n/a	\$6,197
Visitor Daily Spending	\$60.00	\$75.00			\$75.00
Average Hotel Room Rate	\$145	\$145	Total Mill Levy:	154.813	n/a
Retail Pull Factor	0.97	0.99			n/a
Percent of County Share	90.60%	100.00%			n/a
Ann. Local Per Capita Sales Tax	\$211	\$198			n/a
Ann. State Per Capita Sales Tax	\$1,100	\$1,116			\$1,779
Annual Per Capita Retail Sales	\$16,919	\$17,177			\$27,367
Average Household Size	2.68	2.67			2.49
Avg. Wage-All Occupations	\$53,726	\$53,726			\$56,270

HFS KCK, LLC (Homefield Arts)

Firm Data Inputs:				Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Investment in Land				300,000										Total
Investment in Building & Fixtures				28,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,000,000
Other Project Costs				1,700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,700,000
Total Project Investment				30,000,000										
Value of city sales tax exemption:			\$73,125	Value of county sales tax exemption		\$45,000	Value of state sales tax exemption:			\$568,750				\$686,875
		Growth	Const. Per.	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10	Total
Sales		0.00%		\$19,000,000	\$19,570,000	\$20,157,100	\$20,761,813	\$21,384,667	\$22,026,207	\$22,686,993	\$23,367,603	\$24,068,631	\$24,790,690	\$217,813,704
Purchases		0.00%		\$175,000	\$180,250	\$185,657	\$191,227	\$196,964	\$202,873	\$208,959	\$215,228	\$221,685	\$228,335	\$2,006,178
Net Utility Revenue		2.40%	\$0	\$11,244	\$21,749	\$22,271	\$22,805	\$23,353	\$23,913	\$24,487	\$25,075	\$25,677	\$26,293	\$226,866
Franchise Fees-Firm		2.40%	\$0	\$2,484	\$4,804	\$4,919	\$5,037	\$5,158	\$5,282	\$5,409	\$5,539	\$5,671	\$5,808	\$50,110
PILOT- City			\$0	\$22,260	\$23,151	\$24,077	\$25,040	\$26,042	\$27,083	\$28,167	\$29,293	\$30,465	\$31,683	\$267,261
PILOT - County			\$0	\$21,613	\$22,477	\$23,376	\$24,311	\$25,284	\$26,295	\$27,347	\$28,441	\$29,578	\$30,761	\$259,482
PILOT - State			\$0	\$969	\$1,008	\$1,048	\$1,090	\$1,133	\$1,179	\$1,226	\$1,275	\$1,326	\$1,379	\$11,633
PILOT - School			\$0	\$39,608	\$41,193	\$42,840	\$44,554	\$46,336	\$48,190	\$50,117	\$52,122	\$54,207	\$56,375	\$475,543
PILOT - Comm. Coll.			\$0	\$15,550	\$16,172	\$16,819	\$17,491	\$18,191	\$18,919	\$19,675	\$20,462	\$21,281	\$22,132	\$186,692
New Employees				45.0	40.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	85
New to the City			50%	22.5	20.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	43
New to the County			75%	33.8	30.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	65
New to the State				5.0	5.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10
New students in K-12			50%	22.5	20.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	43
New employee average salary				\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	N/A
Tax Abatement-Land				100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	N/A
Tax Abatement-Bldg.				100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	N/A
Visitors		0.0%	0	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	2,000,000
				City	County	State								
Percentage of sales taxable in the				100%	100%	100%								
Percentage of purchases taxable in the				50%	50%	75%								
Assumed Inflation Rate				2.40%										

COST-BENEFIT ANALYSIS PROJECT SUMMARY								
PROJECT NAME:		HFS KCK, LLC (Homefield Arts)				Ratio of		
DATE:		5/21/2025				NPV of Net		
				Net	NPV	Benefits to	Actual	Avg.
				Present	of	NPV of	Benefit to	Annual
		Total		Value	Incentives	Incentives	Actual	Rate
	Total	Costs &	Net	of Net	& Taxes	and Taxes	Cost	of
Entity	Benefits	Incentives	Benefits	Benefits	Abated	Abated	Ratio	Return
City of Kansas City	\$15,797,189	\$1,570,195	\$14,226,994	\$9,624,411	\$1,003,040	9.60	10.06	91%
Wyandotte County	\$6,348,817	\$1,445,800	\$4,903,018	\$3,318,108	\$947,851	3.50	4.39	34%
Kansas City USD 500	\$11,159,261	\$3,137,948	\$8,021,313	\$5,321,570	\$1,438,749	3.70	3.56	26%
KC Community College	\$583,708	\$1,034,373	-\$450,665	-\$309,777	\$649,581	-0.48	0.56	-4%
State of Kansas	\$40,084,947	\$1,729,132	\$38,355,815	\$25,932,310	\$609,226	42.57	23.18	222%

SUMMARY OF COSTS AND BENEFITS FOR:
PROJECT: HFS KCK, LLC (Homefield Arts)

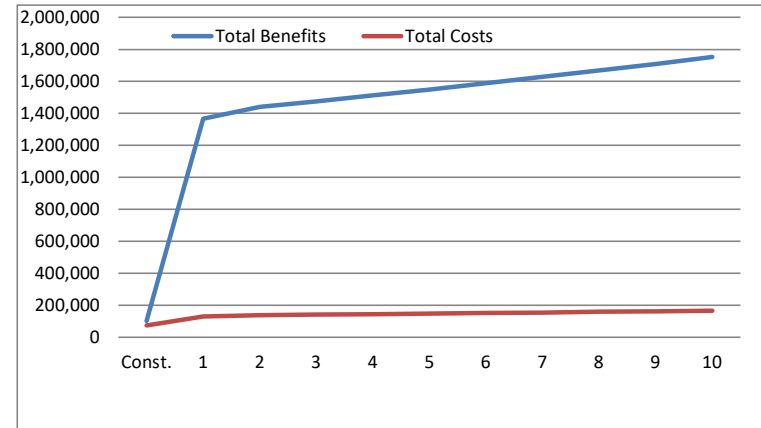
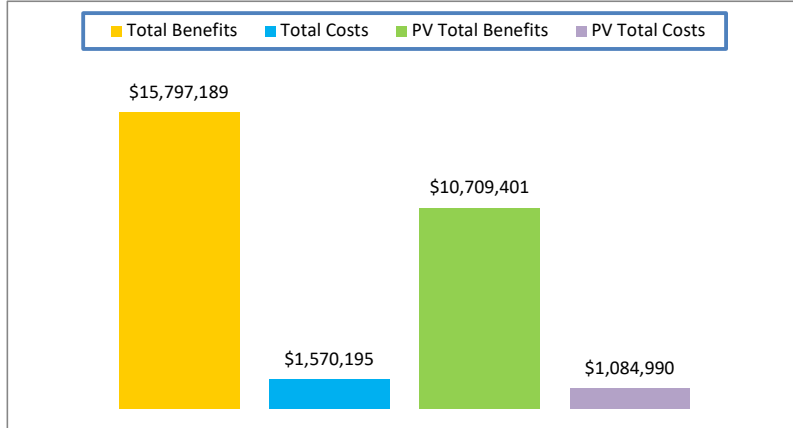
City of Kansas City

Ratio of Actual Benefits to Actual Costs Over the 10-Year Period: 10.06
Ratio of Present Value of Total Benefits to Present Value of Total Costs: 9.87
Average ROI 90.61%
(Typical desired ratio would be 1.3 to 1)

DATE: 5/21/2025

DISCOUNT RATE: 7.50%

Year	Sales and Transient Guest Taxes	New Property Taxes	Utilities and Franchise Fees	PILOT Payment	Other City Revenues	Total Benefits	Net Present Value of Total Benefits	Cost of Various City Services	Incentives and Property Taxes Abated	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Net Present Value of Incentives & Taxes Abated
Const.	102,027	0	0	0	0	102,027	102,027	0	73,125	73,125	73,125	28,902	28,902	28,902	73,125
1	1,324,735	0	13,728	22,260	5,715	1,366,438	1,271,105	6,102	123,202	129,303	120,282	1,237,135	1,266,036	1,150,823	114,606
2	1,379,363	0	26,553	23,151	11,054	1,440,121	1,246,184	11,802	126,158	137,961	119,382	1,302,160	2,568,197	1,126,802	109,169
3	1,413,285	0	27,190	24,077	11,320	1,475,872	1,188,019	12,086	129,186	141,272	113,718	1,334,600	3,902,797	1,074,300	103,990
4	1,448,079	0	27,843	25,040	11,591	1,512,553	1,132,600	12,376	132,287	144,662	108,323	1,367,891	5,270,687	1,024,277	99,056
5	1,483,767	0	28,511	26,042	11,870	1,550,189	1,079,798	12,673	135,462	148,134	103,184	1,402,055	6,672,742	976,613	94,357
6	1,520,373	0	29,195	27,083	12,155	1,588,806	1,029,485	12,977	138,713	151,690	98,289	1,437,116	8,109,858	931,196	89,881
7	1,557,920	0	29,896	28,167	12,446	1,628,428	981,543	13,288	142,042	155,330	93,626	1,473,098	9,582,957	887,917	85,616
8	1,596,433	0	30,613	29,293	12,745	1,669,084	935,859	13,607	145,451	159,058	89,184	1,510,026	11,092,983	846,675	81,555
9	1,635,937	0	30,613	30,465	13,051	1,710,066	891,942	13,934	148,942	162,875	84,953	1,547,190	12,640,173	806,989	77,686
10	1,676,457	0	32,100	31,683	13,364	1,753,605	850,839	14,268	152,516	166,784	80,923	1,586,821	14,226,994	769,916	74,000
Total	\$15,138,376	\$0	\$276,242	\$267,261	\$115,311	\$15,797,189	\$10,709,401	\$123,112	\$1,447,083	\$1,570,195	\$1,084,990	\$14,226,994	\$14,226,994	\$9,624,411	\$1,003,040



* The development agreement calls for 1% of the city's 1.625% sales tax and 7.84% of the transient guest tax on sales in the project area to be applied toward the project Star bonds.

