

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, September 4, 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 PROCLAMATION: HISPANIC HERITAGE MONTH

Synopsis: A proclamation proclaiming September 15, 2025 to October 15, 2025, as Hispanic Heritage Month.

Tracking #: 21999

5.2 PRESENTATION: DOTTE PROUD RECOGNITION

Synopsis: In honor of Hispanic Heritage Month, Mayor Garner will recognize exceptional individuals and organizations whose talents, leadership, and cultural contributions have helped shape and enrich the fabric of our county. Honorees include Mario Escobar, Edgar Galicia, Hispanic Chamber of Commerce of Greater Kansas City, Randy Lopez, Monica Mendez, Ramon Murguia, and Raul Villegas.

For Information Only

Tracking #: 211000

5.3 PROCLAMATION: KANSAS CITY, KANSAS POLICE OFFICER HUNTER SIMONCIC MEMORIAL DAY

Synopsis: A proclamation proclaiming August 28, 2025, as Kansas City, Kansas Police Officer Hunter Simoncic Memorial Day.

Tracking #: 211002

5.4 PROCLAMATION: MEMORIAL HALL CENTENNIAL DAY

Synopsis: A proclamation proclaiming September 11th and 12th, 2025, as Memorial Hall Centennial Day.

Tracking #: 211003

5.5 PROCLAMATION: POW/MIA RECOGNITION DAY

Synopsis: A proclamation proclaiming September 19, 2025, as POW/MIA Recognition Day.

Tracking #: 211005

5.6 PROCLAMATIONS: SICKLE CELL AWARENESS MONTH

Synopsis: A proclamation proclaiming September 2025, as Sickle Cell Awareness Month.

Tracking #: 211004

5.7 PRESENTATION: UNIVERSITY OF KANSAS CANCER CENTER UPDATE

Synopsis: Representatives from The University of Kansas Cancer Center: Jack Beal, senior vice president of cancer services, and chief administrative officer, The University of Kansas Health System; Dr. Jeff Holzbeierlein, vice president and physician in chief, and AJ Woodworth, director of projects and planning, KU Medical Center will highlight the cancer centers building progress. This \$450 million complex will house researchers and staff together and specialize in cellular therapy for cancer treatment.

For Information only

Tracking #: 211001

6. REGULAR CONSENT AGENDA

6.1 RESOLUTION: SETTING A PUBLIC HEARING AND GIVING NOTICE OF CREATING A COMMUNITY IMPROVEMENT DISTRICT (BUC-EE'S FAMILY TRAVEL CENTER COMMUNITY IMPROVEMENT DISTRICT)

Synopsis: A resolution calling and providing for the giving of notice of a public hearing on the advisability of creating a community improvement district to be known as the Buc-ee's Family Travel Center Community Improvement District and intent to levy a sales tax within the district. The public hearing is scheduled for October 30, 2025, at 7:00 p.m.

*On January 13, 2025, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 21786

6.2 RESOLUTION: PROVIDING PUBLIC NOTICE OF THE ADVISABILITY OF CREATING A REDEVELOPMENT DISTRICT (BUC-EE'S PROJECT)

Synopsis: A resolution providing notice of a public hearing on the advisability of creating a redevelopment district located approximately at 601 Village East Parkway (Buc-ee's). The hearing is scheduled for October 30, 2025, at 7:00 p.m.

*On January 13, 2025, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

Tracking #: 21788

6.3 RESOLUTION: BUDGET AMENDMENT FOR DEPARTMENT OF AGING

Synopsis: A resolution approving a budget amendment to spend Aging fund balance to repay funds to Kansas Department for Aging and Disability Services based upon the recently completed KDADS audit.

*On August 25, 2025, the **Administration and Human Services Standing Committee**, chaired by Commissioner Bynum, voted unanimously to approve and forward to the Board of Commissioners meeting.*

Tracking #: 21874

6.4 ORDINANCE: AMENDING LEVY OF TRANSIENT GUEST TAX

Synopsis: A Charter Ordinance exempting the Unified Government of Wyandotte County/Kansas City, Kansas, from the provisions of K.S.A. 12-1697(a) relating to the levy of a transient guest tax, to the minimum rate thereof, and to the purposes for which such transient guest tax monies may be spent; providing substitute and additional provisions on the same subject; and superseding Sections 2, 3, and 4 of Charter Ordinance No. CO-01-18.

*On August 25, 2025, the **Administration and Human Services Standing Committee**, chaired by Commissioner Bynum, voted unanimously to approve and forward to the Board of Commissioners meeting.*

Tracking #: 21877

6.5 RESOLUTION: AUTHORIZING THE APPROVAL OF AN AGREEMENT FOR A SCHOOL RESOURCE OFFICER

Synopsis: A resolution authorizing the approval of an agreement between the Unified Government of Wyandotte County/Kansas City, Kansas and Bonner Springs-Edwardsville USD 204 for the Wyandotte County Sheriff's Office to provide a School Resource Officer to serve at Bonner Springs-Edwardsville USD 204 Schools.

*On August 25, 2025, the **Public Works and Safety Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to the Board of Commissioners meeting.*

Tracking #: 21766

6.6 RESOLUTION: GOOGLE WATER EFFICIENCY AND QUALITY PROJECT GRANT

Synopsis: A resolution authorizing the application and acceptance of a grant from the Google Water Efficiency and Quality project in the amount of \$6 million dollars. No local match required.

*On August 25, 2025, the **Public Works and Safety Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to the Board of Commissioners meeting.*

Tracking #: 21869

6.7 ORDINANCE: EMINENT DOMAIN FOR 55TH & METROPOLITAN INTERSECTION IMPROVEMENTS

Synopsis: An ordinance condemning real property and/or real property rights for the location, laying-out, reconstruction, expansion, repair, maintenance, operation and use of the Metropolitan Avenue & 55th Street Intersection Improvements (Project No. 105-N-0766-01) in Kansas City, Wyandotte County, Kansas, and directing the Chief Counsel to institute eminent domain proceedings as provided by law to acquire the tracts and parcels of land described in this ordinance.

*On August 25, 2025, the **Public Works and Safety Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to the Board of Commissioners meeting.*

Tracking #: 21804

6.8 APPOINTMENT: BOARDS AND COMMISSIONS

Synopsis: **Wyandotte County Library Board:** Appointment of Karen Schibi - Term 9/4/25-12/15/25, submitted by Commissioner Burroughs.

Advisory Commission on Human Relations and Disability

Issues Board: Appointment of Zachary Mallory - Term 08/07/25 to 12/15/25, submitted by Commissioner Ramirez.

Tracking #: 21940

6.9 PLAT: TINER FARMS

Synopsis: Plat Tiner Farms located at Hutton Road (107th) and Hubbard Road and being developed by Guy Tiner.

Tracking #: 21888

6.10 MINUTES

Synopsis: Minutes from the Special Session meeting on July 31, 2025.

Tracking #: MINUTES

6.11 WEEKLY BUSINESS

Synopsis: Weekly business materials dated July 24th, 31st, and August 7th, 2025.

Tracking #: WEEKLY BUSINESS

7. PUBLIC HEARING AGENDA

8. STANDING COMMITTEES' AGENDA

9. ADMINISTRATOR'S AGENDA

10. COMMISSIONERS' AGENDA

11. LAND BANK BOARD OF TRUSTEES CONSENT AGENDA

11.1 RESOLUTION: LAND BANK POLICY REVISION

Synopsis: A resolution approving revisions to Section 6 regarding Yard Extension and Commercial Lot Extension Program and Section 8 regarding Option Agreements.

*On August 4, 2025, the **Neighborhood and Community Development Standing Committee**, chaired by Commissioner Davis, voted unanimously to approve and forward to the Land Bank Board of Trustees.*

Tracking #: 21765

11.2 LAND BANK OPTIONS

Synopsis:

The following **option application(s)** were presented at the 08/04/25 Neighborhood & Community Development standing committee meetings:

Please visit the new site to review the applications below

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

29 Single Family Homes

4 Multi-Family

*On August 4, 2025, the **Neighborhood and Community Development Standing Committee**, chaired by Commissioner Davis, voted unanimously to approve and forward to the Land Bank Board of Trustees.*

Tracking #: 21767

11.3 LAND BANK PROPERTY TRANSFERS

Synopsis: The following **property transfer application(s)** were presented at the 08/04/25 Neighborhood & Community Development standing committee meetings:

Please visit the new site to review the applications below

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

38 Property Transfers

*On August 4, 2025, the **Neighborhood and Community Development Standing Committee**, chaired by Commissioner Davis, voted unanimously to approve and forward to the Land Bank Board of Trustees.*

Tracking #: 21768

12. 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/84004637342>

Webinar ID: 840 0463 7342

Phone one-tap:

+13462487799,85339542904# US (Houston)

+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/u/kbu1e63DH>

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.



PROCLAMATION

- WHEREAS,** federal recognition of Hispanic heritage began in 1968 as Hispanic Heritage Week and was expanded in 1988 to cover 30 days, officially enacted into law on August 17, 1988; and
- WHEREAS,** Hispanic Heritage Month is celebrated each year from September 15 to October 15, honoring the histories, cultures, and contributions of Americans whose ancestors came from Spain, Mexico, the Caribbean, and Central and South America; and
- WHEREAS,** September 15th holds special significance as it marks the independence anniversaries of five Latin American countries: Costa Rica, El Salvador, Guatemala, Honduras, and Nicaragua, followed by Mexico on September 16th, Chile on September 18th, and Belize on September 21st; and
- WHEREAS,** this year’s Hispanic Heritage Month theme is: “Collective Heritage: Honoring the Past, Inspiring the Future”; and
- WHEREAS,** Hispanics and Latinos have enriched every facet of our society, serving in our armed forces, and contributing significantly to education, science, business, the arts, government, and civil rights; and
- WHEREAS,** the Hispanic community continues to shape the fabric of our nation through strong family values, vibrant cultural traditions, entrepreneurial spirit, and a steadfast commitment to hard work and service; and
- WHEREAS,** in Wyandotte County, 34.4% of residents identify as Hispanic or Latino, equating to over 57,000 people, with a growing and youthful population, 58.7% of students in the largest district, Kansas City, Kansas Public Schools (KCKPS), identify as Hispanic; and
- WHEREAS,** the entrepreneurial energy of Hispanic residents has transformed Central Avenue into a thriving corridor of shops and restaurants, revitalizing the local economy and proudly showcasing authentic Latin food and culture, earning Kansas City, Kansas, the recognition as “America’s Taco Capital”; and
- WHEREAS,** the cultural life of our city is deeply enriched by murals, music, language, fiestas, and all forms of Latino artistic expression, enhancing both our community identity and legacy; and
- WHEREAS,** we celebrate the generations of Hispanic Americans who have inspired us, broken barriers, and contributed to our shared progress, and we reaffirm our commitment to equity, opportunity, and inclusion for all.

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

“Hispanic Heritage Month”

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



Report to

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="586 386 1036 443" style="border: 1px solid black; padding: 2px;">Irene Caudillo, Chief of Staff</div> icaudillo@wycokck.org x5010	Mayor's Office
AGENDA ITEM #5.2.		
PRESENTATION: DOTTE PROUD RECOGNITION		
BACKGROUND		
<p>In honor of Hispanic Heritage Month, Mayor Garner will recognize exceptional individuals and organizations whose talents, leadership, and cultural contributions have helped shape and enrich the fabric of our county. Honorees include Mario Escobar, Edgar Galicia, Hispanic Chamber of Commerce of Greater Kansas City, Randy Lopez, Monica Mendez, Ramon Murguia, and Raul Villegas.</p>		
RECOMMENDATION		
For information only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Mayor's Dotte Proud Recognition 9-4-25		

Approved by Mayor/Administrator to add to agenda.

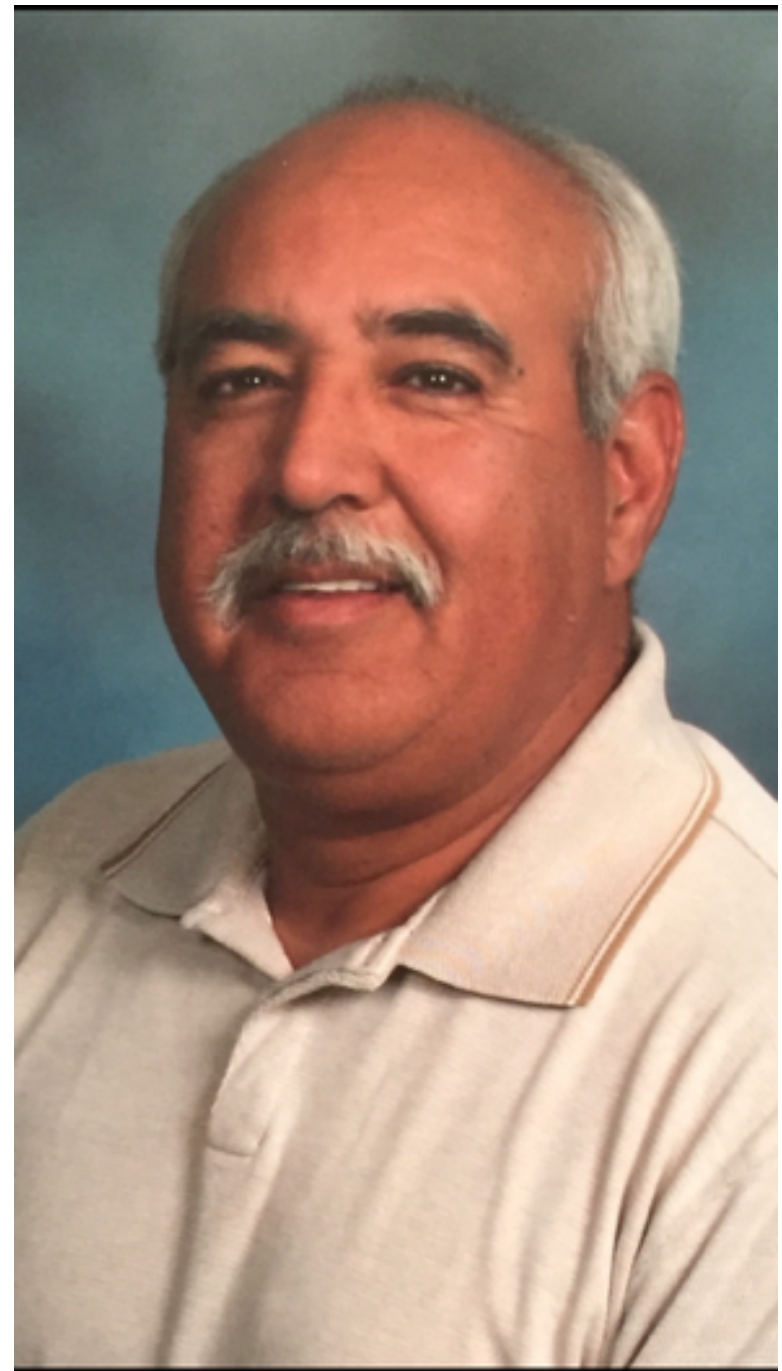
**Mayor's
Dotte
Proud
Recogniti
on**

September 4,
2025



**Honoring Hispanic Heritage
Month**

Mario Escobar



Edgar Galicia



Hispanic Chamber of Commerce of Greater Kansas City



HISPANIC

CHAMBER of COMMERCE
of GREATER KANSAS CITY

Randy Lopez



Monica Mendez



Ramon Murguia



Raul Villagas





PROCLAMATION

WHEREAS, Police Officer Hunter Simoncic faithfully served the residents of Kansas City, Kansas, with honor and a steadfast commitment to public safety; and

WHEREAS, from a young age, Officer Simoncic aspired to become a police officer, a lifelong dream he fulfilled with pride, purpose, and unwavering dedication to protecting others; and

WHEREAS, on August 26, 2025, Officer Simoncic made the ultimate sacrifice in the line of duty while protecting and serving the community he loved; and

WHEREAS, Officer Simoncic exemplified the highest ideals of law enforcement: Duty, Honor, Courage, Service, and Selfless Sacrifice; and

WHEREAS, beyond his duties in uniform, Officer Simoncic was a beloved figure in the community, known for his compassion and generosity of spirit demonstrated with his volunteerism; and

WHEREAS, once a week at Banneker Elementary School, he read with second-grade students, offering inspiration, mentorship, and investing his time and talent outside the badge; and

WHEREAS, Officer Simoncic's life was a treasure to his family, an inspiration to his colleagues, and a notable value to the lives he touched with courage and compassion; and

WHEREAS, it is both fitting and necessary to honor the service, sacrifice, and enduring example of heroism Officer Simoncic exemplified with his commitment to duty; and

NOW, THEREFORE, I, Tyrone Garner, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim August 28th, 2025, as:

“Kansas City, Kansas Police Officer Hunter Simoncic Memorial Day”

in Wyandotte County/Kansas City, Kansas. Let it be further resolved that this day be forever memorialized in the records and hearts of Wyandotte County, and that we encourage all residents to reflect on the contributions of Officer Simoncic and all public safety professional officers who serve and protect our communities. 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,** during this Month and Year, we gather in recognition of a century of history, honor, and community, as we mark the 100th anniversary of the **Soldiers and Sailors Memorial**, now known to many as **Memorial Hall (600 N. 7th Street, Kansas City, Kansas)**, a treasured landmark in the heart of Kansas City, Kansas; and
- WHEREAS,** designed by David Burton Peterson of Rose and Peterson Architects, the Soldiers and Sailors Memorial was originally dedicated in 1925 to honor the brave men and women of Wyandotte County who served in the armed forces, particularly those who made the ultimate sacrifice in service to our nation during World War I; and
- WHEREAS,** over the past century, our beloved Memorial Hall has stood not only as a solemn tribute to our veterans, but also as a testament to the enduring values of courage, service, and civic responsibility, and was designated as a Kansas State Historic Landmark on August 2, 1983; and
- WHEREAS,** through generations, the three-story, 3,500-seat multi-purpose building has evolved into a vibrant civic space, serving as a hub for iconic music concerts, many graduations, community gatherings, cultural events, educational programs, and sporting events, reinforcing its role as a living monument dedicated to unity, remembrance, and public service; and
- WHEREAS,** the preservation and continued use of the Soldiers and Sailors Memorial, a.k.a Memorial Hall, reflects the deep respect our city holds for its history and the commitment to ensuring that the stories of those who served and the ideals they defended remain present and are honored in the life of our community.

NOW, THEREFORE, I, Tyrone Garner, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim September 11th and 12th, 2025, as:

“Memorial Hall Centennial Day”

in Wyandotte County/ Kansas City, Kansas, and encourage all residents to honor the legacy of our veterans, celebrate the continued role of Memorial Hall as a cornerstone of civic life and pride, and reflect on the shared history that unites us as a community. 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, the United States has been involved in many wars; and

WHEREAS, evidence, documentation, and testimony continue to raise legitimate questions regarding the fate of American service personnel Missing in Action or held as Prisoners of War; and

WHEREAS, the whereabouts and fates of many Americans who were “last known alive” in enemy hands, including those held in a Missing/Captured” status in the Global War on Terror, have yet to be determined, and information regarding these men has not been made available to the American people for final closure; and

WHEREAS, a full and accurate accounting still has not been made regarding the service members from Kansas. An accounting of missing service members has been completed for only 69 of 1,103 Kansans missing during WWII, an accounting for only 6 of 104 missing Kansans with an accounting for none of 12 from Wyandotte County of those missing in Korea and an accounting for only 18 of 42 with an accounting 1 of 6 from Wyandotte County of those missing in Viet Nam; and

WHEREAS, the POW/MIA flag is flown daily at the City Hall and many other city and local buildings across Wyandotte County, Kansas, in recognition of our missing service members.

NOW, THEREFORE, I, Tyrone Garner, Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas, do hereby proclaim September 19th, 2025, as:

“POW/MIA RECOGNITION 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,** Sickle cell disease is a severe, life-shortening inherited disease that affects the red blood cells and impacts predominantly people of color – it is especially common in Africans and African Americans, but the disease can also be found in other demographics; and
- WHEREAS,** Sickle cell disease is a disease in which a person’s body produces abnormally shaped red blood cells that resemble a crescent or sickle, and that do not last as long as normal round red blood cells, which leads to anemia, and the sickle cells also get stuck in blood vessels and block blood flow, resulting in Vaso-occlusive crises which can cause pain and organ damage; and
- WHEREAS,** Sickle cell disease is estimated to affect more than 100,000 people in the United States but the exact number of people with sickle cell disease is unknown, and continuing efforts are needed to better understand and quantify the scope and impact of sickle cell disease on patients, communities, states, and the nation; and
- WHEREAS,** approximately 1 in 12 African-Americans are diagnosed with the trait and are carriers for sickle cell disease; and
- WHEREAS,** individuals living with sickle cell disease experience severe pain, anemia, organ failure, stroke, and infection; and often shortened lifespans; and
- WHEREAS,** individuals living with sickle cell disease encounter barriers to obtaining quality care and improving their quality of life, and these barriers include limitations in geographic access to comprehensive care, the varied use of effective treatments, the discrimination within the healthcare system; and
- WHEREAS,** in the more than 100 years since sickle cell disease discovery, the sickle cell patient community has received relatively little attention and few resources, and for decades, these individuals have suffered due to racial discrimination in the health care system in addition to life-threatening disease burden; and
- WHEREAS,** it is imperative that there be greater awareness of this serious health condition, and more must be done to increase activity at the local, State, and National levels.

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

“Sickle Cell Awareness Month”

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



Report to

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 2px;">Irene Caudillo, Chief of Staff</div> icaudillo@wycokck.org x5010	Mayor's Office
AGENDA ITEM #5.7.		
PRESENTATION: UNIVERSITY OF KANSAS CANCER CENTER UPDATE		
BACKGROUND		
<p>Representatives from The University of Kansas Cancer Center: Jack Beal, senior vice president of cancer services, and chief administrative officer, The University of Kansas Health System; Dr. Jeff Holzbeierlein, vice president and physician in chief, and AJ Woodworth, director of projects and planning, KU Medical Center will highlight the cancer centers building progress. This \$450 million complex will house researchers and staff together and specialize in cellular therapy for cancer treatment.</p>		
RECOMMENDATION		
For information only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Sept 2025 Cancer Presentation UG Commissioners_FINAL		

Approved by Mayor/Administrator to add to agenda.

THE UNIVERSITY OF KANSAS

CANCER CENTER

Vision for Cancer Care

Sept. 4, 2025

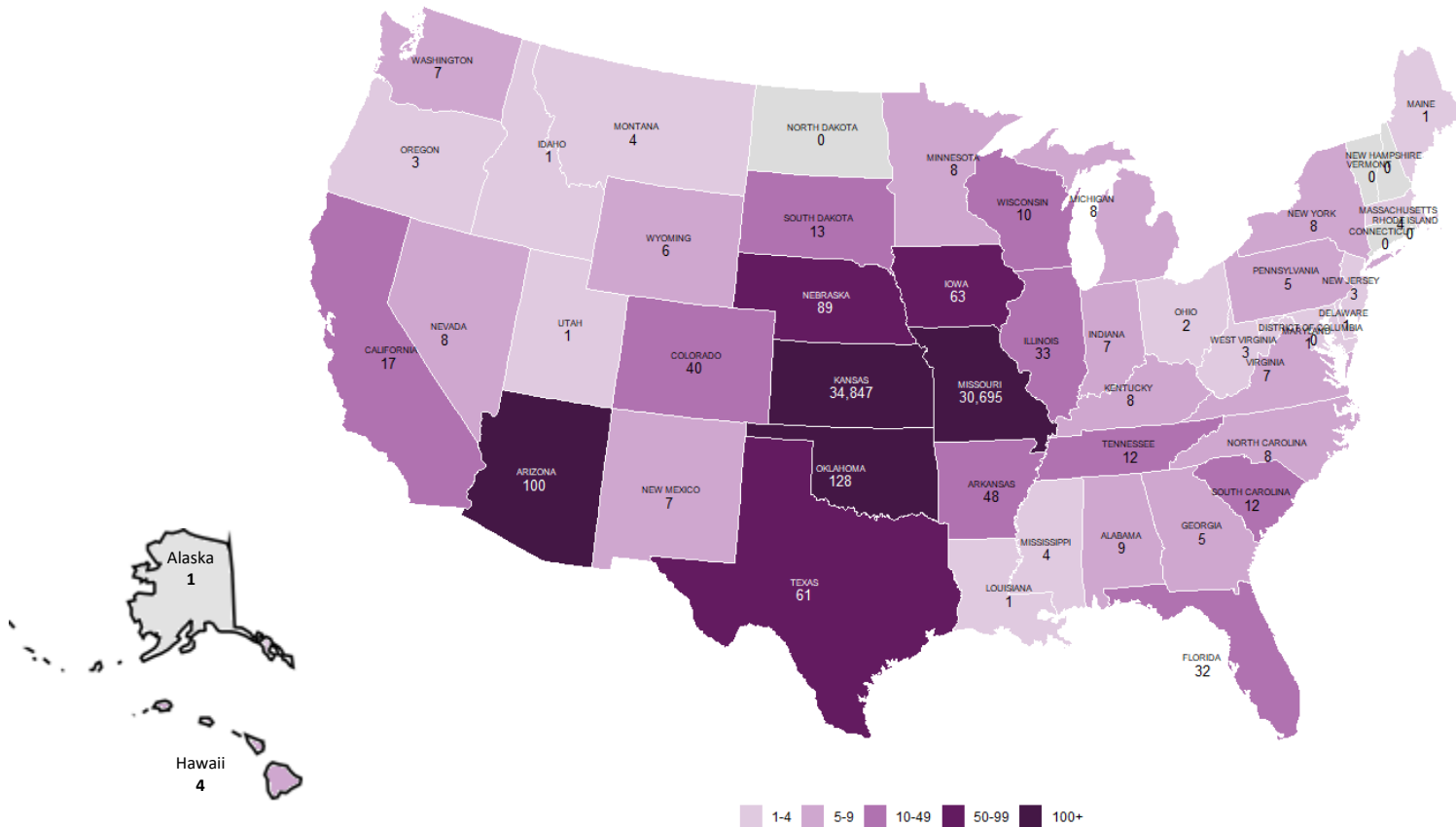


Currently, **1 in 2 men and 1 in 3 women** will be diagnosed with cancer in their lives

The number of cancer diagnoses are predicted to increase **49%**, from **1.5M in 2015 to 2.28M in 2050**

Today, we offer leading edge care and research;
but more is needed...

FY24 Unique US Patients



66,378 Unique Cancer Patients from the USA in FY24



RAPID ADVANCEMENT

CELLULAR THERAPY

THE FUTURE OF CANCER TREATMENT

We have the largest and most comprehensive Hematologic Malignancies and Cellular Therapeutics division in the region.



>300 transplants performed annually,
>5,000 transplants since 1977.



Offer all 6 FDA-approved
CAR T-cell therapies



Enrolled 1st patient in the world
on Novartis (Juliet) CAR-T trial



Enrolled 1st patient in the nation
on CRISPR trial

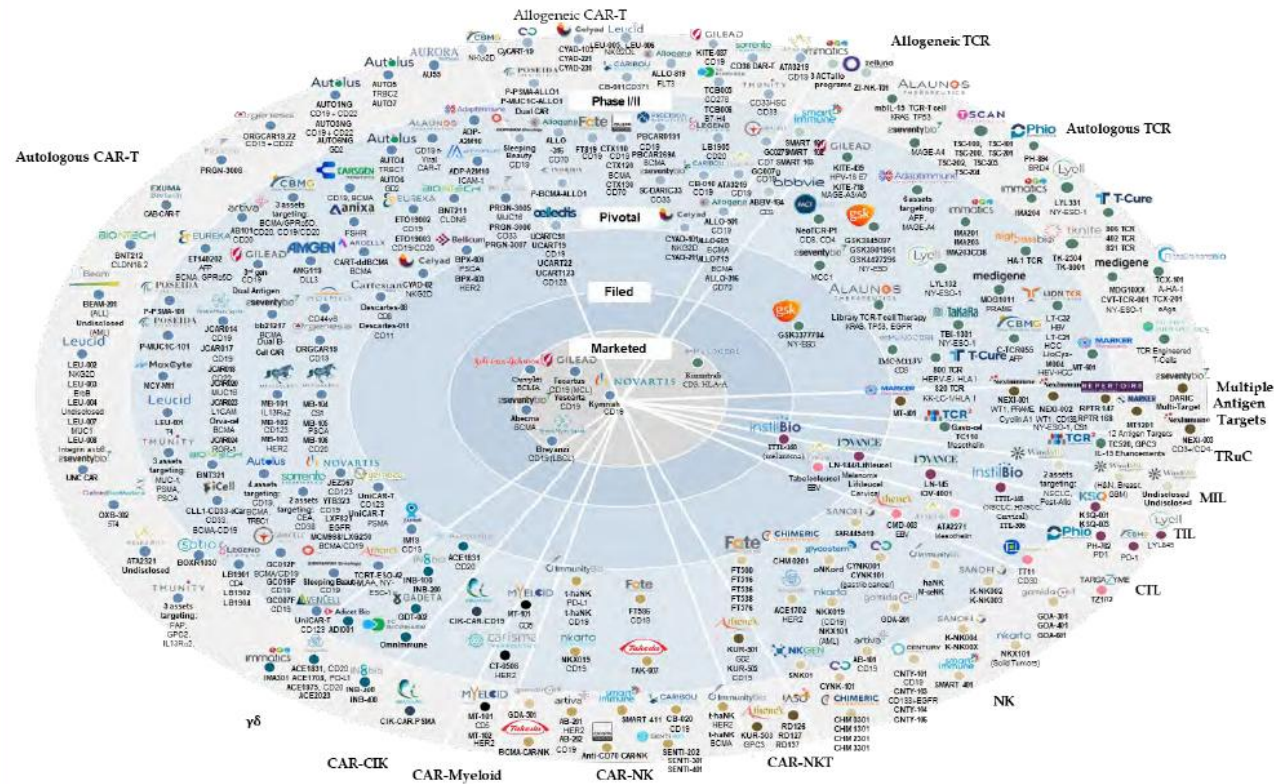


Conducting 20+ active CAR T-cell
clinical trials for liquid and solid
tumors

RAPID ADVANCEMENT

THE CELLULAR
TSUNAMI

- We are part of a major shift in cellular therapy
- The FDA has **>800 active** cell-based or directly administered gene therapy INDs currently on file
- Expects to approve **10-20 cell / gene therapy product** per year by 2025



Source: Company filings and presentations, industry research

A new facility to meet a growing need

THE UNIVERSITY OF KANSAS
CANCER CENTER



THE UNIVERSITY OF KANSAS
CANCER CENTER



THE UNIVERSITY OF KANSAS
CANCER CENTER



THE UNIVERSITY OF KANSAS
CANCER CENTER



THE UNIVERSITY OF KANSAS
CANCER CENTER



Construction Timeline

- **May 2025:** Official Groundbreaking
- **July 2025:** Deep utility work complete and tower crane erection for research building begins
- **August 2025:** Footings and foundations start
- **December 2026:** Building dry in
- **November 2027:** Building opens



Report to

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 2px;">Chelsee Chism, Director</div> <p>cchism@wycokck.org X8046</p>	Economic Development
AGENDA ITEM #6.1.		
RESOLUTION: SETTING A PUBLIC HEARING AND GIVING NOTICE OF CREATING A COMMUNITY IMPROVEMENT DISTRICT (BUC-EE’S FAMILY TRAVEL CENTER COMMUNITY IMPROVEMENT DISTRICT)		
BACKGROUND		
<p>A resolution providing notice of a public hearing on the advisability of creating a redevelopment district located approximately at 601 Village East Parkway (Buc--ee's). The hearing is scheduled for October 30, 2025, at 7:00 p.m.</p> <p><i>On January 13, 2025, the Economic Development and Finance Standing Committee, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.</i></p>		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
n/a		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Resolution - CID Public Hearing - Buc-ee's (UG), REDLINE - CID Res., Petition for Creation of a Community Improvement District (Kansas City, KS)		

Approved by Mayor/Administrator to add to agenda.

(Published in *The Wyandotte Echo* on October 9 and October 16, 2025)

RESOLUTION NO. R-_____-25

A RESOLUTION CALLING AND PROVIDING FOR THE GIVING OF NOTICE OF A PUBLIC HEARING ON THE ADVISABILITY OF CREATING A COMMUNITY IMPROVEMENT DISTRICT IN THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS TO BE KNOWN AS THE BUC-EE'S FAMILY TRAVEL CENTER COMMUNITY IMPROVEMENT DISTRICT AND REGARDING THE UNIFIED GOVERNMENT'S INTENT TO LEVY A SALES TAX WITHIN SUCH DISTRICT.

WHEREAS, K.S.A. 12-6a26 *et. seq.* (the "Act") authorizes the governing body of any city or county to create community improvement districts to finance projects within such defined area of the city or county and to levy a sales tax upon property within the district; and

WHEREAS, a petition (the "Petition") was filed with the Unified Government Clerk proposing the creation of the Buc-ee's Family Travel Center Community Improvement District (the "CID") under the Act and the imposition of a 1.0% sales tax (as described herein, the "CID Sales Tax") in order to pay the costs of the project as described herein and in the Petition (the "Project"); and

WHEREAS, the Petition was signed by the required number of owners of record, whether resident or not, as required by the Act; and

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government") intends to consider creation of the CID and levying the CID Sales Tax as requested in the Petition; and

WHEREAS, the Unified Government's Board of Commissioners (the "Governing Body") hereby finds and determines it to be necessary to direct and order a public hearing on the advisability of creating the CID, approving the Project, and levying the CID Sales Tax pursuant to the authority of the Act and further to provide for the giving of notice of said hearing in the manner required by the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE UNIFIED GOVERNMENT BOARD OF COMMISSIONERS, AS FOLLOWS:

SECTION 1. Petition. The Governing Body hereby finds and determines that the Petition meets the requirements of the Act.

SECTION 2. Public Hearing. It is hereby authorized, ordered, and directed that the Governing Body shall hold a public hearing, in accordance with the provisions of the Act, on the advisability of creating the CID, approving the Project set forth in Petition, and whether to levy the CID Sales Tax, such public hearing to be held on **October 30, 2025, at 7:00 p.m.**, or as soon thereafter

as the matter can be heard, in the Commission Chambers, at the lobby level of the Municipal Office Building, 701 North 7th Street, Kansas City, Kansas, under the authority of the Act.

SECTION 3. Proposed Projects. The general nature of the Projects is as follows:

The development of a new Buc-ee's Family Travel Center and related amenities on approximately 25 acres of real property generally located at 601 Village West Parkway in Kansas City, Kansas, including a prototypical Buc-ee's Family Travel Center comprising of an approximately 74,000 square-foot building, approximately one hundred twenty (120) gas pumps, approximately twelve (12) electric charging stations, and any other items permitted to be financed within the CID under the Act.

SECTION 4. Estimated Cost. The total estimated cost of the Project is \$94,753,438.

SECTION 5. Method of Financing. The proposed method of financing the CID Project is through a combination of private equity, private debt and CID financing, as pay-as-you-go financing as defined in the Act. No CID special assessments or CID bonds are proposed with regard to the Project.

SECTION 6. Proposed CID Sales Tax. It is proposed that the Projects be financed in part through the levying of a 1.0% CID Sales Tax as authorized by the Act, with such sales tax to commence on **July 1, 2026**, or such other date as shall be approved by ordinance of the Governing Body, and to continue for a maximum term of twenty (20) years.

SECTION 7. Map and Legal Description of Proposed CID. The legal description of the property to be contained in the proposed CID is set forth on **Exhibit A** attached hereto and incorporated by reference herein. A map generally outlining the boundaries of the proposed CID is attached as **Exhibit B** hereto and incorporated by reference herein.