SUMMARY OF COSTS AND BENEFITS FOR:

Wyandotte County

PROJECT: HFS KCK, LLC (Homefield Arts)

DATE: 5/21/2025

DISCOUNT RATE: 7.50% (Typical desired ratio would be 1.3 to 1)

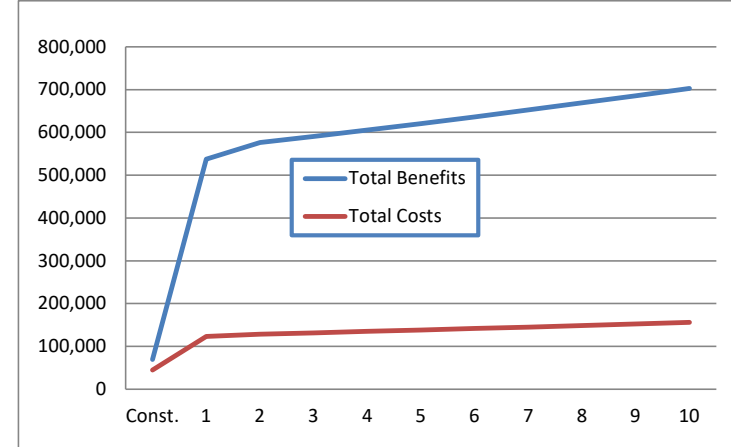
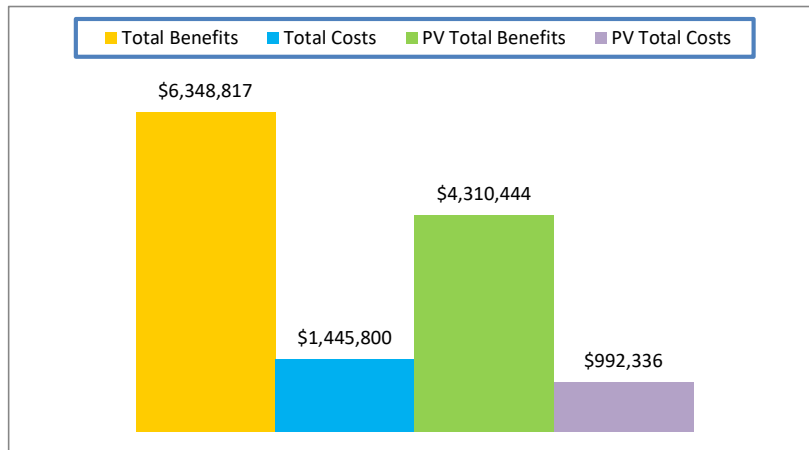
Average ROI

4.39

4.34

33.91%

Year	Sales Taxes	New Property Taxes	PILOT Payment	Other County Revenues	Total Benefits	Net Present Value of Total Benefits	Cost of Various County Services	Incentives and Property Taxes Abated	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Net Present Value of Incentives & Taxes Abated
Const.	69,300	0	0	0	69,300	69,300	0	45,000	45,000	45,000	24,300	24,300	24,300	45,000
1	511,097	0	21,613	5,210	537,920	500,390	3,312	119,616	122,928	114,352	414,991	439,291	386,038	111,271
2	544,161	0	22,477	10,077	576,715	499,050	6,407	122,487	128,893	111,536	447,822	887,113	387,515	105,992
3	557,370	0	23,376	10,319	591,065	475,784	6,561	125,426	131,987	106,244	459,078	1,346,191	369,540	100,963
4	570,932	0	24,311	10,567	605,810	453,631	6,718	128,437	135,155	101,204	470,655	1,816,847	352,427	96,173
5	584,856	0	25,284	10,820	620,960	432,535	6,879	131,519	138,398	96,403	482,561	2,299,408	336,132	91,611
6	599,151	0	26,295	11,080	636,526	412,444	7,044	134,676	141,720	91,829	494,806	2,794,214	320,615	87,265
7	613,829	0	27,347	11,346	652,521	393,310	7,213	137,908	145,121	87,472	507,400	3,301,614	305,838	83,125
8	628,898	0	28,441	11,618	668,957	375,085	7,386	141,218	148,604	83,323	520,352	3,821,967	291,763	79,181
9	644,370	0	29,578	11,897	685,845	357,725	7,564	144,607	152,171	79,370	533,674	4,355,641	278,356	75,425
10	660,255	0	30,761	12,182	703,199	341,188	7,745	148,077	155,823	75,604	547,377	4,903,018	265,584	71,846
Total	\$5,984,220	\$0	\$259,482	\$105,115	\$6,348,817	\$4,310,444	\$66,830	\$1,378,970	\$1,445,800	\$992,336	\$4,903,018	\$4,903,018	\$3,318,108	\$947,851



* The development agreement calls for 93.4368% of the county's 1% sales tax on sales from the project area to go toward retiring the Star bonds for the project.

SUMMARY OF COSTS AND BENEFITS FOR:

PROJECT: HFS KCK, LLC (Homefield Arts)

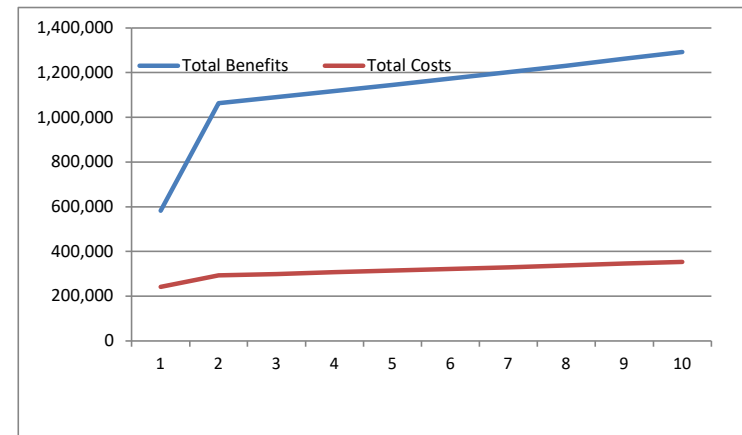
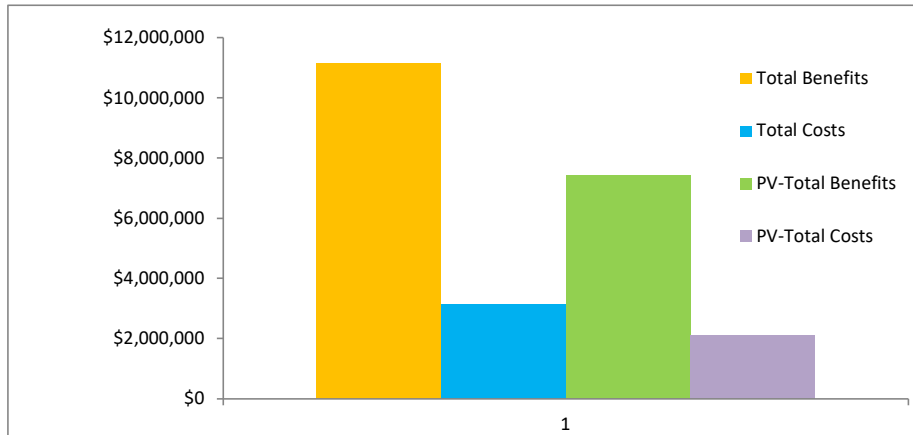
DATE: 5/21/2025

Kansas City USD 500

DISCOUNT RATE: 7.50%

Ratio of Actual Benefits to Actual Costs Over the 10-Year Period: 3.56
Ratio of Present Value of Total Benefits to Present Value of Total Costs: 3.52
 (Typical desired ratio would be 1.3 to 1) **Average ROI** 25.56%

Year	New Property Taxes	PILOT Payment	District Capital Outlay Taxes	Additional State, Federal and Other Funding	Total Benefits	Net Present Value of Total Benefits	Additional Marginal Costs	Property Taxes Abated	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Net Present Value of Taxes Abated
1	0	39,608	28,600	513,712	581,921	541,322	50,167	190,615	240,783	223,984	341,138	341,138	317,338	177,317
2	0	41,193	29,286	993,634	1,064,113	920,812	97,035	195,190	292,225	252,872	771,889	1,113,027	667,940	168,904
3	0	42,840	29,989	1,017,481	1,090,311	877,657	99,363	199,875	299,238	240,875	791,073	1,904,100	636,783	160,891
4	0	44,554	30,709	1,041,901	1,117,164	836,533	101,748	204,672	306,420	229,447	810,744	2,714,844	607,086	153,258
5	0	46,336	31,446	1,066,907	1,144,689	797,343	104,190	209,584	313,774	218,562	830,915	3,545,759	578,781	145,987
6	0	48,190	32,201	1,092,512	1,172,903	759,996	106,691	214,614	321,305	208,193	851,598	4,397,357	551,803	139,062
7	0	50,117	32,974	1,118,733	1,201,823	724,405	109,251	219,765	329,016	198,316	872,808	5,270,164	526,089	132,464
8	0	52,122	33,765	1,145,582	1,231,469	690,487	111,873	225,039	336,912	188,907	894,557	6,164,721	501,580	126,180
9	0	54,207	34,575	1,173,076	1,261,858	658,164	114,558	230,440	344,998	179,945	916,860	7,081,581	478,219	120,194
10	0	56,375	35,405	1,201,230	1,293,010	627,361	117,308	235,970	353,278	171,408	939,732	8,021,313	455,952	114,491
Total	\$0	\$475,543	\$318,950	\$10,364,768	\$11,159,261	\$7,434,080	\$1,012,184	\$2,125,764	\$3,137,948	\$2,112,510	\$8,021,313	\$8,021,313	\$5,321,570	\$1,438,749



SUMMARY OF COSTS AND BENEFITS FOR:

KC Community College

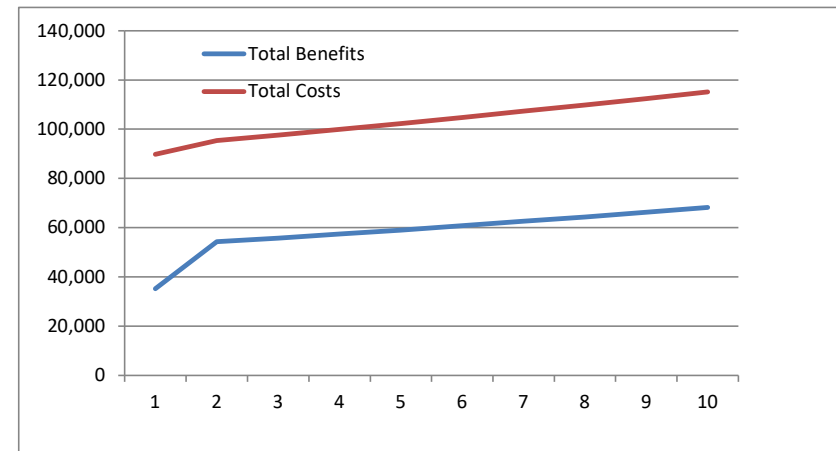
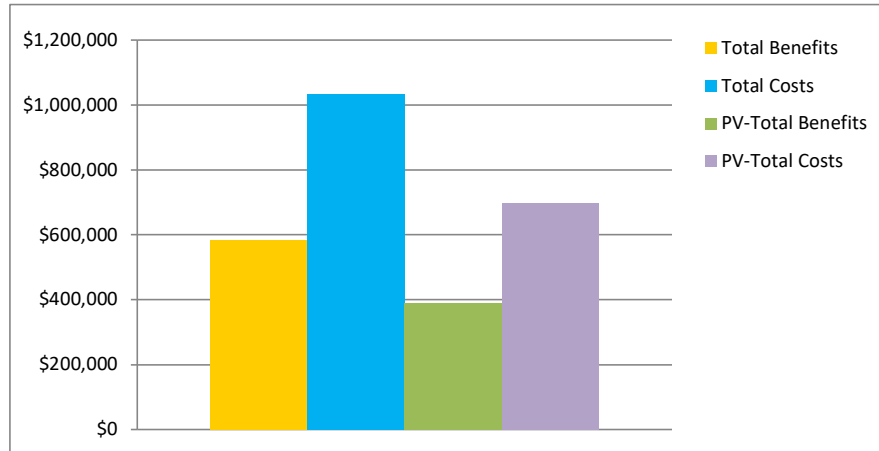
PROJECT: HFS KCK, LLC (Homefield Arts)

DATE: 5/21/2025

DISCOUNT RATE: 7.50%

Ratio of Actual Benefits to Actual Costs Over the 10-Year Period:	0.56
Ratio of Present Value of Total Benefits to Present Value of Total Costs:	0.56
(Typical desired ratio would be 1.3 to 1)	Average ROI
	-4.36%

Year	New District Property Taxes	PILOT Payment	Other District Revenues	Total Benefits	Net Present Value of Total Benefits	Other District Costs	Property Taxes Abated	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Net Present Value of Taxes Abated
1	0	15,550	19,677	35,227	32,769	3,698	86,061	89,759	83,497	-54,532	-54,532	-50,727	80,057
2	0	16,172	38,061	54,232	46,929	7,153	88,126	95,279	82,448	-41,047	-95,579	-35,519	76,259
3	0	16,819	38,974	55,793	44,911	7,324	90,241	97,566	78,537	-41,773	-137,352	-33,626	72,641
4	0	17,491	39,909	57,401	42,982	7,500	92,407	99,907	74,811	-42,507	-179,859	-31,829	69,195
5	0	18,191	40,867	59,058	41,138	7,680	94,625	102,305	71,262	-43,247	-223,106	-30,124	65,912
6	0	18,919	41,848	60,767	39,374	7,865	96,896	104,761	67,881	-43,994	-267,100	-28,506	62,785
7	0	19,675	42,852	62,528	37,689	8,053	99,222	107,275	64,660	-44,747	-311,847	-26,971	59,806
8	0	20,462	43,881	64,343	36,077	8,247	101,603	109,849	61,593	-45,506	-357,353	-25,515	56,969
9	0	21,281	44,934	66,215	34,537	8,444	104,041	112,486	58,671	-46,271	-403,624	-24,134	54,266
10	0	22,132	46,012	68,145	33,063	8,647	106,538	115,185	55,887	-47,041	-450,665	-22,824	51,692
Total	\$0	\$186,692	\$397,017	\$583,708	\$389,469	\$74,612	\$959,761	\$1,034,373	\$699,246	-\$450,665	-\$450,665	-\$309,777	\$649,581



SUMMARY OF COSTS AND BENEFITS FOR:

PROJECT: HFS KCK, LLC (Homefield Arts)

DATE: 5/21/2025

State of Kansas

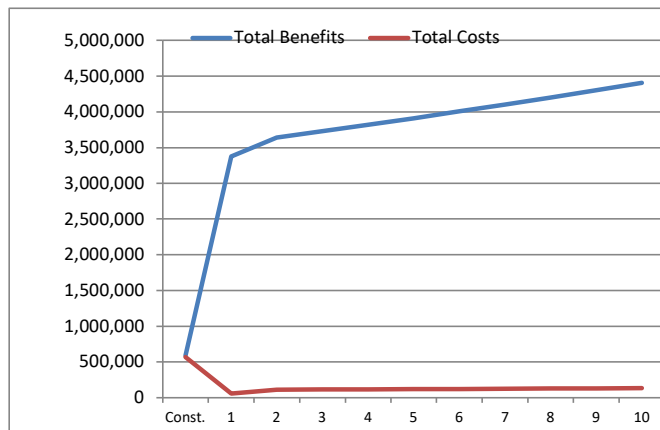
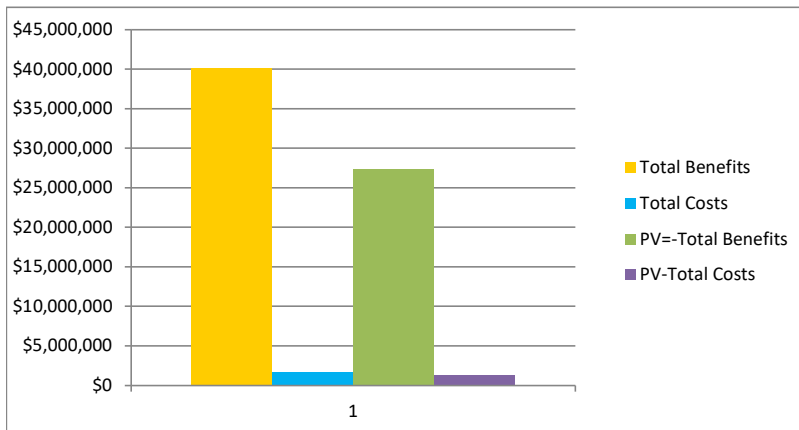
DISCOUNT RATE: 7.50%

Ratio of Actual Benefits to Actual Costs Over the 10-Year Period: 23.18

Ratio of Present Value of Total Benefits to Present Value of Total Costs: 20.34

(Typical desired ratio would be 1.3 to 1) Average ROI: 221.82%

Year	Sales Taxes	New Property Taxes	Corporate and Personal Income Taxes	PILOT Payment	Other State Revenues	Total Benefits	Net Present Value of Total Benefits	Cost of Various State Services	Cost of Educating New Students	Incentives and Property Taxes Abated	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Present Value of Taxes Abated and Incentives
Const.	450,450	\$0	140,000	0	0	590,450	590,450	0	\$0	\$568,750	568,750	568,750	21,700	21,700	21,700	568,750
1	3,303,671	\$0	47,250	969	25,172	3,377,062	3,141,453	18,349	33,311	\$5,363	57,023	53,044	3,320,039	3,341,739	3,088,408	4,988
2	3,499,733	\$0	89,250	1,008	51,553	3,641,543	3,151,146	37,578	68,222	\$5,491	111,291	96,304	3,530,252	6,871,991	3,054,842	4,752
3	3,585,682	\$0	89,250	1,048	52,790	3,728,769	3,001,512	38,480	69,859	\$5,623	113,962	91,735	3,614,807	10,486,798	2,909,777	4,526
4	3,673,924	\$0	89,250	1,090	54,057	3,818,321	2,859,161	39,404	71,536	\$5,758	116,697	87,383	3,701,623	14,188,422	2,771,778	4,312
5	3,764,521	\$0	89,250	1,133	55,354	3,910,259	2,723,725	40,349	73,253	\$5,896	119,498	83,237	3,790,761	17,979,183	2,640,487	4,107
6	3,857,538	\$0	89,250	1,179	56,683	4,004,649	2,594,859	41,318	75,011	\$6,038	122,366	79,288	3,882,284	21,861,466	2,515,570	3,912
7	3,953,039	\$0	89,250	1,226	58,043	4,101,558	2,472,234	42,309	76,811	\$6,183	125,303	75,527	3,976,255	25,837,721	2,396,707	3,727
8	4,051,091	\$0	89,250	1,275	59,436	4,201,052	2,355,539	43,325	78,654	\$6,331	128,310	71,944	4,072,742	29,910,464	2,283,596	3,550
9	4,151,764	\$0	89,250	1,326	60,863	4,303,203	2,244,479	44,364	80,542	\$6,483	131,389	68,531	4,171,813	34,082,277	2,175,949	3,381
10	4,255,128	\$0	89,250	1,379	62,323	4,408,081	2,138,774	45,429	82,475	\$6,638	134,543	65,279	4,273,538	38,355,815	2,073,495	3,221
Total	\$38,546,540	\$0	\$990,500	\$11,633	\$536,274	\$40,084,947	\$27,273,332	\$390,905	\$709,674	\$628,553	\$1,729,132	\$1,341,022	\$38,355,815	\$38,355,815	\$25,932,310	\$609,226



* The development agreement calls for 100% of the state's 6.5% sales tax on sales from the project area to go toward retiring the Star bonds for the project.

HFS KCK, LLC (Homefield Arts)

Other Economic Impacts of the Project

	In the First Year	Over 10 Years
Permanent jobs created	45	85
Construction jobs created	139	0
Number of New Residents in the Community	60	114
Number of Additional Students in the Local School District	23	43
Increase in Local Personal Incomes	\$2,250,000	\$40,500,000
Increase in Local Retail Sales	\$39,031,952	\$536,410,754
Increase in the Community's Property Tax Base	\$28,000,000	\$28,000,000
Estimated Annual Property Tax Revenue after the abatement period ends:		
	City	\$156,177
	County	\$151,631
	School	\$277,889
	Comm. Coll.	\$109,095
	State	\$6,798
	Total	\$701,589

HFS KCK, LLC (Homefield Arts)

Overall Cost-Benefit Summary

TAXING ENTITY	DIRECT REVENUES						TOTAL DIRECT REVENUES	ALL INDIRECT REVENUES	TOTAL ALL REVENUES	DIRECT COSTS	INDIRECT COSTS	TOTAL COSTS	NET BENEFITS
	Sales and Guest Taxes	PILOT Payment	New Property Taxes	School Federal & State Funding	Corporate & Personal Income Taxes	City Utilities & Franchise Fees				Cost of Educating New Students	Incentives & Indirect Costs		
City of Kansas City	15,138,376	267,261	0			276,242	15,681,878	115,311	15,797,189	0	1,570,195	1,570,195	14,226,994
Wyandotte County	5,984,220	259,482	0				6,243,702	105,115	6,348,817	0	1,445,800	1,445,800	4,903,018
Kansas City USD 500		475,543	318,950	10,364,768			11,159,261	0	11,159,261	1,012,184	2,125,764	3,137,948	8,021,313
KC Community College		186,692	0				186,692	397,017	583,708	0	74,612	74,612	509,097
State of Kansas	38,546,540	11,633	0	0	990,500		39,548,673	536,274	40,084,947	709,674	1,019,458	1,729,132	38,355,815
TOTALS	\$59,669,136	\$1,200,610	\$318,950	\$10,364,768	\$990,500	\$276,242	\$72,820,207	\$1,153,717	\$73,973,923	\$1,721,858	\$6,235,828	\$7,957,687	\$66,016,237