SECTION 8. Notice of Hearing. The Unified Government Clerk is hereby authorized, ordered and directed to give notice of said public hearing by publication of this Resolution in the official newspaper. Such publication shall be at least once each week for two (2) consecutive weeks. The second publication shall be at least seven (7) days prior to the date of the hearing. The Unified Government Clerk is hereby further ordered and directed to mail a copy of this Resolution, via certified mail, to all property owners within such proposed CID at least ten (10) days prior to the date of the hearing.

SECTION 9. Effective Date. This Resolution shall be effective upon adoption by the Governing Body.

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**ADOPTED BY THE UNIFIED GOVERNMENT BOARD OF COMMISSIONERS
THIS 4TH DAY OF SEPTEMBER, 2025.**

(SEAL)

Tyrone Garner, Mayor/CEO

ATTEST:

Monica Sparks, Unified Government Clerk

Approved as to Form:

Office of Chief Counsel

EXHIBIT A

LEGAL DESCRIPTION OF PROPOSED BUC-EE'S FAMILY TRAVEL CENTER COMMUNITY IMPROVEMENT DISTRICT

The following property located in Wyandotte County, Kansas City, Kansas:

TRACT 1:

A Tract of land being part of Lot 1, KANSAS SPEEDWAY CORPORATION, a subdivision of land recorded October 29, 1999, file as Document Number 1312407, in Plat Book 39 at Page 6, a subdivision in Kansas City, Wyandotte County, Kansas, said Tract as surveyed by William C. Anderson, LS-1527 of BHC, CLS 175, prepared on June 18, 2024, and being more particular described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the West line of the Southwest Quarter of Section 11, Township 11 South, Range 23 East, having a bearing of South 02° 06' 17" East, referenced to the Kansas State Plane Coordinate System, North Zone, NAD83.)

COMMENCING at the Northwest corner, of the Southwest Quarter, Section 11, Township 11 South, Range 23 East, monumented by a found 1/2-inch reinforcing rod with no cap;

Thence South 02° 06' 17" East, 272.23 feet, on the West line of said Southwest Quarter;

Thence North 87° 53' 43" East, 63.31 feet, to its intersection with the South Right-of-Way line of Village West Parkway, as established by a Deed in Book 4469, Page 329, and the POINT OF BEGINNING of the Tract of land herein described;

Thence North 79° 46' 40" East, 123.41 feet, on said South Right-of-Way line;

Thence Northeasterly on a tangent curve, having a radius of 1557.02 feet, to the right, an arc length of 536.69 feet, on said South Right-of-Way line, said curve having a chord bearing of North 89° 39' 09" East, and a chord length of 534.04 feet;

Thence South 80° 28' 22" East, 751.04 feet, on said South Right-of-Way line;

Thence Southeasterly on a tangent curve, having a radius of 2371.83 feet, to the left, an arc length of 342.73 feet, on said South Right-of-Way line, said curve having a chord bearing of South 84° 36' 45" East, and a chord length of 342.43 feet;

Thence departing said South Right-of-Way line, South 02° 28' 12" East, 325.57 feet, to a point on the North Right-of-Way line of Interstate 70;

Thence South 85° 25' 40" West, 1027.78 feet, on said North Right-of-Way line;

Thence South 89° 22' 59" West, 352.53 feet, on said North Right-of-Way line;

Thence North 01° 59' 49" West, 69.95 feet, on said North Right-of-Way line;

Thence South 87° 37' 36" West, 310.78 feet, on said North Right-of-Way line, to its intersection with the East Right-of-Way line of Speedway Boulevard;

Thence North 10° 57' 02" West, 213.42 feet, on said East Right-of-Way line;

Thence South 87° 53' 47" West, 7.54 feet, on said East Right-of-Way line;

Thence North 02° 42' 33" West, 276.32 feet, to the POINT OF BEGINNING.

AND

TRACT 2:

A Tract of land being part of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a subdivision of land recorded August 1, 2011 in Plat Book 43, Page 59 and filed as Document Number 2011R-09133, in the City of Kansas City, Wyandotte County, Kansas said Tract being more particularly described by William C. Anderson, LS-1527, with BHC, KS CLS 175, by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on recorded plat of KANSAS ENTERTAINMENT, LLC -LOT 1.)

BEGINNING at the Southwest corner of said Lot 1, KANSAS ENTERTAINMENT, LLC- LOT 1, monumented by a found 5/8-inch reinforcing rod; Thence North 02° 10' 50" West, 155.13 feet, on the West line of said Lot 1, to the beginning of a non-tangent curve, concave to the Southwest, having a radius of 680.00 feet; Thence Southeasterly, on said curve, to the right, an arc length of 64.43 feet, said curve having a chord bearing of South 53° 23' 36" East, and a chord distance of 64.41 feet; Thence South 50° 40' 44" East, 85.62 feet, to the beginning of a tangent curve, concave to the Northeast, having a radius of 520.00 feet; Thence Southeasterly, on said curve, to the left, an arc length of 330.54 feet, said curve having a chord bearing of South 68° 53' 20" East, and a chord length of 325.00 feet, to a point on the North Right-of-Way line of Village West Parkway, and the beginning of a non-tangent curve, concave to the North, having a radius of 2211.83 feet; Thence Westerly on said North Right-of-Way line, and said curve, to the right, an arc length of 255.79 feet, to a found 5/8-inch bar with cap marked CLS-175, said curve having a chord bearing North 83° 47' 09" West, and a chord distance of 255.64 feet; Thence North 80° 28' 22" West, continuing on said North Right-of-Way line, 163.34 feet to the POINT OF BEGINNING.

AND

TRACT 3:

A Tract of land being a part of Lot 1, KANSAS SPEEDWAY CORPORATION, a subdivision of land recorded October 29, 1999, in Plat Book 39, Page 10, and filed as Document Number 1312407, said Tract of land as surveyed by William C. Anderson, PS 1527, with BHC, CLS 175, being more particularly described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on recorded plat of KANSAS ENTERTAINMENT, LLC -LOT 1.)

BEGINNING at the Southwest corner of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a subdivision of land recorded August 1, 2011, in Plat Book 43, Page 59, and filed as Document Number 2011R-09133, monumented by a found 5/8-inch reinforcing rod; Thence North 80° 28' 22" West, 587.70 feet, on the North Right-of-Way line of Village West Parkway, to the beginning of a tangent curve, concave to the South, having a radius of 1717.02 feet; Thence Northwesterly, on said curve, to the left, and arc length of 591.84 feet, continuing on said North Right-of-Way line, said curve having a chord bearing North 89° 39' 09" West, and a chord distance of 588.91 feet; Thence South 79° 46' 40" West, 102.31 feet, on said North Right-of-Way Line, to its intersection with the East Right-of-Way line of 110th Street; Thence North 02° 42' 35" West, 86.13 feet, on said East Right-of-Way line; Thence North 65° 49' 33" East, 74.20 feet, to the beginning of a tangent curve, concave to the Southeast, having a radius of 680.00 feet; Thence, Northeasterly on said curve, to the right, an arc length of 263.13 feet, said curve having a chord bearing North 76° 54' 40" East, and a chord distance of 261.49 feet; Thence North 87° 59' 48" East, 279.72 feet; Thence North 60° 58' 54" East, 97.97 feet; Thence North 87° 59' 48" East, 40.00 feet; Thence South 64° 59' 18" East, 97.97 feet; Thence North 87° 59' 48" East, 48.05 feet, to the beginning of a tangent curve, concave to the Southwest, having a radius of 680.00 feet; Thence Southeasterly, on said curve, to the right, an arc length of 426.02 feet, said curve having a chord bearing South 74° 03' 20" East, and a chord distance of 419.08 feet, to the West of line of said Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1; Thence South 02° 10' 50" East, 155.13 feet, on said West line, to the POINT OF BEGINNING.

AND

ADDITIONAL ROW:

A TRACT OF LAND LOCATED IN THE NW QUARTER OF SECTION 11, TOWNSHIP 11 S, RANGE 23 E OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF KANSAS CITY, KANSAS, WYANDOTTE COUNTY, KANSAS BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE NW QUARTER OF SAID SECTION 11; THENCE N87° 25' 44"E ALONG THE SOUTH LINE OF SAID NW QUARTER, 582.73 FEET; THENCE N02° 34' 16"W, 47.89 FEET TO THE POINT OF BEGINNING; THENCE N69° 47' 18"E, 106.91 FEET; THENCE N39° 22' 48"E, 62.10 FEET; THENCE N87° 59' 48"E, 117.50 FEET; THENCE S28° 16' 50"E, 89.22 FEET; THENCE N64° 59' 18"W, 97.97 FEET; THENCE S87° 59' 48"W, 40.00; THENCE S60° 58' 54"W, 97.97 FEET; THENCE S87° 59' 48"W, 83.55 FEET TO THE POINT OF BEGINNING SAID TRACT CONTAINING 7975.62 SQUARE FEET (0. 18 AC) MORE OR LESS.

Subject to all easements and restrictions of record.

AND

TRACT 4:

A Tract of land, being part of Village West Parkway, lying and situated in Southwest Quarter of Section 11, Township 11 South, Range 23 East, said Tract as surveyed by William C. Anderson, LS-1527 with BHC CLS 175, being more particularly described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on the recorded plat of KANSAS ENTERTAINMENT, LLC -LOT 1.)

BEGINNING at the Southwest corner of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a subdivision of land recorded August 1, 2011, in Plat Book 43, Page 59, and filed as Document Number 2011R-09133, monumented by a found 5/8-inch reinforcing rod.; Thence South 80° 28' 22" East, 163.34 feet, on the North Right-of-Way line of Village West Parkway, to a found 5/8-inch reinforcing rod, with a cap stamped CLS 175, and the beginning of a tangent curve, concave to the Northeast, having a radius of 2211.83 feet; Thence Southeasterly on said curve, to the left, and said North Right-of-Way line, an arc length of 255.79 feet, said curve having a chord bearing of South 83° 47' 09" East, and a chord distance of 255.64 feet; Thence South 02° 54' 05" West 160.00 feet, to a point on the South Right-of-Way line of said Village West Parkway, and the beginning of a non-tangent curve, concave to the Northeast, having a radius of 2371.83 feet; Thence Northwesterly on said South Right-of-Way line, on a curve to the right, an arc length of 274.29 feet, said curve having a chord bearing of North 83° 47' 09" West, and a chord distance of 274.14 feet; Thence North 80° 28' 22" West, 751.04 feet, continuing on said South Right-of-Way line, to the beginning of a tangent curve, concave to the Southeast, having a radius of 1557.02 feet; Thence Southwesterly on said curve, to the left, and said South line, an arc distance of 536.69 feet, said curve having a chord bearing of South 89° 39' 09" West, and a chord distance of 534.04 feet; Thence South 79° 46' 40" West, 123.41 feet, continuing on said South Right-of-Way line, to its intersection with the East Right-of-Way line of 110th Street; Thence North 02° 42' 33" West, 161.39 feet, on said East line, to its intersection with the North Right-of-Way line of Village West Parkway; Thence North 79° 46' 40" East, 102.31 feet, on said North Right-of-Way line, to the beginning of a tangent curve, concave to the Southeast, having a radius of 1717.02 feet; Thence Northeasterly on said curve, to the right, and said North Right-of-Way line, an arc length of 591.84 feet, said curve having a chord bearing of North 89° 39' 09" East, and a chord distance of 588.91 feet; Thence South 80° 28' 22" East, 587.70 feet, on said North Right-of-Way line, to the POINT OF BEGINNING.

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EXHIBIT B

**MAP OF PROPOSED BUC-EE'S FAMILY TRAVEL CENTER
COMMUNITY IMPROVEMENT DISTRICT**



(Published in *The Wyandotte Echo* on ~~August 14~~October 9 and ~~August 21~~October 16, 2025)

RESOLUTION NO. R-_____ -25

A RESOLUTION CALLING AND PROVIDING FOR THE GIVING OF NOTICE OF A PUBLIC HEARING ON THE ADVISABILITY OF CREATING A COMMUNITY IMPROVEMENT DISTRICT IN THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS TO BE KNOWN AS THE BUC-EE'S FAMILY TRAVEL CENTER COMMUNITY IMPROVEMENT DISTRICT AND REGARDING THE UNIFIED GOVERNMENT'S INTENT TO LEVY A SALES TAX WITHIN SUCH DISTRICT.

WHEREAS, K.S.A. 12-6a26 *et. seq.* (the "Act") authorizes the governing body of any city or county to create community improvement districts to finance projects within such defined area of the city or county and to levy a sales tax upon property within the district; and

WHEREAS, a petition (the "Petition") was filed with the Unified Government Clerk proposing the creation of the Buc-ee's Family Travel Center Community Improvement District (the "CID") under the Act and the imposition of a 1.0% sales tax (as described herein, the "CID Sales Tax") in order to pay the costs of the project as described herein and in the Petition (the "Project"); and

WHEREAS, the Petition was signed by the required number of owners of record, whether resident or not, as required by the Act; and

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the "Unified Government") intends to consider creation of the CID and levying the CID Sales Tax as requested in the Petition; and

WHEREAS, the Unified Government's Board of Commissioners (the "Governing Body") hereby finds and determines it to be necessary to direct and order a public hearing on the advisability of creating the CID, approving the Project, and levying the CID Sales Tax pursuant to the authority of the Act and further to provide for the giving of notice of said hearing in the manner required by the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE UNIFIED GOVERNMENT BOARD OF COMMISSIONERS, AS FOLLOWS:

SECTION 1. Petition. The Governing Body hereby finds and determines that the Petition meets the requirements of the Act.

SECTION 2. Public Hearing. It is hereby authorized, ordered, and directed that the Governing Body shall hold a public hearing, in accordance with the provisions of the Act, on the advisability of creating the CID, approving the Project set forth in Petition, and whether to levy the CID Sales Tax, such public hearing to be held on ~~September 4~~October 30, 2025, at 7:00 p.m., or

as soon thereafter as the matter can be heard, in the Commission Chambers, at the lobby level of the Municipal Office Building, 701 North 7th Street, Kansas City, Kansas, under the authority of the Act.

SECTION 3. Proposed Projects. The general nature of the Projects is as follows:

The development of a new Buc-ee's Family Travel Center and related amenities on approximately 25 acres of real property generally located at 601 Village West Parkway in Kansas City, Kansas, including a prototypical Buc-ee's Family Travel Center comprising of an approximately 74,000 square-foot building, approximately one hundred twenty (120) gas pumps, approximately twelve (12) electric charging stations, and any other items permitted to be financed within the CID under the Act.

SECTION 4. Estimated Cost. The total estimated cost of the Project is \$94,753,438.

SECTION 5. Method of Financing. The proposed method of financing the CID Project is through a combination of private equity, private debt and CID financing, as pay-as-you-go financing as defined in the Act. No CID special assessments or CID bonds are proposed with regard to the Project.

SECTION 6. Proposed CID Sales Tax. It is proposed that the Projects be financed in part through the levying of a 1.0% CID Sales Tax as authorized by the Act, with such sales tax to commence on **July 1, 2026**, or such other date as shall be approved by ordinance of the Governing Body, and to continue for a maximum term of twenty (20) years.

SECTION 7. Map and Legal Description of Proposed CID. The legal description of the property to be contained in the proposed CID is set forth on **Exhibit A** attached hereto and incorporated by reference herein. A map generally outlining the boundaries of the proposed CID is attached as **Exhibit B** hereto and incorporated by reference herein.

SECTION 8. Notice of Hearing. The Unified Government Clerk is hereby authorized, ordered and directed to give notice of said public hearing by publication of this Resolution in the official newspaper. Such publication shall be at least once each week for two (2) consecutive weeks. The second publication shall be at least seven (7) days prior to the date of the hearing. The Unified Government Clerk is hereby further ordered and directed to mail a copy of this Resolution, via certified mail, to all property owners within such proposed CID at least ten (10) days prior to the date of the hearing.

SECTION 9. Effective Date. This Resolution shall be effective upon adoption by the Governing Body.

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**ADOPTED BY THE UNIFIED GOVERNMENT BOARD OF COMMISSIONERS
THIS ~~31ST~~4TH DAY OF ~~JULY~~SEPTEMBER, 2025.**

(SEAL)

Tyrone Garner, Mayor/CEO

ATTEST:

Monica Sparks, Unified Government Clerk

Approved as to Form:

Office of Chief Counsel

EXHIBIT A

LEGAL DESCRIPTION OF PROPOSED BUC-EE'S FAMILY TRAVEL CENTER COMMUNITY IMPROVEMENT DISTRICT

The following property located in Wyandotte County, Kansas City, Kansas:

TRACT 1:

A Tract of land being part of Lot 1, KANSAS SPEEDWAY CORPORATION, a subdivision of land recorded October 29, 1999, file as Document Number 1312407, in Plat Book 39 at Page 6, a subdivision in Kansas City, Wyandotte County, Kansas, said Tract as surveyed by William C. Anderson, LS-1527 of BHC, CLS 175, prepared on June 18, 2024, and being more particular described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the West line of the Southwest Quarter of Section 11, Township 11 South, Range 23 East, having a bearing of South 02° 06' 17" East, referenced to the Kansas State Plane Coordinate System, North Zone, NAD83.)

COMMENCING at the Northwest corner, of the Southwest Quarter, Section 11, Township 11 South, Range 23 East, monumented by a found 1/2-inch reinforcing rod with no cap;

Thence South 02° 06' 17" East, 272.23 feet, on the West line of said Southwest Quarter;

Thence North 87° 53' 43" East, 63.31 feet, to its intersection with the South Right-of-Way line of Village West Parkway, as established by a Deed in Book 4469, Page 329, and the POINT OF BEGINNING of the Tract of land herein described;

Thence North 79° 46' 40" East, 123.41 feet, on said South Right-of-Way line;

Thence Northeasterly on a tangent curve, having a radius of 1557.02 feet, to the right, an arc length of 536.69 feet, on said South Right-of-Way line, said curve having a chord bearing of North 89° 39' 09" East, and a chord length of 534.04 feet;

Thence South 80° 28' 22" East, 751.04 feet, on said South Right-of-Way line;

Thence Southeasterly on a tangent curve, having a radius of 2371.83 feet, to the left, an arc length of 342.73 feet, on said South Right-of-Way line, said curve having a chord bearing of South 84° 36' 45" East, and a chord length of 342.43 feet;

Thence departing said South Right-of-Way line, South 02° 28' 12" East, 325.57 feet, to a point on the North Right-of-Way line of Interstate 70;

Thence South 85° 25' 40" West, 1027.78 feet, on said North Right-of-Way line;

Thence South 89° 22' 59" West, 352.53 feet, on said North Right-of-Way line;

Thence North 01° 59' 49" West, 69.95 feet, on said North Right-of-Way line;

Thence South 87° 37' 36" West, 310.78 feet, on said North Right-of-Way line, to its intersection with the East Right-of-Way line of Speedway Boulevard;

Thence North 10° 57' 02" West, 213.42 feet, on said East Right-of-Way line;

Thence South 87° 53' 47" West, 7.54 feet, on said East Right-of-Way line;

Thence North 02° 42' 33" West, 276.32 feet, to the POINT OF BEGINNING.

AND

TRACT 2:

A Tract of land being part of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a subdivision of land recorded August 1, 2011 in Plat Book 43, Page 59 and filed as Document Number 2011R-09133, in the City of Kansas City, Wyandotte County, Kansas said Tract being more particularly described by William C. Anderson, LS-1527, with BHC, KS CLS 175, by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on recorded plat of KANSAS ENTERTAINMENT, LLC -LOT 1.)

BEGINNING at the Southwest corner of said Lot 1, KANSAS ENTERTAINMENT, LLC- LOT 1, monumented by a found 5/8-inch reinforcing rod; Thence North 02° 10' 50" West, 155.13 feet, on the West line of said Lot 1, to the beginning of a non-tangent curve, concave to the Southwest, having a radius of 680.00 feet; Thence Southeasterly, on said curve, to the right, an arc length of 64.43 feet, said curve having a chord bearing of South 53° 23' 36" East, and a chord distance of 64.41 feet; Thence South 50° 40' 44" East, 85.62 feet, to the beginning of a tangent curve, concave to the Northeast, having a radius of 520.00 feet; Thence Southeasterly, on said curve, to the left, an arc length of 330.54 feet, said curve having a chord bearing of South 68° 53' 20" East, and a chord length of 325.00 feet, to a point on the North Right-of-Way line of Village West Parkway, and the beginning of a non-tangent curve, concave to the North, having a radius of 2211.83 feet; Thence Westerly on said North Right-of-Way line, and said curve, to the right, an arc length of 255.79 feet, to a found 5/8-inch bar with cap marked CLS-175, said curve having a chord bearing North 83° 47' 09" West, and a chord distance of 255.64 feet; Thence North 80° 28' 22" West, continuing on said North Right-of-Way line, 163.34 feet to the POINT OF BEGINNING.

AND

TRACT 3:

A Tract of land being a part of Lot 1, KANSAS SPEEDWAY CORPORATION, a subdivision of land recorded October 29, 1999, in Plat Book 39, Page 10, and filed as Document Number 1312407, said Tract of land as surveyed by William C. Anderson, PS 1527, with BHC, CLS 175, being more particularly described by metes and bounds as follows:

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AND

ADDITIONAL ROW:

A TRACT OF LAND LOCATED IN THE NW QUARTER OF SECTION 11, TOWNSHIP 11 S, RANGE 23 E OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF KANSAS CITY, KANSAS, WYANDOTTE COUNTY, KANSAS BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE NW QUARTER OF SAID SECTION 11; THENCE N87° 25' 44"E ALONG THE SOUTH LINE OF SAID NW QUARTER, 582.73 FEET; THENCE N02° 34' 16"W, 47.89 FEET TO THE POINT OF BEGINNING; THENCE N69° 47' 18"E, 106.91 FEET; THENCE N39° 22' 48"E, 62.10 FEET; THENCE N87° 59' 48"E, 117.50 FEET; THENCE S28° 16' 50"E, 89.22 FEET; THENCE N64° 59' 18"W, 97.97 FEET; THENCE S87° 59' 48"W, 40.00; THENCE S60° 58' 54"W, 97.97 FEET; THENCE S87° 59' 48"W, 83.55 FEET TO THE POINT OF BEGINNING SAID TRACT CONTAINING 7975.62 SQUARE FEET (0. 18 AC) MORE OR LESS.

Subject to all easements and restrictions of record.

AND

TRACT 4:

A Tract of land, being part of Village West Parkway, lying and situated in Southwest Quarter of Section 11, Township 11 South, Range 23 East, said Tract as surveyed by William C. Anderson, LS-1527 with BHC CLS 175, being more particularly described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on the recorded plat of KANSAS ENTERTAINMENT, LLC -LOT 1.)

BEGINNING at the Southwest corner of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a subdivision of land recorded August 1, 2011, in Plat Book 43, Page 59, and filed as Document Number 2011R-09133, monumented by a found 5/8-inch reinforcing rod.; Thence South 80° 28' 22" East, 163.34 feet, on the North Right-of-Way line of Village West Parkway, to a found 5/8-inch reinforcing rod, with a cap stamped CLS 175, and the beginning of a tangent curve, concave to the Northeast, having a radius of 2211.83 feet; Thence Southeasterly on said curve, to the left, and said North Right-of-Way line, an arc length of 255.79 feet, said curve having a chord bearing of South 83° 47' 09" East, and a chord distance of 255.64 feet; Thence South 02° 54' 05" West 160.00 feet, to a point on the South Right-of-Way line of said Village West Parkway, and the beginning of a non-tangent curve, concave to the Northeast, having a radius of 2371.83 feet; Thence Northwesterly on said South Right-of-Way line, on a curve to the right, an arc length of 274.29 feet, said curve having a chord bearing of North 83° 47' 09" West, and a chord distance of 274.14 feet; Thence North 80° 28' 22" West, 751.04 feet, continuing on said South Right-of-Way line, to the beginning of a tangent curve, concave to the Southeast, having a radius of 1557.02 feet; Thence Southwesterly on said curve, to the left, and said South line, an arc distance of 536.69 feet, said curve having a chord bearing of South 89° 39' 09" West, and a chord distance of 534.04 feet; Thence South 79° 46' 40" West, 123.41 feet, continuing on said South Right-of-Way line, to its intersection with the East Right-of-Way line of 110th Street; Thence North 02° 42' 33" West, 161.39 feet, on said East line, to its intersection with the North Right-of-Way line of Village West Parkway; Thence North 79° 46' 40" East, 102.31 feet, on said North Right-of-Way line, to the beginning of a tangent curve, concave to the Southeast, having a radius of 1717.02 feet; Thence Northeasterly on said curve, to the right, and said North Right-of-Way line, an arc length of 591.84 feet, said curve having a chord bearing of North 89° 39' 09" East, and a chord distance of 588.91 feet; Thence South 80° 28' 22" East, 587.70 feet, on said North Right-of-Way line, to the POINT OF BEGINNING.

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EXHIBIT B

**MAP OF PROPOSED BUC-EE'S FAMILY TRAVEL CENTER
COMMUNITY IMPROVEMENT DISTRICT**



**PETITION FOR THE CREATION OF A
COMMUNITY IMPROVEMENT DISTRICT
(BUC-EE'S FAMILY TRAVEL CENTER PROJECT)**

TO: Board of Commissioners
Unified Government of Wyandotte County/Kansas City, Kansas

The undersigned ("Petitioner"), being the owner of record, whether resident or not, of the following:

1. More than fifty-five percent (55%) of the land area contained within the hereinafter described community improvement district; and
2. More than fifty-five percent (55%) by assessed value of the land area contained within the hereinafter described community improvement district.

hereby petitions the Unified Government of Wyandotte County/Kansas City, Kansas (the "UG") to create the Buc-ee's Family Travel Center Community Improvement District ("CID") and authorize the proposed CID project (the "CID Project") hereinafter set forth, all in the manner provided by K.S.A § 12-6a26, *et seq.* (the "Act"). In furtherance of such request, the Petitioner state as follows:

1. GENERAL NATURE

The general nature of the proposed CID Project is as follows:

The development of a new Buc-ee's Family Travel Center and related amenities on approximately 25 acres of real property generally located at 601 Village West Parkway in Kansas City, Kansas, including a prototypical Buc-ee's Family Travel Center comprising of an approximately 74,000 square-foot building, approximately one hundred twenty (120) gas pumps, approximately twelve (12) electric charging stations, and any other items permitted to be financed within the CID under the Act.

2. ESTIMATED COST

The total estimated cost of the CID Project is \$94,753,438 as set forth in more detail on **Exhibit C**.

3. PROPOSED METHOD OF FINANCING

The proposed method of financing the CID Project is through a combination of private equity, private debt and CID financing, as pay-as-you-go financing as defined in the Act. No CID bonds are proposed.

4. PROPOSED METHOD AND AMOUNT OF ASSESSMENT

It is not being proposed that the CID Project be financed through the levying of assessments.

5. PROPOSED AMOUNT OF SALES TAX

It is being proposed that the CID Project be financed in part through the levying of a 1.0% CID sales tax as authorized by the Act (the “CID Sales Tax”). The CID Sales Tax shall commence on **July 1, 2026**, or such other date as the UG may approve. The CID Sales Tax shall expire no later than twenty (20) years from the commence date, as may be further set forth in the Development Agreement (Buc-ee’s Family Travel Center) dated as of March 2025 (the “Development Agreement”), between the UG and Petitioner.

6. MAP AND LEGAL DESCRIPTION OF THE PROPOSED CID

A map of the CID is attached hereto at **Exhibit A**. The legal description of the CID is attached hereto at **Exhibit B**.

7. NOTICE TO PETITION SIGNER

NAMES MAY NOT BE WITHDRAWN FROM THIS PETITION BY THE SIGNERS HEREOF AFTER THE UG COMMENCES CONSIDERATION OF THIS PETITION, OR LATER THAN SEVEN (7) DAYS AFTER THE FILING HEREOF WITH THE UG CLERK, WHICHEVER OCCURS FIRST.

8. PETITION BINDING ON FUTURE OWNERS

Petitioner hereby acknowledges that if this Petition is not properly withdrawn as permitted by the Act, any future owners of the property within the CID shall be bound by this Petition.

9. ACKNOWLEDGEMENTS

Petitioner acknowledges that:

(A) the UG’s approval of this Petition or of the CID Project set forth in this Petition and creation of a CID by the UG as proposed in this Petition does not eliminate independent requirements by the Petitioner to comply with all applicable zoning, planning, permit and other laws relating to the development of property;

(B) the UG is relying on the estimated costs of the CID Project set forth in this Petition without independent investigation as to the accuracy of such estimates; and

(C) the implementation of the CID proposed by the Petition and the receipt of CID Sales Tax proposed by this Petition may be limited and conditioned by the terms of the Development Agreement.

EXHIBIT A

Map of CID



EXHIBIT B

Legal Description

The following property located in Wyandotte County, Kansas City, Kansas:

TRACT 1:

A Tract of land being part of Lot 1, KANSAS SPEEDWAY CORPORATION, a subdivision of land recorded October 29, 1999, file as Document Number 1312407, in Plat Book 39 at Page 6, a subdivision in Kansas City, Wyandotte County, Kansas, said Tract as surveyed by William C. Anderson, LS-1527 of BHC, CLS 175, prepared on June 18, 2024, and being more particular described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the West line of the Southwest Quarter of Section 11, Township 11 South, Range 23 East, having a bearing of South 02° 06' 17" East, referenced to the Kansas State Plane Coordinate System, North Zone, NAD83.)

COMMENCING at the Northwest corner, of the Southwest Quarter, Section 11, Township 11 South, Range 23 East, monumented by a found 1/2-inch reinforcing rod with no cap;

Thence South 02° 06' 17" East, 272.23 feet, on the West line of said Southwest Quarter;

Thence North 87° 53' 43" East, 63.31 feet, to its intersection with the South Right-of-Way line of Village West Parkway, as established by a Deed in Book 4469, Page 329, and the POINT OF BEGINNING of the Tract of land herein described;

Thence North 79° 46' 40" East, 123.41 feet, on said South Right-of-Way line;

Thence Northeasterly on a tangent curve, having a radius of 1557.02 feet, to the right, an arc length of 536.69 feet, on said South Right-of-Way line, said curve having a chord bearing of North 89° 39' 09" East, and a chord length of 534.04 feet;

Thence South 80° 28' 22" East, 751.04 feet, on said South Right-of-Way line;

Thence Southeasterly on a tangent curve, having a radius of 2371.83 feet, to the left, an arc length of 342.73 feet, on said South Right-of-Way line, said curve having a chord bearing of South 84° 36' 45" East, and a chord length of 342.43 feet;

Thence departing said South Right-of-Way line, South 02° 28' 12" East, 325.57 feet, to a point on the North Right-of-Way line of Interstate 70;

Thence South 85° 25' 40" West, 1027.78 feet, on said North Right-of-Way line;

Thence South 89° 22' 59" West, 352.53 feet, on said North Right-of-Way line;

Thence North 01° 59' 49" West, 69.95 feet, on said North Right-of-Way line;

Thence South 87° 37' 36" West, 310.78 feet, on said North Right-of-Way line, to its intersection with the East Right-of-Way line of Speedway Boulevard;

Thence North 10° 57' 02" West, 213.42 feet, on said East Right-of-Way line;

Thence South 87° 53' 47" West, 7.54 feet, on said East Right-of-Way line;

Thence North 02° 42' 33" West, 276.32 feet, to the POINT OF BEGINNING.

AND

TRACT 2:

A Tract of land being part of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a subdivision of land recorded August 1, 2011 in Plat Book 43, Page 59 and filed as Document Number 2011R-09133, in the City of Kansas City, Wyandotte County, Kansas said Tract being more particularly described by William C. Anderson, LS-1527, with BHC, KS CLS 175, by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on recorded plat of KANSAS ENTERTAINMENT, LLC -LOT 1.)

BEGINNING at the Southwest corner of said Lot 1, KANSAS ENTERTAINMENT, LLC- LOT 1, monumented by a found 5/8-inch reinforcing rod; Thence North 02° 10' 50" West, 155.13 feet, on the West line of said Lot 1, to the beginning of a non-tangent curve, concave to the Southwest, having a radius of 680.00 feet; Thence Southeasterly, on said curve, to the right, an arc length of 64.43 feet, said curve having a chord bearing of South 53° 23' 36" East, and a chord distance of 64.41 feet; Thence South 50° 40' 44" East, 85.62 feet, to the beginning of a tangent curve, concave to the Northeast, having a radius of 520.00 feet; Thence Southeasterly, on said curve, to the left, an arc length of 330.54 feet, said curve having a chord bearing of South 68° 53' 20" East, and a chord length of 325.00 feet, to a point on the North Right-of-Way line of Village West Parkway, and the beginning of a non-tangent curve, concave to the North, having a radius of 2211.83 feet; Thence Westerly on said North Right-of-Way line, and said curve, to the right, an arc length of 255.79 feet, to a found 5/8-inch bar with cap marked CLS-175, said curve having a chord bearing North 83° 47' 09" West, and a chord distance of 255.64 feet; Thence North 80° 28' 22" West, continuing on said North Right-of-Way line, 163.34 feet to the POINT OF BEGINNING.

AND

TRACT 3:

A Tract of land being a part of Lot 1, KANSAS SPEEDWAY CORPORATION, a subdivision of land recorded October 29, 1999, in Plat Book 39, Page 10, and filed as Document Number 1312407, said Tract of land as surveyed by William C. Anderson, PS 1527, with BHC, CLS 175, being more particularly described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on recorded plat of KANSAS ENTERTAINMENT, LLC -LOT 1.)

BEGINNING at the Southwest corner of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a subdivision of land recorded August 1, 2011, in Plat Book 43, Page 59, and filed as Document Number 2011R-09133, monumented by a found 5/8-inch reinforcing rod; Thence North 80° 28' 22" West, 587.70 feet, on the North Right-of-Way line of Village West Parkway, to the beginning of a tangent curve, concave to the South, having a radius of 1717.02 feet; Thence Northwesterly, on said curve, to the left, and arc length of 591.84 feet, continuing on said North Right-of-Way line, said curve having a chord bearing North 89° 39' 09" West, and a chord distance of 588.91 feet; Thence South 79° 46' 40" West, 102.31 feet, on said North Right-of-Way Line, to its intersection with the East Right-of-Way line of 110th Street; Thence North 02° 42' 35" West, 86.13 feet, on said East Right-of-Way line; Thence North 65° 49' 33" East, 74.20 feet, to the beginning of a tangent curve, concave to the Southeast, having a radius of 680.00 feet; Thence, Northeasterly on said curve, to the right, an arc length of 263.13 feet, said curve having a chord bearing North 76° 54' 40" East, and a chord distance of 261.49 feet; Thence North 87° 59' 48" East, 279.72 feet; Thence North 60° 58' 54" East, 97.97 feet; Thence North 87° 59' 48" East, 40.00 feet; Thence South 64° 59' 18" East, 97.97 feet; Thence North 87° 59' 48" East, 48.05 feet, to the beginning of a tangent curve, concave to the Southwest, having a radius of 680.00 feet; Thence Southeasterly, on said curve, to the right, an arc length of 426.02 feet, said curve having a chord bearing South 74° 03' 20" East, and a chord distance of 419.08 feet, to the West of line of said Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1; Thence South 02° 10' 50" East, 155.13 feet, on said West line, to the POINT OF BEGINNING.