DEVELOPMENT AGREEMENT AMENDMENT | JUNE 2025



HOMEFIELD

MASTERPLAN

TALKING POINTS



- No request for additional STAR Bonds
- The 2022 issuance was +-\$13,300,000 short of the estimated issuance
- At the time of the 2022 issuance, interest rates doubled from where they were just 5 months prior
- This 2025 issuance would fund up to the currently approved amount in the DA (\$150,000,000)
- Since Homefield acquired the failed asset in 2020 they have invested or caused to be invested +-\$430,000,000 in the project.
- \$220,000,000 in new transactions are in process
- Through historic inflation and market uncertainty, Homefield has caused the development of a \$180,000,000 Margaritaville Resort hotel and an Immersive Museum, Atlas 9. Two of the most difficult asset classes to finance, even in robust times.
- Homefield is requesting additional time for the community investment and has offered to impound the funds from the next bond issuance as further evidence of their commitment

TALKING POINTS



- 3/24-5/25 382,900 total visits to Homefield Showcase
- Per Pacer AI Technology, 27% of visits were at Hotels and Casinos beforehand & 19% patronized food establishments afterwards
- 3/24-5/25 478,600 total visits to Homefield Baseball
- Per Pacer AI Technology, 23% of visits were at Hotels and Casinos beforehand & 22% patronized food establishments afterwards

COMMUNITY INVOLVEMENT & INVESTMENT



- December 2024: Hosted the KCKPS Excellence Awards
- 300 students and their families
- March 2025: Hosted and operated March Gladness 3v3 Basketball Tournament for the Sharewaves Foundation
 - 75 local youth teams competed in a 1 day basketball tournament to raise money for the Sharewaves Foundation. They fund kids in the KC Metro area to participate in sports that otherwise could not.
- May 2025: Hosted the KCKPS Excellence Awards
 - 350 students and their families
 - Catered dinner for all volunteers and staff after the event
- Scheduled:
- June 2025: Hosting a fundraising event for The Battle Within called “Mash Plastic”. It’s a local celebrity wiffle ball tournament
- August 2025: Hosting the KCKPS Back to School Fair. We will serve over 3500 families in Wyandotte county getting ready for school
- October 2025: Hosting the Piper Education Foundation silent auction fundraiser









MARGARITAVILLE - KANSAS CITY, KS

- 229 ROOM FULL SERVICE RESORT
- CONFERENCE CENTER
- RESORT STYLE INDOOR & OUTDOOR POOLS
- \$180,000,000 COST
- OPENING JUNE 2025

➤ [Link to drone](#)







ATLAS9

- KANSASCITY, KS

- 50,000 SQ FT
- \$35,000,000 COST

WATCH
VIDEO



Food, beverage, events, and retail options are all woven into the experience along with a 240-seat movie theater that offers countless opportunities for screenings, film festivals, and a performance venue for live events.

Atlas9 is the Midwest's premiere immersive art experience.

Each year, thousands of ticketed visitors will explore multiple installations, interactives, and integrated live performance



ATLAS9

39.117142, -94.804664

















HOME 2
SUITES BY HILTON

HOME 2
SUITES BY HILTON



VICI Properties Inc. Announces Partnership With Homefield Kansas City in Youth Sports Recreation Campus and Margaritaville Resort

Business Wire

Tue, Jan 23, 2024 • 6 min read



In This Article:

VICI -0.12%

NEW YORK, January 23, 2024--(BUSINESS WIRE)--VICI Properties Inc. (NYSE: VICI) ("VICI Properties", "VICI" or the "Company"), an experiential real estate investment trust, announced today that the Company has entered into a construction loan agreement for up to \$105 million in financing to affiliates of Homefield Kansas City ("Homefield") to fund the development of a Margaritaville Resort in Kansas City, Kansas. The construction loan has an initial term of 3 years with three 12-month extension options, subject to certain conditions.

The Margaritaville Resort, set to open in the Summer of 2025, will serve as the anchor to the Homefield Development, an ongoing project in Kansas City, Kansas, and serve as the hub for Homefield's new youth sports training facility and baseball center that are currently under development within the Homefield Resort campus, with targeted openings in Spring of 2024 for both assets.





HOMEFIELD

MASTERPLAN



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	Monica Sparks, UG Clerk mspark@wycokck.org x4122	UG Clerk
AGENDA ITEM #9.1.		
RESOLUTION: INFORMATION NETWORK OF KANSAS GRANT		
BACKGROUND		
The UG Clerk' Office is responsible for the preservation of business records through compliance with federal and state statutes. The ordinances and resolutions have been identified for critical preservation due to the need to provide these records to internal and external customers and for the ongoing operations of the governing body. Continued exposure of these records to copying is resulting in continual deterioration and possible loss of records. The proposed project prepares our organization for future disasters and disruptions; fosters and enhances our capacity to respond to citizens at the neighborhood level to improve social and environmental outcomes; and builds trust and accountability to our citizens through rapid, intentional, and inclusive reinvestment. Digitizing the identified records will transfer these critical documents to a UG Archive of business records required by the Kansas State Records Board and will ensure compliance with the Kansas Government Records Preservation Act. Currently, the UG Clerk's office provides digital access to these records from the current year back to 2004. All other years are housed in approximately 100 volumes. Constant use of books damages spines and covers, which requires periodic re-binding to preserve the information, and degrades the quality of the content.		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
This grant anticipates employment of three individuals on a temporary basis for one year.		
LEGAL CONSIDERATIONS		
ATTACHMENTS		
Reso Approving INK Grant, INK Grant		

Approved by Administrator to add to agenda.

RESOLUTION NO. _____

A RESOLUTION authorizing the Unified Government Clerk through the Unified Government of Wyandotte County/Kansas City, Kansas to apply for a grant via the Information Network of Kansas

WHEREAS, the Information Network of Kansas (“INK”) mission is to enable digital access to Kansas state and local government information and services for public use and benefit; and

WHEREAS, the Unified Government Clerk would like to apply for a grant through INK for funding to digitize and archive the aging records and documents of the Unified Government as required by the Kansas State Records Board and in accordance with the Kansas Government Records Preservation Act; and

WHEREAS, the value of the grant award is approximately \$248,200 with a corresponding match of \$100,000, which has already been identified within the current budget of the Unified Government Clerk.

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 Clerk through the Unified Government of Wyandotte County/Kansas City, Kansas is authorized to apply for and accept, if awarded, the INK grant.

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

**APPROVED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS,
THIS ____ DAY OF _____, 2025.**

Tyrone A. Garner
Mayor/Chief Executive Officer

Unified Government Clerk

Approved as to Form:

Wendy M. Green, Deputy Chief Counsel

Information Network of Kansas

Grant Application

Date Application Submitted:

Applicant Name: Unified Government of Wyandotte County/Kansas City KS

Grant Amount Requested: \$248,200.00

Applicant Contact Information

Primary Contact	Position Title	Mailing Address	Phone	Fax	Email Address
Monica Sparks	Clerk	701 N. 7 th St. Kansas City, KS 66101	913-573-5260	913-573-5299	mspark@wycokck.org

Other Participants, (if applicable)

Primary Contact	Position Title	Mailing Address	Phone	Fax	Email Address
Maiyee Lor	Deputy Clerk	701 N. 7 th Street, Kansas City KS 66101	913-5783-5260	913-573-5299	mlor@wycokck.org

Description of Applicant's Primary Services.

Response: The UG is driving transformational change modernizing government by improving customer service, accountable stewardship on behalf of the citizens of Wyandotte County, and transparency in conducting business on behalf of the citizens of Wyandotte County. The Unified Government Clerk is the designated Freedom of Information Officer for the Unified Government. The Records Division of the Unified Government Clerk's Office is responsible for providing maintenance of business records on behalf of the Unified Government through compliance with federal and state statutes.

The physical records identified are the only source of information for each of these record types and require permanent retention under the Kansas State Records Board. Each of these record types has been identified for critical preservation due to the frequency of need to provide these records to internal and external customers. Preservation of these legacy records is critical to the ongoing operations of the governing body. Continued exposure of these records to copying and reproducing results in continual deterioration and eventual loss of records.

Hundreds of taxpayer dollars and thousands of manpower hours are spent annually to preserve and produce copies of these records. Maintaining large volumes of documents requires dedicated

resources and increases the burden on citizens through the care, collection, and preservation of physical records. Access to information has been restricted due to the volumes of documents. Continual use of these physical records degrades the quality of information.

A. Describe the vision of the project.

Response: The proposed project prepares our organization for future disasters and disruptions; fosters and enhances our capacity to respond to citizens at the neighborhood level to improve social and environmental outcomes; and builds trust and accountability to our citizens through rapid, intentional, and inclusive reinvestment. Digitizing the identified records will transfer these critical documents to a UG Archive of business records required by the Kansas State Records Board and will ensure compliance with the Kansas Government Records Preservation Act.

Proposed Budget

3 laptop computers	\$3,000 X 3	\$ 9,000.00
2 Professional Document/Book scanners	\$5,000 X 2	\$10,000.00
2 Multi-document scanners	\$1,000 X 2	\$ 2,000.00
3 employees (salary est. \$20/hr, 2800 hrs.	\$41,600 X 5	\$168,000.00
Digital content cloud services (Estimated per 50 gb)	\$	\$ 4,200.00
Infrastructure improvements	\$55,000	\$55,000.00
TOTAL PROPOSED BUDGET		\$248,200.00

B. Describe how the need is supported/required by Federal law, Kansas Statute or County/City ordinance.

Response: Ordinances and Resolutions of the Unified Government reflect the decisions of the governing body and provide direction to various internal and external customers. Multiple requests are received weekly to research road records, economic development projects, planning and zoning decisions, and decisions of the governing body on numerous issues.

Currently, the UG Clerk's office provides digital access to these records from the current year back to 2004. All other years are housed in approximately 100 volumes. Constant use of the books damages spines and covers, which requires periodic re-binding to preserve the information, and degrades the quality of the content. The cost to maintain these oversized books is continually increasing, ranging from \$500.00 to \$1,200.00 per occurrence for binding. Access to these records digitally improves the response time to internal and external customers and builds trust and accountability through rapid response.

c. Describe the benefit to Applicant, State, and the public.