AND

ADDITIONAL ROW:

A TRACT OF LAND LOCATED IN THE NW QUARTER OF SECTION 11, TOWNSHIP 11 S, RANGE 23 E OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF KANSAS CITY, KANSAS, WYANDOTTE COUNTY, KANSAS BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE NW QUARTER OF SAID SECTION 11; THENCE N87° 25' 44"E ALONG THE SOUTH LINE OF SAID NW QUARTER, 582.73 FEET; THENCE N02° 34' 16"W, 47.89 FEET TO THE POINT OF BEGINNING; THENCE N69° 47' 18"E, 106.91 FEET; THENCE N39° 22' 48"E, 62.10 FEET; THENCE N87° 59' 48"E, 117.50 FEET; THENCE S28° 16' 50"E, 89.22 FEET; THENCE N64° 59' 18"W, 97.97 FEET; THENCE

S87° 59' 48"W, 40.00; THENCE S60° 58' 54"W, 97.97 FEET; THENCE S87° 59' 48"W, 83.55 FEET TO THE POINT OF BEGINNING SAID TRACT CONTAINING 7975.62 SQUARE FEET (0.18 AC) MORE OR LESS.

Subject to all easements and restrictions of record.

AND

TRACT 4:

A Tract of land, being part of Village West Parkway, lying and situated in Southwest Quarter of Section 11, Township 11 South, Range 23 East, said Tract as surveyed by William C. Anderson, LS-1527 with BHC CLS 175, being more particularly described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on the recorded plat of KANSAS ENTERTAINMENT, LLC -LOT 1.)

BEGINNING at the Southwest corner of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a subdivision of land recorded August 1, 2011, in Plat Book 43, Page 59, and filed as Document Number 2011R-09133, monumented by a found 5/8-inch reinforcing rod.; Thence South 80° 28' 22" East, 163.34 feet, on the North Right-of-Way line of Village West Parkway, to a found 5/8-inch reinforcing rod, with a cap stamped CLS 175, and the beginning of a tangent curve, concave to the Northeast, having a radius of 2211.83 feet; Thence Southeasterly on said curve, to the left, and said North Right-of-Way line, an arc length of 255.79 feet, said curve having a chord bearing of South 83° 47' 09" East, and a chord distance of 255.64 feet; Thence South 02° 54' 05" West 160.00 feet, to a point on the South Right-of-Way line of said Village West Parkway, and the beginning of a non-tangent curve, concave to the Northeast, having a radius of 2371.83 feet; Thence Northwesterly on said South Right-of-Way line, on a curve to the right, an arc length of 274.29 feet, said curve having a chord bearing of North 83° 47' 09" West, and a chord distance of 274.14 feet; Thence North 80° 28' 22" West, 751.04 feet, continuing on said South Right-of-Way line, to the beginning of a tangent curve, concave to the Southeast, having a radius of 1557.02 feet; Thence Southwesterly on said curve, to the left, and said South line, an arc distance of 536.69 feet, said curve having a chord bearing of South 89° 39' 09" West, and a chord distance of 534.04 feet; Thence South 79° 46' 40" West, 123.41 feet, continuing on said South Right-of-Way line, to its intersection with the East Right-of-Way line of 110th Street; Thence North 02° 42' 33" West, 161.39 feet, on said East line, to its intersection with the North Right-of-Way line of Village West Parkway; Thence North 79° 46' 40" East, 102.31 feet, on said North Right-of-Way line, to the beginning of a tangent curve, concave to the Southeast, having a radius of 1717.02 feet; Thence Northeasterly on said curve, to the right, and said North Right-of-Way line, an arc length of 591.84 feet, said curve having a chord bearing of North 89° 39' 09" East, and a chord distance of 588.91

feet; Thence South 80° 28' 22" East, 587.70 feet, on said North Right-of-Way line, to the POINT OF BEGINNING.

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EXHIBIT C

CID Project Costs

**BUC-EE'S KCK
ESTIMATED PROJECT COSTS
PRELIM SUMMARY SHEET**

ITEM/DESCRIPTION	TOTAL BUDGET	TIF REIMBURSED	CID REIMBURSED	NON REIMBURSED
	100%	3.53%	10.60%	85.87%
Land Purchase	5,888,000	-	-	5,888,000
Closing Costs	58,880	-	-	58,880
Subtotal	5,946,880	-	-	5,946,880
Hard Costs - Site Development				
Village West Parkway (VWP) Relocation	6,393,799	1,598,450	4,795,349	-
VWP Waterline Relocation	700,500	175,125	525,375	-
VWP Electrical Relocation	4,145,880	1,036,470	3,109,410	-
Sanitary Sewer Extension	536,820	134,205	402,615	-
I-70 Interchange Improvements	1,611,510	402,878	1,208,633	-
Site Subtotal	13,388,509	3,347,127	10,041,382	-
Hard Costs - Building				
GC Contract	62,537,493	-	-	62,537,493
Buc-ee's Provided	7,317,556	-	-	7,317,556
Bldg Subtotal	69,855,048	-	-	69,855,048
Hard Costs Site and Building	83,243,558	3,347,127	10,041,382	69,855,048
Soft Costs				
Architecture and Engineering	1,500,000	-	-	1,500,000
Legal, Accounting, Insurance	253,000	-	-	253,000
Third Party Reports	140,000	-	-	140,000
Construction Loan Fees	285,000	-	-	285,000
Impact/Service Fees	760,000	-	-	760,000
Community Benefit Contribution	250,000	-	-	250,000
UG Administrative Fees	375,000	-	-	375,000
Project Contingency	2,000,000	-	-	2,000,000
Soft Costs Subtotal	5,563,000	-	-	5,563,000
TOTAL PROJECT COST	94,753,438	3,347,127	10,041,382	81,364,928
	100%	3.53%	10.60%	85.87%



Report to

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 2px;">Chelsee Chism, Director</div> cchism@wycokck.org X8046	Economic Development
AGENDA ITEM #6.2.		
RESOLUTION: PROVIDING PUBLIC NOTICE OF THE ADVISABILITY OF CREATING A REDEVELOPMENT DISTRICT (BUC-EE'S PROJECT)		
BACKGROUND		
<p>A resolution providing notice of a public hearing on the advisability of creating a redevelopment district located approximately at 601 Village East Parkway (Buc-ee's). The hearing is scheduled for October 30, 2025, at 7:00 p.m.</p>		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
n/a		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Resolution - TIF District PH - Buc-ee's (UG), REDLINE - TIF Res.		

Approved by Mayor/Administrator to add to agenda.

(Published in *The Wyandotte Echo* on October 16, 2025)

RESOLUTION NO. R-____-25

A RESOLUTION CALLING AND PROVIDING FOR NOTICE OF A PUBLIC HEARING ON THE ADVISABILITY OF CREATING A REDEVELOPMENT DISTRICT IN THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, PURSUANT TO K.S.A. 12-1770 ET SEQ.

WHEREAS, K.S.A. 12-1770 *et seq.*, as amended (the “Act”), provides for the creation of redevelopment districts and the approval of redevelopment plans; and

WHEREAS, the Board of Commissioners of the Unified Government of Wyandotte County/Kansas City, Kansas (the “Unified Government”) intends to set a date for a public hearing for the purpose of considering the establishment of a redevelopment district approximately located at 601 Village West Parkway (the “Redevelopment District”) in accordance with the Act; and

WHEREAS, the establishment of the proposed Redevelopment District is necessary to promote the general economic welfare of the Unified Government pursuant to the Act; and

WHEREAS, the Redevelopment District consists of an area described on the attached Exhibit A and generally shown on the map attached as Exhibit B, both of which are incorporated herein by reference and made a part of this Resolution.

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

Section 1. Public Hearing. It is hereby authorized, ordered, and directed that the Board of Commissioners shall hold a public hearing on **October 30, 2025, at 7:00 p.m.** or as soon thereafter as the matter can be heard, to hear comments and consider findings necessary to establish the Redevelopment District pursuant to the Act. The public hearing will be held in the Commission Chambers, lobby level of the Municipal Office Building located at 701 N. 7th Street, Kansas City, Kansas, and may also be accessed virtually via Zoom web conference or toll free via telephone by dialing (877) 853-5257 or (888) 475-4499. Public hearing access information is available at www.wycokck.org/Departments/Clerks-Office/Engage-in-Public-Commission-Meeting or by contacting the Clerk’s office via phone at (913) 573-5206 or via email at ugclerkrequest@wycokck.org. Public comment may also be submitted in advance of the public hearing by email to ugclerkrequest@wycokck.org, fax to (913) 573-5299, or mail to Unified Government Clerk’s Office, 701 N. 7th Street, Suite 323, Kansas City, Kansas 66101.

Section 2. Description and Map. A description and map of the proposed Redevelopment District is available for public inspection in the Unified Government Clerk’s office located in Suite 323 on the third floor of the Municipal Office Building from 8:00 am to 5:00 pm, Monday through Friday.

Section 3. Redevelopment District Plan. The Redevelopment District Plan may be described in a general manner as consisting of some or all of the following uses, without limitation: general commercial uses, mixed use commercial retail, restaurant uses, and any other commercial structure or use (including but not limited to, office, non-profit, governmental, or community use), and including such associated site work, infrastructure, utilities, storm water control, access, street improvements, landscaping, lighting, parking facilities, courtyards, other associated and appurtenant structures and facilities, and any other items allowable under the Act.

Section 4. Findings. The Board of Commissioners will consider findings necessary for the establishment of the Redevelopment District after conclusion of the public hearing.

Section 5. Notices. The Unified Government Clerk is hereby authorized and directed to publish this Resolution once in the official city newspaper not less than one (1) week or more than two (2) weeks preceding the date set for the public hearing. The Clerk or any other employee or officer of the Unified Government is authorized and directed to mail a copy of this Resolution via certified mail, return receipt requested to the Unified Government Board of Commissioners; the Kansas City, Kansas, Unified School District #204 Board of Education as the school district levying taxes on property within the proposed Redevelopment District; and to each owner and occupant of land within the project areas of the proposed Redevelopment District not more than ten (10) days following the date of the adoption of this Resolution.

Section 6. Further Action. The Mayor/CEO, County Administrator, and other officers, agents, and employees of the Unified Government, including special counsel, are hereby further authorized and directed to take such further action as may be appropriate or desirable to accomplish the purpose of this Resolution.

Section 7. Effective Date. This Resolution shall be effective upon its adoption by the Unified Government Board of Commissioners.

[Remainder of page intentionally left blank; signature page and exhibits follow.]

**ADOPTED BY THE UNIFIED GOVERNMENT BOARD OF COMMISSIONERS
THIS 4TH DAY OF SEPTEMBER, 2025.**

Tyrone Garner, Mayor/CEO

(SEAL)

Monica Sparks, Unified Government Clerk

Approved as to Form:

By: _____
Office of Chief Counsel

EXHIBIT A

LEGAL DESCRIPTION

The following property located in Wyandotte County, Kansas City, Kansas:

TRACT 1:

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COMMENCING at the Northwest corner, of the Southwest Quarter, Section 11, Township 11 South, Range 23 East, monumented by a found 1/2-inch reinforcing rod with no cap;

Thence South 02° 06' 17" East, 272.23 feet, on the West line of said Southwest Quarter;

Thence North 87° 53' 43" East, 63.31 feet, to its intersection with the South Right-of-Way line of Village West Parkway, as established by a Deed in Book 4469, Page 329, and the POINT OF BEGINNING of the Tract of land herein described;

Thence North 79° 46' 40" East, 123.41 feet, on said South Right-of-Way line;

Thence Northeasterly on a tangent curve, having a radius of 1557.02 feet, to the right, an arc length of 536.69 feet, on said South Right-of-Way line, said curve having a chord bearing of North 89° 39' 09" East, and a chord length of 534.04 feet;

Thence South 80° 28' 22" East, 751.04 feet, on said South Right-of-Way line;

Thence Southeasterly on a tangent curve, having a radius of 2371.83 feet, to the left, an arc length of 342.73 feet, on said South Right-of-Way line, said curve having a chord bearing of South 84° 36' 45" East, and a chord length of 342.43 feet;

Thence departing said South Right-of-Way line, South 02° 28' 12" East, 325.57 feet, to a point on the North Right-of-Way line of Interstate 70;

Thence South 85° 25' 40" West, 1027.78 feet, on said North Right-of-Way line;

Thence South 89° 22' 59" West, 352.53 feet, on said North Right-of-Way line;

Thence North 01° 59' 49" West, 69.95 feet, on said North Right-of-Way line;

Thence South 87° 37' 36" West, 310.78 feet, on said North Right-of-Way line, to its intersection with the East Right-of-Way line of Speedway Boulevard;

Thence North 10° 57' 02" West, 213.42 feet, on said East Right-of-Way line;

Thence South 87° 53' 47" West, 7.54 feet, on said East Right-of-Way line;

Thence North 02° 42' 33" West, 276.32 feet, to the POINT OF BEGINNING.

AND

TRACT 2:

A Tract of land being part of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a subdivision of land recorded August 1, 2011 in Plat Book 43, Page 59 and filed as Document Number 2011R-09133, in the City of Kansas City, Wyandotte County, Kansas said Tract being more particularly described by William C. Anderson, LS-1527, with BHC, KS CLS 175, by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on recorded plat of KANSAS ENTERTAINMENT, LLC -LOT 1.)

BEGINNING at the Southwest corner of said Lot 1, KANSAS ENTERTAINMENT, LLC- LOT 1, monumented by a found 5/8-inch reinforcing rod; Thence North 02° 10' 50" West, 155.13 feet, on the West line of said Lot 1, to the beginning of a non-tangent curve, concave to the Southwest, having a radius of 680.00 feet; Thence Southeasterly, on said curve, to the right, an arc length of 64.43 feet, said curve having a chord bearing of South 53° 23' 36" East, and a chord distance of 64.41 feet; Thence South 50° 40' 44" East, 85.62 feet, to the beginning of a tangent curve, concave to the Northeast, having a radius of 520.00 feet; Thence Southeasterly, on said curve, to the left, an arc length of 330.54 feet, said curve having a chord bearing of South 68° 53' 20" East, and a chord length of 325.00 feet, to a point on the North Right-of-Way line of Village West Parkway, and the beginning of a non-tangent curve, concave to the North, having a radius of 2211.83 feet; Thence Westerly on said North Right-of-Way line, and said curve, to the right, an arc length of 255.79 feet, to a found 5/8-inch bar with cap marked CLS-175, said curve having a chord bearing North 83° 47' 09" West, and a chord distance of 255.64 feet; Thence North 80° 28' 22" West, continuing on said North Right-of-Way line, 163.34 feet to the POINT OF BEGINNING.

AND

TRACT 3:

A Tract of land being a part of Lot 1, KANSAS SPEEDWAY CORPORATION, a subdivision of land recorded October 29, 1999, in Plat Book 39, Page 10, and filed as Document Number 1312407, said Tract of land as surveyed by William C. Anderson, PS 1527, with BHC, CLS 175, being more particularly described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on recorded plat of KANSAS ENTERTAINMENT, LLC -LOT 1.)

BEGINNING at the Southwest corner of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a

subdivision of land recorded August 1, 2011, in Plat Book 43, Page 59, and filed as Document Number 2011R-09133, monumented by a found 5/8-inch reinforcing rod; Thence North 80° 28' 22" West, 587.70 feet, on the North Right-of-Way line of Village West Parkway, to the beginning of a tangent curve, concave to the South, having a radius of 1717.02 feet; Thence Northwesterly, on said curve, to the left, and arc length of 591.84 feet, continuing on said North Right-of-Way line, said curve having a chord bearing North 89° 39' 09" West, and a chord distance of 588.91 feet; Thence South 79° 46' 40" West, 102.31 feet, on said North Right-of-Way Line, to its intersection with the East Right-of-Way line of 110th Street; Thence North 02° 42' 35" West, 86.13 feet, on said East Right-of-Way line; Thence North 65° 49' 33" East, 74.20 feet, to the beginning of a tangent curve, concave to the Southeast, having a radius of 680.00 feet; Thence, Northeasterly on said curve, to the right, an arc length of 263.13 feet, said curve having a chord bearing North 76° 54' 40" East, and a chord distance of 261.49 feet; Thence North 87° 59' 48" East, 279.72 feet; Thence North 60° 58' 54" East, 97.97 feet; Thence North 87° 59' 48" East, 40.00 feet; Thence South 64° 59' 18" East, 97.97 feet; Thence North 87° 59' 48" East, 48.05 feet, to the beginning of a tangent curve, concave to the Southwest, having a radius of 680.00 feet; Thence Southeasterly, on said curve, to the right, an arc length of 426.02 feet, said curve having a chord bearing South 74° 03' 20" East, and a chord distance of 419.08 feet, to the West of line of said Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1; Thence South 02° 10' 50" East, 155.13 feet, on said West line, to the POINT OF BEGINNING.

AND

ADDITIONAL ROW:

A TRACT OF LAND LOCATED IN THE NW QUARTER OF SECTION 11, TOWNSHIP 11 S, RANGE 23 E OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF KANSAS CITY, KANSAS, WYANDOTTE COUNTY, KANSAS BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE NW QUARTER OF SAID SECTION 11; THENCE N87° 25' 44"E ALONG THE SOUTH LINE OF SAID NW QUARTER, 582.73 FEET; THENCE N02° 34' 16"W, 47.89 FEET TO THE POINT OF BEGINNING; THENCE N69° 47' 18"E, 106.91 FEET; THENCE N39° 22' 48"E, 62.10 FEET; THENCE N87° 59' 48"E, 117.50 FEET; THENCE S28° 16' 50"E, 89.22 FEET; THENCE N64° 59' 18"W, 97.97 FEET; THENCE S87° 59' 48"W, 40.00; THENCE S60° 58' 54"W, 97.97 FEET; THENCE S87° 59' 48"W, 83.55 FEET TO THE POINT OF BEGINNING SAID TRACT CONTAINING 7975.62 SQUARE FEET (0. 18 AC) MORE OR LESS.

Subject to all easements and restrictions of record.

AND

TRACT 4:

A Tract of land, being part of Village West Parkway, lying and situated in Southwest Quarter of Section 11, Township 11 South, Range 23 East, said Tract as surveyed by William C. Anderson, LS-1527 with BHC CLS 175, being more particularly described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on the recorded

plat of KANSAS ENTERTAINMENT, LLC -LOT 1.)

BEGINNING at the Southwest corner of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a subdivision of land recorded August 1, 2011, in Plat Book 43, Page 59, and filed as Document Number 2011R-09133, monumented by a found 5/8-inch reinforcing rod.; Thence South 80° 28' 22" East, 163.34 feet, on the North Right-of-Way line of Village West Parkway, to a found 5/8-inch reinforcing rod, with a cap stamped CLS 175, and the beginning of a tangent curve, concave to the Northeast, having a radius of 2211.83 feet; Thence Southeasterly on said curve, to the left, and said North Right-of-Way line, an arc length of 255.79 feet, said curve having a chord bearing of South 83° 47' 09" East, and a chord distance of 255.64 feet; Thence South 02° 54' 05" West 160.00 feet, to a point on the South Right-of-Way line of said Village West Parkway, and the beginning of a non-tangent curve, concave to the Northeast, having a radius of 2371.83 feet; Thence Northwesterly on said South Right-of-Way line, on a curve to the right, an arc length of 274.29 feet, said curve having a chord bearing of North 83° 47' 09" West, and a chord distance of 274.14 feet; Thence North 80° 28' 22" West, 751.04 feet, continuing on said South Right-of-Way line, to the beginning of a tangent curve, concave to the Southeast, having a radius of 1557.02 feet; Thence Southwesterly on said curve, to the left, and said South line, an arc distance of 536.69 feet, said curve having a chord bearing of South 89° 39' 09" West, and a chord distance of 534.04 feet; Thence South 79° 46' 40" West, 123.41 feet, continuing on said South Right-of-Way line, to its intersection with the East Right-of-Way line of 110th Street; Thence North 02° 42' 33" West, 161.39 feet, on said East line, to its intersection with the North Right-of-Way line of Village West Parkway; Thence North 79° 46' 40" East, 102.31 feet, on said North Right-of-Way line, to the beginning of a tangent curve, concave to the Southeast, having a radius of 1717.02 feet; Thence Northeasterly on said curve, to the right, and said North Right-of-Way line, an arc length of 591.84 feet, said curve having a chord bearing of North 89° 39' 09" East, and a chord distance of 588.91 feet; Thence South 80° 28' 22" East, 587.70 feet, on said North Right-of-Way line, to the POINT OF BEGINNING.

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EXHIBIT B

MAP OF REDEVELOPMENT DISTRICT



(Published in *The Wyandotte Echo* on ~~August 24~~October 16, 2025)

RESOLUTION NO. R-____-25

A RESOLUTION CALLING AND PROVIDING FOR NOTICE OF A PUBLIC HEARING ON THE ADVISABILITY OF CREATING A REDEVELOPMENT DISTRICT IN THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, PURSUANT TO K.S.A. 12-1770 *ET SEQ.*

WHEREAS, K.S.A. 12-1770 *et seq.*, as amended (the “Act”), provides for the creation of redevelopment districts and the approval of redevelopment plans; and

WHEREAS, the Board of Commissioners of the Unified Government of Wyandotte County/Kansas City, Kansas (the “Unified Government”) intends to set a date for a public hearing for the purpose of considering the establishment of a redevelopment district approximately located at 601 Village West Parkway (the “Redevelopment District”) in accordance with the Act; and

WHEREAS, the establishment of the proposed Redevelopment District is necessary to promote the general economic welfare of the Unified Government pursuant to the Act; and

WHEREAS, the Redevelopment District consists of an area described on the attached Exhibit A and generally shown on the map attached as Exhibit B, both of which are incorporated herein by reference and made a part of this Resolution.

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

Section 1. Public Hearing. It is hereby authorized, ordered, and directed that the Board of Commissioners shall hold a public hearing on ~~September 4~~October 30, 2025, at 7:00 p.m. or as soon thereafter as the matter can be heard, to hear comments and consider findings necessary to establish the Redevelopment District pursuant to the Act. The public hearing will be held in the Commission Chambers, lobby level of the Municipal Office Building located at 701 N. 7th Street, Kansas City, Kansas, and may also be accessed virtually via Zoom web conference or toll free via telephone by dialing (877) 853-5257 or (888) 475-4499. Public hearing access information is available at www.wycokck.org/Departments/Clerks-Office/Engage-in-Public-Commission-Meeting or by contacting the Clerk’s office via phone at (913) 573-5206 or via email at ugclerkrequest@wycokck.org. Public comment may also be submitted in advance of the public hearing by email to ugclerkrequest@wycokck.org, fax to (913) 573-5299, or mail to Unified Government Clerk’s Office, 701 N. 7th Street, Suite 323, Kansas City, Kansas 66101.

Section 2. Description and Map. A description and map of the proposed Redevelopment District is available for public inspection in the Unified Government Clerk’s office located in Suite 323 on the third floor of the Municipal Office Building from 8:00 am to 5:00 pm, Monday through Friday.

Section 3. Redevelopment District Plan. The Redevelopment District Plan may be described in a general manner as consisting of some or all of the following uses, without limitation: general commercial uses, mixed use commercial retail, restaurant uses, and any other commercial structure or use (including but not limited to, office, non-profit, governmental, or community use), and including such associated site work, infrastructure, utilities, storm water control, access, street improvements, landscaping, lighting, parking facilities, courtyards, other associated and appurtenant structures and facilities, and any other items allowable under the Act.

Section 4. Findings. The Board of Commissioners will consider findings necessary for the establishment of the Redevelopment District after conclusion of the public hearing.

Section 5. Notices. The Unified Government Clerk is hereby authorized and directed to publish this Resolution once in the official city newspaper not less than one (1) week or more than two (2) weeks preceding the date set for the public hearing. The Clerk or any other employee or officer of the Unified Government is authorized and directed to mail a copy of this Resolution via certified mail, return receipt requested to the Unified Government Board of Commissioners; the Kansas City, Kansas, Unified School District #204 Board of Education as the school district levying taxes on property within the proposed Redevelopment District; and to each owner and occupant of land within the project areas of the proposed Redevelopment District not more than ten (10) days following the date of the adoption of this Resolution.

Section 6. Further Action. The Mayor/CEO, County Administrator, and other officers, agents, and employees of the Unified Government, including special counsel, are hereby further authorized and directed to take such further action as may be appropriate or desirable to accomplish the purpose of this Resolution.

Section 7. Effective Date. This Resolution shall be effective upon its adoption by the Unified Government Board of Commissioners.

[Remainder of page intentionally left blank; signature page and exhibits follow.]

ADOPTED BY THE UNIFIED GOVERNMENT BOARD OF COMMISSIONERS
THIS ~~31ST~~4TH DAY OF ~~JULY~~SEPTEMBER, 2025.

Tyrone Garner, Mayor/CEO

(SEAL)

Monica Sparks, Unified Government Clerk

Approved as to Form:

By: _____
Office of Chief Counsel

EXHIBIT A

LEGAL DESCRIPTION

The following property located in Wyandotte County, Kansas City, Kansas:

TRACT 1:

A Tract of land being part of Lot 1, KANSAS SPEEDWAY CORPORATION, a subdivision of land recorded October 29, 1999, file as Document Number 1312407, in Plat Book 39 at Page 6, a subdivision in Kansas City, Wyandotte County, Kansas, said Tract as surveyed by William C. Anderson, LS-1527 of BHC, CLS 175, prepared on June 18, 2024, and being more particular described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the West line of the Southwest Quarter of Section 11, Township 11 South, Range 23 East, having a bearing of South 02° 06' 17" East, referenced to the Kansas State Plane Coordinate System, North Zone, NAD83.)

COMMENCING at the Northwest corner, of the Southwest Quarter, Section 11, Township 11 South, Range 23 East, monumented by a found 1/2-inch reinforcing rod with no cap;

Thence South 02° 06' 17" East, 272.23 feet, on the West line of said Southwest Quarter;

Thence North 87° 53' 43" East, 63.31 feet, to its intersection with the South Right-of-Way line of Village West Parkway, as established by a Deed in Book 4469, Page 329, and the POINT OF BEGINNING of the Tract of land herein described;

Thence North 79° 46' 40" East, 123.41 feet, on said South Right-of-Way line;

Thence Northeasterly on a tangent curve, having a radius of 1557.02 feet, to the right, an arc length of 536.69 feet, on said South Right-of-Way line, said curve having a chord bearing of North 89° 39' 09" East, and a chord length of 534.04 feet;

Thence South 80° 28' 22" East, 751.04 feet, on said South Right-of-Way line;

Thence Southeasterly on a tangent curve, having a radius of 2371.83 feet, to the left, an arc length of 342.73 feet, on said South Right-of-Way line, said curve having a chord bearing of South 84° 36' 45" East, and a chord length of 342.43 feet;

Thence departing said South Right-of-Way line, South 02° 28' 12" East, 325.57 feet, to a point on the North Right-of-Way line of Interstate 70;

Thence South 85° 25' 40" West, 1027.78 feet, on said North Right-of-Way line;

Thence South 89° 22' 59" West, 352.53 feet, on said North Right-of-Way line;

Thence North 01° 59' 49" West, 69.95 feet, on said North Right-of-Way line;

Thence South 87° 37' 36" West, 310.78 feet, on said North Right-of-Way line, to its intersection with the East Right-of-Way line of Speedway Boulevard;

Thence North 10° 57' 02" West, 213.42 feet, on said East Right-of-Way line;

Thence South 87° 53' 47" West, 7.54 feet, on said East Right-of-Way line;

Thence North 02° 42' 33" West, 276.32 feet, to the POINT OF BEGINNING.

AND

TRACT 2:

A Tract of land being part of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a subdivision of land recorded August 1, 2011 in Plat Book 43, Page 59 and filed as Document Number 2011R-09133, in the City of Kansas City, Wyandotte County, Kansas said Tract being more particularly described by William C. Anderson, LS-1527, with BHC, KS CLS 175, by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on recorded plat of KANSAS ENTERTAINMENT, LLC -LOT 1.)

BEGINNING at the Southwest corner of said Lot 1, KANSAS ENTERTAINMENT, LLC- LOT 1, monumented by a found 5/8-inch reinforcing rod; Thence North 02° 10' 50" West, 155.13 feet, on the West line of said Lot 1, to the beginning of a non-tangent curve, concave to the Southwest, having a radius of 680.00 feet; Thence Southeasterly, on said curve, to the right, an arc length of 64.43 feet, said curve having a chord bearing of South 53° 23' 36" East, and a chord distance of 64.41 feet; Thence South 50° 40' 44" East, 85.62 feet, to the beginning of a tangent curve, concave to the Northeast, having a radius of 520.00 feet; Thence Southeasterly, on said curve, to the left, an arc length of 330.54 feet, said curve having a chord bearing of South 68° 53' 20" East, and a chord length of 325.00 feet, to a point on the North Right-of-Way line of Village West Parkway, and the beginning of a non-tangent curve, concave to the North, having a radius of 2211.83 feet; Thence Westerly on said North Right-of-Way line, and said curve, to the right, an arc length of 255.79 feet, to a found 5/8-inch bar with cap marked CLS-175, said curve having a chord bearing North 83° 47' 09" West, and a chord distance of 255.64 feet; Thence North 80° 28' 22" West, continuing on said North Right-of-Way line, 163.34 feet to the POINT OF BEGINNING.

AND

TRACT 3:

A Tract of land being a part of Lot 1, KANSAS SPEEDWAY CORPORATION, a subdivision of land recorded October 29, 1999, in Plat Book 39, Page 10, and filed as Document Number 1312407, said Tract of land as surveyed by William C. Anderson, PS 1527, with BHC, CLS 175, being more particularly described by metes and bounds as follows:

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AND

ADDITIONAL ROW:

A TRACT OF LAND LOCATED IN THE NW QUARTER OF SECTION 11, TOWNSHIP 11 S, RANGE 23 E OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF KANSAS CITY, KANSAS, WYANDOTTE COUNTY, KANSAS BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF THE NW QUARTER OF SAID SECTION 11; THENCE N87° 25' 44"E ALONG THE SOUTH LINE OF SAID NW QUARTER, 582.73 FEET; THENCE N02° 34' 16"W, 47.89 FEET TO THE POINT OF BEGINNING; THENCE N69° 47' 18"E, 106.91 FEET; THENCE N39° 22' 48"E, 62.10 FEET; THENCE N87° 59' 48"E, 117.50 FEET; THENCE S28° 16' 50"E, 89.22 FEET; THENCE N64° 59' 18"W, 97.97 FEET; THENCE S87° 59' 48"W, 40.00; THENCE S60° 58' 54"W, 97.97 FEET; THENCE S87° 59' 48"W, 83.55 FEET TO THE POINT OF BEGINNING SAID TRACT CONTAINING 7975.62 SQUARE FEET (0.18 AC) MORE OR LESS.

Subject to all easements and restrictions of record.

AND

TRACT 4:

A Tract of land, being part of Village West Parkway, lying and situated in Southwest Quarter of Section 11, Township 11 South, Range 23 East, said Tract as surveyed by William C. Anderson, LS-1527 with BHC CLS 175, being more particularly described by metes and bounds as follows:

(Note: For course orientation the bearings in this description are based on the North Right-of-Way line of Village West Parkway having a bearing of North 80° 28' 22" West as shown on the recorded

plat of KANSAS ENTERTAINMENT, LLC -LOT 1.)

BEGINNING at the Southwest corner of Lot 1, KANSAS ENTERTAINMENT, LLC - LOT 1, a subdivision of land recorded August 1, 2011, in Plat Book 43, Page 59, and filed as Document Number 2011R-09133, monumented by a found 5/8-inch reinforcing rod.; Thence South 80° 28' 22" East, 163.34 feet, on the North Right-of-Way line of Village West Parkway, to a found 5/8-inch reinforcing rod, with a cap stamped CLS 175, and the beginning of a tangent curve, concave to the Northeast, having a radius of 2211.83 feet; Thence Southeasterly on said curve, to the left, and said North Right-of-Way line, an arc length of 255.79 feet, said curve having a chord bearing of South 83° 47' 09" East, and a chord distance of 255.64 feet; Thence South 02° 54' 05" West 160.00 feet, to a point on the South Right-of-Way line of said Village West Parkway, and the beginning of a non-tangent curve, concave to the Northeast, having a radius of 2371.83 feet; Thence Northwesterly on said South Right-of-Way line, on a curve to the right, an arc length of 274.29 feet, said curve having a chord bearing of North 83° 47' 09" West, and a chord distance of 274.14 feet; Thence North 80° 28' 22" West, 751.04 feet, continuing on said South Right-of-Way line, to the beginning of a tangent curve, concave to the Southeast, having a radius of 1557.02 feet; Thence Southwesterly on said curve, to the left, and said South line, an arc distance of 536.69 feet, said curve having a chord bearing of South 89° 39' 09" West, and a chord distance of 534.04 feet; Thence South 79° 46' 40" West, 123.41 feet, continuing on said South Right-of-Way line, to its intersection with the East Right-of-Way line of 110th Street; Thence North 02° 42' 33" West, 161.39 feet, on said East line, to its intersection with the North Right-of-Way line of Village West Parkway; Thence North 79° 46' 40" East, 102.31 feet, on said North Right-of-Way line, to the beginning of a tangent curve, concave to the Southeast, having a radius of 1717.02 feet; Thence Northeasterly on said curve, to the right, and said North Right-of-Way line, an arc length of 591.84 feet, said curve having a chord bearing of North 89° 39' 09" East, and a chord distance of 588.91 feet; Thence South 80° 28' 22" East, 587.70 feet, on said North Right-of-Way line, to the POINT OF BEGINNING.

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EXHIBIT B

MAP OF REDEVELOPMENT DISTRICT





Report to

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="586 386 1036 443" style="border: 1px solid black; padding: 2px;">Ruth Jones, Director</div> rjones@wycokck.org x8350	Area Agency on Aging
AGENDA ITEM #6.3.		
RESOLUTION: BUDGET AMENDMENT FOR DEPARTMENT OF AGING		
BACKGROUND		
<p>The Kansas Department for Aging and Disability Services conducted an audit of PSA01, the Department of Aging, which covers Wyandotte and Leavenworth County. The audit identified areas of material weakness in internal controls within the Department, which have since been corrected. KDADS also identified funds that were incorrectly classified according to KDADS guidelines for the years 2021, 2022 and 2023. As a result, KDADS has issued a recoupment letter for funding in the amount of \$429,890. The funds will be repaid from the Department of Aging fund balance.</p>		
RECOMMENDATION		
<p>Approve</p> <p>Approval of a budget amendment to spend Aging fund balance to repay funds to Kansas Department for Aging and Disability Services based upon the recently completed KDADS audit.</p>		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
\$429,890 recoupment cost that will come from Aging's fund balance.		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Resolution for Area Agency on Aging Budget Amendment, Updated Final Audit Report - PSA01, KDADS Audit of Dept of Aging		

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. _____

A RESOLUTION FOR AN AREA AGENCY ON AGING BUDGET AMENDMENT

WHEREAS, the Kansas Department for Aging and Disability Services conducted an audit of PSA01, the Department of Aging, which covers Wyandotte and Leavenworth County; and

WHEREAS, the audit identified areas of material weakness in internal controls within the Department, which have since been corrected; and

WHEREAS, KDADS also identified grant funds that were incorrectly classified according to KDADS guidelines for the years 2021, 2022 and 2023; and

WHEREAS, KDADS has issued a recoupment letter requiring repayment in the amount of \$429,890; and

WHEREAS, the repayment is required under the terms of the grant and the Unified Government has no discretion regarding that repayment; and

WHEREAS, the funds will be repaid from the Department of Aging fund balance; and

WHEREAS, the Kansas Budget Law, K.S.A. 79-2925 *et seq.*, requires that a local government adopt a balanced budget through an open process and then be bound by the adopted budget; and

WHEREAS, under the Kansas Budget Law, the Department of Aging must amend its budget to make the repayment.

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

Section 1. The Unified Government Board of Commissioners hereby approves the amendment to the Department of Aging’s budget, allowing for repayment of \$429,890 from the Department’s fund balance.

Section 2. The County Administrator and other officers, agents, and employees of the Unified Government are hereby authorized and directed to take such further action as may be appropriate or desirable to accomplish the purpose of this Resolution.

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

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

Tyrone Garner, Mayor/CEO

Attest:

Unified Government Clerk

Approved as to Form:

Date: August 5, 2025

Re: Updated Audit Report – Wyandotte/Leavenworth AAA (PSA01) OAA Grant Audit FFY2021-2023

Laura Howard, Secretary of KDADS

Sherry Diel, Chief Legal Counsel, KDADS

David Anderson, Aging Commissioner, KDADS

David Johnston, County Administrator, United Government of Wyandotte County

Ruth Jones, Executive Director, Wyandotte – Leavenworth Area Agency on Aging

Kansas Department for Aging and Disability Services
503 S. Kansas Ave.
Topeka, KS 66603

Wyandotte – Leavenworth Area Agency on Aging
849 North 47th Street
Kansas City, KS 66102

Dear Ms. Howard, Ms. Diel, Mr. Anderson, Mr. Johnston, and Ms. Jones:

The KDADS Audit Division has completed its audit of Wyandotte/Leavenworth AAA (PSA01) for FFY 2021, 2022, and 2023. Our audit focused on assessing whether PSA01 had developed an adequate system of internal controls over the OAA Aging Cluster and had complied with applicable federal and state guidelines related to those funds.

We issued our draft findings to PSA01's management on January 17, 2025, and discussed each finding during a call. We received responses to our findings and recommendations on February 4, 2025. In management's response, PSA01 acknowledged the findings and is working to correct the practices that led to the audit findings. We have included this report, along with PSA01's responses and documents, in our final report sent via email.

KDADS Audit Division received and reviewed additional information from the Unified Government of Wyandotte County office for audit finding #5 after the final report was issued on 2/28/25. The information was reviewed and accepted, resulting in a revision of the previously calculated questioned costs. Please see Finding #5 under the Section Findings, Recommendations, and Management Responses in this updated audit report for more details.

We will monitor the implementation of the corrective actions and follow up with PSA01 in six months to evaluate the effectiveness of the controls implemented.

If you have any questions regarding this audit, please contact me at (785) 296-6457 or email Shirley.Chung@ks.gov

Best Regards,

A handwritten signature in black ink that reads "Shirley Chung". The signature is written in a cursive, flowing style.

Shirley Chung, Audit Director

Cc:

Pamela Kahao, Accounting Director, United Government of Wyandotte County/ Kansas City, KS

Alan Howze, Assistant County Administrator, United Government of Wyandotte County/ Kansas City, KS

Andrew Brown, Deputy Secretary of Programs, KDADS

Brad Ridley, Commissioner of Financial and Information Services, KDADS

Corliss Lawson, Senior Counsel, KDADS

Audit Report

Wyandotte/Leavenworth AAA (PSA01) OAA Grant Audit

For the period: FFY2021-2023

Report Issued: February 28, 2025

For additional information, Contact:

Nicholas Vergara, State Auditor

Yanelis Martinez, Senior Auditor

Shirley Chung, Audit Director

Introduction

The Wyandotte/Leavenworth Area Agency on Aging (PSA01) has received federal grants under the Older Americans Act (OAA) Title III Programs and American Rescue Plan (ARPA) and State funds through the agreements with KDADS during FFY 2021 - 2023. The PSA01 is required to submit monthly financial reports to KDADS and comply with federal and state reporting requirements. During FFY 2021, 2022, and 2023, 60 financial reports and 60 cash requests should be completed and submitted to KDADS. PSA01 did not submit 14 (23%) financial reports and 29 (48%) cash request forms for the FFYs under review before the due dates.

KDADS Aging Services has contacted PSA01's management regarding the issues with the submission and timeliness of required reports but has not been able to resolve them. KDADS withholds cash requests made by PSA01 per K.A.R. 26-2-6, Basis for withholding of payments.

In addition, according to 2 CFR 200.501 – 520, PSA01 is required to submit single audit reports to the Federal Clearing House and KDADS annually. They have not submitted the reports in a timely manner since 2021.

KDADS Aging Services has requested an audit to investigate the issues, which may have contributed to delayed report submissions and could potentially lead to financial implications.

Audit Objectives:

1. Has the Unified Government of Wyandotte County/Kansas City AAA (PSA01) established adequate controls over grant management to ensure compliance with the 2 CFR 200.501 – 520 audit requirements and the reporting requirements stated in the grant agreements?
2. Were the costs claimed reasonable, allocable, and allowable per the grant terms and conditions?

To accomplish these objectives, the KDADS Audit Division conducted interviews with the KDADS program staff and accounting departments, and an onsite visit to PSA01 was conducted, in which interviews with the Executive Director and fiscal staff were conducted, and documentation was obtained. The Audit Division also reviewed policies, procedures, laws, regulations, the grant agreement, and all applicable documentation pertinent to the scope of our audit. Audit tests were designed to test if PSA01 spent awarded grant funds as intended and to test the existence and effectiveness of internal controls.

This audit was performed according to applicable Government Auditing Standards. The Standards require that we obtain sufficient, competent, and relevant evidence to afford a reasonable basis for our findings and conclusions. Accordingly, we included such tests of the records and controls as were considered necessary under the circumstances to establish our conclusions.

Audit Results

Conclusion

Based on our findings, we concluded that:

1. PSA01 did not establish adequate controls over grant management to ensure compliance with the 2 CFR 200.501 – 520 audit requirements and the reporting requirements stated in the grant agreements.
2. The costs claimed by PSA01 were not allocable nor supported by supporting documentation to be allocable and allowable per the grant terms and conditions.

Executive Summary of Findings:

- Fiscal staff turnover and the installation of a new accounting system caused required reports, including monthly financial reports and cash request forms, to be submitted late for extended periods to KDADS and the single audit reports for 2022 and 2023. Continuous non-compliance with federal regulations could lead to federal sanctions or remedial actions.
- Account reconciliations between the central general ledger in the system and sub-ledgers were not conducted periodically to ensure ledgers were correct and up to date. The CPA auditors have reported that significant adjustments are required at the year-end.
- The congregate meal site volunteers have been paid regularly for services rendered as a stipend, which OAA and federal regulations do not allow. In addition, volunteers' pay may be subjected to PSA01 liability for wages, overtime, and back taxes under the Fair Labor Standards Act (FLSA) and IRS tax codes.
- Charges to Federal awards for salaries and wages must be based on records that accurately reflect the work performed. PSA01 charges its personnel costs to state and federal funds but does not have the time and activity records to support the expenses or a system of internal controls that reasonably assures that the charges are accurate, allowable, and properly allocated to comply with federal regulations.
- OAA Title III monthly reports and cash requests submitted to KDADS were not supported by supporting documentation to ensure actual program expenditures.
- PSA01 is a pass-through entity for OAA Title III funds but has not met its responsibilities in monitoring sub-recipient Leavenworth AAA. This includes verifying that the sub-recipient is audited as required by 2 CFR 200 subpart F.
- The following funds were determined to be non-allowable costs based on findings:

Non-allowable costs	FFY 2021	FFY 2022	FFY 2023	Total
Volunteer stipends	\$26,040	\$61,120	\$71,940	\$159,100
Lack of the required Time & Effort Activity reports for personnel and benefit costs.	\$0	\$306,658	\$200,949	\$507,607

Remove two employees' gross salaries who worked 100% in Title III C (1) & (2) as allowable costs based on additional supporting documentation provided	\$0	(\$112,900)	(\$123,917)	(\$236,817)
Total funds to be returned to KDADS	\$26,040	\$254,878	\$148,972	\$429,890

The Findings, Recommendations, and Management Responses section below discusses more details of each finding.

The KDADS Audit Division has discussed the findings and recommendations with the grantee's management in a draft audit preliminary finding report issued for management response with corrective actions. We will follow up six months from the final audit report date to determine the effectiveness of the grantee's corrective actions. At the six-month follow-up, the Audit Division plans to obtain documentation evidencing controls and request samples regarding each finding.

Findings, Recommendations, and Management Responses

Audit Finding #1: Late monthly financial report and cash request submissions

Criteria:

Notification of Grant Award (NOGA) Older Americans Act (OAA) Title III Program Grant Agreement

IV. Deliverables and Reporting:

- A. Reporting. *In addition to Grantee's duties and obligations described elsewhere in this agreement, Grantee shall prepare and deliver reports to KDADS as identified in the Kansas Department on Aging Field Service Manual and the annual AAA Calendar of Deadline and Dates.*

The Department on Aging Field Service Manual requires the cash request form and financial report to be submitted to KDADS no later than the 20th of each month.

Condition: Based on KDADS Grants and Contracts' records, 14 monthly financial reports and 25 cash requests, including ARPA fund reports, were submitted late for FFY 2021, 2022, and 2023. KDADS Aging Services issued a non-compliance letter to PSA01, dated May 7th, 2024, due to the regular and ARPA OAA monthly financial reports and cash requests being submitted late. Funds were withheld till the required reports were received by KDADS.

Cause: We interviewed fiscal staff at PSA01 and the UG Accounting department; based on the staff and our observations, PSA01 has difficulties generating the reports due to the following issues:

- The previous Fiscal Officer at PSA01 did not correctly assign general ledger account codes to track program expenditures by grants in 2021 and 2022. This caused difficulties in identifying the ARPA from other funds for reporting purposes. According to the accounting department at UG, PSA01 should have but did not request to add general ledger codes for additional grants in 2021 and 2022 to track the ARPA funds in general ledgers.

- At the beginning of 2023, Workday, a new accounting system, was installed to replace UG’s Cayenta system (legacy system). At the same time, the previous fiscal officer at PSA01 resigned and left her position before the replacement came on board for transitioning. The current fiscal officer was new and unfamiliar with the new system. The training provided to the new staff was reportedly inadequate in handling the duties. As a remedial step, the staff developed her methods, including using Excel spreadsheets to track expenses. However, this step only started after April 2023, which did not help with the reports from April and before.

Effect:

- Required financial reports have been submitted late, especially for 2022 ARPA funds, which were submitted almost a year after the due dates. Wyandotte/ Leavenworth AAA, the federal fund sub-recipients, could receive federal sanctions for violating their agreement reporting requirements.
- Financial reports submitted to KDADS may not be completed correctly.

Recommendations:

- If the outgoing fiscal officer cannot provide the new officer with training, they should be required to document the detailed step-by-step process and procedures for handling the job.
- Update the fiscal policies to reflect the procedures with the new accounting system.

Management’s Response: Management concurred with the finding and updated the fiscal policy manual to address the issue. See the attached PDF document for the response.

Audit Finding #2: Sub-ledgers were not reconciled to the central general ledger in the UG accounting system.

Criteria:

- 2 CFR Part 200, 200.303 Internal controls. The non-Federal entity must:
Establish and maintain effective internal control over the Federal award that provides reasonable assurance that the non-Federal entity is managing the Federal award in compliance with Federal statutes, regulations, and the terms and conditions of the Federal award. These internal controls should be in compliance with guidance in “Standards for Internal Control in the Federal Government” issued by the Comptroller General of the United States or the “Internal Control Integrated Framework”, issued by the Committee of Sponsoring Organizations of the Treadway Commission (COSO).
- UG Fiscal Policy 2.2, Reconciliations requires reconciling the department’s subsidiary ledgers and systems to the Cayenta general ledger. Other Unified Government departments that complete their account reconciliations shall periodically prepare and submit adjusting journal entries for those accounts to the Accounting Division.

Condition: During our audit, we requested PSA01 financial statements for 2021, 2022, and 2023. At that time, an external CPA had not audited the draft 2023 statements. The amounts in the 2023 Trial Balances do not match the amounts on the Balance Sheet. For instance, as of December 31, 2023, \$125,018 in receivables was reported on the balance sheet, but \$291,789 was shown on the trial balance. Numerous adjustments must be made to the audited financial reports for accuracy.

Cause: UG has not enforced the fiscal policy to require reconciliations between its departments and the central general ledgers. PSA01, as one of UG’s departments, has not reconciled its ledger with the general ledger in the central accounting system to ensure all transactions are correctly posted. Because of double-entry accounting, if an account is not reconciled, it will likely appear in another area of the balance sheet.

Effect: The CPA auditor reported that significant adjustments were required for the 2021, 2022, and 2023 financial statement audits. Unadjusted financial reports are not reliable for fiscal decisions for KDADS and other grantors or stakeholders.

Recommendation: PSA01 should follow the UG Fiscal Policy 2.2, Reconciliations, and reconcile their sub-ledger periodically and timely UG’s general ledger accounts, verifying that all transactions are posted.

Management’s Response: Management concurred with the finding and said they would work closely with the external CPA auditors for improvement. See the attached PDF document for the response.

Audit Finding #3: The CPA audit reports for 2022 and 2023 were not completed and submitted to the Federal Audit Clearinghouse and KDADS Audit Division by the due dates.

Criteria:

- Code of Federal Regulations, CFR 200 Title 2, Subtitle A, Chapter II, Part 200 § 200.501 Audit Requirements. Quoted:

“Single audit. A non-Federal entity that expends \$750,000 or more during the non-Federal entity's fiscal year in Federal awards must have a single audit conducted in accordance with § 200.514 except when it elects to have a program-specific audit conducted in accordance with paragraph (c) of this section.”

- 2 CFR § 200.512(a)(1) non-federal entities must submit the report within 30 calendar days after receipt of the auditor’s report or 9 months after the end of the audit period.

Condition: The 2022 audit report was due by 9/30/2023 but was received by KDADS on 8/9/2024, and the 2023 audit report was due by 9/30/2024 but was received by 11/24/2024. In cases of continued inability or unwillingness of a non-federal entity to have an audit conducted following 2 CFR §200.501, Federal agencies or pass-through entities could take appropriate action provided in 2 CFR § 200.339.

Audit Year	Report Recipient(s)	Report Due Date	Report Received Date
2022	KDADS and Federal Audit Clearinghouse	9/30/2023	8/9/2024. The report was received over a year late after the due date.
2023	KDADS	9/30/2024	11/24/2024

Cause:

- The grant manager position has been vacant since 2022, which delayed the audit process for the 2022 single audit.
- The purchase of the CPA audit was initiated late for bidding, which delayed the 2023 single audit process.
- Policies and procedures were not established to ensure compliance with the audit submission requirements.

Effect: Any material issues identified would not be identified and improved timely.

Recommendation: We recommend establishing and implementing policies and procedures to ensure the timely completion and submission of audit reports.

Management's Response: Management concurred with the finding. In 2025, a grant financial administrator role will be added to improve the single audit process. See the attached PDF document for the response.

Audit Finding #4: Volunteers who worked at the meal sites were regularly paid flat rates as a stipend, which OAA and federal regulations did not allow.

Criteria:

- 2 CFR subpart E 200.434. quoted in part:

“(a) Costs of contributions and donations, including cash, property, and services, from the non-Federal entity to other entities are unallowable.”

“(b) The value of services and property donated to the non-Federal entity may not be charged to the Federal award either as a direct or indirect (F&A) cost. The value of donated services and property may be used to meet cost sharing or matching requirements (see § 200.306).”

- Title 29, subtitle B, chapter V, Subchapter A, Part 553, subpart B-Volunteers, 553.106 (e) provides that for purposes of the Fair Labor Standards Act.

Condition: Approximately 15 to 20 volunteers regularly worked at the eight (8) congregated meal sites. These volunteers were paid a flat fee of \$20 per day as a stipend through the ARPA OAA and OAA Title III – C(1) funds. These volunteers were required to report dates and times worked on timesheets for the fiscal officer assistant to key in the United Government's payment system to get paid with checks twice a month. See the image of the timesheet below as an example of a time report:

For Pay Period Ending 7/31/2023
 Start Date 7/16/2023

AAA 230527

Date	Time In	Time Out	Total Hours	Stipend Payment	Description
Sunday, July 16, 2023			0		Daily Stipend
Monday, July 17, 2023	10:00 AM	12:00 PM	2	\$ 20.00	Daily Stipend
Tuesday, July 18, 2023	10:00 AM	12:00 PM	2	\$ 20.00	Daily Stipend
Wednesday, July 19, 2023	10:00 AM	12:00 PM	2	\$ 20.00	Daily Stipend
Thursday, July 20, 2023	10:00 AM	12:00 PM	2	\$ 20.00	Daily Stipend
Friday, July 21, 2023	10:00 AM	12:00 PM	2	\$ 20.00	
Saturday, July 22, 2023			0		
Sunday, July 23, 2023			0		Daily Stipend
Monday, July 24, 2023	10:00 AM	12:00 PM	2	\$ 20.00	Daily Stipend
Tuesday, July 25, 2023	10:00 AM	12:00 PM	2	\$ 20.00	Daily Stipend
Wednesday, July 26, 2023	10:00 AM	12:00 PM	2	\$ 20.00	Daily Stipend
Thursday, July 27, 2023	10:00 AM	12:00 PM	2	\$ 20.00	Daily Stipend
Friday, July 28, 2023	10:00 AM	12:00 PM	2	\$ 20.00	
Saturday, July 29, 2023			0		
Sunday, July 30, 2023			0		Daily Stipend
Monday, July 31, 2023	10:00 AM	12:00 PM	2	\$ 20.00	Daily Stipend
Total Stipend Amount				\$ 220.00	

I, the undersigned, do hereby certify that the above described articles have been delivered or service rendered to Wyandotte County, Kansas, that the foregoing account is just and correct, is due the remains unpaid; that the charges are legal and ordinary charges for each item hereinbefore listed.

Date 7/31/2023

Per 2 CFR subpart E 200.434, the value of the donated services to PSA01 should not be charged to the Federal award as a direct or indirect cost. However, the value of donated services may be used to meet cost-sharing or matching requirements. PSA01 charges the volunteer stipends in OAA Nutrition Congregate program dollars and does not account for the value of donated services to meet federal matching fund requirements.

Besides non-compliance with 2 CFR 200, at least two key issues arise in paying volunteers,

1. The first issue is whether the stipend payments are taxable compensation for a part-time employee. A nonprofit employer must treat volunteer payments like employees, meaning income tax and FICA contributions must be withheld. (See 26 U.S.C. § 3402). Living allowances, stipends, and in-kind benefits should be treated like wages. PSA01 does not withhold the stipends for tax purposes and might be subjected to back taxes if found violating the tax laws.
2. The second issue is whether payments to a volunteer jeopardize the worker's volunteer status. The Volunteer Protection Act (VPA) specifically protects a volunteer who (1) performs services, (2) for a nonprofit organization or governmental entity, and (3) either (a) receives no compensation (although reasonable reimbursement for expenses incurred is allowed), or (b) does not receive anything of value in place of compensation over \$500 per year. Therefore, the VPA does not protect a "volunteer" who receives a stipend of \$50 per month or \$600 annually.

According to the U.S. Department of Labor, a volunteer is "an individual who performs hours of service for civic, charitable, or humanitarian reasons, without promise, expectation, or receipt of compensation for services rendered." As the management of PSA01 stated in their responses to the audit findings, this practice has existed for more than 40 years. Volunteers are expected to be paid to help out at the meal sites daily (regularly). The statement at the end of the timesheet confirms it. Nonprofits that pay volunteers regular and significant amounts (\$10 per hour is above Kansas minimum wage of \$7.25 per hour), whether described as wages, stipends, allowances, or something else, make their volunteer workers look more like employees, even if the payments amount to less than minimum wage.

Blurring the distinction between the volunteers and employees may inadvertently subject PSA01 to liability for wages, overtime, and back taxes under the Fair Labor Standards Act (FLSA).

Cause: The management of PSA01 was unaware that federal regulations did not allow volunteer stipends for the time and services provided to support the meal program.

Effect: The stipends are at risk of being recouped as a non-allowable cost under federal regulations and grant agreements. In addition, possibly illegal with the Department of Labor and IRS is the practice of having the volunteers report time and purportedly paying them for expenses to defray their costs in the system that pays employees for their time and services.

Questioned costs: \$159,300. Based on the payment logs provided by PSA01, \$159,300 was paid for volunteer stipends during FFY 2021, 2022, and 2023.

Recommendation:

- PSA01 management should review and follow federal regulations related to volunteer services and their costs. If the stipends are allocated to OAA or other federal or state funds, consult with the federal fund pass-through entities to determine whether they are allowable for the specific grants.
- PSA01 management should stop charging the volunteer stipends to federal awards and consult with a tax expert for the potential risk of tax liabilities.
- We recommend that PSA01 return the \$159,300 stipend payment to KDADS as non-allowable costs to OAA Title III funds.

Management's Response: Management concurred with the finding. Moving forward, PSA01 will not allocate the stipends to these funds. However, management opposed the recommendation of recoupment due to misuse of funds. Please see the attached PDF document for the response.

Finding #5: PSA01 does not have the time and activity records to support the personnel compensation and fringe benefit expenses or a system of internal controls that reasonably assures that the charges are accurate, allowable, and properly allocated to comply with federal regulations. In addition, this has been reported as a recurring and material deficiency in the Single Audit CPA's audit reports for many years since 2020, except in 2021.

Criteria:

2 CFR Part 200.430 – Compensation, (g) Standards for Documentation of Personnel Expenses. (1) charges to Federal awards for salaries and wages must be based on records that accurately reflect the work performed. The regulations also state that the records must be supported by a system of internal controls that provides reasonable assurance that the charges are accurate, allowable, and properly allocated. Budget estimates alone do not qualify as support for charges to federal awards.

Condition: The salaries and fringe benefits were estimated and allocated based on the available budget and the job duties. Employees who worked for multiple grants were not required to document and submit the time worked by individual grants awarded. In the past, PSA01 used a Salary Distribution Justification to support the allocations of personnel and benefits in 2018, but it was discontinued after the previous fiscal officer left her position in 2022. See a screen print below from UG's internal audit department for an example:

SUBJECT: SALARY DISTRIBUTION JUSTIFICATION

The following provides justification as to how and why the below employees were budgeted. These allocations are based upon historic time records.

Employee Name	Empl #	From (ACD)	JUSTIFICATION	Employee Review
Doty, Bridget E.	2157	20% 262 427 1019 5100 SCA 10% 262 441 0318 5100 ADRC OC 70% 262 441 0218 5100 ADRC FAI	This position does all the data entry for the ADRC and SCA.	<i>Bridget Doty</i>
Ewell, Betty	5256	40% 262 426 3018 5100 C1 40% 262 428 3018 5100 C2 20% 262 424 3318 5100 E/Prog Dev	This position oversees the nutrition projects and also admin and program development duties as a Program Coordinator.	<i>Betty Ewell</i>
Fonseca, Emma	3695	100% 262 441 0218 5100 ADRC	This position spends 100% of their time performing assessments and duties related to assessments for the ADRC.	<i>Emma Fonseca</i>
Jones, Ruth E.	2311	40% 262 422 1018 5100 Admin 60% 165 192 0240 5100 Mill Levy	This position (Director) oversees the entire operations of the AAA (admin).	<i>Ruth E Jones</i>
Lane, Bobbie Y.	2933	35% 262 422 1018 5100 Admin 45% 165 192 0240 5100 Mill 20% 262 427 1019 5100 SCA	This position (Fiscal Officer) spends 100% of their time performing admin duties.	<i>Bobbie Lane</i>

This indicates that the allocations were based on historical time records and were verified by the direct workers in the past but were discontinued.

During this audit, we were told by the management of PSA01 that they provide the allocation rates for its employees to UG payroll and accounting based on fund availability and job descriptions. See the screenshot below for an example of current allocations:

Position Name	Fund	Program	Grants	Effective Allocation
Professional Program Assistant	FND165 - County - Aging	PRG00002 - Administration		50.00
Director	FND165 - County - Aging	PRG00002 - Administration		100.00
Fiscal Officer	FND165 - County - Aging	PRG00002 - Administration		35.00
Fiscal Support Specialist	FND165 - County - Aging	PRG00002 - Administration		50.00
Fiscal Officer	FND262 - Department of Aging Grants	PRG00025 - Area Plan Administration		65.00
Professional Program Assistant	FND262 - Department of Aging Grants	PRG00025 - Area Plan Administration	Federal Administration Grant	50.00
Program Coordinator	FND262 - Department of Aging Grants	PRG00168 - Senior Care Act	Senior Care Act	50.00
Program Coordinator	FND262 - Department of Aging Grants	PRG00047 - Congregate Meals	Title III - C(1) Grant	25.00
Program Specialist	FND262 - Department of Aging Grants	PRG00047 - Congregate Meals	Title III - C(1) Grant	25.00
Program Specialist	FND165 - County - Aging	PRG00002 - Administration		69.00
Fiscal Support Specialist	FND262 - Department of Aging Grants	PRG00006 - Aging & Disability ResourceCtr	Federal Administration Grant	50.00
Program Coordinator	FND262 - Department of Aging Grants	PRG00006 - Aging & Disability ResourceCtr	Federal Administration Grant	50.00
Program Specialist	FND262 - Department of Aging Grants	PRG00172 - Senior Health Insurance Couns	AG SR HEALTH INSRNCE COUNSELN	31.00
Program Specialist	FND262 - Department of Aging Grants	PRG00006 - Aging & Disability ResourceCtr	Federal Administration Grant	100.00
Program Specialist	FND262 - Department of Aging Grants	PRG00006 - Aging & Disability ResourceCtr	Federal Administration Grant	100.00
Program Specialist	FND262 - Department of Aging Grants	PRG00006 - Aging & Disability ResourceCtr	Federal Administration Grant	100.00
Program Coordinator	FND262 - Department of Aging Grants	PRG00104 - Home Delivery Meals	Title III - C(2) Grant	75.00
Program Specialist	FND262 - Department of Aging Grants	PRG00104 - Home Delivery Meals	Title III - C(2) Grant	75.00
Program Specialist	FND165 - County - Aging	PRG00002 - Administration		100.00

Personnel and benefits for these positions were paid through the County, and KDADS awarded funds. There was a lack of documentation to support the justifications for allocation rates used to allocate the personnel costs complied with the regulations. Per 2 CFR Part 200.430 – Compensation, (g) Standards for Documentation of Personnel Expenses. (1) charges to Federal awards for salaries and wages must be based on records that accurately reflect the work performed. PSA01 allocated the costs based on the availability of funds and job responsibilities but not on the employees' actual time worked.

The management of PSA01 indicated in their responses that the salaries had been split within the same grant cluster, OAA Title III, Part C. However, the records of actual work time should still be documented to support the personnel costs—reference: § 200.430 Compensation - personal services. (g) Standards for Documentation of

Personnel Expenses. In comparison with the rest of the 10 Area Agencies for Aging in Kansas, PSA01 has been the one AAA that has had this recurring issue since 2020.

Cause:

- Management misunderstood the requirements despite this issue being reported by the CPA auditors for many years. They said reporting actual time by grants was cumbersome.
- There is a lack of internal control that has a system to ensure that the salary distributions are based on actual time worked.

Effect: The reported personnel and benefit costs were not allocable based on the time worked for various programs or funding sources. Due to noncompliance with federal regulations, the personnel and benefit expenses may be at risk of federal sanctions.

Questioned costs: The CPA auditor who conducted the 2022 and 2023 Single Audit for Unified Wyandotte Government identified that the salaries and benefits charged to the entire cluster during the audit period totaled \$306,658 (Finding 2022-019) and \$200,949 (Finding 2023-009), respectively. These amounts were affected by the lack of proper documentation to support the payroll charge and allocation to the OAA Title III, Part C Nutrition Services.

Recommendations:

- To ensure the regulations are followed, an internal control system for salary and benefit allocations based on actual time worked should be in place. This includes a formal written policy requiring employees to report time by grants periodically or at least quarterly. If it's based on budget, the allocation percentages should be reconciled to the actual time and effort reflected in the employees' time-and-effort records at least quarterly. In addition, the payroll records and general ledgers should be tied to individual employees and be readily available for cost allocation reviews.
- We recommend that PSA01 returns the questioned costs of \$507,607 (\$306,658 + \$200,949) due to non-compliance with federal regulations.
- A written corrective action plan including detailed steps to be taken, completion date(s), and a designated person responsible for the completion should be submitted to KDADS within 30 days from the audit report date.

Management's Response: Management concurred with the finding. A corrective action plan has been implemented to meet the time and effort reporting requirement. However, management does not believe the questioned costs pose a risk of federal sanctions for non-compliance because the funds were divided within the same OAA grant. See the attached PDF document for the response.

Updates:

On 5/5/25, KDADS and Wyandott Co. Leadership met to discuss the recoupment further. Copies of the salary distribution justification approved by the Director of PSA01 were provided for review. It was decided to have Wyandott Co. provide an additional personnel cost allocation plan for the Program Coordinator and Program Specialist who work 100% on Title III C (1) & (2) in 2022 and 2023 for review.

At the 5/27/25 meeting, it was decided that the allocation method for two of the PSA01 employees who worked under Title III - C (1) & (2) grants was acceptable. Additionally, we requested the detailed salary and benefits information for the Program Coordinator and Program Specialist who work on 100% Title III C with a split of 25% C(1) and 75% (2) was provided for review.

On 7/23/2025, after reviewing the additional information, we accepted it as supporting documentation for 2022 and 2023 allowable personnel and benefit costs and deducted a total of \$236,817 from the total recoupment amount.

We will follow up in six months to determine if issues have improved following the corrective actions planned by PSA01 management.

Finding #6: The supporting documentation did not support the OAA Title III monthly reports and cash requests submitted to KDADS.

Criteria:

- 2 CFR Subpart E, Cost Principles, Accounting practices must be consistent with the cost principles and must provide adequate documentation to support costs charged to the Federal award.
- Older Americans Act (OAA) Title III Program Grant Agreement, quoted in part:

“27. Records

B. Maintenance of Cost Reports

The Grantee shall maintain books, records and other documents in such a manner so as to readily identify them directly with the delivery of services outlined in the Grant award.”

C. Retention of Records and Reports

1. Unless otherwise specified in this Grant, the Grantee shall preserve and make available all of its books, documents, papers, records, and other evidence involving transactions related to this Grant for a minimum of five (5) State fiscal years from the date of the expiration or termination of this agreement.”

- KDADS Section 8.1 Financial Management – Older Americans Act Funds. 8.1.6 Financial Management, B. Grant Expenses
1. Actual expenses must be charged to the program or grant for costs incurred by a provider of service that directly relate to administering the program.

Condition: The vendor’s invoices or billing statements provided in samples do not support the monthly reports or the cash request forms for reimbursement through the OAA Title III funds. We pulled six (6) regular OAA monthly reports from 2021, 2022, and 2023 and requested all supporting documentation that made up the amounts on the reports for audit tests. The management could not locate the supporting documentation for these sampled monthly reports. The management provided the vendor’s invoices showing expenses related to OAA, but the amounts could not be reconciled with the monthly reports. The management stated they didn’t have the actual record to match it.

When we asked how they prepared the monthly reports and cash requests to get reimbursed from KDADS, the management stated that the monthly reports were prepared based on program staff input. The cash requests were

based on the ending cash balance from the report plus future projected expenses. This indicated that estimated amounts were reported instead of actual amounts in the reports submitted to KDADS.

However, when we vouched for these individual invoices to the UG central general ledgers, we found that all were recorded correctly in the system. The invoices associated with the monthly reports were in the system but could not be identified with the reports because the reports were not prepared using the actual expenses.

Causes: A system of controls to ensure accuracy for the monthly reports has not been established. Individual invoices posted in the general ledgers were not appropriately coded and organized to support the monthly reports.

Effect: The correct invoices could not be identified to support the monthly reports in our samples to determine if all reported amounts were reasonable, allocable, or allowable to OAA funds.

Questionable costs: unknown. This condition has been pervasive and consistent for many years, making it difficult to determine costs with a dollar amount.

Recommendations:

- The monthly reports submitted for fund reimbursement should contain actual costs supported by supporting documentation, such as vendor invoices or billing statements.
- PSA01 should organize and group the invoices/source documents of transactions associated with each monthly financial report submitted to KDADS and make them available for review when requested.
- PSA01 should implement internal controls to ensure all vendor invoices or billing statements are stored and available for at least five years.
- A written corrective action plan including detailed steps to be taken, completion date(s), and a designated person responsible for the completion should be submitted to KDADS within 30 days from the audit report date.

Management's Response: Management concurred with the finding. A corrective action plan will be implemented to address these issues. See the attached PDF document for the response.

Finding #7: The annual CPA financial statement audit from Leavenworth Area Agency on Aging (AAA), the OAA fund sub-recipient, has not been completed and reviewed by PSA01 as part of its pass-thru entity responsibilities.

Criteria: § 200.332 Requirements for pass-through entities. Quoted in part,

In monitoring a sub-recipient, a pass-through entity must:

- (1) Review financial and performance reports.*
- (2) Ensure that the subrecipient takes corrective action on all significant developments that negatively affect the subaward.*
- (3) Issue a management decision for audit findings pertaining only to the Federal award provided to the subrecipient from the pass-through entity as required by § 200.521.*
- (4) Resolve audit findings specifically related to the subaward.*

Conditions: PSA01 is Leavenworth Area Agency on Aging's (AAA) OAA Title III fund pass-through entity. According to PSA01's management, Leavenworth has not submitted the audit reports for OAA funds to PSA01 for years, and PSA01 did not review the audit reports for audit findings when received.

Cause: PSA01 is unaware of the requirements and has not provided the necessary monitoring to Leavenworth AAA, the sub-recipient of OAA funds.

Effect: Any material issues would not be identified and improved timely. The funds are at financial risk due to non-compliance with federal regulations as the CPA audits were not completed, as required by the grant agreement and federal audit requirements.

Recommendations:

- We recommend that PSA01's management establish and implement policies and procedures to ensure the timely completion and submission of audit reports to PSA01.
- The management of PSA01 should review and be familiar with the requirements for pass-through entities.
- PSA01 should require Leavenworth AAA to submit the CPA audit report, review any issues in the report, and work with the sub-recipient to resolve the reported problems related to OAA programs. The matters reported, and resolutions should be documented and followed up on.
- A written corrective action plan including detailed steps to be taken, completion date(s), and a designated person responsible for the completion should be submitted to KDADS within 30 days from the audit report date.

Management's Response: Management concurred with the finding. A process will be implemented to comply with the subrecipient monitoring requirements. See the attached PDF document for the response.

KDADS Audit of Department of Aging



June 23, 2025 Administration and Human Services Standing Committee

Background

- The Kansas Department for Aging and Disability Service Audit Division (KDADS) completed its audit of Wyandotte/Leavenworth AAA (PSA01) for Fiscal Year 2021, 2022, and 2023. A draft of the findings were issued on January 17, 2025. The Management Team responded to the findings and recommendation to KDADS on February 4, 2025. The Management Team met with KDADS on May 5, 2025, to provide additional information and documentation related to audit finding #5 of the recoup of funds. As a result, KDADS has revised our audit letter.



Audit Findings

- Summary of Audit Findings by #
- **Audit Finding #1:** Late monthly financial report and cash request submissions
- **Audit Finding #2:** Sub-ledgers were not reconciled to the central general ledger in the UG accounting system.
- **Audit Finding #3:** The CPA audit reports for 2022 and 2023 were not completed and submitted to the Federal Audit Clearinghouse and KDADS Audit Division by the due dates.
- **Audit Finding #4:** Volunteers who worked at the meal sites were regularly paid flat rates as a stipend, which OAA and federal regulations did not allow.
- **Audit Finding #5:** PSA01 does not have the time and activity records to support the personnel compensation and fringe benefit expenses or a system of internal controls that reasonably assures that the charges are accurate, allowable, and properly allocated to comply with federal regulations. In addition, this has been reported as a recurring and material deficiency in the Single Audit CPA's audit reports for many years since 2020, except in 2021.
- **Audit Finding #6:** The supporting documentation did not support the OAA Title III monthly reports and cash requests submitted to KDADS.
- **Audit Finding #7:** The annual CPA financial statement audit from Leavenworth Area Agency on Aging (AAA), the OAA fund sub-recipient, has not been completed and reviewed by PSA01 as part of its pass-thru entity responsibilities.