Response: The current records will be available to all internal and external partners of the Unified Government. Once these records are digitized, the cost going forward will be the maintenance of digital information.

D. If the grant is to create a web application, is the application envisioned to have a fee associated with the use of the application or is the application free for use by citizens, businesses or governments? Please place an "X" in the appropriate box.

☐ Fee ☒ Free

E. Select the area of service to which the grant benefit will best

☐ apply Commerce ☐ Health & Human Services

☐ Legislative (e-Democracy) ☐ Transportation

☐ Infrastructure ☐ Public Safety

☐ Natural Resources ☐ Education

☒ Other (please explain): Improved customer service and efficiencies through access to public records

F. Date grant is desired?

July 1, 2025

G. Provide the amount of funds or number of resources your entity will be contributing to the project and the source of those funds/resources?

Response: The Unified Government will utilize the services of the Records Manager in overseeing the project, as well as existing infrastructure and software to assist in cataloging and classifying the data. The amount of funds contributed by the UG is approximately \$100,000.

H. Provide the

following;

Project Start Date:

July 1, 2025

Project End Date:

July 1, 2026

Milestones and Dates:

Quarterly reports to determine progress and address any infrastructure issues:

October 1, 2025

January 1, 2026

March 1, 2026

June 1, 2026

Payment Schedule with Dates:

Initial payment to purchase equipment and infrastructure costs July 10, 2025

Monthly payments to provide salary to employees on the 10th of each month.

INK utilizes eight objectives to evaluate and prioritize grant applications. Those objectives with higher weight percentages will be considered more heavily in the evaluation.

I. Provide a brief description of how your request satisfies the following INK objectives.

Increases Citizen/Business Access: (35%)

Provide your description and estimate of the number of citizens and/or businesses you anticipate would utilize the service as a result of your grant application.

Response: All branches of the Unified Government will be able to search and locate these critical business records to assist in their daily operations. Responses to the public will be more efficient at the neighborhood level. Businesses will have better access to economic development, zoning or road records. Developers will have improved access to information related to previous and current development projects and incentive packages voted on by the Commission.

Aligns to Technology Initiatives: (15%)

Describe how your application aligns with forward thinking technology planning.

Response: The UG is driving transformational change modernizing government by improving customer service, accountable stewardship on behalf of the citizens of Wyandotte County, and transparency in conducting business on behalf of the citizens of Wyandotte County. Digitization of records is a key component to this change.

Improve Access Technologies: (10%)

Describe how the application aligns with the Kansas Information Technology Architecture and will expand the use of technology or how it incorporates new technology.

Response: The proposed project prepares our organization for future disasters and disruptions; fosters and enhances our capacity to respond to citizens at the neighborhood level to improve social and environmental outcomes; and builds trust and accountability to our citizens through rapid, intentional, and inclusive reinvestment.

Sustainability: (10%)

Describe your plan for long term sustainability, including funding source (if appropriate), for the new or enhanced public access to electronic government services or information.

Response: The UG will continue to fund the digital storage of these records as part of the yearly budget. The cost of digital storage is expected to be less than the continued need to rebind and maintain physical books.

Market Adoption: (10%)

Describe your expected percent of total market adoption rates for the first two years.

Response: All five phase of market adopt - awareness, interest, evaluation, trial, and adoption- will be utilized as part of the evolution of this project over the first two years. Interest has already been expressed by UG departments, businesses within the community and local neighborhood groups, which has created an awareness within the organization. Evaluation and trial will occur as the documents are digitized to ensure integrity and preservation of the business records.

Integration: (10%)

Describe how your request is designed to integrate within your agency or entity and/or with other agencies or entities.

Response: The organization currently has both an internal and external webpage. Initially, the internal webpage will be utilized to increase awareness and evaluate the ability to provide records more efficiently. With successful digitization, the records will continue to be developed for the external webpage of the government.

Extensibility: (10%)

Describe how your request may potentially be extended or reused by other agencies or entities.

Response: Digitizing these records will provide a platform for other local governments to move toward digitization of records.

- J. Explain why you are not using existing resources or requesting resources through the Legislative or other budgeting process.

Response: The Unified Government elected to be revenue neutral. No additional grant opportunities or funding sources have been identified.

- K. Explain the procurement process in your jurisdiction applicable to the purchase of any goods or services for which grant funds will be used and certify that you plan to follow these processes and provide documentation of compliance upon request.

Response:

Policies

The Procurement & Contract Compliance Department conducts its purchasing process in a competitive, open and fair manner, environment. In order to safeguard this principle, everyone (suppliers, city administration, mayor, commissioners, lobbyists, etc.) involved within the procurement process are required to abide by the policies and procedures adopted by the City.

All of the policies are listed herein this website to provide direction to all of the procurement process, as well as the procedures describing the specific actions to be taken to conform with established general policies, and allow for the orderly implementation of these policies.

Purchases \$2,000 - \$50,000:

Departments/Divisions must obtain a minimum of (3) written quotes and award on the lowest and/or most advantageous to meet the needs of the Unified Government (UG). Written quotations shall be solicited from a minimum of (3) vendors. At least one local (LBE) and one minority business enterprise or/women-owned business enterprise (MBW/WBE) will be solicited for each bid.

Purchases \$50,000+:

The UG shall publicly advertise and solicit through sealed bids.

- 1. Competitive Sealed Bidding (BID): This method is used when the nature of the purchase permits award to the lowest acceptable bidder.*

- 2. Competitive Sealed Proposal (RFP): This method permits discussions with competing offerors, and it allows comparative judgmental evaluations to be made when selecting among acceptable proposals. Typically, this method is used for the*

purchase of services.

Formal Bid and Request for Proposal (RFP) advertisements are published in The Echo. Vendors who complete the UG vendor registration form are mailed direct solicitations for the commodities and services they are registered for.

By signing below, the Grant Applicant attests to the following:

- a. The undersigned is authorized to bind their organization and has included their name, title, mailing address, email address and phone number in the grant application or cover letter.
- b. The Grant Applicant possesses the ability to maintain adequate files and records and meet all reporting requirements.
- c. The Grant Applicant possesses the ability to comply with the proposed delivery or performance schedule set out in their application.
- d. The Grant Applicant possesses the necessary organization, experience, accounting and operational controls and technical skills to implement the proposed grant or the ability to obtain them.
- e. The Grant Applicant meets all of the qualifications and eligibility criteria necessary to receive a grant award under all applicable laws and regulations.

Applicant Name David Johnston

Title County Administrator

Date

Signature

Please submit your request to
Murray McGee
murray.mcgee@ks.gov
(785)296-2408

Information Network of Kansas
109 SW 9th Street
Mills Building-3rd Floor
Topeka, Kansas 66612

Office Use only, do not fill in below this line

Grant Request Number:

Date Request Received:

Grant Amount:

Request Review Date:

Grant Request Score:

Committee Recommendation:

Grant Disposition:

Date of Meeting Minutes









Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	Shelley Kneuvean, Chief Financial Officer skneuvean@wycokck.org x5849	Finance
AGENDA ITEM #9.2.		
RESOLUTION: BONNER SPRINGS DEPARTMENT OF MOTOR VEHICLE LOCATION		
BACKGROUND		
- The Unified Government Treasury Department, Office of Motor Vehicles, has been exploring ways to better meet customer needs. There are currently two locations for citizens to handle their motor vehicles registrations, downtown Courthouse at 701 N. 7th Street Trafficway, Kansas City, Kansas and Wyandotte County Annex at 8200 State Avenue, Kansas City, Kansas as well as online and by mail options. The State Department of Revenue has indicated that the Unified Government (UG) can have multiple locations. - In partnership with the City of Bonner Springs, Kansas, we are proposing a pilot program to be housed at the Bonner Springs City Hall at 200 E. 3rd Street, Bonner Springs, Kansas. This satellite location would be open two days a week from 8am to 5pm and would <u>only</u> handle tag renewals. For all other motor vehicle transactions (new vehicles, transfer of tags, new to Kansas, or commercial vehicles), a customer would need to visit one of the two other locations. - This would be a pilot program to determine the demand and whether segmenting the types of motor vehicle transactions by location can effectively meet customer needs. - Bonner Springs has agreed to provide the space in City Hall at no cost to the UG, and the UG will fully staff and equip the space. - Upon approvals by the Commission and Bonner Springs City Council, we will order equipment and begin the process of gaining internet connectivity with the state Department of Revenue DMV system. - It is our plan to be open to the public in early July. A more specific date will be determined once all equipment is received.		
RECOMMENDATION		
Approve Fast Track Approve Resolution with Intergovernment Agreement between the UG and Bonner Springs, Kansas		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
Equipment is expected to cost less than \$20,000. The Treasury Department will utilize their technology fund for these purchases. Existing staff will be assigned to this location two days a week.		

LEGAL CONSIDERATIONS
The Law Department drafted the agreement and resolution.
ATTACHMENTS
UG Bonner DMV Reso 5.12.25, UG Bonner DMV Agreement 5-13-25 Final

Approved by Administrator to add to agenda.

A RESOLUTION AUTHORIZING THE APPROVAL OF AN AGREEMENT BETWEEN THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS AND THE CITY OF BONNER SPRINGS RELATED TO THE PROVISION OF MOTOR VEHICLE REGISTRATION RENEWAL SERVICES.

WHEREAS, pursuant to K.S.A. 12-2908, the Unified Government of Wyandotte County/Kansas City, Kansas (“Unified Government”) and the City of Bonner Springs, Kansas (“Bonner Springs”) have determined that the interests and welfare of the public are best served by placing a branch of the Unified Government’s Motor Vehicle Division in the Bonner Springs City Hall building for the purpose of providing motor vehicle registration renewal services; and

WHEREAS, the Unified Government and Bonner Springs seek to provide efficient motor vehicle licensing services to the taxpayers; and

WHEREAS, the cities have negotiated and prepared an Agreement describing the responsibilities of the cities concerning the provision of motor vehicle registration renewal services to be located in the Bonner Springs City Hall building;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS THAT:

Section 1. The Unified Government is hereby authorized to enter into said Agreement by signature of the County Administrator, who is hereby authorized to take any action required and necessary to implement and satisfy the intent of said Agreement.

Section 2. 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 as may be necessary or desirable to carry out and comply with the intent of this Resolution.

THIS RESOLUTION IS ADOPTED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS ____ DAY OF ____, 2025.

[This space intentionally left blank. Signature page to follow.]

UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY AND KANSAS CITY, KANSAS

By: _____

Tyrone Garner, Mayor/CEO

ATTEST:

Monica Sparks, Unified Government Clerk

Approved as to Form:

Angela J. Lawson, Acting Unified Government Chief Counsel

AGREEMENT FOR THE PROVISION OF MOTOR VEHICLE REGISTRATION RENEWAL SERVICES

This AGREEMENT made as hereafter provided is between the Unified Government of Wyandotte County/Kansas City, Kansas (“Unified Government”) and the City of Bonner Springs, Kansas (“Bonner Springs”).

WHEREAS, pursuant to K.S.A. 12-2908, the Unified Government and Bonner Springs have determined that the interests and welfare of the public are best served by placing a branch of the UG’s Motor Vehicle Division in Bonner Springs for the purpose of providing motor vehicle registration renewal services as a one-year pilot program;

WHEREAS, the Unified Government and Bonner Springs both seek to provide efficient motor vehicle registration services to taxpayers;

WHEREAS, Bonner Springs has available office space in its City Hall building that is suitable for the provision of motor vehicle registration renewal services;

WHEREAS, the Unified Government has available resources to staff and equip an office dedicated to the provision of motor vehicle registration renewal services;

WHEREAS, the Kansas Department of Revenue has approved the creation of an additional Motor Vehicle Office in Wyandotte County; and

WHEREAS, the parties have determined that it is in the best interests of the Unified Government and Bonner Springs to temporarily use the office space in the Bonner Springs City Hall building and staff and equipment from the Unified Government to create a satellite Motor Vehicle Office for the purpose of providing motor vehicle registration renewal services.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, it is hereby agreed as follows:

1. Purpose:

To create a satellite Motor Vehicle Office in the Bonner Springs City Hall building, to be staffed and equipped by the Unified Government, for the specific purpose of providing motor vehicle registration renewal services.

2. Responsibilities of the Parties:

The City of Bonner Springs, Kansas:

- a. Shall provide two days per workweek of rent-free access to office space located at 200 E. 3rd Street, Bonner Springs, KS 66012 (“Satellite Motor Vehicle Office”) to designated Unified Government Treasury Department, Motor Vehicle Office, employees for the provision of motor vehicle registration renewal services. The specific days that the office

space will be available shall be determined by mutual agreement between the Unified Government and Bonner Springs.

- b. Shall provide key-swipe security access for designated Unified Government Motor Vehicle Office employees to enter the City Hall building and the Satellite Motor Vehicle Office.
- c. Shall ensure that no persons other than i) the designated Unified Government Motor Vehicle Office employees have access to the Satellite Motor Vehicle Office, except as needed for security, maintenance, or emergency purposes; and ii) taxpayer invitees who are conducting official business during the posted hours and days for the Satellite Motor Vehicle Office shall have the access to the public areas.
- d. Shall work with the Unified Government's Information Technology (IT) Department to coordinate internet access in a way acceptable to both parties.
- e. Shall allow the Unified Government to install interior and exterior signage pursuant to a mutually agreed-upon signage plan.
- f. Shall allow the Unified Government to install a secure drop box in the lobby of the Bonner Springs City Hall building at the southeast entrance. The drop box will serve as a collection point for Motor Vehicle Office customers to drop off materials, other than motor vehicle registration renewal materials, to be processed by the Unified Government's Motor Vehicle Office.
- g. Shall allow public access to the Satellite Motor Vehicle Office during business hours (8:00 AM to 5:00 PM) on days when the Satellite Motor Vehicle Office is in operation.
- h. Shall allow customers of the Satellite Motor Vehicle Office remain in the Bonner Springs City Hall lobby while waiting for service.
- i. Shall allow employees and customers of the Satellite Motor Vehicle Office access to nearby parking at no cost.
- j. Shall coordinate with the Unified Government to provide non-dedicated security services for the Satellite Motor Vehicle Office on days that it is open to the public, including access to a panic button.
- k. Shall name the Unified Government as an additional insured in their general liability and property insurance for Unified Government employees' use of the Bonner Springs City Hall lobby and the Satellite Motor Vehicle Office.

The Unified Government of Wyandotte County/Kansas City, Kansas:

- a. Shall, for two days per workweek, provide motor vehicle registration renewal services for residents of Wyandotte County and Bonner Springs, Kansas from the Satellite Motor Vehicle Office.
- b. Shall provide any equipment necessary for the operation of the Satellite Motor Vehicle Office including desks, chairs, and computer equipment.
- c. Shall staff the Satellite Motor Vehicle Office with at least two employees whenever the Satellite Motor Vehicle Office is open to the public.
- d. Shall coordinate with the Unified Government and Bonner Springs Information Technology ("IT") Departments to ensure that state connectivity requirements for a Motor Vehicle Office are met.
- e. Shall provide cleaning services for the Satellite Motor Vehicle Office.
- f. Shall provide a method of telephone access (cell phone) for employee use.

- g. Shall coordinate with Bonner Springs to provide security services for the Satellite Motor Vehicle Office on days that it is open to the public.
- h. Shall maintain appropriate insurance for the operation of the Satellite Motor Vehicle Office and shall name Bonner Springs as an additional insured on any such policies.

3. Reimbursement:

Bonner Springs shall charge no rent or other fees for the Unified Government's use of the Satellite Motor Vehicle Office space. The Unified Government shall pay all equipment and staffing costs for the operation of the Satellite Motor Vehicle Office.

4. Term:

This Agreement shall be in effect for one year from the date of execution unless terminated in accordance with section five below.

5. Termination for Convenience:

Either party may terminate this agreement by providing 45 days written notice to the other party.

6. Applicable Law:

This Agreement shall be governed and interpreted in accordance with the laws of the state of Kansas. It is agreed that should any dispute arise concerning the validity and effect of this Agreement, or of any breach of the Agreement, venue of an action concerning such dispute shall be in the District Court of Wyandotte County, Kansas.

7. Independent Relationship:

The parties agree that the legal relationship between them is of a contractual nature. Nothing in this Agreement shall be construed to create a relationship of employer and employee or principal and agent or any other relationship other than that of independent parties contracting with each other solely for the purpose of carrying out the provisions of this Agreement.

7. Modification of Agreement:

This Agreement may be modified or amended only in writing executed by both parties.

8. Prior Agreements:

This Agreement constitutes the entire understanding and Agreement between the parties hereto with respect to the subject matter contained herein and supersedes all prior agreements, negotiations, and discussions concerning the matters contained herein.

9. Notice:

Any notice pursuant to this agreement will be directed to the following:

Unified Government:

Unified Government of Wyandotte County/Kansas City, Kansas
701 N. 7th Street
Kansas City, Kansas 66101
Attn: Unified Government Clerk

Bonner Springs:

City Manager's Office
200 E. 3rd Street
Bonner Springs, Kansas 66012

IN WITNESS WHEREOF, the Unified Government and Bonner Springs have executed this Agreement as indicated below:

Unified Government of Wyandotte County/Kansas City, Kansas

By: _____
David W. Johnston, County Administrator

DATED this ____ day of _____, 2025.

City of Bonner Springs, Kansas

By: _____
Amber Vogan, City Manager

DATED this ____ day of _____, 2025.



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	Michael Sutton, Redevelopment Coordinator mjsutton@wycokck.org X5749	Land Bank Approvals
AGENDA ITEM #11.1.		
LAND BANK OPTION APPLICATIONS		
BACKGROUND		
The following option application(s) were presented at the 04/28/25 Neighborhood & Community Development standing committee meetings: Please visit the new site to review the applications below https://gisapp.wycokck.org/Landbank.html CJR Construction Project – Sherman St to Allis St from Quindaro Blvd north to Manorcrest Dr. <i>This item was scheduled before the Land Bank Board of Trustees on May 29, 2025 and set over to June 5, 2025.</i>		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
LEGAL CONSIDERATIONS		
ATTACHMENTS		

Approved by Administrator to add to agenda.



Report to Board of Commissioners

MEETING DATE	PRESENTER	DEPARTMENT
	Terrie Garrison, Interim Director tgarrison@wycokck.org x6726	Health Department
AGENDA ITEM #12.1.		
QUARTERLY UPDATE: BOARD OF HEALTH		
BACKGROUND		
Update on the Community Health Improvement Plan (CHIP)		
RECOMMENDATION		
For information only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
LEGAL CONSIDERATIONS		
ATTACHMENTS		
BOH 6.5.25 Final		

Approved by Administrator to add to agenda.

Wyandotte County, KS



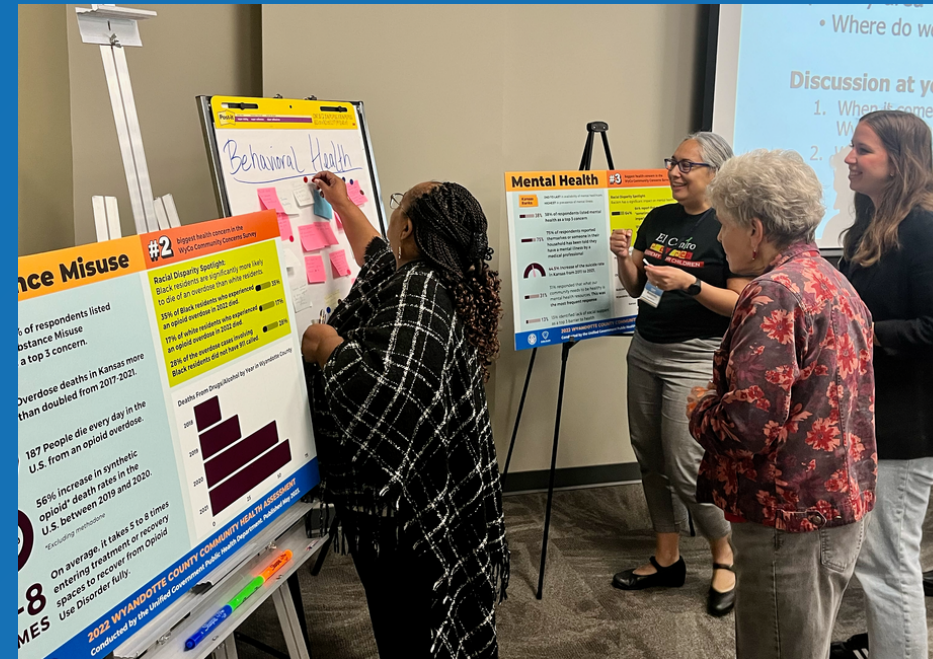
Community Health Improvement Plan 2024-2028