Audit Findings # 1

- **Findings:** Late monthly financial report and cash request submissions
- **Action Plan:** All monthly financial reports and cash requests will be submitted timely
- **Current Status:** A procedure has been developed and approved to address Grant Program Performance & Financial Reporting.



Audit Findings # 2

- **Findings:** Sub-ledgers were not reconciled to the central general ledger in the UG accounting system.
- **Action Plan:** Accounting will implement a schedule to conduct reconciliation on the central general ledger.
- **Current Status:** Reconciliation was performed, and work was done to ensure accuracy in audit reporting for 2024



Audit Findings # 3

- **Findings:** The CPA audit reports for 2022 and 2023 were not completed and submitted to the Federal Audit Clearinghouse and KDADS Audit Division by the due dates.
- **Action Plan:** The UG had some barriers that included a cyber event, conversion to Workday, and a change in audit firm, caused the delay in completing the audit. These barriers have been resolved and there should not be any future barriers to the timeline.
- **Current Status:** Single audit for 2024 is on track to be issued in September 2024, within the grantor deadline.



Audit Findings # 4

- **Findings:** Volunteers who worked at the meal sites were regularly paid flat rates as a stipend, which OAA and federal regulations did not allow.
- **Action Plan:** Transition volunteers to UG part-time B employees and pay them out of CORE grant funds.
- **Current Status:** Upon completion of UG new hire status, volunteers will be called “Nutrition Meal Site Assistants” with a pay of \$15 per hour Monday – Friday. Nutrition Meal Site Assistants status have been approved by County Administrator, HR, and will be processed through Workday.



Audit Findings # 5

- **Findings:** PSA01 does not have the time and activity records to support the personnel compensation and fringe benefit expenses or a system of internal controls that reasonably assures that the charges are accurate, allowable, and properly allocated to comply with federal regulations. In addition, this has been reported as a recurring and material deficiency in the Single Audit CPA's audit reports for many years since 2020, except in 2021.
- **Action Plan:** The time and effort activity sheets have been reimplemented and are completed daily by all staff and are turned in monthly to fiscal who reconciles them quarterly and assures the charges are accurately applied with federal regulations.
- **Current Status:** The monthly time and effort are being completed by staff. The Fiscal team reconciles them quarterly. Documentation is shared with the Grants Financial Administrator quarterly to check for accuracy.



Audit Findings # 6

- **Findings:** The supporting documentation did not support the OAA Title III monthly reports and cash requests submitted to KDADS.
- **Action Plan:** All monthly financial reports and cash requests will be reconciled by data entry and fiscal assistant prior to routing to fiscal officer for submission to KDADS.
- **Current Status:** An internal process for tracking invoices and payments was developed in the department and is checked against the UG's financial system.



Audit Findings # 7

- **Findings:** The annual CPA financial statement audit from Leavenworth Area Agency on Aging (AAA), the OAA fund sub-recipient, has not been completed and reviewed by PSA01 as part of its pass-thru entity responsibilities.
- **Action Plan:** Work with the Grants Financial Administrator to set up a monitoring checklist and timeline to complete and review Sub-recipient, Leavenworth Council on Aging CPA financial statement.
- **Current Status:** Annual sub-recipient CPA Financial statement audit was completed and reviewed May 27, 2025, by UG Grants Financial Administrator and Aging Fiscal Officer, as part of PSA-01 pass-thru entity responsibilities.



Recoupment Action

Non-Allowable Cost	FFY 2021	FFY 2022	FFY 2023	Total
Volunteer stipends	\$26,040	\$61,120	\$71,940	\$159,100
Lack of the required Time & Effort Activity reports for personnel and benefit costs.	\$0	\$306,658	\$200,949	\$507,607
Remove two employees' gross salaries who worked 100% in Title III C (1) & (2) as allowable costs based on additional supporting documentation provided.	\$0	(\$112,900)	(\$123,917)	(\$236,817)
Total funds to be returned to KDADS	\$26,040	\$254,878	\$148,972	\$429,890

*****Aging Department will pay recoupment amount of \$429,890, with the fund balance of the Aging Mill Levy fund.**



Questions?





Report to

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="583 386 1036 478" style="border: 1px solid black; padding: 2px;">David Johnston, County Administrator</div> djohnston@wycokck.org x5027	Administrator's Office
AGENDA ITEM #6.4.		
ORDINANCE: AMENDING LEVY OF TRANSIENT GUEST TAX		
BACKGROUND		
<p>A Charter Ordinance exempting the Unified Government of Wyandotte County/Kansas City, Kansas, from the provisions of K.S.A. 12-1697(a) relating to the levy of a transient guest tax, to the minimum rate thereof, and to the purposes for which such transient guest tax monies may be spent; providing substitute and additional provisions on the same subject; and superseding Sections 2, 3, and 4 of Charter Ordinance No. CO-01-18.</p>		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
Unknown at this time.		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Charter Ordinance for Transient Guest Tax_Full Commission		

Approved by Mayor/Administrator to add to agenda.

CHARTER ORDINANCE NO. CO-____-25

A charter ordinance exempting the Unified Government of Wyandotte County/Kansas City, Kansas, from the provisions of K.S.A. 12-1697(a) relating to the levy of a transient guest tax, to the minimum rate thereof, and to the purposes for which such transient guest tax monies may be spent; providing substitute and additional provisions on the same subject; and repealing Sections 2, 3 and 4 of Charter Ordinance No. CO-01-18 of the Unified Government of Wyandotte County/Kansas City, Kansas.

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

Section 1. The Unified Government of Wyandotte County/Kansas City, Kansas, by the power vested in it by article 12, section 5, of the Constitution of the State of Kansas, hereby elects to exempt itself and make inapplicable to it the provisions of paragraph (a) of K.S.A. 12-1697, relating to the levy of a transient guest tax, to the maximum rate thereof, and to the purposes for which such transient guest tax monies may be spent. K.S.A. 12-1697(a) is part of an enactment which is applicable to Kansas City, Kansas, but is not applicable uniformly to all cities. Substitute and additional provisions are enacted in this Charter Ordinance.

Section 2. In order to provide revenues to promote tourism, conventions, economic development related to tourism, and capital improvement of the park system, the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby authorized to levy a transient guest tax at a rate not to exceed twelve percent, and does hereby levy a transient guest tax at the rate of twelve percent, upon the gross receipts derived from or paid directly or through an accommodations broker by transient guests for sleeping accommodations, exclusive of charges for incidental services or facilities, in any hotel, motel, transient accommodations, short-term rental, bed-and-breakfast or tourist court within the boundaries of the City of Kansas City, Kansas.

Section 3. No less than three percent (3.0%) of the receipts derived from the transient guest tax shall be used for capital improvement projects of the parks and recreation department. The remaining receipts derived from the transient guest tax shall be placed in a Convention and Tourism Fund to be used for the promotion of conventions, the promotion of tourism, and economic development related to tourism within Kansas City, Kansas.

Section 4. Sections 2, 3, and 4 of Charter Ordinance No. CO-01-18 of the Unified Government of Wyandotte County/Kansas City, Kansas, are hereby repealed.

Section 5. This ordinance shall be published once each week for two consecutive weeks in The Wyandotte Echo.

Section 7. This is a Charter Ordinance and shall take effect 61 days after final publication, unless a petition signed by a number of electors within the City of Kansas City, Kansas, equal to not less than ten percent of the number of electors who voted at the last preceding regular election shall be filed in the office of the Unified Government Clerk demanding that this Charter Ordinance

be submitted to a vote of the electors of the City of Kansas City, Kansas, in which event this Charter Ordinance shall take effect when approved by a majority of the electors of the City of Kansas City, Kansas, voting at an election held for such purpose.

PASSED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, NOT LESS THAN TWO-THIRDS OF THE MEMBERS ELECT VOTING IN FAVOR THEREOF, THIS ____ DAY OF _____, 2025.

Tyrone Garner, Mayor/CEO

ATTEST:

Monica Sparks, Unified Government Clerk

APPROVED AS TO FORM:

Angela J. Lawson, Acting Chief Counsel



Report to

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="581 384 1037 443" style="border: 1px solid black; padding: 2px;">Sheri Courtney</div> scourtney@wycokck.org X5084	Legal
AGENDA ITEM #6.5.		
RESOLUTION: AUTHORIZING THE APPROVAL OF AN AGREEMENT FOR A SCHOOL RESOURCE OFFICER		
BACKGROUND		
A resolution authorizing the approval of an agreement between the Unified Government of Wyandotte County/Kansas City, Kansas and Bonner Springs-Edwardsville USD 204 for the Wyandotte County Sheriff's Office to provide a School Resource Officer to serve at Bonner Springs-Edwardsville USD 204 Schools.		
RECOMMENDATION		
Approve To adopt the resolution.		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
n/a		
LEGAL/ POLICY CONSIDERATIONS		
To adopt the resolution.		
ATTACHMENTS		
Resolution for SRO Bonner Springs Edwardsville School District, Resolution for SRO Agreement adopted by USD 204, Bonner Springs Edwardsville USD 204 SRO Agreement		

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE APPROVAL OF AN AGREEMENT BETWEEN THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS AND THE BOARD OF EDUCATION OF BONNER SPRINGS-EDWARDSVILLE UNIFIED SCHOOL DISTRICT NUMBER 204 FOR THE PROVISION OF A SCHOOL RESOURCE OFFICER.

WHEREAS, pursuant to Kan. Stat. Ann. 12-2908, Bonner Springs-Edwardsville USD 204 and Unified Government, have determined that the interests and welfare of the public will best be served by an Agreement for the Wyandotte County Sheriff's Office to provide a School Resource Officer to serve at Bonner Springs-Edwardsville USD 204 Schools; and

WHEREAS, the parties have reached and prepared an Agreement describing the responsibilities of the parties concerning the above relationship;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS: That the Unified Government is hereby authorized to enter said agreement by signature of the County Administrator and who is hereby authorized to take any action required and necessary to implement and satisfy the intent of said Agreement.

THIS RESOLUTION IS ADOPTED by the Governing Body of the Unified Government of Wyandotte County/Kansas City, Kansas, this _____ day of _____, 2025.

UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS

By: _____
Tyrone Garner, Mayer/CEO

ATTEST:

Unified Government Clerk

APPROVED AS TO FORM:

Angela J. Lawson
Acting Chief Counsel

Unified School District No. USD 204, Wyandotte, County, Kansas

RESOLUTION 7142025

A RESOLUTION APPROVING THE SCHOOL RESOURCE OFFICER AGREEMENT BETWEEN BONNER SPRINGS-EDWARDSVILLE USD 204 AND THE WYANDOTTE COUNTY SHERIFF'S OFFICE

WHEREAS, the Bonner Springs-Edwardsville USD 204 Board of Education values the safety and security of all students, staff, and school facilities; and

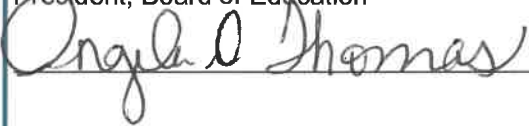
WHEREAS, the Board recognizes the ongoing partnership between the School District and the Wyandotte County Sheriff's Office in providing a School Resource Officer (SRO); and

WHEREAS, the District and the Sheriff's Office have developed an agreement outlining the roles, responsibilities, and shared commitment to maintaining a safe school environment;

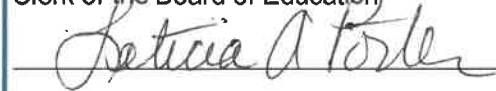
NOW, THEREFORE, BE IT RESOLVED, that the Board of Education of Bonner Springs-Edwardsville USD 204 hereby approves the School Resource Officer Agreement for the 2025–2026 school year and authorizes the Superintendent to sign and implement the agreement on behalf of the District.

ADOPTED by the Board of Education this 14th day of July, 2025.

President, Board of Education

 _____

Clerk of the Board of Education

 _____

BONNER SPRINGS EDWARDSVILLE USD 204
RESOURCE OFFICER AGREEMENT

THIS BONNER SPRINGS EDWARDSVILLE USD NO. 204 SCHOOL RESOURCE OFFICER AGREEMENT (the "Agreement"), is made and entered into by and between the BOARD OF EDUCATION of BONNER SPRINGS EDWARDSVILLE SCHOOL DISTRICT No. 204, ("School District"), a political subdivision of the State of Kansas, 2200 South 138th Street, Kansas City, Kansas, 66012, and the UNIFIED GOVERNMENT of WYANDOTTE COUNTY/KANSAS CITY, KANSAS and the WYANDOTTE COUNTY SHERIFF'S OFFICE (collectively referred to as "Unified Government" or "WYSO") a political subdivision of the State of Kansas, 701 North 7th Street, Kansas City, KS 66101.

WITNESSETH

WHEREAS, pursuant to Kan. Stat. Ann. 12-2908, as amended, municipalities and certain public agencies, including political subdivisions of the State of Kansas as defined therein, are authorized to enter into mutually advantageous agreements for joint or cooperative action; and

WHEREAS, the School District and Unified Government, through their respective governing bodies, have voluntarily determined that the interests and welfare of the public within their respective jurisdictions will best be served by this Agreement to provide for joint and cooperative action in regard to having a School Resource Officer serve at Bonner Springs Edwardsville USD No. 204 in Kansas City, Kansas; and

WHEREAS, the governing bodies of the School District and the Unified Government have by resolution agreed to adopt this Agreement to provide for the joint and cooperative action contained herein.

NOW, THEREFORE, be it mutually covenanted and agreed as follows, each of the parties accepting as consideration for this Agreement the mutual promises and agreements of the other:

SECTION ONE
EFFECTIVE DATE AND DURATION

This Agreement shall be effective on the date last signed by the parties and shall be renewed each year in writing up through 2031, unless sooner terminated as provided herein.

SECTION TWO
ADMINISTRATIVE ENTITY

The Unified Government and the School District do not contemplate nor intend to establish a separate legal entity under the terms of this Agreement.

SECTION THREE
PURPOSE

This Agreement is established for the purpose of jointly providing for a School Resource Officer to serve at Bonner Springs Edwardsville USD No. 204 Schools, Kansas City, Kansas.

SECTION FOUR
MANNER OF FINANCING

This Agreement and the matters contemplated herein shall not receive separate financing, nor shall a separate budget be required. Each party shall be responsible for its own obligations under this Agreement. Unified Government shall budget and be responsible for all payments related to the employment of the School Resource Officer. The Unified Government shall send an invoice to Bonner Springs Edwardsville USD No. 204 (School District) in September of each year with the total amounts due and payable under the terms of the current contract. The current monthly fee for the provision of SRO services for the 2025-2026 school year shall be \$7877.76 and shall be charged August through May of the school year for a total of \$78,777.75 per officer. There will be no proration for cancelled school or vacation periods when school is not in session.

The invoice shall be in accordance with the following payment schedule for the 2025-2026 school year will be as follows:

Payment Date	Amount Due
September 15, 2025	\$7877.76
October 15, 2025	\$7877.76
November 15, 2025	\$7877.76
December 15, 2025	\$7877.76
January 15, 2026	\$7877.76
February 15, 2026	\$7877.76
March 15, 2026	\$7877.76
April 15, 2026	\$7877.76
May 15, 2026	\$7877.76
June 15, 2026	\$7877.76
Total	\$78,777.75

The SRO is authorized for overtime as requested and needed by the school district. Any overtime incurred shall be invoiced separately from the foregoing payment schedule to the School District at the SRO's overtime rate and will be due and payable within thirty (30) days from the invoice date.

SECTION FIVE
DESCRIPTION OF ARRANGEMENT

Unified Government agrees to employ and provide a full-time LEO certified Sheriff's Deputy for the School District ("School Resource Officer"). The School Resource Officer shall be expected to attend and participate in applicable school meetings, and to communicate and coordinate with the school Superintendent and other appropriate school officials concerning the needs of the school and its students. School Resource Officer shall perform the duties set forth in Exhibit A, attached hereto and incorporated by reference. The School District shall house the officer on a full-time basis and provide adequate technology and office space to the officer. Unified Government shall be responsible for all other costs and matters associated with employing and maintaining the School Resource Officer (i.e., accounting, automobile, uniforms, etc.). If this Agreement is terminated in the middle of the budget year, the Unified Government and the School District agree to divide the costs proportionally associated with the payment of the School Resource Officer for salary as of the time of termination.

In the event a request is made for the assigned SRO to be replaced, the request shall be made in writing to the Undersheriff or the Sheriff's Legal Advisor who will review and respond accordingly. The assigned decision will remain in the sole discretion of the Sheriff who will attempt to accommodate all reasonable requests.

In the event a School Resource Officer must be replaced, WYSO will follow the process outlined in the Memorandum of Understanding Between the Unified Government and F.O.P. Lodge 40 to fill the position. The SRO has been designed as resume position.

SECTION SIX
NOTICE OF DEFAULT: CORRECTIVE ACTION

The failure of either party to comply with each and every term and condition of this Agreement shall constitute a breach of this Agreement. Either party shall have thirty (30) days after receipt of written notice from the other of any breach to correct the conditions specified in the notice, or if the corrections cannot be made within the thirty (30) day period, within a reasonable time if corrective action is commenced within ten (10) days after receipt of the notice.

SECTION SEVEN
RIGHTS AND REMEDIES

In the event of any breach hereunder and after the lapse of the cure period as per Section Six above, the non-breaching party shall have all the rights and remedies available under the laws of the State of Kansas in effect. The rights and remedies of the parties hereto shall not be mutually exclusive, but shall be cumulative in all respects. The respective rights and obligations of the parties hereunder shall be enforceable in equity as well as at law or otherwise. In addition, in the event the School District breaches this Agreement and fails to make corrections as set forth in Section Six above, the Unified Government may terminate this Agreement and cease providing a School Resource Officer to the School District.

SECTION EIGHT
GOVERNING LAW, JURISDICTION, AND VENUE

All questions with respect to the construction of this Agreement and all right and liability of the parties hereto shall be governed by the laws of the State of Kansas. Jurisdiction and venue for the enforcement of this Agreement shall be found in the courts of Wyandotte County, State of Kansas.

SECTION NINE
NOTICE

Any written notice which must or may be given relating to this Agreement shall be sufficient if mailed postage prepaid, certified mail, in the United States mail addressed to a party at the address given above. In the case of the School District, notice shall be mailed to the attention of the Superintendent at the above address. In the case of the Unified Government, notice shall be mailed to the attention of the County Administrator at the above address. Either party may notify the other to designate a different address for mailing.

SECTION TEN
TERMINATION

Either party may terminate this Agreement at any time by giving the other party at least ninety (90) days prior written notice of the same.

SECTION ELEVEN
GENERAL PROVISIONS

A. **Severability.** In the event that any condition, covenant, or other provision herein contained is held to be invalid or void by any court of competent jurisdiction, the same shall be deemed severable from the remainder of this Agreement and shall in no way affect any other covenant or condition herein contained. If such condition, covenant, or other provision shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

B. **Entire Agreement.** This Agreement contains the entire agreement between the parties. No promise, representation, warranty, or covenant not included in this Agreement has been or is relied upon by the parties. All prior understandings, negotiations, or agreements are merged herein and superseded hereby.

C. **Amendments.** This Agreement may be modified only by a writing signed by each of the parties hereto.

D. **Covenants and Conditions.** Each provision of this Agreement performable by the City and the School District shall be deemed to be both a covenant and a condition.

E. **Not Assignable.** This Agreement is specific to the parties hereto and is therefore not assignable.

F. **Binding Effect.** This Agreement shall bind the parties and their respective successors and assigns.

G. **Captions.** The captions to the various Sections of this Agreement are for convenience and ease of reference only and do not define, limit, augment, or describe the scope, content, or intent of this Agreement or any part or parts of this Agreement.

H. **Time.** Time is of the essence of each term, provision, and covenant of this Agreement.

I. **Counterparts.** This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

J. **Gender and Number.** The singular number includes the plural whenever the context so indicates. As to all this Agreement and any policies or procedures executed in connection thereto, the neuter gender includes the feminine and masculine, the masculine includes the feminine and neuter, and the feminine includes the masculine and neuter, and each includes corporation, limited liability company, partnership, or other legal entity when the context so requires. The word "person" means person or persons or other entity or entities or any combination of persons and entities.

K. **Waiver or Forbearance.** No delay or omission in the exercise of any right or remedy by any party hereto shall impair such right or remedy or be construed as a waiver. Any waiver of any breach must be in writing and shall not be a waiver of any other breach concerning the same or any other provision of this Agreement.

L. **No Partnership, Joint Venture, or Third Party Rights.** Except as specifically set forth herein, nothing in this Agreement shall be construed as creating any partnership, joint venture, or business arrangement among the parties hereto, nor confer any rights or benefits to third parties.

- SIGNATURES ON FOLLOWING PAGE -

IN WITNESS WHEREOF, the parties have signed and executed this BONNER SPRINGS EDWARDSVILLE USD NO. 204 SCHOOL RESOURCE OFFICER AGREEMENT, after resolutions duly and lawfully passed, on the dates listed below.

DATED this ____ day of _____, 2025.

WYANDOTTE COUNTY SHERIFF'S OFFICE

By: 
Daniel W. Soptic, Sheriff of Wyandotte County

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

By: _____
David W. Johnston, County Administrator

Approved as to Form and Content:


By: _____
Joni Cole, Senior Counsel, Unified Government
Legal Advisor to the Sheriff

ATTEST:

By: _____
(Name) _____, _____ (title)

DATED this ____ day of _____, 2025.

BONNER SPRINGS EDWARDSVILLE USD NO. 204

By: 
(Name) Rick Moulton, Superintendent or Designee

ATTEST:

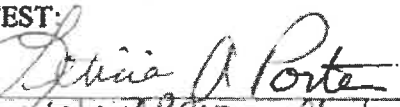
By: 
(Name) Letitia A Porter, Clerk of the _____ (title)
Board of Education, USD No 204

Exhibit A

JOB DESCRIPTION SCHOOL RESOURCE OFFICER School Resource Officer Duties and Responsibilities For USD #204

The School Resource Officer will:

- Be able to attend and pass the School Resource Officer Certification class.
- Work between the three elementary schools within Unified School District #204 ("School District") based on a schedule established by the School District.
- Attend after school home functions such as athletic events, dances and pep rallies, as requested by the School District.
- Make all reports (incident, accident, etc.) available to the Sheriff's Office supervisor ASAP.
- If sick, notify Sheriff's Office supervisor and the School District no later than 0700 hours.
- Notify the School District upon leaving the school campus for any reason.
- Supervise traffic at the beginning and end of each school day to ensure the safety of all the students.
- Improve the schools perception as a safe learning environment and deter misconduct by remaining highly visible in the halls, cafeteria, and gymnasium.
- Service as a role model to students, especially in terms of appropriate attitudes and respect.
- Assist the school administration with anyone who is causing a disruption, truancy issues, and any criminal activities occurring on campus.
- Perform ongoing security checks of the campuses of the schools and make recommendations to the School District.
- Attend parent and faculty meetings if requested by the School District.

- Function as an information-gathering source for Law Enforcement and Juvenile Officials.
- Assist the School District in developing and implementing plans and strategies to prevent and handle dangerous situations.
- Serve as a liaison between the Sheriff's Office, School personnel, and parents.
- Will observe the same holiday hours as the school administration of the School District during the school year.
- Must check in at the Sheriff's Office regularly to get memos, phone messages, and any other items pertinent to their job.
- Be familiar with all community agencies, which offer assistance to youths and their families, such as mental health clinics, drug treatment centers, and juvenile authorities, and make referrals to such agencies when necessary.
- Adhere to the School District and Wyandotte County Sheriff's Office/Unified Government policies at all time.
- Keep names of students and actions taken by school administration in the strictest of confidence.
- Be assigned to the Sheriff's Office Operations Division. Daily collaboration with school and district administrators on many issues, including the disposition of various situations, which he or she may encounter. Be responsible ultimately for carrying out his or her duties as a deputy.



Report to

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;">Troy Shaw, County Engineer/ Director of Public Works</div> tshaw@wycokck.org x5416	Public Works
AGENDA ITEM #6.6.		
RESOLUTION: GOOGLE WATER EFFICIENCY AND QUALITY PROJECT GRANT		
BACKGROUND		
<ul style="list-style-type: none"> • Google is providing an opportunity through competitive application process that support water quality and ecosystem health in communities where they operate. They monetarily support implementation of projects that benefit local watershed, ranging from nature-based solutions to water-saving technologies. • The eligibility of Kansas City, KS Unified Government and the location of the opportunity includes vulnerable areas of Kansas City Kansas within the combined sewer watersheds. • The desired outcomes of the opportunity is that Google seeks to advance water quality in reducing water losses, replenish groundwater and recharge aquifers, capture, attenuate or treat stormwater flows. • The opportunity submittal deadline is 5PM PST, September 30, 2025 • Maximum request is \$6M • Water Efficiency and Quality: Infrastructure Projects Request for information • Esplanade watershed is a deficient watershed with landbank lots and a combined sewer. • Stormwater management can assist with the highest and best use of surrounding land while assisting in mitigating localized flooding and assisting in the reduction of stormwater impacts downstream in the combined sewer. • This project is not intended to meet the consent decree or separate sewers, it is a stormwater capacity and surface water management project proposal. • This project would assist in reducing the scope of work to be included in the future sewer separation project. 		
RECOMMENDATION		
Approve <ul style="list-style-type: none"> • Allow staff to proceed with the process of submitting a grant application for stormwater management in Esplanade Watershed. 		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		

- None. This grant does not require a local match.

LEGAL/ POLICY CONSIDERATIONS

None

ATTACHMENTS

Resolution - google water efficiency grant, 2025-08-25 Google Stormwater Grant_Public Works Standing Committee_Commission Action Report v0_20250805, 2025-08-25 Google Water Quality Grant PW Standing Committee

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/ KANSAS CITY, KANSAS TO APPLY FOR A GRANT FROM THE GOOGLE WATER EFFICIENCY AND QUALITY PROJECT.

WHEREAS, the Google Water Efficiency and Quality Project (the “Project”) seeks to implement projects that reduce water usage, replenish groundwater, recharge aquifers, and capture, attenuate or treat stormwater flows; and

WHEREAS, vulnerable areas of Kansas City, Kansas within combined sewer watersheds are eligible locations for the Project; and

WHEREAS, stormwater management can assist with the highest and best use of surrounding land while assisting in mitigating localized flooding and assisting in the reduction of stormwater impacts downstream in the combined sewer; and

WHEREAS, the programmatic funds of the stormwater rate are not sufficient enough to fund an engineering investigation and construction feasibility of stormwater deficiencies; and

WHEREAS, this project would assist in reducing the scope of work to be included in a future sewer separation project; and

WHEREAS, the Project is a competitive grant program open to water utilities and water agencies, municipal governments, water conservation districts, flood control districts, state agencies, Native American Tribes, non-profit organizations, and basin collaboratives; and

WHEREAS, to obtain a grant through the Project, the Unified Government must first submit project information to Google.

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

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

Section 1. The Unified Government Board of Commissioners hereby approves application for a grant from the Google Water Efficiency and Quality Project.

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

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

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

Tyrone A. Garner, Mayor/CEO

Attest:

Unified Government Clerk

Approved as to Form:

**Angela Lawson
Acting Chief Counsel**

Commission Agenda Item Report

Title: Google Water Efficiency and Quality Project Grant

Proposed Agenda Date: Public Works and Safety Standing Committee

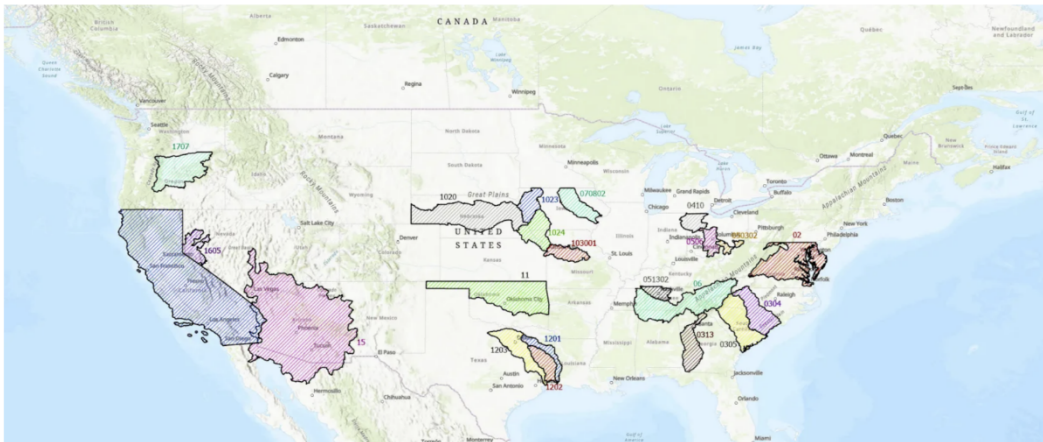
Presented by: Sarah Shafer, Public Works

BACKGROUND:

- Google is providing an opportunity through competitive application process that support water quality and ecosystem health in communities where they operate. They monetarily support implementation of projects that benefit local watershed, ranging from nature-based solutions to water-saving technologies.
- The eligibility of Kansas City, KS Unified Government and the location of the opportunity includes vulnerable areas of Kansas City Kansas within the combined sewer watersheds. Eligibility

Focal geography: The target watersheds in North America are shown in the map below.

Priority locations and watersheds**



- The desired outcomes of the opportunity is that Google seeks to advance water quality in reducing water losses, replenish groundwater and recharge aquifers, capture, attenuate or treat stormwater flows.
- The opportunity submittal deadline is 5PM PST, September 30, 2025
- Maximum request is \$6M
- [Water Efficiency and Quality: Infrastructure Projects Request for information](#)
- Esplanade watershed is a deficient watershed with landbank lots and a combined sewer.
- Stormwater management can assist with the highest and best use of surrounding land while assisting in mitigating localized flooding and assisting in the reduction of stormwater impacts downstream in the combined sewer.
- This project is not intended to meet the consent decree or separate sewers, it is a stormwater capacity and surface water management project proposal.

- This project would assist in reducing the scope of work to be included in the future sewer separation project.

BUDGET IMPACTS / FINANCIAL CONSIDERATIONS:

- None. This grant does not require a local match.

POLICY CONSIDERATIONS:

- None at this time.

PROCUREMENT CONSIDERATIONS:

- None.

LEGAL CONSIDERATIONS:

- None.

RECOMMENDED ACTION:

- Allow staff to proceed with the process of submitting a grant application for stormwater management in Esplanade Watershed.

COUNTY ADMINISTRATION COMMENTS:

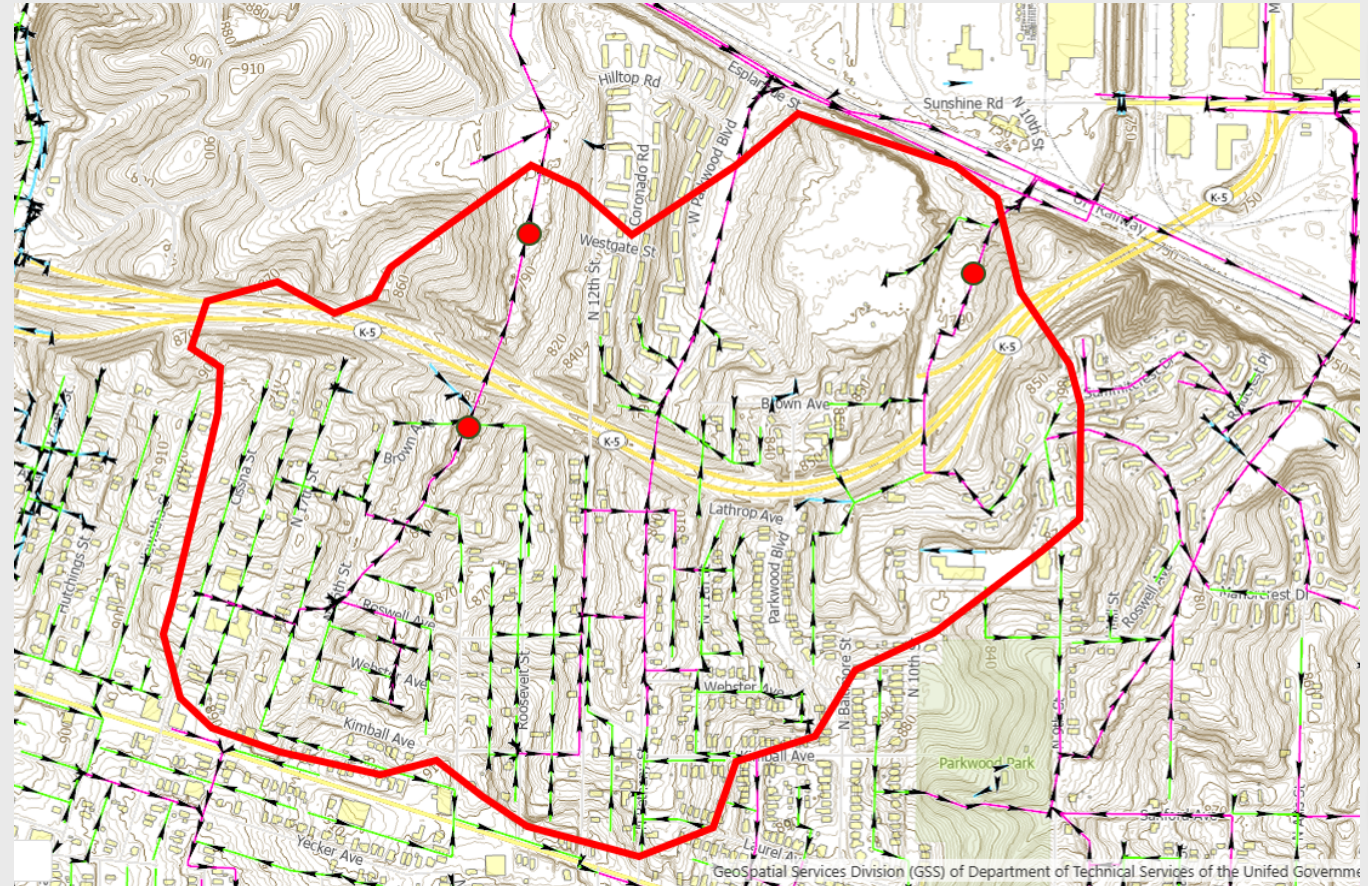
-

MAYOR AGENDA DIRECTION:

-

Google Grant Application Request

- Eligible Location: Esplanade Watershed
 - Stormwater Model
 - Three (3) identified locations for stormwater management facilities
- Request to submit an application for funding to build the stormwater model and construct stormwater management facilities within Esplanade watershed
- Application deadline: Sept 30
- No match required
- Maximum \$6M application





Report to

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="586 386 1036 478" style="border: 1px solid black; padding: 5px;">Troy Shaw, County Engineer/ Director of Public Works</div> <p data-bbox="581 520 854 590">tshaw@wycokck.org x5416</p>	Public Works
AGENDA ITEM #6.7.		
ORDINANCE: EMINENT DOMAIN FOR 55TH & METROPOLITAN INTERSECTION IMPROVEMENTS		
BACKGROUND		
This ordinance follows up on the Resolution for Survey passed earlier. This ordinance is being asked for to maintain our timeline with KDOT while we continue negotiations with property owners.		
RECOMMENDATION		
<p data-bbox="107 1003 217 1035">Approve</p> <p data-bbox="107 1075 574 1106">Approval of condemnation ordinance</p>		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
If we end up needing to go to condemnation there will be some legal costs.		
LEGAL/ POLICY CONSIDERATIONS		
This is the next step in the legal process of acquiring easements and right-of-way for projects.		
ATTACHMENTS		
Eminent Domain Ordinance 55th & Metropolitan Intersection 7.25.25 1355, R-19-25		

Approved by Mayor/Administrator to add to agenda.