Wesley McKain, Community Health Division Manager
Wyandotte County Public Health Department

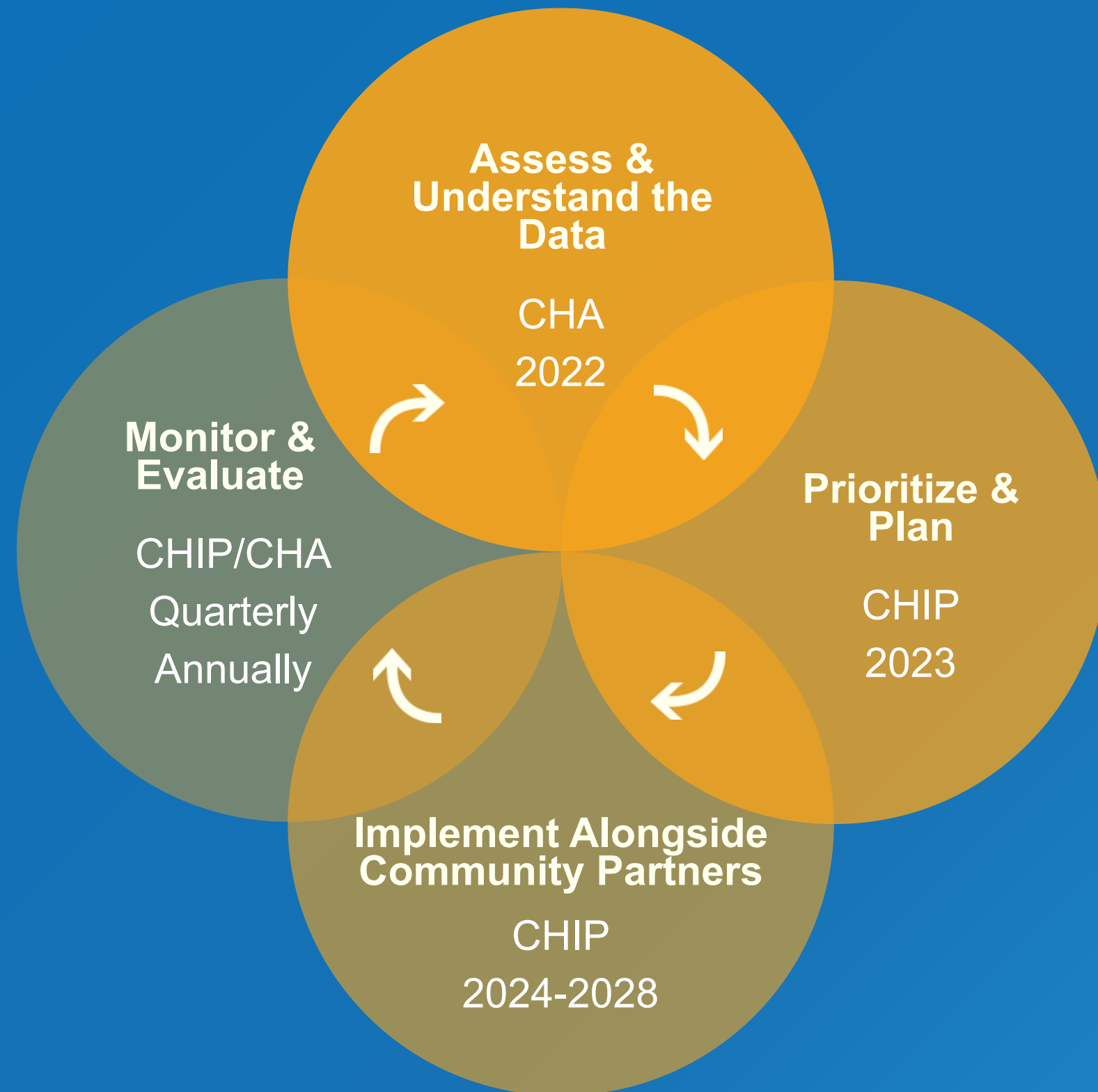


Overview

- CHA/CHIP Process
- 2024-2028 CHIP
- Lead Agencies & Subcommittees
- Budget & Value
- Priority Areas & 2024 Successes



The CHA-CHIP Process



Understanding Data Sources:

- Primary vs secondary data
- Qualitative vs quantitative data
- Lag time, multi-year aggregate vs. real time
- Which data sources are used and why

2024-2028 CHIP



**Jobs &
Education**



**Health Care
Access**



**Safe & Affordable
Housing**



**Violence
Prevention**



**Behavioral
Health**

- Substance Misuse
- Mental Health

Poverty

Racism

Trauma

Lead Agencies & Subcommittees



Jobs & Education

Led by:



Subcommittees:



Adult Training & Education



Education to Employment Pipeline



Workforce Transportation



Fair Chance Hiring



Child Care Access



Health Care Access

Led by:



Subcommittees:



Community Health Workers



Transportation



Place-Based Health



Medicaid Expansion, Enrollment & Acceptance



Safe & Affordable Housing

Led by:



Subcommittees:



Affordable Housing Units



Cost Burden for Homeowners



Safe & Healthy Rentals



Tenants Rights



Unhoused Populations & Homelessness



Violence Prevention

Led by:



Subcommittees:



Community Connectedness



Enhance Supports for Youth & Families



Proven Prevention Strategies



Gun Violence Prevention



Behavioral Health

Led by:



Subcommittees:



Availability of Treatment



Comprehensive Crisis Response System



Cost of Treatment



Harm Reduction



Reduce Bias & Stigma

CHIP Budget



Jobs & Education

Led by:



Core Support

- Health Forward Foundation
- TBD

Implementation

- TBD



Health Care Access

Led by:



Core Support

- Health Forward Foundation
- TBD

Implementation

- KS Dept of Transportation
- TBD



Safe & Affordable Housing

Led by:



Core Support

- Health Forward Foundation
- TBD

Implementation

- Health Forward Foundation
- TBD



Violence Prevention

Led by:



Core Support

- Health Forward Foundation
- TBD

Implementation

- SAMHSA
- Michigan Public Health Institute
- TBD



Behavioral Health

Led by:



Core Support

- Health Forward Foundation
- TBD

Implementation

- SAMHSA
- Department of Justice
- Sunflower Foundation
- NACCHO
- TBD

CHIP Budget

UG Health Levy Fund pays:

- 100% Community Health Division Manager, who supervises:
 - Substance Misuse - Department of Justice
 - Tobacco - KDHE Chronic Disease Risk Reduction
 - Health Equity - Hall Family Foundation & Wyandotte Health Foundation
 - CHIP - Health Forward Foundation
 - Violence Prevention
- 100% Violence Prevention Coordinator
 - 80% Youth Fatality Review Committee
 - 20% CHIP, DV/IPV, etc.

Financial Impact and Value

JOBS & EDUCATION: Currently, Kansas median household income is 17% higher than the WyCo median household income. [U.S. Census Bureau](#)

HEALTH CARE ACCESS: Reduce costly emergency department visits; avoidable ED visits cost the U.S. billions of dollars each year. [Weinick et al. 2012](#) | [Balk et al. 2022](#) | [Mulrooney, 2022, AJMC](#)

SAFE & AFFORDABLE HOUSING: Support a reliable workforce for employers; support economic development.

[National League of Cities, 2024](#) | [Coers, 2024, Indiana Business Review](#) | [Center for Housing Policy, 2011](#)

VIOLENCE PREVENTION: Every \$1 a community invests into violence prevention efforts saves KS tax payers nearly \$23. [Landman, 2020, Juvenile Justice Information Exchange](#) | [EverytownResearch.org](#)

BEHAVIORAL HEALTH: In 2024, the US spent an estimated \$929 billion on fatal opioid overdoses. [Luo et al., 2021, MMWR](#) | [CDC National Center for Health Statistics](#)



Jobs & Education

Wyandotte Economic Development Council

Reduce barriers to employment and educational opportunities to increase median household income



Where we started:

- Employment and Income were the #2 biggest health barrier in CHA (44% of survey respondents)

2024 Successes:

- Through the **Career Pathways Student Tours**, 609 students from KCKPS, Turner, Bonner Springs, Piper, and Bishop Ward visited over 20 local employers
 - KCKCC awarded \$15,000 total in scholarships, with one \$500 scholarship awarded at each tour



Health Care Access

Vibrant Health

Assure access to health care for all and improve the capacity of the healthcare system



Where we started:

- Healthcare Access was the #1 biggest health barrier in CHA

2024 Successes:

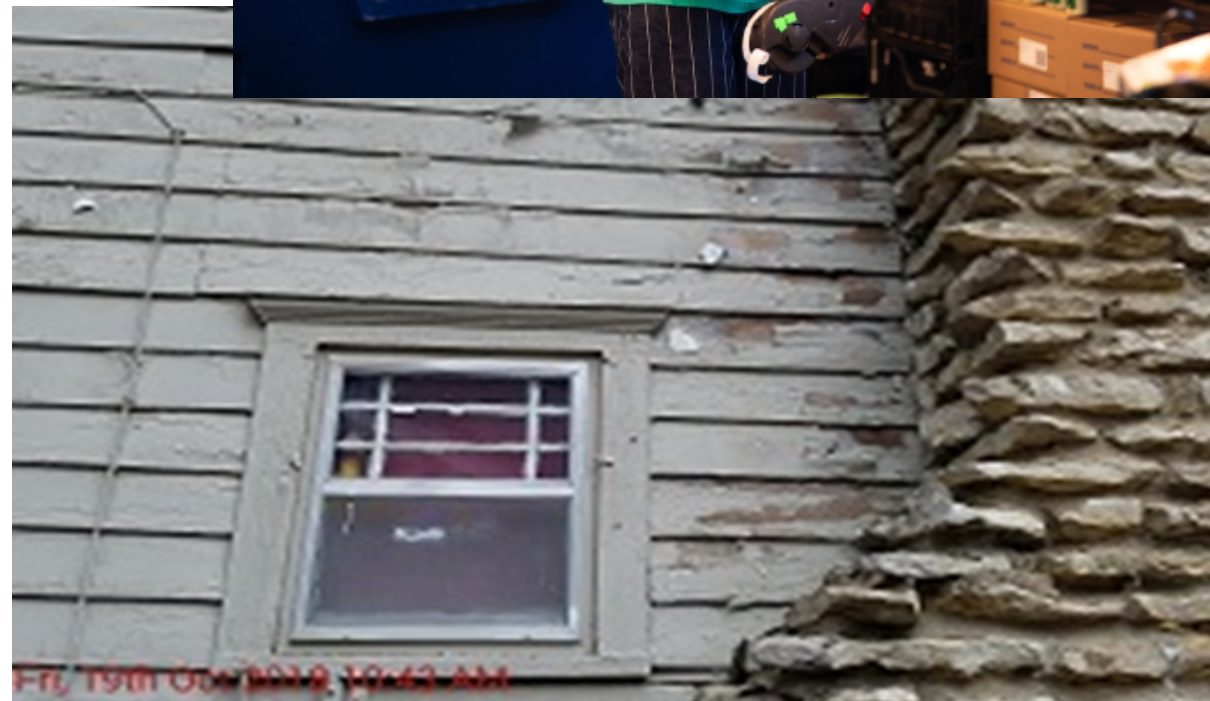
- **WyCo Health Link** provided more than 540 fare-free rides to medical appointments at 7 participating **safety-net clinics and pharmacies** in partnership with the Health Department, UG Transit, and Vibrant Health.



Safe & Affordable Housing

Cross-Lines Community Outreach

Reduce **barriers to access housing**, including the associated costs of staying in the home



Where we started:

- Affordable Housing was the #3 biggest health barrier in CHA

2024 Successes:

- Helped 95 households with 109 children access federal housing assistance through KCK Housing Authority's **Tenant Barrier Fund**



Violence Prevention

Livable Neighborhoods, MOCSA, ThrYve, WyCo PHD

Foster safer neighborhoods, free from violence through policy, systems, and environment changes



LOCK IT FOR LOVE

**Grandparents
for
Gun Safety**
STAND WITH US!



Where we started:

- Community Violence was the #1 biggest health concern in CHA (62% of survey respondents listed community violence as a top 3 concern)

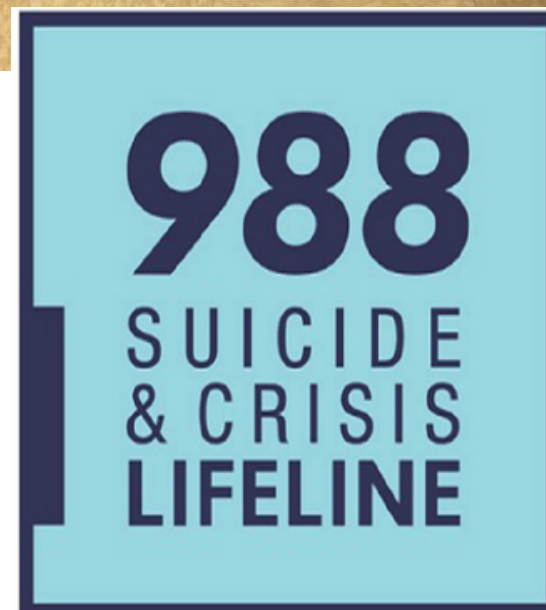
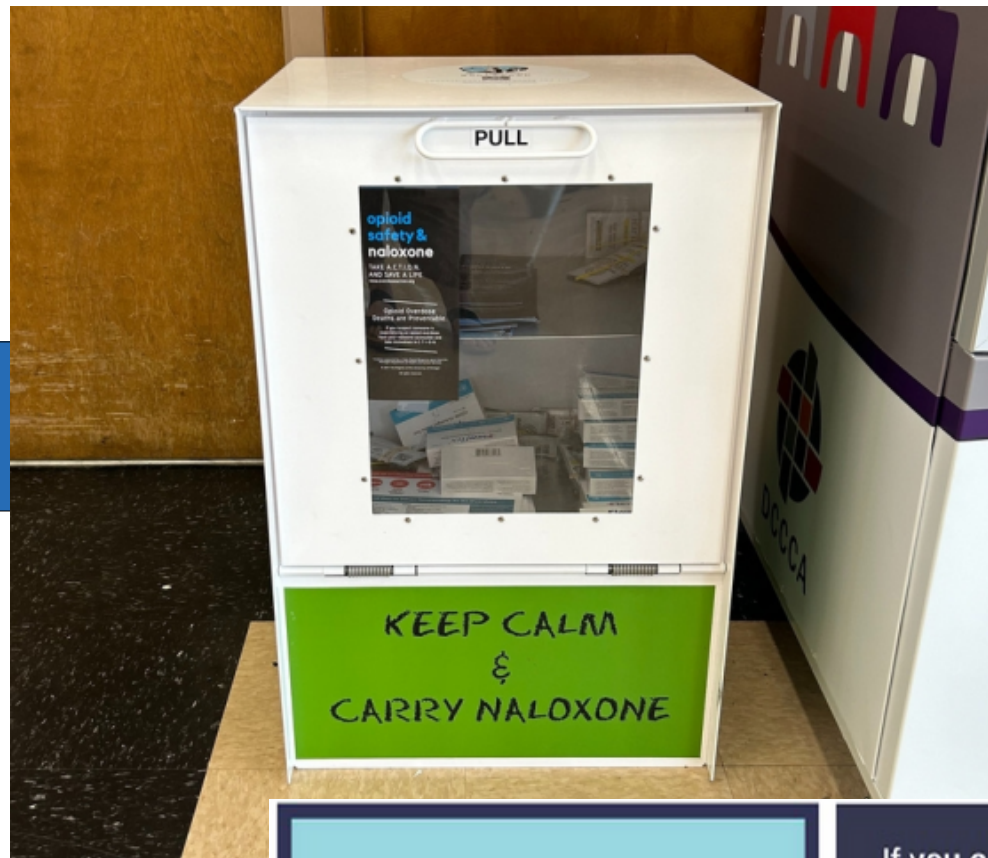
2024 Successes:

- In collaboration with MARC's **Communities for All Ages**, UG Parks and Recreation was awarded the AARP Community Challenge Grant to add a dozen new benches across 5 WyCo parks
- **Grandparents for Gun Safety** increased their gun lock distribution by 300% during events and at distribution locations in WyCo, through collaboration with WyCo PHD and the Leavenworth VA



Behavioral Health Network

Reduce barriers to accessing treatment and other supports, and promote harm reduction approaches



If you or someone you know
needs support now,
CALL OR TEXT: 988
CHAT: 988lifeline.org



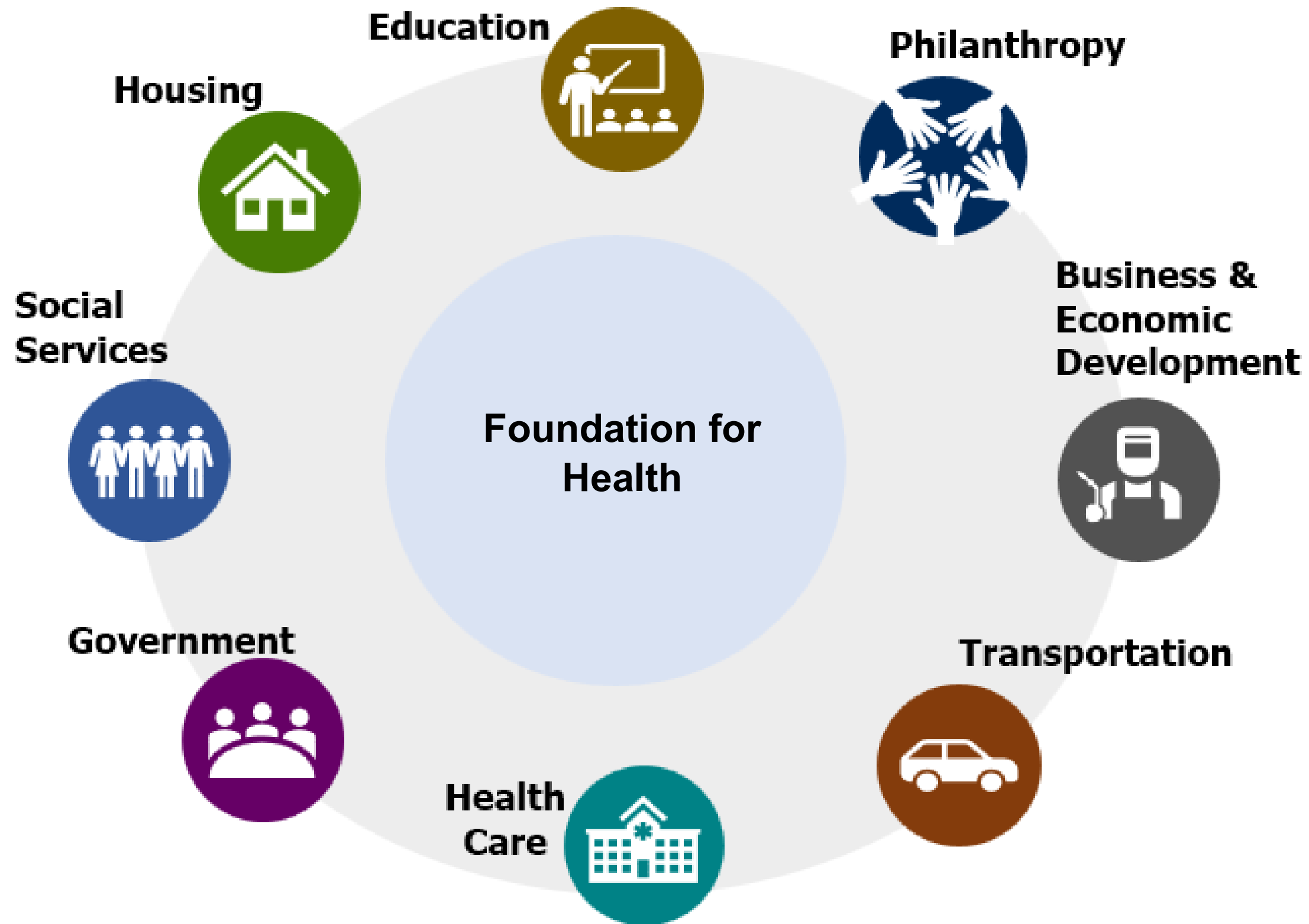
Where we started:

- Mental Health was the #1 need to improve health in CHA (38% of survey respondents listed as top 3 concern)
- Substance Misuse was #2 biggest health concern in CHA (39% of survey respondents listed as top 3 concern)

2024 Successes:

- The **988 Suicide and Crisis Lifeline** was officially opened on May 9th, 2024, answered **4,264 calls** from May-December
- WyCo PHD distributed **2098 doses of naloxone/Narcan** with education, vending machines in high-need areas, including KCKPL

All Hands on Deck!



Thank you!



Scan QR code or visit
wycokck.org/CHIP to
stay connected!