First Published: _____

ORDINANCE NO. _____

AN ORDINANCE condemning real property and/or real property rights for the location, laying-out, reconstruction, expansion, repair, maintenance, operation and use of the Metropolitan Avenue & 55th Street Intersection Improvements (Project No. 105-N-0766-01) in Kansas City, Wyandotte County, Kansas, and directing the Chief Counsel to institute eminent domain proceedings as provided by law to acquire the tracts and parcels of land described in this ordinance.

BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

1. The following described real property and/or real property rights are hereby condemned and appropriated to the Unified Government of Wyandotte County/Kansas City Kansas for the location, laying-out, reconstruction, expansion, repair, maintenance, operation and use of Metropolitan Avenue & 55th Street Intersection Improvements (Project No. 105-N-0766-01) in Kansas City, Wyandotte County, Kansas, to-wit:

See Exhibit "A", which is attached hereto and incorporated herein by reference;

2. It is hereby found that the costs of this project will be paid by Unified Government of Wyandotte County/Kansas City, Kansas and the Kansas Department of Transportation.
3. The Chief Counsel of the Unified Government of Wyandotte County/Kansas City, Kansas is hereby ordered and directed forthwith to commence proceedings for the acquisition of the real property and/or real property rights described above and to do and perform all things which might be necessary and required by law to acquire the aforementioned rights in and to said property.
4. This ordinance shall take effect and be in force after its passage, approval and publication.

ADOPTED BY THE COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS ___ DAY OF _____ 2025.

Tyrone Garner
Mayor/CEO

Attest:

Monica Sparks
Unified Government Clerk

Approved as to form:

Angela Lawson
Chief Counsel

EXHIBIT A
Real Property and Real Property Interests to be Acquired:

Project Tract No. 1

Parcel Address: 5502 Metropolitan Ave.

Kansas Uniform Parcel ID No. 105-056-23-0-40-01-048.00-0

Fee Simple Owner: Metropolitan Southern Baptist Church

Interest to be Acquired: A Permanent Sidewalk Easement over: All that part of an unplatted tract of land lying in the Southeast Quarter of Section 23, Township 11 South, Range 24 East of the Sixth Principal Meridian, in Kansas City, Wyandotte County, Kansas, more particularly described by Chris R. Sprague, Kansas PS-1632 of Olsson, LS-114, on April 14, 2025, as follows:

COMMENCING at the Southeast corner of the Southeast Quarter of said Section 23; thence North 02 degrees 01 minute 47 seconds West, on the East line of said Southeast Quarter, a distance of 80.14 feet to a point; thence departing said East line, South 87 degrees 58 minutes 13 seconds West a distance of 30.00 feet to a point on the North right-of-way line of Metropolitan Avenue as said road now exists and being established in Book 3775, Page 16, the POINT OF BEGINNING; thence South 43 degrees 06 minutes 26 seconds West, on said North line, a distance of 7.01 feet to a point; thence departing said North line, North 18 degrees 33 minutes 20 seconds East a distance of 11.30 feet to a point; thence North 02 degrees 01 minute 47 seconds West a distance of 61.87 feet to a point; thence North 87 degrees 58 minutes 13 seconds East a distance of 1.00 foot to a point on the West right-of-way line of 55th Street, as now established; thence South 02 degrees 01 minute 47 seconds East, on said West line, a distance of 67.50 feet to the POINT OF BEGINNING, containing 81 Square Feet, or 0.1119 acres, more or less.

AND

A Temporary Construction Easement over: All that part of an unplatted tract of land lying in the Southeast Quarter of Section 23, Township 11 South, Range 24 East of the Sixth Principal Meridian, in Kansas City, Wyandotte County, Kansas, more particularly described by Chris R. Sprague, Kansas PS-1632 of Olsson, LS-114, on April 14, 2025, as follows:

COMMENCING at the Southeast corner of the Southeast Quarter of said Section 23; thence South 88 degrees 14 minutes 39 seconds West, on the South line of said Southeast Quarter, a distance of 223.03 feet to a point; thence departing said South line, North 01 degree 45 minutes 21 seconds West a distance of 46.00 feet to a point on the North right-of-way line of Metropolitan Avenue as said road now exists and being established in Book 3775, Page 16, said point hereinafter referred to as Point "A", and the POINT OF BEGINNING 1; thence departing said North line, North 01 degree 45 minutes 21 seconds West a distance of 25.00 feet to a point; thence North 88 degrees 14 minutes 39 seconds East a distance of 159.22 feet to a point; thence North 02 degrees 01 minute 47 seconds West a distance of 91.38 feet to a point; thence North 09 degrees 18 minutes 02 seconds East a distance of 78.58 feet to a point on the North line of a tract of land described by Warranty Deed, recorded in Book 3272, Page 493; thence North 88 degrees 14 minutes 39 seconds East, on said North line, a distance of 18.03 feet to a point on the West right-of-way line of 55th Street, as now established; thence South 02 degrees 01 minute 47 seconds East, on said West line, a distance of 159.50 feet to a point on said North right-of-way line of said Metropolitan Avenue; thence South 43 degrees 06 minutes 26 seconds West, on said North line, a distance of 47.97 feet to a point; thence South 88 degrees 14 minutes 39 seconds

West, continuing on said North line, a distance of 158.81 feet to the POINT OF BEGINNING 1, containing 9,285 Square Feet, or 0.2131 Acres, more or less.

AND

A Temporary Construction Easement over: COMMENCING at the aforementioned Point "A"; thence South 88 degrees 14 minutes 39 seconds West, on the North right-of-way line of said Metropolitan Avenue as said road now exists and being established in said Book 3775, Page 16, a distance of 49.03 feet to the POINT OF BEGINNING 2; thence continuing South 88 degrees 14 minutes 39 seconds West, on said North line, a distance of 14.76 feet to a point; thence South 01 degree 45 minutes 21 seconds East, continuing on said North line, a distance of 16.00 feet to a point on the North right-of-way line of said Metropolitan Avenue, as now established; thence South 88 degrees 14 minutes 39 seconds West, on said point; thence departing said North line, North 01 degree 45 minutes 21 seconds West a distance of 45.00 feet to a point; thence North 88 degrees 14 minutes 39 seconds East a distance of 130.00 feet to a point; thence South 01 degree 45 minutes 21 seconds East a distance of 29.00 feet to the POINT OF BEGINNING, containing 5,614 Square Feet, or 0.1289 Acres, more or less.

Project Tract No. 2

Parcel Address: 1434 S 55th St.

Kansas Uniform Parcel ID No. 105-056-23-0-40-01-049.00-0

Fee Simple Owner: Jamie L. Baker and Kelly S. Baker

Interest to be Acquired: A Temporary Construction Easement over: All that part of an unplatted tract of land lying in the Southeast Quarter of Section 23, Township 11 South, Range 24 East of the Sixth Principal Meridian, in Kansas City, Wyandotte County, Kansas, more particularly described by Chris R. Sprague, Kansas PS-1632 of Olsson, LS-114, on April 14, 2025, as follows:

COMMENCING at the Southeast corner of the Southeast Quarter of said Section 23; thence North 02 degrees 01 minute 47 seconds West, on the East line of said Southeast Quarter, a distance of 239.65 feet to a point; thence departing said East line, South 87 degrees 58 minutes 13 seconds West a distance of 30.00 feet to a point on the West right-of-way line of 55th Street, as now established, said point also being on the South line of a tract of land described by Quitclaim Deed, recorded in Doc.# 2021R-13774 and the POINT OF BEGINNING; thence departing said West line, South 88 degrees 14 minutes 39 seconds West, on said South line, a distance of 18.03 feet to a point; thence departing said South line, North 09 degrees 18 minutes 02 seconds East a distance of 40.89 feet to a point; thence North 87 degrees 58 minutes 13 seconds East a distance of 10.00 feet to a point on said West right-of-way line; thence South 02 degrees 01 minute 47 seconds East, on said West line, a distance of 40.18 feet to the POINT OF BEGINNING, containing 563 Square Feet, or 0.0129 acres, more or less.

Project Tract No. 3

Parcel Address: 1431 S 55th St.

Kansas Uniform Parcel ID No. 105-056-24-0-30-02-033.00-0

Fee Simple Owner: Ken Liesche and Terri Liesche

Interest to be Acquired: A Temporary Construction Easement over: All that part of an unplatted tract of land lying in the Southeast Quarter of Section 23, Township 11 South, Range 24 East of the Sixth Principal Meridian, in Kansas City, Wyandotte County, Kansas, more particularly described by Chris R. Sprague, Kansas PS-1632 of Olsson, LS-114, on April 14, 2025, as follows:

COMMENCING at the Southeast corner of the Southeast Quarter of said Section 23; thence North 02 degrees 01 minute 47 seconds West, on the East line of said Southeast Quarter, a distance of 80.14 feet to a point; thence departing said East line, South 87 degrees 58 minutes 13 seconds West a distance of 30.00 feet to a point on the North right-of-way line of Metropolitan Avenue as said road now exists and being established in Book 3775, Page 16, the POINT OF BEGINNING; thence South 43 degrees 06 minutes 26 seconds West, on said North line, a distance of 7.01 feet to a point; thence departing said North line, North 18 degrees 33 minutes 20 seconds East a distance of 11.30 feet to a point; thence North 02 degrees 01 minute 47 seconds West a distance of 61.87 feet to a point; thence North 87 degrees 58 minutes 13 seconds East a distance of 1.00 foot to a point on the West right-of-way line of 55th Street, as now established; thence South 02 degrees 01 minute 47 seconds East, on said West line, a distance of 67.50 feet to the POINT OF BEGINNING, containing 81 Square Feet, or 0.0019 acres, more or less.

Project Tract No. 4

Parcel Address: 1447 S 55th St.

Kansas Uniform Parcel ID No. 105-056-24-0-30-02-035.00-0

Fee Simple Owner: Victor Mendoza

Interest to be Acquired: A Temporary Construction Easement over: All that part of an unplatted tract of land lying in the Southwest Quarter of Section 24, Township 11 South, Range 24 East of the Sixth Principal Meridian, in Kansas City, Wyandotte County, Kansas, more particularly described by Chris R. Sprague, Kansas PS-1632 of Olsson, LS-114, on April 14, 2025, as follows:

COMMENCING at the Southwest corner of the Southwest Quarter of said Section 24; thence North 02 degrees 01 minute 47 seconds West, on the West line of said Southwest Quarter, a distance of 158.13 feet to a point; thence departing said West line, North 87 degrees 58 minutes 13 seconds East a distance of 30.00 feet to a point on the East right-of-way line of 55th Street, as now established, the POINT OF BEGINNING 1; thence North 02 degrees 01 minute 47 seconds West, on said East line, a distance of 24.07 feet to a point on the North line of a tract of land described by Warranty Deed, recorded in Doc.# 2024R-04903; thence departing said East line, North 87 degrees 35 minutes 43 seconds East, on said North line, a distance of 9.84 feet to a point; thence departing said North line, South 02 degrees 24 minutes 17 seconds East a distance of 24.13 feet to a point; thence South 87 degrees 58 minutes 13 seconds West a distance of 10.00 feet to the POINT OF BEGINNING 1, containing 239 Square Feet, or 0.0055 acres, more or less.

AND

A Temporary Construction Easement over: All that part of an unplatted tract of land lying in the Southwest Quarter of Section 24, Township 11 South, Range 24 East of the Sixth Principal Meridian, in Kansas City, Wyandotte County, Kansas, more particularly described by Chris R. Sprague, Kansas PS-1632 of Olsson, LS-114, on April 14, 2025, as follows:

COMMENCING at the Southwest corner of the Southwest Quarter of said Section 24; thence North 87 degrees 35 minutes 43 seconds East, on the South line of said Southwest Quarter, a distance of 90.72 feet to a point; thence departing said South line, North 02 degrees 24 minutes 17 seconds West a distance of 49.00 feet to a point on the North right-of-way line of Metropolitan Avenue as said road now exists and being established in Book 3780, Page 657, the POINT OF BEGINNING 2; thence departing said North line, North 02 degrees 24 minutes 17 seconds West a distance of 5.00 feet to a point; thence North 87 degrees 35 minutes 43 seconds East a distance of 5.00 feet to a point on said North line; thence South 87 degrees 35 minutes 43 seconds West, on said North line, a distance of 145.00 feet to the POINT OF BEGINNING 2, containing 725 Square Feet, or 0.0166 Acres, more or less.

Project Tract No. 5

Parcel Address: 5428 Metropolitan Ave.

Kansas Uniform Parcel ID No. 105-056-24-0-30-02-036.00-0

Fee Simple Owner: Keith L Dodds

Interest to be Acquired: A Temporary Construction Easement over: All that part of an unplatted tract of land lying in the Southwest Quarter of Section 24, Township 11 South, Range 24 East of the Sixth Principal Meridian, in Kansas City, Wyandotte County, Kansas, more particularly described by Chris R. Sprague, Kansas PS-1632 of Olsson, LS-114, on April 14, 2025, as follows:

COMMENCING at the Southwest corner of the Southwest Quarter of said Section 24; thence North 87 degrees 35 minutes 43 seconds East, on the South line of said Southwest Quarter, a distance of 308.20 feet to a point; thence departing said South line, North 02 degrees 24 minutes 17 seconds West a distance of 30.00 feet to a point on the North right-of-way line of Metropolitan Avenue as said road now exists and being established in Book 3780, Page 657, the POINT OF BEGINNING; thence North 02 degrees 24 minutes 17 seconds West, on said North line, a distance of 5.00 feet to a point; thence departing said North line, North 87 degrees 35 minutes 43 seconds East a distance of 70.00 feet to a point; thence South 02 degrees 24 minutes 17 seconds East a distance of 5.00 feet to a point on the North right-of-way line of said Metropolitan Avenue, as now established; thence South 87 degrees 35 minutes 43 seconds West, on said North line, a distance of 70.00 feet to the POINT OF BEGINNING, containing 350 Square Feet, or 0.0080 Acres, more or less.

Project Tract No. 6

Parcel Address: 5447 Metropolitan Ave.

Kansas Uniform Parcel ID No. 105-057-25-0-20-02-004.00-0

Fee Simple Owner: Steven E. Castle and Pamela L. Castle,

Interest to be Acquired: A Temporary Construction Easement over: All that part of an unplatted tract of land lying in the Northwest Quarter of Section 25, Township 11 South, Range 24 East of the Sixth Principal Meridian, in Kansas City, Wyandotte County, Kansas, more particularly described by Chris R. Sprague, Kansas PS-1632 of Olsson, LS-114, on April 14, 2025, as follows:

COMMENCING at the Northwest corner of the Northwest Quarter of said Section 25; thence North 87 degrees 35 minutes 43 seconds East, on the North line of said Southwest Quarter, a distance of 117.40 feet to a point; thence departing said North line, South 02 degrees 24 minutes 17 seconds East a distance of 30.00 feet to a point on the South right-of-way line of Metropolitan Avenue as now established, the POINT OF BEGINNING; thence North 87 degrees 35 minutes 43 seconds East, on said South line, a distance of 25.00 feet to a point; thence departing said South line, South 02 degrees 24 minutes 17 seconds East a distance of 5.00 feet to a point; thence South 87 degrees 35 minutes 43 seconds West a distance of 25.00 feet to a point; thence North 02 degrees 24 minutes 17 seconds West a distance of 5.00 feet to the POINT OF BEGINNING, containing 125 Square Feet, or 0.0029 Acres, more or less.

Project Tract No. 7

Parcel Address: 1550 S 55thSt.

Kansas Uniform Parcel ID No. 105-057-26-0-10-01-001.00-0

Fee Simple Owner: Wyatt Lieker

Interest to be Acquired: A Temporary Construction Easement over: All that part of Lot 1, South Pines, a subdivision in Kansas City, Wyandotte County, Kansas, lying in the Northeast Quarter of Section 26, Township 11 South, Range 24 East of the Sixth Principal Meridian, more particularly described by Chris R. Sprague, Kansas PS-1632 of Olsson, LS-114, on April 14, 2025, as follows:

COMMENCING at the Southeast corner of said Lot 1, South Pines; thence North 02 degrees 10 minutes 52 seconds West, on the East line of said Lot 1, a distance of 41.16 feet to the POINT OF BEGINNING; thence departing said East line, South 87 degrees 49 minutes 08 seconds West a distance of 18.00 feet to a point; thence North 22 degrees 10 minutes 52 seconds West a distance of 99.38 feet to a point; thence North 01 degree 45 minutes 21 seconds West a distance of 155.83 feet to a point on the North line of said Lot 1; thence North 88 degrees 14 minutes 39 seconds East, on said North line, a distance of 29.54 feet to a point on the Northeast line of said Lot 1; thence South 46 degrees 58 minutes 07 seconds East, on said Northeast line, a distance of 30.22 feet to a point on said East line; thence South 02 degrees 10 minutes 52 seconds East, on said East line, a distance of 227.55 feet to the POINT OF BEGINNING, containing 11,043 Square Feet, or 0.2535 Acres, more or less.

(Published April 17, 2025)

RESOLUTION NO. R-19-25

A RESOLUTION declaring the necessity and authorizing a survey and descriptions of lands to be acquired by the right and power of eminent domain for the location, laying-out, reconstruction, expansion, repair, maintenance, operation and use of the 55th and Metropolitan Intersection Improvement Project in Kansas City, Wyandotte County, Kansas.

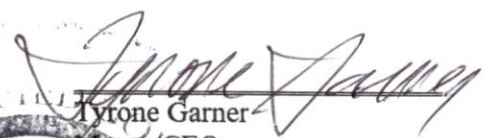
BE IT RESOLVED BY THE COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

SECTION 1. It is hereby found and determined necessary that certain lands or interests in lands be acquired by all lawful means, including by exercise of the right and power of eminent domain, for public use for location, laying-out, reconstruction, expansion, repair, maintenance, operation and use of the 55th and Metropolitan Intersection Improvement Project.

SECTION 2. The Board of Commissioners hereby directs and authorizes its Chief Counsel to cause a survey and description of such parcels to be undertaken and filed with the Clerk of Wyandotte County/Kansas City, Kansas; to thereafter prepare and submit to the Board of Commissioners an ordinance authorizing the exercise of eminent domain with respect to such parcels; and upon approval of the same by the Board of Commissioners to initiate eminent domain proceedings in the District Court of Wyandotte County, and to undertake all other necessary actions to complete acquisition of such parcels.

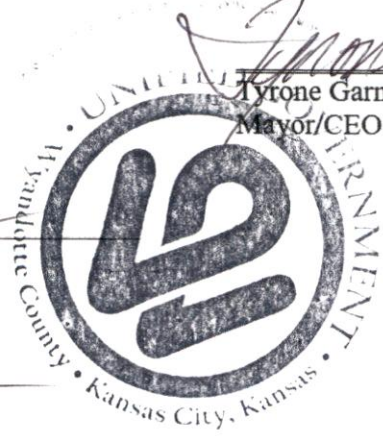
SECTION 3. This resolution shall be published once in the official County newspaper, The Wyandotte Echo.

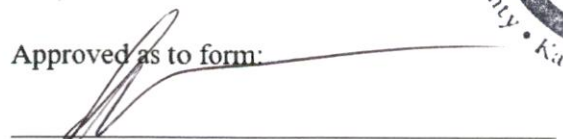
ADOPTED BY THE COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS 3rd DAY OF April, 2025.


Tyrone Garner
Mayor/CEO

Attest:

Monica Sparks
Unified Government Clerk



Approved as to form:

Angela Lawson
Interim Chief Counsel

**RESOLUTION
NO. R-19-25**

A RESOLUTION declaring the necessity and authorizing a survey and descriptions of lands to be acquired by the right and power of eminent domain for the location, laying-out, reconstruction, expansion, repair, maintenance, operation and use of the 55th and Metropolitan Intersection Improvement Project in Kansas City, Wyandotte County, Kansas.

BE IT RESOLVED BY THE COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

SECTION 1. It is hereby found and determined necessary that certain lands or interests in lands be acquired by all lawful means, including by exercise of the right and power of eminent domain, for public use for location, laying-out, reconstruction, expansion, repair, maintenance, operation and use of the 55th and Metropolitan Intersection Improvement Project.

SECTION 2. The Board of Commissioners hereby directs and authorizes its Chief Counsel to cause a survey and description of such parcels to be undertaken and filed with the Clerk of Wyandotte County/Kansas City, Kansas; to thereafter prepare and submit to the Board of Commissioners an ordinance authorizing the exercise of eminent domain with respect to such parcels; and upon approval of the same by the Board of Commissioners to initiate eminent domain proceedings in the District Court of Wyandotte County, and to undertake all other necessary actions to complete acquisition of such parcels.

SECTION 3. This resolution shall be published once in the official County newspaper, The Wyandotte Echo.

ADOPTED BY THE COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS 3rd DAY OF April, 2025.

Tyrone Garner

Tyrone Garner
Mayor/CEO
Attest:
Monica Sparks
Unified Government Clerk

Approved as to form:
Angela Lawson
Interim Chief Counsel
(First published 4-17-25)
1t-The Wyandotte Echo-4-17-25

PROOF OF PUBLICATION

State of Kansas, Wyandotte County, ss:
Joe M. Peterson, of lawful age, being duly sworn, says that he is the **PUBLISHER** of **The Wyandotte Echo**, a weekly newspaper, owned and operated by **M.R.P.P. Inc.**, printed and published in the city of Kansas City, Wyandotte County, State of Kansas, which said newspaper has a general circulation and has been admitted to the mails as second class matter in said county, and has been published therein during a period of more than five years prior to the first publication of the legal notice hereto annexed; that affiant, of his own knowledge, knows that the printed notice was published each and every issue of **The Wyandotte Echo** for 1 consecutive week(s) as follows:

1st Publication was made on: April 17th, 2025

2nd Publication was made on: _____

3rd Publication was made on: _____

4th Publication was made on: _____

Printer Fees: \$ 46.08

Joe M. Peterson

Joe M. Peterson, Publisher
The Wyandotte Echo
Official Newspaper for Wyandotte County, KS
PO Box 2305, 3006 Strong Avenue
Kansas City, KS 66110



County Administrator's Office
David W. Johnston, County Administrator

701 North 7th St., Suite 945
Kansas City, Kansas 66101-3064

Phone: (913) 573-5030
Fax: (913) 573-5540

NOTICE OF PENDING APPOINTMENT

DATE: August 26, 2024

BOARD POSITION: Wyandotte County Library Board

INCUMBENT REPLACED: Rocki Mayes

ADDRESS: _____

TERM EXPIRATION DATE: _____

APPOINTING COMMISSIONER: Tom Burroughs

REQUEST FOR APPOINTMENT

NAME OF NEW APPOINTMENT: Karen Schibi

ADDRESS: _____

CELL NUMBER AND EMAIL ADDRESS: _____

TERM OF OFFICE: 09/04/25 – 12/15/25

SIGNATURE OF APPOINTING COMMISSION MEMBER

* NOTICE: IF THERE ARE NO CONCERNS RAISED IN THE INITIAL 7 BUSINESS DAYS REVIEW PROCESS DATE, THEN THE NOMINATION WILL BE AUTOMATICALLY PROCESSED AS AN ITEM FOR THE NEXT AGENDA REVIEW PROVIDED NO OTHER APPLICATIONS WERE SUBMITTED.



County Administrator's Office
David W. Johnston County Administrator

701 North 7th St., Suite 945
Kansas City, Kansas 66101-3064

Phone: (913) 573-5030
Fax: (913) 573-5540

NOTICE OF PENDING APPOINTMENT

August 22, 2025

BOARD POSITION: Advisory Commission on Human Relations and Disability Issues

INCUMBENT REPLACED: Vacant

APPOINTING COMMISSIONER: Christian Ramirez

REQUEST FOR APPOINTMENT

NAME OF NEW APPOINTMENT: Zachary Mallory

ADDRESS: _____

PHONE AND EMAIL: _____

TERM OF OFFICE: 8/7/2025 - 12/15/2025

SIGNATURE OF APPOINTING COMMISSION MEMBER

* NOTICE: IF THERE ARE NO CONCERNS RAISED IN THE INITIAL 7 BUSINESS DAYS REVIEW PROCESS DATE, THEN THE NOMINATION WILL BE AUTOMATICALLY PROCESSED AS AN ITEM FOR THE NEXT AGENDA REVIEW PROVIDED NO OTHER APPLICATIONS WERE SUBMITTED.



**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

August 14, 2025

Ms. Monica Sparks
Unified Government Clerk
East Building

Re: Subdivision Plat Approval of **TINER FARMS**

Dear Ms. Sparks

Please be advised that the Engineering Division has reviewed the attached plat of **TINER FARMS FINAL PLAT** located at Hutton Road (107th) and Hubbard Road and being developed by Guy Tiner.

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.

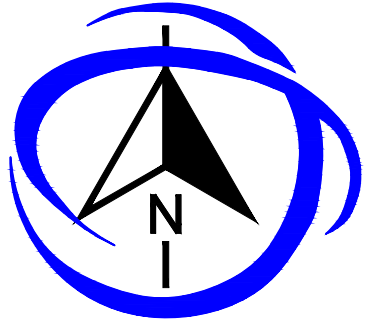
After the Mayor has signed the plat, it should be referred to the Planning Division for further processing.

Respectfully submitted,

Brent E. Thompson, P.S.
County Surveyor

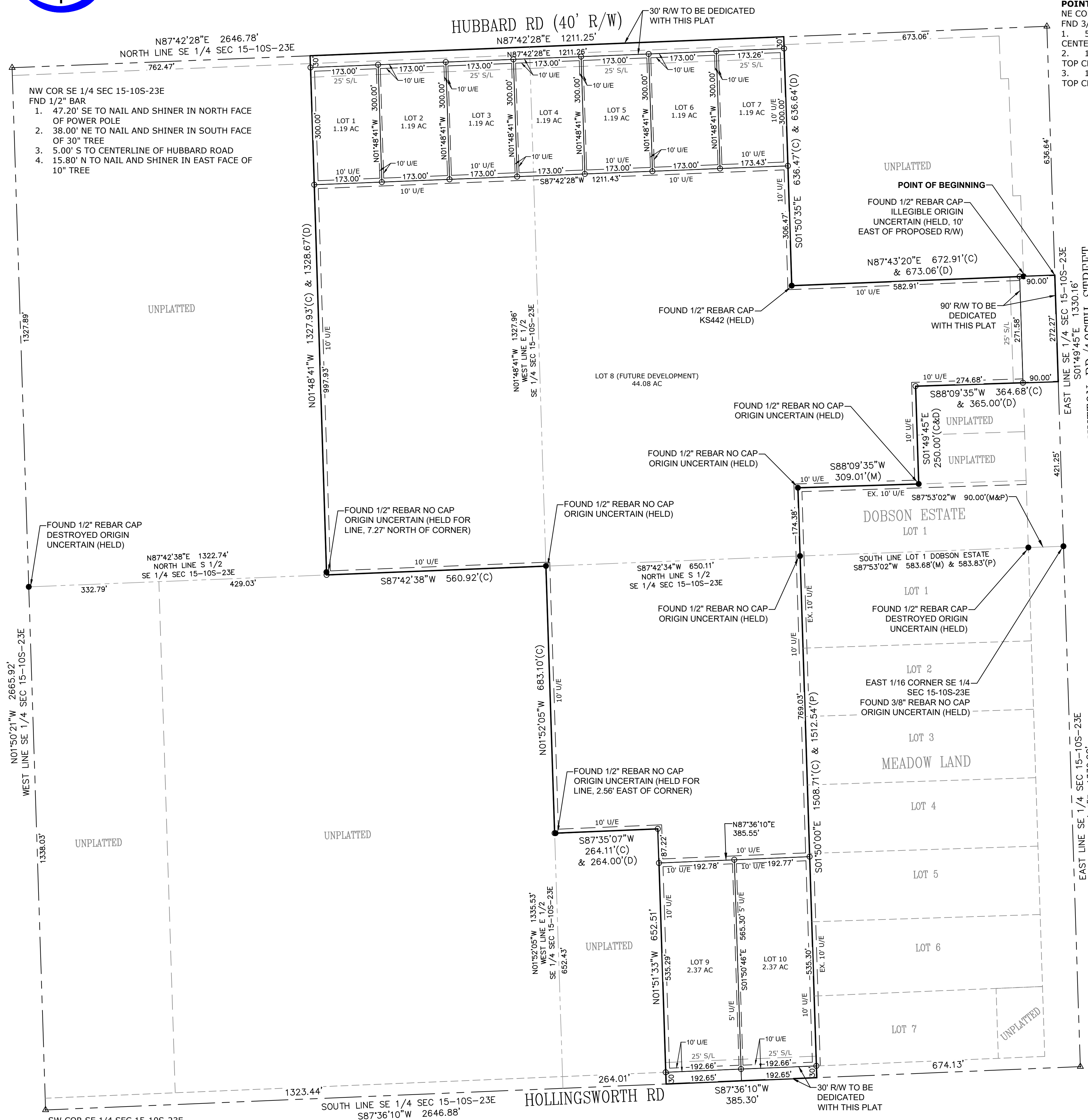
Troy Shaw, P.E.
County Engineer

Attachments



TINER FARMS

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 23 EAST OF THE 6TH P.M., IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS.



POINT OF COMMENCEMENT
NE COR SE 1/4 SEC 15-10S-23E
FND 3/8" BAR
1. 5.35' E TO PK NAIL IN TOP CENTER OF HUB GUARD
2. 14.00' NE TO PK NAIL IN TOP CENTER OF HUB GUARD
3. 13.60' SE TO PK NAIL IN TOP CENTER OF HUB GUARD

DESCRIPTION PER DEED 2007R-13309
ALL OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 23, IN WYANDOTTE COUNTY, KANSAS, LESS THAT PART TAKEN OR USED FOR ROAD PURPOSES;
A TRACT OF LAND IN THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 23 EAST OF THE SIXTH PRINCIPAL MERIDIAN IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 89 DEGREES 42 MINUTES 18 SECONDS EAST 750.00 FEET, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15 AND THE CENTER LINE OF HUBBARD ROAD, AS NOW ESTABLISHED; THENCE SOUTH 0 DEGREES 04 MINUTES 10 SECONDS WEST 1328.67 FEET, ALONG A LINE PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15 TO A POINT ON THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 89 DEGREES 45 MINUTES 51 SECONDS WEST 750.00 FEET, ALONG SAID SOUTH LINE, TO A POINT ON THE WEST LINE OF THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 0 DEGREES 04 MINUTES 10 SECONDS EAST 1327.98 FEET, ALONG SAID WEST LINE, TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, LESS THAT PART TAKEN OR USED FOR ROAD PURPOSES;
ALSO LESS:
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 23, THENCE WEST 90 FEET; THENCE NORTH AND PARALLEL WITH THE EAST LINE TO A POINT 20 FEET SOUTH OF THE NORTH PROPERTY LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 10, RANGE 23; THENCE SOUTH ALONG SAID SECTION LINE TO THE POINT OF BEGINNING, LESS THAT PART TAKEN OR USED FOR ROAD PURPOSES;
ALSO LESS:
BEGINNING AT A POINT 171.03 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 10, RANGE 23 IN WYANDOTTE COUNTY, KANSAS; THENCE WEST AT RIGHT ANGLES 365.0 FEET; THENCE NORTH 125.0 FEET; THENCE EAST 365.0 FEET; THENCE SOUTH 125.0 FEET TO THE POINT OF BEGINNING, LESS THAT PART TAKEN OR USED FOR ROAD PURPOSES;
ALSO LESS:
BEGINNING AT A POINT 296.03 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 10, RANGE 23, WYANDOTTE COUNTY, KANSAS; THENCE WEST AT RIGHT ANGLES 365.00 FEET; THENCE NORTH 125.00 FEET; THENCE EAST 365.00 FEET; THENCE SOUTH 125.00 FEET TO THE POINT OF BEGINNING, LESS THAT PART TAKEN OR USED FOR ROAD PURPOSES;
ALSO LESS:
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 10, RANGE 23 IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS; THENCE WEST 673.83 FEET; THENCE NORTH 174.15 FEET; THENCE EAST 673.82 FEET; THENCE SOUTH 171.03 FEET TO THE POINT OF BEGINNING, LESS THAT PART TAKEN OR USED FOR ROAD PURPOSES;
ALSO LESS:
A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 23 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SAID SECTION 15; THENCE SOUTH 0 DEGREES 02 MINUTES 40 SECONDS WEST 636.64 FEET ALONG THE EAST LINE OF THE SAID SOUTHEAST 1/4; THENCE SOUTH 89 DEGREES 36 MINUTES 17 SECONDS WEST 673.06 FEET; THENCE NORTH 0 DEGREES 02 MINUTES 40 SECONDS EAST 636.64 FEET TO A POINT ON THE NORTH LINE OF THE SAID SOUTHEAST 1/4; THENCE NORTH 89 DEGREES 36 MINUTES 17 SECONDS WEST 673.06 FEET; THENCE NORTH 0 DEGREES 02 MINUTES 40 SECONDS EAST 636.64 FEET TO A POINT ON THE NORTH LINE OF THE SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 36 MINUTES 17 SECONDS WEST 673.06 FEET TO THE POINT OF BEGINNING, LESS THAT PART TAKEN OR USED FOR ROAD PURPOSES.

DESCRIPTION PER DEED 2007R-12368
THE WEST 20.0 ACRES OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 23 EAST OF THE SIXTH PRINCIPAL MERIDIAN IN KANSAS CITY, WYANDOTTE COUNTY, KANSAS, EXCEPT THAT PART USED OR DEDICATED FOR STREETS, ROADS OR HIGHWAYS
AND EXCEPT
THE WEST 264 FEET OF THE SOUTH 660 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 10, RANGE 23, IN WYANDOTTE COUNTY, KANSAS, LESS THAT PART TAKEN OR USED FOR ROAD PURPOSES

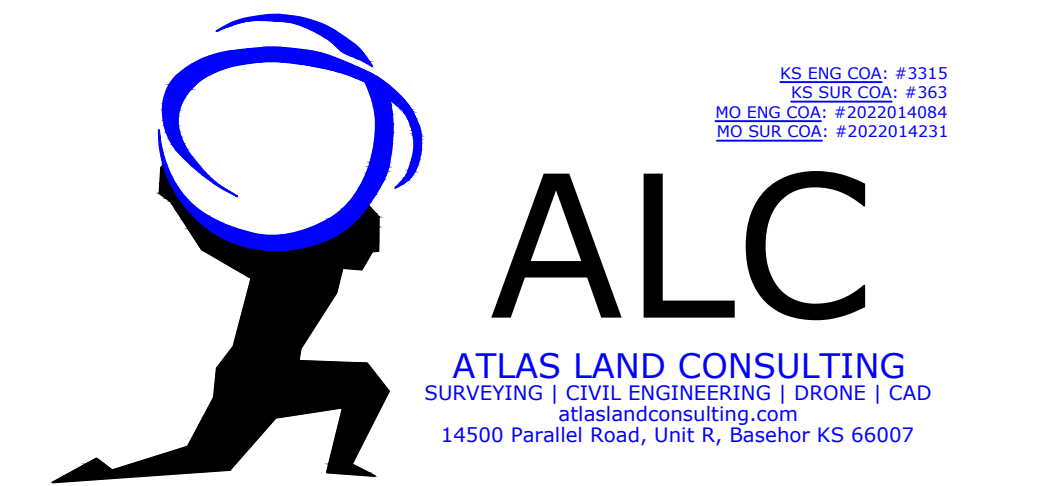
SURVEYORS SUGGESTED DESCRIPTION
A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 23 EAST OF THE 6TH P.M., IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, PREPARED BY ROGER B DILL PLUS 1408 DATED APRIL 23, 2025; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01°49'45" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 636.64 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE SOUTH 01°49'45" EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 272.27 FEET; THENCE SOUTH 88°09'35" WEST, A DISTANCE OF 364.68 FEET; THENCE SOUTH 01°49'45" EAST, A DISTANCE OF 250.00 FEET TO A POINT ON THE NORTH LINE OF LOT 1 DOBSON ESTATE, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS; THENCE SOUTH 88°09'35" WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 309.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 01°50'05" EAST, ALONG THE WEST LINE OF SAID LOT 1 AND THE WEST LINE OF MEADOW LAND, A SUBDIVISION OF LAND IN THE CITY OF KANSAS CITY, WYANDOTTE COUNTY, KANSAS, A DISTANCE OF 1508.71 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 87°36'10" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 385.30 FEET; THENCE NORTH 01°51'33" WEST, A DISTANCE OF 622.51 FEET; THENCE SOUTH 87°35'07" WEST, A DISTANCE OF 364.11 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 01°52'05" WEST, ALONG SAID WEST LINE, A DISTANCE OF 683.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER; THENCE SOUTH 87°42'38" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 560.92 FEET; THENCE NORTH 01°48'41" WEST, A DISTANCE OF 1327.93 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 87°42'38" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1211.25 FEET; THENCE SOUTH 01°50'35" EAST, A DISTANCE OF 636.47 FEET; THENCE NORTH 87°43'20" EAST, A DISTANCE OF 672.91 FEET TO THE POINT OF BEGINNING, CONTAINING 58.82 ACRES MORE OR LESS, EXCEPT THAT USED FOR ROAD PURPOSES.

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 "TINER FARMS".
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.

THIS PLAT OF **TINER FARMS** HAS BEEN SUBMITTED TO AND APPROVED BY THE UNIFIED GOVERNMENT OF WYANDOTTE/KANSAS CITY, KANSAS, PLANNING COMMISSION
IN TESTIMONY WHEREOF, I, undersigned owner of **TINER FARMS** have set our hands this _____ day of _____, 2025.
DATED THIS _____ DAY OF _____, 2025
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, PLANNING COMMISSION
BY _____, CHAIRMAN
_____ SECRETARY
UNIFIED GOVERNMENT, AICP
GUY B TINER, 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 GUY B TINER, 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: _____
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

SE COR SE 1/4 SEC 15-10S-23E
FND 3/8" IRON BAR
1. 65.91' SW TO PLUS CUT ON BACK OF CURB
2. 58.67' NW TO PLUS CUT ON BACK OF CURB
3. 69.80' NE TO MAG NAIL IN SOUTH FACE OF POWER POLE
4. 45.90' SE TO MAG NAIL IN NORTH FACE OF POWER POLE
5. 3' NORTH TO CENTERLINE OF HOLLINGSWORTH ROAD



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
1. THE BASIS FOR THE BEARING SYSTEM FOR THIS SURVEY IS KANSAS NORTH ZONE U.S. STATE PLANE 1983
2. ALL DISTANCES SHOWN HEREON ARE IN FEET
3. REFERENCED SURVEY
-MEADOW LAND FINAL PLAT
-DOBSON ESTATE FINAL PLAT
-LOT SPLIT SURVEY COMPLETED BY ATLAS LAND CONSULTING DATED AUGUST 23, 2024
4. FLOODPLAIN NOTE: ACCORDING TO "FIRM" MAP COMMUNITY PANEL NUMBERS 20209C037D EFFECTIVE SEPTEMBER 2ND, 2011, AREA ZONE "X" AREA OF MINIMAL FLOOD HAZARD
5. CLOSURE PRECISION: 1 PART IN 7582635.000
6. CURRENT ZONING - AG
7. PROPOSED ZONING - R1

VICINITY MAP
POLFER RD
HUBBARD RD
HOLLINGSWORTH RD
N 107TH STREET
N 115TH STREET
NW 1/4
NE 1/4
SW 1/4
SE 1/4
SEC. 15-10S-23E

This is to certify on this 16TH day of APRIL, 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.
ROGER B DILL PLUS 1408

JOB NO:25-159S
SCALE
150 75 0 150
SCALE IN FEET
PREPARED FOR
SEC-TWN-RNG
15-10S-23E
GUY TINER
ADDRESS:
4950 HUTTON RD
KANSAS CITY, KS 66109
DATE
APRIL 23, 2025

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

SPECIAL MEETING, THURSDAY, JULY 31, 2025

The Unified Government Commission of Wyandotte County/Kansas City, Kansas, met in Special Meeting, Thursday, July 31, 2025, with ten members present: Bynum, Commissioner At-Large First District; Burroughs, Commissioner At-Large Second District; Burns, Commissioner Second District; Ramirez, Commissioner Third District; Hill, Commissioner Fourth District; Kane, Commissioner Fifth District; Lopez, Commissioner Sixth District (online at 5:11 p.m.); Stites, Commissioner Seventh District; Davis, Commissioner Eighth District; and Garner, Mayor/CEO presiding. Townsend, Commissioner First District; was absent. The following officials were also in attendance: David Johnston, County Administrator; Wendy Green, Deputy Chief Counsel; 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, July 31, 2025, at 5:00 p.m. in the Commission Chambers of the Municipal Office Building for a presentation from the World Cup Readiness Task Force. Roll call was taken and there were nine “Ayes,” Bynum, Burroughs, Burns, Ramirez, Hill, Kane, Stites, Davis, 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 as you can see on the screen, and I don't know if those that may be watching, 314 days. We have got the World Cup coming to the Kansas City metro region and we're excited that Kansas City, Kansas and Wyandotte County is a part of being something phenomenal, historic when you talk about the World Cup coming in this fashion to our great nation and Kansas City is a host location for the World Cup. We're excited about that. For those of you who've been following the announcement, the greater Chamber went around to various communities and they gave the various communities information as well as a call to action that we need to start preparing as quick as we can to get our communities in order as far as resources, information to our constituents to create strategic plans and actions that can accommodate what we don't know, but what we believe based on what we've seen in other locations, an influx of individuals that may come from all over the world, and I took that call to action as Mayor and I convened a World Cup Readiness Task Force. Alan Carr graciously stepped up for that call to action and he agreed to Chair the Mayor's World Cup Readiness Task Force here in Kansas City, Kansas, that also represents Wyandotte County with the Co-Chair who is our County Administrator, David Johnston. So, it's a great honor to welcome members of the World Cup Readiness Task Force that are with us here today. I will now turn it over to the Chair of the Task Force, Alan Carr.

Alan Carr, Chair of the Mayor's World Cup Readiness Task Force, said thank you for giving us the time today to talk about our report from the Mayor's Wyandotte County World Cup Readiness Task Force. We have a few members of our task force here today that will be presenting our report and recommendations on how we believe Wyandotte County can best prepare for this fantastically magnificent giant event that's going to come here next year.

Before we get to our report and recommendations, we thought it would be good if you could hear from the organizers of this event. We have Lindsey Douglas who is the Chief Operating Officer of KC2026. They're organizing all of these activities, so she's going to give you a presentation from what they're working on and can answer a few questions and then we'll go into our task force report.



Lindsey Douglas, Chief Operating Officer of KC2026, said thank you for having me. 314 days, this is a slide we use often in our presentations from KC2026. It really drives home the sense of urgency we have in our planning and getting things prepared for the World Cup next year.



The World Cup is the largest sporting event in the world. I think we as Americans, we think about the Super Bowl, we think about the Olympics, but when you compare that to the World Cup, there really is no comparison of the number of people that are fans of soccer and the number of people that tune in to watch the World Cup worldwide. So, more than half of the world’s population will tune in for a match and I pause in that because when we think about the world, it’s really an enormous sense of responsibility when we think about this tournament and specifically for this tournament next year.

Region	City	July 11	July 12	July 13	July 14	July 15	July 16	July 17	July 18	July 19	July 20	July 21	July 22	July 23	July 24	July 25	July 26	July 27	July 28	July 29	July 30	July 31	Aug 1	Aug 2	Aug 3	Aug 4	Aug 5	Aug 6	Aug 7	Aug 8	Aug 9	Aug 10	Aug 11	Aug 12	Aug 13			
WESTERN REGION	VANCOUVER																																					
	SEATTLE																																					
	SAN FRANCISCO BAY AREA																																					
	LOS ANGELES																																					
CENTRAL REGION	GUADALAJARA																																					
	MEXICO CITY																																					
	MONTERREY																																					
	HOUSTON																																					
	DALLAS																																					
	KANSAS CITY																																					
EASTERN REGION	ATLANTA																																					
	MIAMI																																					
	TORONTO																																					
	BOSTON																																					
	PHILADELPHIA																																					
	NEW YORK NEW JERSEY																																					

I don't expect everyone to be able to see the details on this, but I think this lays out kind of what that over a month looks like. There's going to be multiple games played on every day of the tournament. We have six matches here in Kansas City. We're the last row there in the green rows, four in the group stage, a round of 32, and then a quarterfinal.



These are our specific match days for Kansas City. Again, we have 26 days of activity from our first match to that quarterfinal, so we know that visitors are going to travel here. They're going to stay for a period of time, so we're not only interested in hosting them at a match, but also how can they interact with the tournament at Fan Festival or at other watch party locations as well as other tourist activities that they can do while they're here.

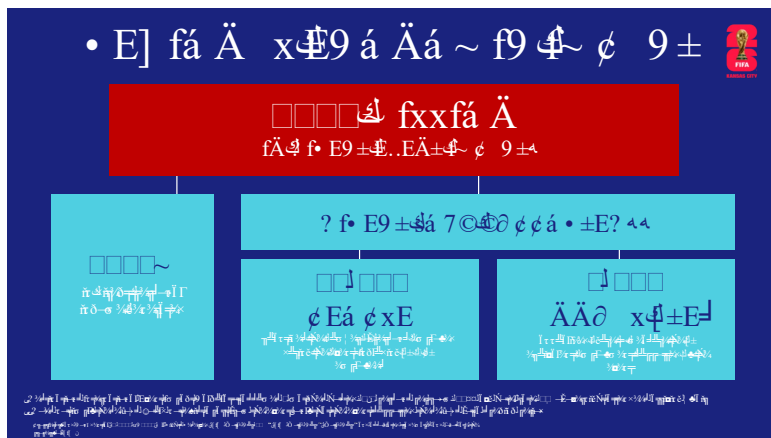
World Cup Visitor Profile

Ö 9
fá á [fxE
©



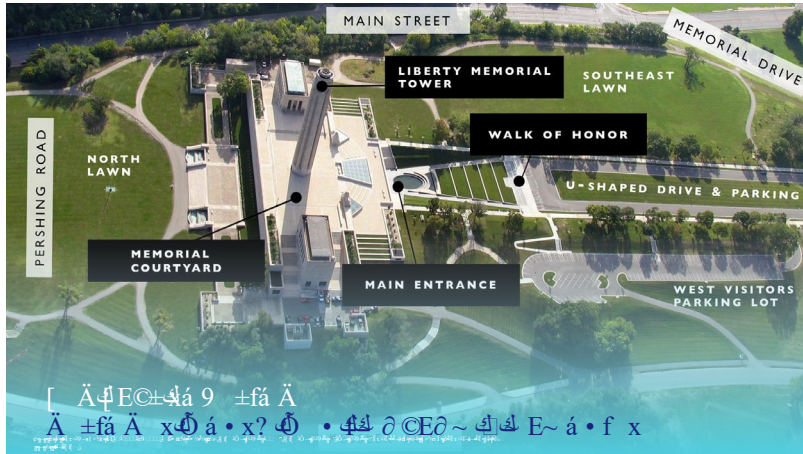
Source: FIFA, Visa, Mastercard, American Express, Discover, and other sources. Data is preliminary and subject to change.

This is what the average profile looks like for a US visitor. We expect for folks that are traveling in the US for World Cup about 54% of those will be international. They will stay close to 10 days and you see some additional splits there. We expect about 75% of them will attend the Fan Festival. That will be held at the World War I Museum and I'll show you where that will be located on the grounds in a slide coming up and then that average visitor also will attend 2.3 matches. Again, that's an average, but those international visitors that are coming, we've heard from FIFA, it's kind of a staggering thing that people will sell vehicles or sell homes to be able to come and attend World Cup. So, they make a huge sacrifice to come over. They stay here for a long time and this gives you a little bit of a profile what that looks like.

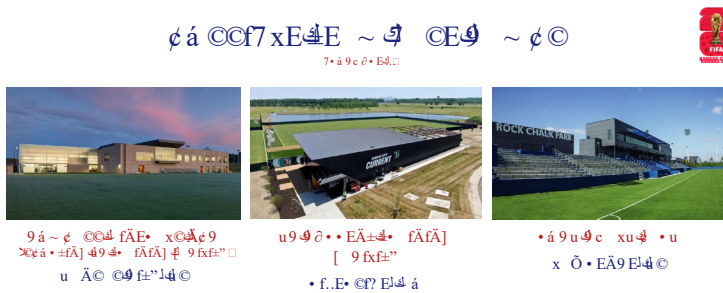


With all of these visitors, we're expecting about 650,000 people will come to the Kansas City region during World Cup. We anticipate that will be about a \$653M impact to the region and that is direct. I know in a lot of economic studies you'll have direct impacts and then you'll have secondary impacts with suppliers, things like that. This is just that direct spend. So, we looked at

a visitor traveling here. They're staying a night in a hotel and they're buying meals, and things like that, so that's that direct spend that we've captured. You can see some of the other impacts to that, how many jobs that's supporting, and what direct personal income that could generate.



This is the World War I site. The NFL draft was on the north lawn. We will have Fan Fest on the southeast lawn and in the U-shaped drive. We're going to be back on the other side. We want to make sure that people can continue to move and Union Station stays active and that site will also help us manage the crowd. We want to make sure that people are—not everybody can get into Fan Fest. It's going to be capped at about 25,000 at one time, so we know that people are going to be looking for other things to do in the region.



Then the Base Camps. I want to spend just a minute talking about this because this is a particular interest, I think, to your community. The teams that are traveling for the tournament, so we have the six matches. We have three base camp locations here in our region. The team base camps are

the team’s home away from home. So, if we have a team traveling from Austria, they want to find a base camp here, they will stay here and use that as their home away from home during the tournament. They’ll stay here, they’ll practice here, then they’ll travel for a match, then they’ll come back and that is really their base of operations during the tournament and we have the ability to have three. All three of these locations are in the FIFA brochure and teams have been coming through and traveling and experiencing these. What they do is they prioritize based on the locations that are in the brochure and they provide those selections to FIFA and then FIFA plays matchmaker after the final draw. We are so lucky, not every host committee even has a base camp, so there are some cities that were on that map that don’t have any base camps. We’re lucky that we have such amazing facilities and that we were able to have three.

The Compass Minerals Training Facility here is really best in class from all the teams that have come through, they’re very, very impressed by the facility and I think there is a lot of interest in locating there. The KC Current Training Facility and Rock Chalk Park are also really excellent facilities. Again, there’s lots of team interest in all three of our locations. Depending on how things shake out, we think that we’re pretty guaranteed to have at least one team base camp in our region. To have two would be pretty phenomenal and three would be extraordinary, so we’re trying to temper. Teams don’t like to share communities with each other, but I think the uniqueness of our facilities and the quality will hopefully get those filled.

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And then the venue specific training sites. For the teams that travel here to play matches, they get to practice match day minus one, so they’ll travel two days before, they’ll practice one day before, and then they’ll play the match. The two venue specific training sites for those teams is Children’s Mercy Park and CPKC Stadium. Those facilities are being utilized. They’re just being utilized

Mayor Garner said quickly, who's with you. **Ms. Douglas** said yes, I'm sorry. Jason Sims is our Director of Transportation. He has been doing just a phenomenal job bringing his expertise from KC Scout and the transit operation here in the region and Tracy Whelpley is our Director of Regional Impact. She is the one operating and helping to coordinate with communities on events that they want to hold, but also the small business effort that we were working on.

Commissioner Bynum said maybe a little bit of an off-the-wall question, but I feel like this quantity of people is going to generate a ton of trash. Is there like any kind of coordinated effort for recycling specifically? **Ms. Douglas** said yes. **Commissioner Bynum** said so that doesn't all end up in our landfill. **Ms. Douglas** said absolutely. There are a number of recycling efforts that are underway both at the stadium—Arrowhead has got some really great sustainability efforts that they are incorporating now and for the tournament. We are also doing a lot of planning for Fan Festival and just kind of what that trash profile looks like, how we can incorporate recycling into that as well. We are planning for that. We are considering sort of the sustainability side and trash side. In fact, we were just talking about different ways for some of the hospitality and hosting and catering and things like that that we're going to be doing and wanting to identify ways that we can provide that food back to the community where it's needed as well. So, we're thinking about all of those waste streams and making sure that we're not missing an opportunity to benefit the community.

Commissioner Burns said thank you for your presentation. When will we know what countries may be coming to our region? **Ms. Douglas** said great question. The final draw is when they populate that match chart. That will happen in early December. We're still waiting on the final date from FIFA, but teams will continue to qualify. So, 48 teams can qualify. I believe we're up to I think 18 now and so the additional teams will be qualifying through the fall and then there will be a few more teams that will still qualify after the final draw takes place, but we will have a much better idea of who's playing here in December. **Commissioner Burns** said my State Representative out there in the crowd, she promised that we would get Croatia in downtown. Is that right? **Ms. Douglas** said I have heard that there is a prayer chain going. I have heard that. I know that there's a lot of excitement in the community and certainly we'll be very excited for the Representative's community if that happens.

Commissioner Davis said I'm curious just from you all's perspective how you all have seen other cities, particularly in Kansas, prepare. I mean, I've seen kind of bits and pieces of what Johnson County is doing, Overland Park, Olathe, just how do we compare and kind of track with some of the other first class cities on the Kansas side of the metro? **Ms. Douglas** said I think you guys have really created an excellent foundation with the task force. Lawrence has stood up a—I think they are labeling it a unified command in how they are thinking about the tournament, but we have been in front of the task force, I think, all three of us at one time or another have gone and presented to the task force. I know they are thinking about really how you can bring benefit to the community in lots of different ways and they are also very involved, city staff as well, in the planning both on the safety and security side as well as transportation how they can integrate into some of the things we're planning for the tournament and make sure you all are prepared as well. So, I would say you guys are doing a phenomenal job. Johnson County as well as Overland Park and some of the other cities in Johnson County have stood up committees as well that are exploring some of these things. I'm going to get myself in trouble, but I don't know that I've seen a report come out in as formal a way as your task force.

Commissioner Davis said what has been from you all's perspective—have you all thought about or are there efforts of engaging neighborhoods or particularly neighborhood associations just because—I mean we kind of talk about the elephant in the room, we have short-term rentals that have grown very, very fast in our community and I think rightfully so. There's some anxiety of what the World Cup will do to our neighborhoods and just what guests will do. I'm just curious if you all have thought about that and if there are ways that we can assist you in that just because we want as best as we can to make sure that our guests have the right etiquette to make sure that they are being a benefit to our city. **Ms. Douglas** said yes, absolutely. One thing and I want to stick to—I know there's a lot of conversation about this in the community, we've heard it from both sides of the state line, lots of different parts of the community. When the bid was submitted, every host city had to demonstrate that they had 55,000 hotel rooms within a certain travel distance from the stadium. We had to demonstrate that and we have sufficient hotel rooms to accommodate the visitors that are coming for World Cup. That being said, we also know that there's kind of traveler preference. People may prefer to stay in more of an Airbnb or VRBO style of accommodations.

As it relates to kind of our planning and what's available in our community, I know that we're going to have accommodation capacity to house everyone. I know that there's a lot of like local considerations related to policies around short-term rentals. I think that really is up to each individual community. One thing that we can certainly share back that was recently released, Airbnb did a study of every host city to really demonstrate the demand and then likely interest in kind of cost per person per night. So, for folks that are considering either making their home a short-term rental, if they have that ability through local ordinance and other regulations, there is a study that could kind of show what that opportunity is. I think that there have been—I have heard some pretty extravagant claims about what somebody could make if they put their home on, so I think that study might really help level set what the opportunity really is. We'll be happy to share that study back. **Commissioner Davis** said please do.

Commissioner Kane said does anybody have an idea how many buses it's going to take to move all these people around? **Ms. Douglas** said yes. Jason, like I said, I've got the expert. We have been working on that, we've been modeling that. Kansas City, thanks to Jason and our transportation team, we were the first to the market to secure our first host city buses. We secured 200 to start with. We know that we may need to plus up that number a little bit or maybe plus down that number depending on what that service profile looks like and the distance from the stadium that we need to move folks. So, we have three major requirements from FIFA. We need to move people from the airport downtown. We need to move people from downtown to the stadium and another thing that we're thinking about from our board's perspective is really making sure that we're helping people move throughout the community so we're looking at some regional connectivity solutions as well. Those 200 buses are really built—oh, and Fan Fest to the stadium. I knew he was thinking of the last one, from Fan Festival to the stadium and downtown to the stadium. We've got to get everybody to the matches, so those 200 buses are going to be used for all of those services. We are continuing to model as we kind of refine what sites we could potentially use for park and ride locations to help with that stadium movement and we may need to plus up our number.

Commissioner Kane said I would rather you go ahead and plus up now and have more than what you really need and then if you don't need that many, let somebody else have them. But if you start out at 200 and you realize you need 210, you're 10 buses short. **Ms. Douglas** said,

Commissioner Kane, you'll be very happy to hear that in our contract with our bus provider, we have built in clauses that we could plus up by 10% without having to go out and reprocur additional. So we are working with them on that and have certainly accommodated for that within our contract.

Commissioner Lopez said as a small business owner, would you suggest maybe just go buy a whole bunch of buses or at least get them leased out and ready to go for this time as far as like—I mean—**Ms. Douglas** said I understand. I think, you know, there's going to be for the KC2026 operation I know we're working to secure buses. I think there are going to be other travel groups and tours that may also be looking for bus service during this time and with eleven other host cities, there's only so many buses in the market that can accommodate that. I would certainly never venture to give anybody advice on investing in such a large asset, but I certainly do think there's going to be a lot of demand for transportation, both individual passenger transportation as well as additional tours and tourist activity that may need more of the touring style bus.

Commissioner Lopez said let me ask you this, are we going to be busing these people around for free? **Ms. Douglas** said we are currently exploring what our system is going to look like. We are looking at what that charge—if we were to apply a charge, what kind of revenue that could be and also wanting to work with all of our partners in the region to determine kind of what services may be charging at that time as well. We don't want to be completely inconsistent, but we certainly are exploring putting a fee on utilizing the transportation system. As far as the park and ride locations, I think we would confidently say we are for sure charging for the parking spot to go to the stadium. **Commissioner Lopez** said why don't we just figure out how much it costs to fuel a bus, drive it around all day, and then go off of that, put some numbers together. I wouldn't really care what other people are charging in other cities. They're over here and this is what we charge. If it's 10 bucks, 20 bucks a person, 30 bucks a person, I mean we need to be done with all these freebies because we're, you know, we need to come up with some numbers in it and maybe put the little credit card runners or whatever in these buses. I would suggest, you know, where they have to pay for the card, that way we're not having bus drivers running around with a bunch of cash and possibly getting robbed. We don't need to be bussing these people around on our taxpayer's dime. We need to start charging something. We need—let's get something figured out where they can even open an account, but yeah, that's what I would highly—actually I would

recommend that because if you guys aren't—if the city—if we that we're not going to charge anything, then heck, I might just go buy some buses. I'd rather—here's the thing, we need to turn some money here and we can't be bussing people around for free. **Ms. Douglas** said I definitely appreciate those comments and the recommendation and I think we're headed that direction for sure. One tool that we plan to use to your question about kind of cash and drivers having large amounts of cash, there will be a tournament app that we plan to have both the Fan Festival pass ticket, it's free to enter Fan Festival, but we're going to have to figure out how to manage the capacity. So, we're going to ticket the event even though it's free, so everybody will have to sign up and register. If we have a transportation pass, it would be a cashless system that would be utilized through an app. We don't intend to have drivers collecting any sort of cash for a transportation pass.

Commissioner Lopez said let me ask you this and maybe this is one of the things that our Administrator is not getting answered because he even said hey, they're not telling us a lot of things. Does FIFA get a piece of the pie from revenue from our buses that are bussing that let's say we're charging them 30 bucks a pop to move them here, there, whatever, does FIFA now get a piece of that because we're taking them to the games? **Ms. Douglas** said no. I can solidly say no. FIFA will not receive any revenue off of any services we're providing. So, the transportation service, they would not receive a portion of that revenue. One thing that they do get to collect revenue on is parking at the stadium. There will be some amount of parking that's at the stadium because they are utilizing that full property. They would collect the revenue from the stadium, but our services and even Fan Festival, there are some revenue lines at Fan Festival, all of that would be revenue that would stay with the host committee.

Commissioner Lopez said as we get closer, you said no, as of right now no or is this one of the things that they're not telling us that we're going to find out when we get closer to these dates? **Ms. Douglas** said no, it's a solid no. **Commissioner Lopez** said okay, that's good to know.

Commissioner Burns said I see in the projected travel profile that at the last ages—50 to 69%--to 69 is 22%. What about senior citizens that are over 70? Do they not attend? **Ms. Douglas** said I sure hope so. Those are travel profiles that we received from FIFA, so I don't know why they didn't capture kind of that higher age bracket, but I'm sure that we'll have attendees. I'm assuming

We also talked early on that we want to make sure that these things that we do, we are not just doing them for this 29 day period of the World Cup, but they're things that can have a lasting legacy on our community. There's things that we can use the World Cup as a catalyst to make our community a better placed for our residents and for our businesses and for visitors in the future. I do want you to keep that in mind as we really are looking at things that can have a lasting legacy here. We did just as a matter of the report itself, we divided into kind of three areas. We call it Recommendations and are the things that we think would best move us forward. We also included some ideas that we thought were good ideas, but they're likely a little bit harder and a little more costly to do. So, if there's someone that's interested in championing those, we think they're great ideas, but we didn't add them into the formal recommendations. Finally, we identified things we called Big Ideas. Again, these are going to be a little harder to do, but we think that they can have a really big impact in the community.

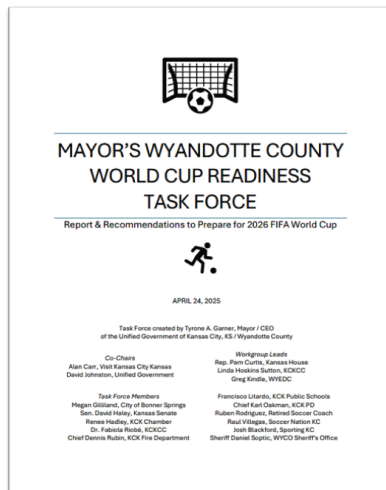
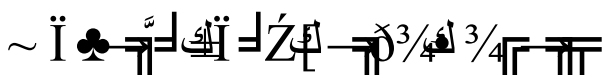
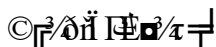


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With that, we'll get to the recommendations. One other quick thing I just want to mention, with this report, as I said, we've been working since late 2023, there's a lot of limitations we had in putting together this report. There just simply is a lot we didn't know at this time. KC2026 was still getting information, so we worked with the best information we had and how we can best prepare. With that in mind, you'll find we didn't go into a lot of detail with some of these recommendations. We tried to identify possible parties to take a lead on some of these ideas. We

Chief of Staff for 8.5 years to two different Mayors, Mayor Holland and Mayor Alvey. After leaving the city in 2022, she formed her own consulting business, so she will be the point person for our fundraising campaign here in Wyandotte County. She's partnered with Lisa Pelofsky, who is the CEO of Pelofsky Consulting. Lisa has more than 25 years of experience in fundraising including capital campaigns, grant writing, and donor solicitation. She's been involved in numerous fundraising campaigns here in Wyandotte County. Most recently she was part of the fundraising team for the new KCK Community College Downtown Campus. She has also great sports experience, is a member of the Greater Kansas City Sports Commission and served as President for WinKC. We believe that the two of them will really help us to raise some funds. We have set a goal we hope as part of the overall effort to raise \$3M as part of this effort to fund some of these activities and the two of them who are here believe that is doable. So, we're looking forward to that.

With that, I'm going to get into the recommendations and we'll go through that.



Official Events: Support FIFA/KC 2026 events at KCK training site & base camp.

Watch Parties: List/support local parties (inform on licensing). BIG IDEA: Utilize Memorial Hall as a main public WYCO watch party site. Support St. John's Croatia watch parties.

Community Activations: Create events around key dates (Juneteenth, July 4). Organize Pop-Up Experiences and Guided Tours (food, history, neighborhoods). BIG IDEA: Living history experiences. BIG IDEAS TO CONSIDER: community mural, Open Street Events, International Village.

The first area that I'm going to talk about is Special Events because I think that opportunity to attract those visitors either for watch parties in the matches or between matches is one of the greatest opportunities we have here in Wyandotte County. Of course, Lindsey talked about those official events, the training camp and base camp. We don't really touch on those on the report. As I said that planning is happening separately, but we know there will be some activities and involvement required from the UG on those events. We do believe though that watch parties are a great opportunity for our community and we want to make sure that those that want to host watch parties have the opportunity to do that. FIFA and KC2026 are working on what the licensing

requirements will be, so that information hasn't been released yet, but we want to make sure we share that with businesses so they understand what those opportunities are.

One of our proposals, one of our big ideas is that we have a watch party centered in Memorial Hall here in eastern Wyandotte County. We know out west there's likely to be a lot of events and if you saw the news, Sporting at Children's Mercy Park is renovating their plaza as well as a potential watch party site out west. We want to make sure that there's a vibrant district here in downtown and in eastern Wyandotte County, so we are proposing that Memorial Hall host a series of watch parties to attract residents and visitors into Wyandotte County. One of the things that we think is a great opportunity with this site is the fact that it is indoors unlike some of the other sites so if it's a warm summer, it will offer air-conditioning and a great way to escape the heat. We foresee this spreading out into the street with food trucks and vendors and then you go a few blocks away and you have St. John's and all the activity they're planning around Croatia. I think it can create a really vibrant business district here for businesses for the World Cup.

The other area that we really focused on is what we're calling Community Activations. So, non-soccer related events, but events that can draw people into Wyandotte County in between matches when they're looking for things to do. As I mentioned, we think there's great opportunity around Juneteenth and Independence Day for groups and neighborhoods to organize events. We also want to make sure we're highlighting our history, our food, our neighborhoods, and so we will be promoting all of those things to visitors. We've heard already there are a number of events planned or in consideration and so we're working to see what we can do to support those events.

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As I mentioned, I'm not going to go through all of the recommendations, but those are in the report and we're happy to answer any questions about that.

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I'm going to turn it over now to Representative Pam Curtis who oversaw our On-Site Experience Group.

Representative Pam Curtis said thank you all for having us. It's great to be with you and appreciate the opportunity to share some of the recommendations that we heard from the residents as they participated in our discussion group.



Signage/Communication: BIG IDEA: Comprehensive Wayfinding Signage program. Use street pole banners. Provide language translation tools/training. Multi-language signage/menus. Address mobile/internet connectivity issues. BIG IDEAS: Large-scale/vacant building signage, real-time translation system.

Placemaking/Art: Create welcoming Gateways. Organize Placemaking "mini festivals". Recruit KCK Ambassadors. Consider temporary Visitor Center. BIG IDEA: Flag Park for competing countries. Ideas to Consider: KCK Ethnic Flags, Murals. BIG IDEAS TO CONSIDER: Grain silo murals, Interactive Murals.

Beautification: Plant flowers, plan trash removal, paint public structures, consider public restrooms, address code violations. BIG IDEA: Neighborhood Trash Cans.

Transportation/Parking: Coordinate regionally via KC 2026 (top priority). Identify park-and-ride needs. Improve access into KCK (alternate routes, suggested navigation). Enhance bus shelters. Publicize RV parking. Develop neighborhood parking plans.

Safety/Security: Coordinate regionally. Local planning (WYCO calendar, securing extra capacity). Ensure fire preparedness. Educate residents on safety. Plan to reduce panhandling/loitering. Address stray animals.

The group that I led is the On-Site Experience. We really focused on a couple of things. We focused primarily on the eastern portion of our county knowing that a lot of those things will be taken care—a lot of details will be taken care of in the western part of the county, so we focused primarily on the eastern part of the county. We also focused not only on the visitor experience, but we also focused on the resident experience knowing that during the World Cup people are still going to have to get to work, they're still going to have to take their kids to camp, they're still going to have a lot of the day-to-day functions that have to happen.

We broke it up into five specific areas. The first area that we focused on was signage in the Communication category. The recommendation in that category that received the overwhelming support and encouragement was the need for some good wayfinding signage particularly in the downtown KCK area to help visitors navigate the infrastructure challenges that we have and to be able to get to our historic sites and to enjoy the taco and the barbecue trail and to see and experience the places that we all like to share. The other ideas in that category that came up were banners that we see on the light poles and also the need for internet hotspots. That was something that we spent quite a bit of time focusing on is that in today's world with the need for internet access that we may have to see if our providers can provide some additional hotspots in areas where we know that there's going to be a lot of traffic. Translation tools was another topic that came up.

Moving on to the Placemaking and Art category, there's really two ideas that emerged from the group as priorities, that they felt should be priorities. First on the list is to create welcoming gateways to really focus attention on the areas where people come into our city to make sure that they are welcoming and inviting. The group also thought that it was a good idea to focus on areas where we're going to have gatherings. There's going to be a lot of people perhaps taking

public transportation and create kind of mini festivals that would create a welcoming environment as they're waiting to move on to wherever their destination is. We actually had somebody willing to champion that idea and I know that the Latino Arts Foundation that they are working to seek some funding and to create some mini festivals, working perhaps with our schools in doing that with some of the events that will be taking place in and around town.

The next category is Beautification. That is much like the placemaking. We've really focused on the gateways to our city, just looking at ways to clean them up, make them look beautiful, inviting. One thing that did come up was the need for trash cans. Commissioner Bynum had mentioned we will have a lot more trash with a lot more people in our community, so that might be something to think about.

On both of these next two categories, Transportation and Parking and Safety and Security, we really felt that in those two categories you really need to focus on coordinating regionally. We didn't delve a lot into those two categories. We felt pretty comfortable when the Director of the UG Transportation had spoken to us about some of the planning that was going on with identifying park and rides and trying to coordinate those efforts. I think in those two categories the real takeaway is that you have to have regional coordination, so we need to make sure that we are working regionally to make sure that both safety and security and transportation and parking are thought of in that way and taken care of.

In our Safety and Security category it came up to have a plan to reduce panhandling and loitering were two issues that came up. Another issue that came up that was kind of surprising was stray animals. The reason I mentioned that here tonight is that there was an announcement recently with Purina that they are one of the regional sponsors for KC26, so I'm just hoping that maybe there will be some partnerships. When they were announced as a sponsor, they said they wanted to make Kansas City the most pet friendly World Cup city. When the topic did come up, I have to tell you, there was only praise for our KCK Animal Services and there was just a very sincere acknowledgement of the work that the staff and the volunteers there do as they care for the animals in our shelter. They do an amazing job and they deserve a lot of credit, so hopefully there'll be some partnerships there.

we're planning to do is going to affect the neighborhoods and the residents and that's why that is very important and that's why we have to make sure that we educate the public on what's going to happen so they will be prepared. I heard one of the other meetings people are not excited about this, but I think overall if we can help educate the community, it will go a long way.

Some of the areas we talked about was Engagement and how do we engage the neighborhoods and the communities. I think one of the things that we can really draw on is, it's no secret, is the fact that Wyandotte County is one of the most ethnic diverse communities in the country. So, we can play that up. We can feel proud and want people to come here and visit us for that reason because they may see someone who looks like them. With that in mind, we said that we need to develop communication, a resource kit, because so many people will not know. Within the community they'll say what are all these people here for, we don't know, so if we could put something together to educate the community about this and what it can bring to Wyandotte County, organized community cleanups. I know that's ongoing and again with Neighborhood and Residents we were also thinking legacy. We don't want any of this to just be like a one-time deal. We want it to be exciting and fun for the whole community, so if people organize and start cleanups now, we don't want it to seem like we're just cleaning up for the World Cup. After the World Cup is over, let's continue to take pride and keep our neighborhoods clean.

Big Ideas; grants for neighborhood tourism and site events. We know this could be big and I know Alan is planning some events, but depending on what the resources are we could have community events. Ideas to consider; contests, adopt a team, Sister City engagement. As I said, we had a lot of good ideas come from our committee. We had about 20 people actively participating in our group and I think that spoke volumes that the community is interested. We've just got to engage them.

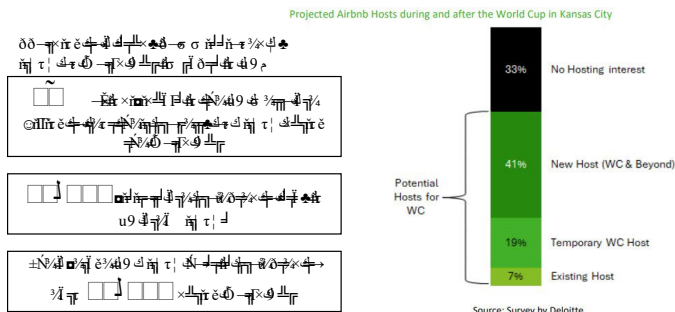
You know, Kansas City could be considered a soccer town, so we thought of Youth and Soccer and that's another area for legacy. We get started with World Cup. We already have soccer in some of our schools, we have Sporting Kansas City, we have KC Current and so with that, how can we build on that as a legacy so that after the World Cup is over, we will still have a big interest in soccer here. Yeah, promote soccer as an asset. Big Idea; sportsmanship campaign, anti-bullying/racism, tied to the fair play that's in FIFA because we know that there's a lot of bullying and what have you going on in the schools. This is a way we can get our youth involved, get them interested in this to make a difference. Ideas to Consider; mentorships, clinics/tournaments,

engaging youth and that would be some of our schools and we already have a commitment from the Kansas State School of the Blind because they have a pitch field and they are going to promote that as a way of diversity because it's the only one in this area. Just many ideas are coming from this group. A big idea is to consider a pop-up soccer pitch.

Resident Impacts; that's a huge one and we realize that because some people are going to be welcoming into their neighborhoods, other people will not want it into their neighborhoods and we know it's going to impact traffic and parking. That's why we wanted that part to be in here. Prioritize code enforcement along with key routes and encourage property beautification and that goes back to what Representative Curtis was saying, flowers, painting, trash removal. We had a lot of conversation about trash removal because there's the anticipation with this much traffic that there is going to be a lot and so we want to encourage the neighborhoods, everyone, let's all work together to keep it clean. That's why we need the neighborhood participation, neighborhood buy-in. We want the whole neighborhoods to be interested in doing this and it's not listed here, but we did identify a lot of the neighborhood groups that could be contacted to be a part of this.

Housing; educate homeowners on short-term rental policies. Big idea; host short-term rental application events and protect tenants from eviction due to short-term rental conversion. Ideas to consider; temporary reducing the change in the policies. That came up a lot in our committee because some people are interested, some citizens are interested in renting out their home or what have you. They say the process takes a long and we said we are a task force that's presenting ideas to the commissioners. We can't tell you what's going to happen. We can just ask them to consider these things and leaning into that...

Short-Term Rentals



I will not go into all of our recommendations, but you do have them there in front of you. We will be taking questions at the end and now Greg wants to come up and talk about this part of it.

Mayor Garner said we've got one question.

Commissioner Kane said I won't be here, but one of the things you might want to consider during this timeframe is to loosen up our Airbnb stuff because we're only allowed to have one per block. I think we'd be better off for 45 or 50 days or 60 days, whatever it is to loosen it up so we can keep that money here. It's just something that the Commission will need to consider, but I think it would be well worth the financial reward for us, for Wyandotte County as a whole, to do that on a short-term basis and that's just my opinion. **Ms. Hoskins Sutton** said yes, and you know we got ourselves educated on the short-term rental. We had the Planning Office come and talk to us on more than one occasion so that we would understand the process and we understand that it is a lengthy process and that's why we're recommending that you make some exceptions. I don't know if exception is the right word to use, but consider modifying it or something so that it can happen sooner because actually the World Cup is upon us already, about a year out.

Commissioner Ramirez said I know Commissioner Bynum and I were kind of the two who pushed for that density ruling of the one per block just because in my district and I don't remember which other district—Strawberry Hill where the majority of those STRs are and it was just to regulate the density to ensure we maintain the neighborhoods. I would like to see how well we can regulate that to have a very short, as it's been said, a short short-term rental. You know just a brief period where we can loosen that restriction, but at the same time I would just like to see how that's perfectly regulated so that we can maintain the character of neighborhoods because I know I'm going to get a lot of push back from my constituents in Rosedale against any changes. I'm going to do my best to work with the Commission, work with the community, find compromises, and I reiterate, you know, these are going to be temporary changes. I just want to make sure it's properly regulated and that our staff has the resources to watch what's happening. **Ms. Hoskins Sutton** said yes, I agree and that's why we had said that traffic, that's a concern and so all of that has to be taken into consideration. I think the Rosedale community did come up in the conversation as well as Strawberry Hill, but we had people from the Strawberry Hill who know the enforcement

and they want it changed because there are some people there who want to rent their property out. They were very vocal in wanting it changed.

Commissioner Burroughs said my comment is for Pam Curtis. Representative, I know you mentioned Purina, but we have Hill's in Kansas. It's one of our number one pet foods in the world. You might want to consider reaching out to Hill's. They have a close working relationship with the legislature and others, it's kind of partial. Colgate-Palmolive owned Hill's at one time **Representative Curtis** said I think that's a great idea definitely.



Greg Kindle said it looks like I'm bringing up the tail end of this presentation. The EDC along with a number of partners including the KCK Chamber and Alan was a key part of really pulling together the Business and Workforce Committee. We had a number of meetings much like the other groups did. We consistently probably had 30 to 40 folks engaged, which I thought that was a really strong showing among folks who showed up in person as well as online. One of the things that we've done as part of this process is honestly just try to get a handle on where are all of our small businesses, how do we communicate with them because that's probably what the one big challenge that we had among all of this getting it started is just how do you do outreach. We did end up creating a distribution list of about 750 retailers and small businesses, some makers that we clearly identified. We worked with the UG, the KCK Chamber and the Bonner Springs and Edwardsville Chamber of Commerce to compile that list. We did get some bounce backs and we're still working through that, but we had a very strong list and so this survey that we sent out was one of the things that we did as a result of the initial meetings just to see what did they want training on, what was the most important things to them that we needed to make sure that we spent

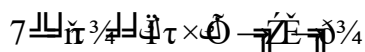
some time and energy on. Again, this is all sustainable information. Helping them with marketing assistance. We have a deadline of the World Cup coming on, but frankly, we need to help our small businesses do a good job of having an online presence and being able to market to both local folks as well as regionally, statewide, and internationally if they so choose.

We sent out a survey. The responses came back. It was very clear from that survey that they needed more assistance with marketing, so we're focused on what that looks like. I'll go into a little more detail, multilingual resources, which makes some sense. This is an international event and so once we know who those actual teams are that will help define that even more clearly about who we need to have more ambassadors with and that's across all sectors, not just in the business side of it, but we want to make sure that we're approaching this from how do you make a best impression to the folks coming into our community.

Then, it's really kind of a split between security, planning, and then also international payment processing and how we make sure that we can in fact accommodate those international guests if they have not already done something with transitioning to dollar bills. We were a little surprised in terms of, you know, what we're surprised about. We're a little surprised that none of our restaurants in particular were as concerned about logistics, about making sure they have enough food ordered to accommodate a higher visitor traffic count and so that's something we're going to continue to monitor.

When we—probably in the next slide, but I guess I could kind of roll into this, one of the things we're excited about with KC26 is one of their predictive heat mapping systems that they're working on to really identify when we have those teams in town, where do they anticipate that they will most likely be. Once we have that information, and again, that will partly play into what teams are actually going to be playing here, but we can then roll out into those areas within the community and say look you need to anticipate a higher traffic count during these dates. Again, back to communication and making sure we have some methodology of communicating with these folks largely through email to say, this is what you need to be thinking about and if you have not placed your orders, then you should have already been doing this. Now we're going to reach out to companies like Scavuzzo's Meat, Wholesale Foods, others in our community that are providing food to a lot of our retailers to say are you already working on this and what does that look like. Presumably they are, but we want to kind of just keep doubling down on let's not be shorthanded, let's not be caught flatfooted with this.

On the security side of it, it really is tied to making sure that our businesses have a security plan, that they're tapped into the KCK Police Department camera system if they've not already done it. Things again that are legacy. This is not something that's just about the World Cup. This is just good business. Some of those kinds of things we were also a little thrown that they didn't anticipate needing more staffing. Most of them indicated that they thought they could handle the increased business with the existing staff. They did not seem to have any issues with doing special events, extending hours, doing longer hours, coming in on the weekend kind of thing. We were a little surprised by that. We still think that's a likely problem and so we want to do a little more education on that, but also have some resources available to them for temporary staffing and also just like it was noted with KC26 on volunteering. We think there's probably some value in having a base of folks who are excited about being involved with businesses and just being a natural resource to tap into.



Communication/Collaboration: Develop business communication plan. Partner with local support orgs. Encourage local procurement. BIG IDEA: Recurring Small Business Roundtable.

Business Operations: Address staffing needs (training, language). Plan for disruptions (traffic, parking, utilities). Inform on wage/hour rules. Enhance safety (security, KCKPD link). Prepare for international customers (payments, info). Plan marketing/promotions. Manage supply chain demands. Develop post-event success strategies.

Workforce: Assess temporary needs. Partner with employment orgs. Focus on underemployed/unemployed. Connect schools to work opportunities. BIG IDEA: Pilot program connecting students to small businesses for marketing support.

On this last slide, I think really what comes out of this is that this group that we've pulled together, they aren't necessarily members of any Chamber or our organization or any other group, we don't really care. What we want to do is have a long-term conversation and relationship with retailers and folks who have not traditionally been engaged and that's going to take on some more forms. We've got to do more on some other languages in general. We have a very large Latino market as you all know and so we've got to figure out how we do a better job with that in general as well. That conversation has come up several times within that business roundtable to say this ought to be something that goes on beyond the World Cup. This is a great reason to pull it together, but not one that we want to see stop and we should do it collaboratively. That's where that

communication piece comes in with having Alan and Renee and others from our local organizations be part of that.

On the Business Operations side, we talked about language. There's some ideas around that. We've tried to remind them about traffic and just being prepared for that, that you've got to take a deep breath. This is about customer service, having a great customer experience and to be thoughtful about it. That also means as we are working through training, this is another big piece of our interaction with KC26, as recently as yesterday we had an opportunity to be on the phone with Tracy and really start talking about let's make sure that we don't duplicate training programs, so there's no reason for all of us to go out and do that and spend any kind of money or effort to do that. Let's do that jointly, let's make sure it's very regional in nature. The idea of helping businesses to be prepared from a marketing perspective is not special to Wyandotte County. It's not special to Kansas City, Missouri, this is a regional effort and this is something we can do on a long-term basis and if we have those as a webinar fashion as well as in-person, that's something we can do ongoing. If we know from the survey what our businesses wanted, then that's what we need to dedicate most of our trainings to and so that's helped inform us with that. I think it helps inform KC26 as well and make sure that we're not duplicating efforts.

On the Workforce side, even though we still think there needs to be some more assessment on that temporary needs side. One of the big ideas that we've already started working on is really through Monica Breezy. You all know that she's on our team on the Workforce side. This idea that most of our—all of our school districts have academy programs of one type or another and most of them are tapped into the Kauffman real world learning experience opportunity and so we think that there's ways to connect those students with some of our small businesses that do not have a presence, do not have a marketing plan, maybe don't have a really good forward looking opportunity to say why don't we connect our students to some of these small businesses and make this a real world learning opportunity and help a business at the same time. I think there's a lot to be gained from that and that's not something that has to stop with the World Cup. We've already started that process. The school districts thus far seem very excited about it. The harder part there will be defining how many kids do we have, how many businesses do we really have that want to take that on, and then making sure that those two things are matched up and that we've got the metrics, but those are details we can work through.

yes, we have been looking at that and thinking about how we can incorporate some of those Kansas City stars into our programming both at Fan Fest—we have a KC House concept that Tracy also works on that's really going to be more of a trade mission in our backyard. So, as we have all of these international visitors and business folks from across the world, how do we tell the story of our business community in both a trade mission sort of way, but also a place to entertain them. So, how do we incorporate that, how do we really look at some of the folks that are in our region as those assets to really attract and help tell the story of Kansas City.

Commissioner Bynum said is there merch yet, KC26 merch available? **Ms. Douglas** said there is. That is an area that FIFA does control, but they do have a website up for Kansas City specific World Cup merch and I believe, and I'm going to look to Tracy, do we have that linked from our website yet? Yep, okay, great. The link is up on the KC2026 website.

Commissioner Bynum said talking about the short-term rental, it's an important item and it's an interesting concept. I like the notion of some kind of modification because I do think that's an opportunity for people to maybe make a little money in a way that they hadn't thought of before. I think that's a really unique opportunity, but in the future maybe we could discuss. I just keep thinking of some kind of modified time period for it like—I just want it for 60 or 90 days and maybe that's the carve out that we could make. Just a suggestion.

I was curious, Pastor Sims, is there any comment you would like to come and make to the body? **Jason Sims, Transportation Director KC2026**, said I wanted to say the magnitude of 200 buses, if you look at the entire KCATA, we're really bringing in an entire new transit system. KCATA, their fleet for the entire region is around 200 buses, so I think we're going to be prepared and ready and I'm certainly Dotte proud. **Commissioner Kane** said I sure hope a bunch of those bus drivers are union.

Commissioner Davis said I have kind of a variety of questions if Representative Curtis can approach and I am so sorry, I'm going to ask you a question just in your state legislature capacity and no worries if you don't have an exact answer, but I know that there's been some conversation of the state contributing to this effort and I imagine a lot of that will be kind of out west just given the base camp and everything, but that could be kind of statewide. Do you have any other insight that you can provide that can kind of help provide some color to that or what the state's contribution will be for preparations? **Representative Curtis** said thank you for the question, Commissioner.

The state actually has appropriated \$28M to help with the hosting in the region. All that \$28M will be spent on the Kansas side and actually Lindsey is probably in a better position to answer how that money is flowing. I know that there's an agreement with KC26 and the Department of Commerce on how those dollars will be spent, but certainly those dollars should be somewhat accessible to our community needs, so let me turn that over to Lindsey and let her go into more specifics.

Ms. Douglas said as Representative Curtis mentioned, we did receive an appropriation from the state of Kansas. \$28M was appropriated after sort of the administrative cost. We are receiving \$27.6M or .4. Don't trust your brain. Should have brought notes. For the Kansas dollars, we have allocated those into areas where we are doing planning on the Kansas side, so the transportation effort is receiving a fair amount of those resources. Business Attraction and Marketing is receiving some of those funds as well as Safety and Security. When we think about the base camp locations and the venue specific training site, there are multiple requirements for the host cities in securing those locations. So, a big portion of our Safety and Security budget is personnel costs. When we think about whether we're paying for the policing services and EMS and fire services within the community, we want to make sure that we're covering those costs.

So, we have been in contact with your departments to make sure that they're giving us estimates of what they think that level of effort would take. After they had the opportunity to review those requirements from FIFA, we've captured those costs and we've got some of the Kansas dollars that are allocated specifically for that as well as other needs associated with the tournament. We are looking at some specific assets that we could create that I think will help towards some of the recommendations from your task force related to wayfinding and signage, community events, thinking about how we can create sort of a kit of parts for folks to be able to utilize for some of those events. Tracy's been working really closely with the organizations, both the task force and your local leaders here in the room with us today around what they need, what we're hearing from the community. I know I've had several conversations with Representative Curtis about wayfinding, helping people find those businesses and those attractions in the county. **Commissioner Davis** said music to my ears. I was not expecting that comprehensive of an answer and so that is far—**Ms. Douglas** said sorry. **Commissioner Davis** said no, that's great. No, I'm just glad because when we talk about infrastructure cost and public safety costs for probably transportation is up there, but I don't think we've really mentioned that part and that is a massive

bill that I would really hope we would not put on our local residents to pay for and so I'm glad that there was a way that we can use state dollars to assist with that.

I kind of have some other general comments before I conclude. I think including Parks and NRC in these particular conversations will be very important especially if we're talking about business licensing and short-term rentals. Then, of course, with our Parks who are often responsible for maintaining our corridors and beautification and things of that nature. Some other revenues sources, we do have an existing Community Event Budget that each commissioner has access to and so I do think that can be leveraged for the World Cup.

Then we have the Transient Guest Sales Tax. I think 8% is too low. I think we should up it by 4% and see what we can do to make some of these particular plans come to life. I do think that there's some opportunity for us to coordinate on what that looks like. Thank you all so much for this information. I'm really excited.

Commissioner Burns said I don't want this to be a loaded question, but is there anything, task force members, that this Unified Government is not doing to help you along any better and don't be bashful to tell us. **Mr. Carr** said I will say I think in a lot of ways we're still very early in this process. You know, we're still getting some information about what's needed. I know the County Administrator's Office has been working, and I believe they're having weekly meetings on some of the areas of interest there. I think one of the things we really weren't able to touch on too much within our report is, are there ordinance changes that you may want to consider and I do think that's something for the Commission to think about. You've heard about short-term rentals and is that something you want to look at. I know several communities around the metro are taking a look at their regulations there, but there may be other things. Things related to sidewalk dining. I know on the Missouri side, they passed the bills so that bars can be open later. I believe in Missouri it will be 5:00 a.m. if the local community allows that. There may be some things like that you may want to look at. **Commissioner Burns** said don't be bashful in telling us. We don't know unless you tell us. I know, Pam, you have an opinion about that.

Representative Curtis said I don't know if I have anything specific. I think what we did was we gathered a lot of information from citizens and so now I think what would help us that—those of us that will continue to stay involved in the World Cup efforts is just to know what you all think

are the priorities and what you all are willing to spend some resources and some dollars to help make happen. I think beyond that, I mean, the World Cup's going to happen. These people are coming regardless of what we do, so it's really up to us to figure out how we take advantage of it and so that's kind of where we're at. We've got some great ideas. We know there are some things that have to happen just for safety and the sake of our community continuing to function during this time, but I think beyond that, it's really up to us to identify those things that we want to embrace and that we have champions for and that we think are doable and just being reasonable. Not setting expectations that we can't achieve, so that would just be my kind of two cents on a final comment.

Commissioner Hill said I have a quick question for Rev. Sims on transportation. You mentioned the chartered buses. I was wondering is there any extra training around Lyft and Uber drivers. What's the uptick you expect in that arena and vans and stuff? **Rev. Sims** said certainly we've been talking with Uber and Lyft and FIFA put on a great, what I would say, workshop for all the host cities to engage directly with Uber and Lyft. It's been a question everywhere I go how are we looking at—we have to analyze the capacity of ride share in our region and then how much we need to uplift based on how many people are coming. It's been a week-by-week thing. Also, we're having some opportunities now to look at what ride share looks like at our stadiums, at our Fan Fest and maybe leave some legacy behind there too.

Commissioner Ramirez said I like this. I was commenting to Commissioner Davis because now it gives us kind of things that we can choose from. It gives us a list. It doesn't mean we have to do everything, it doesn't mean—but we can pick and choose what we think is going to be best for our community with the funding that we have. So, I really do thank you guys for all the hard work. I look forward to it and working with you and the community to pick and choose what we can do to best set ourselves up for success.

Administrator Johnston said I also want to just bring your attention that with Lindsey that the KC26 has a number of work groups that has been involving many local community departments. Transportation is one, security is another and Wyandotte County/KCK has had the public safety agencies working with the Safety and Security Work Group and our Transit Department has been

working with Rev. Sims on the Transportation Work Group. They've been working over a year, I believe, in both work groups making sure that we're part of the regional approach in moving people throughout the system and it's been quite an adventure. When I talk to our representatives in those work groups, when they're taking a look at the wider picture and how we contribute to that and they come back and talk to me about those discussions.

It's quite an eye-opening involvement when they say, hey, Wyandotte County, when they talk to us about our contribution to the wider picture, it's eye-opening to them because so many times they're so pigeonholed about our own little part of the picture day in and day out and when they're talking about the World Cup and say, no, we're part of this bigger interaction to make this thing work, it's amazing when they come back. Hey, we do have a wider responsibility and so it's great to have that wider interaction and we do have a wider responsibility, not just because we're being deemed a host community for a team, but because we do feel inclusive to make the Kansas City picture work. I'm glad we're a part of that. That means we are part of the Kansas City region and they come back and they feel proud that it's more than just basic mutual aid. No, they're going to do what we can to make it work regardless and so it's a good function to make the region work, the best that it can. I just thought I would let you know that KC26 has these working groups and if something happens, the region will come together.

Mayor Garner said I would just like to say thank you to the executive team of KC2026, our local World Cup Readiness Committee, all the staff, all the volunteers, more importantly, our community members that really weighed in. This is the value of task force and you're seeing it at play right here. I know when past KCK Mayor Reardon, who is now the Executive Director of the Greater KC Chamber, went out and did these tours and I went to a couple of them and it was really profound, the information that was given. But what I took away was that call to action that we need to start preparing now. One thing that I learned in leadership is that if you fail to plan, you're planning to fail and so with that notion you have to plan and create strategies to accommodate so we can be better prepared, so we know and I think Representative Curtis mentioned it, they're coming. You don't want to be in a position where you're told ready or not. You want to have plans in place so you can say ready, set, go and we're ready for anything that is happening.

I do appreciate all the work of the greater task force and our local task force. It is community driven and I think that's really key and you all have done good work to leave our commissioners with some things that they can ponder on. I know, Mr. Carr, that the task force work is not done. I don't want that to be lost on the community. I've got about four months left as your Mayor and I know that the next Mayor will pick up. It's not Mayor Garner's World Cup Readiness Task Force. It is the Mayor's initiative that's driven, as well it should be. Hopefully, the next Mayor will provide the continued leadership and vision that can hopefully—well, we know, will be a successful event and not just in the greater metropolitan area, but right here in Wyandotte County and I'm really excited about the opportunity to put Wyandotte County and Kansas City, Kansas on the world stage and present respectfully.

So, after everybody goes home to their host nations and back to their communities those thoughts and memories of their experience right here in Wyandotte County will lead them back here again over and over again and that word of mouth will get out that Wyandotte County truly is—the Dotte is truly the spot to be. There's great things here, great people, great iconic restaurants, venues, historic markers, great places to see and a lot of good things to do right here in Wyandotte County. I know the work is going to continue, so thank you all so much for your presentation. I know a lot of work. You're talking a long leg of work that has went into this and a lot of hours, volunteer hours, and I think people need to be reminded of that.

I also want to say, and correct me if I'm wrong Chairman Carr, but I believe that you're still looking for any volunteers, any assistance, so if you want to talk about that and I noticed that on one of the slides that really as we move and I know that the greater—listed as well, people willing to volunteer, that's really going to be key when you talk about us being a host world state city. If you want to talk about that briefly and then just a little more on the marketing. That was one of my questions and I know you've probably already got the answer for it, but just a portfolio that could be given out or someone can go to our web page that really highlights our iconic historic sites, our neighborhoods, our restaurants, our tourism venues, places to see, things to do, our parks. Listing of all our parks so people that want to come and enjoy our parks.

The last thing I think you heard from the Commission, and I talked to the Administrator briefly about it, maybe just a little work task force on what are those policy recommendations based on what other communities are doing, not just here in the KC metro, but nationally that

maybe this Commission can make an informed decision on, seeing if that's something we want to implement here either short-term or long-term that could be of value for the event.

Mr. Carr said absolutely, Mayor, this work is not done. This work is just starting and we would love the community to be involved. I think there is still a lot of opportunity to get involved in some of these specific projects. As I said, one of the things we're looking for are champions for some of these initiatives. So, if you're passionate about gardening and you want to contribute to that effort, if you're passionate about animals, there are ways for you to get involved and help prepare us for the World Cup, but make our community better. We encourage you to look at those opportunities. Reach out and we'll continue to connect you with the right folks.

Volunteers are going to be key. You heard Lindsey talk about it. I think the first place, you know, sign up with KC2026. They need a ton of volunteers and you'll have that opportunity. We also will be looking at how we can provide support for events taking place in Wyandotte County and have some locals help provide information and assistance with some of those things, so we'll be doing that.

Finally, on Marketing, that was one section we didn't get to, but we are working—that's something that Visit KCK is taking on those marketing efforts. We are currently working on a World Cup website. In fact, we're redoing our website, but we plan to launch a Wyandotte County website for visitors to the World Cup in the coming months. We'll be, as you said, creating some special publications and maps to help get visitors around and learn what they can do here and we're also working on a community branding initiative. One of the things we didn't talk about was like the Super Bowl or Final Four. You cannot use the World Cup if you're a business unless you're a sponsor with FIFA, so you can't use those words and so we're putting together a brand for Wyandotte County that we can use and the community can use to welcome those visitors. We will have that in September.

Mayor Garner said thank you so much and thank you all again for your time, your work and we're looking forward. There's no further business for us in this Special Session. I'm going to entertain a motion to adjourn.

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

**MAYOR GARNER ADJOURNED
THE MEETING AT 6:46 p.m.**

Monica L. Sparks
Unified Government Clerk

dt

July 31, 2025



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

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Memorandum

To: David Johnston
County Administrator

From: Monica L. Sparks
UG Clerk

Date: July 24, 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 July 18, 2025 – July 24, 2025

1. COMMUNICATION:

- The City of Edwardsville submits Formal Notice of Withdrawal from 2023 Interlocal Library Agreement, effective December 31, 2025.

Action: Received and filed.

2. PUBLIC NOTICE:

- All City Tow Service, 1015 S Bethany St., Kansas City, KS 66105, held a public auto auction on April 10, 2025, at All City Tow Service.

Action: Received and filed.

3. CLAIM FOR DAMAGES:

- Stephanie Belton, Kansas City, KS, alleging damage to personal property on 6/3/2025.
- Alyssa Bruner, Kansas City, KS, alleging personal injury on 5/18/2025.

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

4. APPLICATIONS FOR CATERER/DRINK EST/HOTEL:

- Salvatore Melilli for Hooters of Kansas City Speedway LLC, Kimberly Groves, d/b/a Hooters of Kansas City Speedway, 1712 Village West Pkwy., Kansas City, KS 66111.

Action: Referred to License.

5. APPLICATIONS FOR LIQ. TEMP. LIC:

- St John the Baptist Catholic Church, Katherine Bareiss, 2025 Croatian Festival, 708 N 4th St., Kansas City, KS 66101. This temporary permit is for 08/16/2025 from 3:00 PM to 12:00 AM.

Action: Referred to License.

6. APPLICATIONS FOR PVT. CLUB CLASS B:

- Charles R. Martynowicz, d/b/a Strawberry South Club, 48 S 7th St., Kansas City, KS 66101.

Action: Referred to License.

7. APPLICATIONS FOR MASSAGE THERAPIST LICENSE 2025-2026:

- Mason Finley, Kaw Point Massage, 8833 State Ave. Suite 2, Kansas City, KS 66112.

Action: Referred to License.

8. APPLICATIONS FOR PRIVATE SECURITY BUSINESS:

- Metro One Loss Prevention, D/B/A Metro One Loss Prevention, 900 South Ave., Ste 200, Staten Island, NY 10314.

Action: Referred to License.



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

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

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

Memorandum

To: David Johnston
County Administrator

From: Monica L. Sparks
UG Clerk

Date: July 31, 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

BJS

Weekly Business Material for July 25, 2025 – July 31, 2025

1. CLAIM FOR DAMAGES:

- Anthony Baker, Lee's Summit, MO, by and through his attorney DM Injury Law, alleging personal injury on 7/9/2025.
- Jacqueline Bowens, Kansas City, KS, by and through her attorney DM Injury Law, alleging personal injury on 7/17/2025.
- The Claims Center, Minneapolis, MN, alleging damage to personal property on 4/1/2025.
- Ramiro Yopez Cruz, Kansas City, KS, alleging damage to personal vehicle.
- Jonatan Espinoza, Kansas City, KS, by and through his attorney Devkota Law Firm LLC, alleging personal injury on 12/15/2023.
- Leticia Macias, Kansas City, KS, alleging damage to personal property on 7/17/2025.
- Enock Odede, Kansas City, KS, alleging damage to personal property.
- Brian Romo-Flores, Kansas City, KS, by and through his insurance Progressive, alleging damage to personal vehicle on 4/29/2025.
- Jamie Wilson, Blue Springs, MO, alleging damage to personal vehicle on 6/27/2025.
- Elizabeth Zamora, Kansas City, KS, alleging damage to personal property on 7/17/2025.

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

2. SUMMONS:

- Unified Government of Wyandotte County/Kansas City, Kansas, vs. Joel Camargo, Case No. WY-2024-CV-807.
- Neal Palmer vs. Unified Government of Wyandotte County/Kansas City, Kansas, Case No. WY-25-CV-623.

Action: Referred to Legal. Copy previously forwarded to Legal.

3. TRAVEL REQUESTS:

- Ramat Abanische, KCKPD/CID/VSU, travel to Orlando, FL, from 9/2/2025 through 9/6/2025, to attend NCVI National Training Institute, VAWA Training & Travel.
- Jakob Blackman, KCKPD/VCTF/ATF Task Force, travel to Chicago, IL, from 8/3/2025 through 8/7/2025, to attend 1913 North Allis Case Study Presentation, ATF Funded.
- Chad Cook, District Attorney's Office, travel to Kissimmee, FL, from 5/28/25 through 5/31/2025, to attend Rise 25, Employee Training & Travel.
- Ethan Haines, Parks & Recreation, travel to Orlando, FL, from 9/15/2025 through 9/18/2025 to attend NRPA/National Recreation & Parks Association Conference, Employee Training & Travel.
- Alyssa Marcy, Urban Planning and Land Use, travel to Chicago, IL, from 8/4/2025 through 8/8/2025, to attend 2025 National Brownfields Conference, KC Brownfields Initiative.
- Matt May, Emergency Management, travel to Manhattan, KS, from 9/7/2025 through 9/12/2025, to attend KS Emergency Management Association Annual Conference, Employee Training & Travel.

- Matt May, Emergency Management, travel to Louisville, KY, from 11/16/2025 through 11/21/2025, to attend International Association of Emergency Management Conference, Employee Training & Travel.
- Heron Santana, Police/Services, travel to Washington, DC, from 8/13/2025 through 8/15/2025 to attend CopTech Forum Conference, Employee Training & Travel.
- Kelsey Saunders, Legal Dept, travel to New Orleans, LA, from 10/16/2025 through 10/21/2025, to attend IMLA Annual Conference, Employee Training & Travel.
- Christopher Schneider, District Attorney's Office, travel to Hays, KS, from 8/25/2025 through 8/27/2025, to attend 2025 Kansas Mental Health Summit, Employee Training & Travel.

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



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

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

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

Memorandum

To: David Johnston
County Administrator

From: Monica L. Sparks
UG Clerk

Date: August 7, 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 August 1, 2025 – August 7, 2025

1. CLAIM FOR DAMAGES:

- Austin Berger, Kansas City, KS, alleging damage to personal property on 7/16/2025.
- Christina Halfacre, Kansas City, KS, alleging damage to personal property on 7/17/2025.
- Julie Johnson & Mike Johnson, Kansas City, KS, alleging damage to personal property on 7/17/2025.
- David Schaible Jr., Kansas City, KS, alleging damage to personal property on 7/17/2025.
- Greg & Sarah Soptic, Kansas City, KS, alleging damage to personal property on 7/17/2025.
- Pedro Galvan, Kansas City, KS, alleging damage to personal property on 7/17/2025.
- Candy Colum, Kansas City, KS, alleging damage to personal vehicle on 7/29/2025.
- Amber Everson, Kansas City, KS, alleging damage to personal vehicle on 7/26/2025.
- Blair Thedinger, Kansas City, KS, alleging damage to personal property on 7/27/2025.
- The Claims Center LLC, on behalf of ONE Gas KS, Kansas City, KS, alleging damage to ONE Gas KS facilities on 4/1/2025.

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

2. SUMMONS:

- Carolyn Schroeder, vs. Kansas City Board of Public Utilities, et al., Case No. WY-2025-CV-000629.

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

3. SUBPOENAS:

- The City of Prairie Village, Kansas vs. Thomas David Bouray Case No. P0061906.

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

1. CERTIFICATE OF INSURANCE/LIABILITY INSURANCE:

- Aerial FX Inc
- Archangel Protective Services Inc
- Fiore Industries, Inc
- Garda World Security Corporation
- Metro One Loss
- Pride Amusements
- Securitas Holdings, Inc
- SK Security, LLC
- SoCAL Burritos
- Tidd Tree, LLC

Action: Referred to License.

4. APPLICATIONS FOR PRIVATE SECURITY BUSINESS:

- Securitas Security Services USA, Inc., D/B/A Securitas Security Services USA, Inc., 8330 Ward Pkwy., Ste 220, Kansas City, MO 64114.

Action: Referred to License.



Report to

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="592 394 1023 436" style="border: 1px solid black; padding: 2px;">Wendy Green, Assistant Counsel</div> <div data-bbox="592 457 1023 499" style="border: 1px solid black; padding: 2px;">Jud Knapp, Land Bank Manager</div> <p data-bbox="581 541 906 646">wmgreen@wycokck.org, jknapp@wycokck.org x5679, x5472</p>	Land Bank Approvals
AGENDA ITEM #11.1.		
RESOLUTION: LAND BANK POLICY REVISION		
BACKGROUND		
A resolution approving revisions to Section 6 regarding Yard Extension and Commercial Lot Extension Program and Section 8 regarding Option Agreements.		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
n/a		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Resolution_Approve Revisions to Policy_8-25, WCLB Policy Rewrite_v13_clean, WCLB Policy Rewrite_v13_redlined		

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. _____

**A RESOLUTION ADOPTING A REVISION TO THE LAND BANK POLICY
REGARDING THE OPTION PROGRAM**

WHEREAS, the State of Kansas has provided that a county may establish a Land Bank in K.S.A. 19-26,104; and

WHEREAS, K.S.A. 19-26,104 further mandates that the county land bank is to be governed by a Board of Trustees; and

WHEREAS, Unified Government of Wyandotte County/Kansas City, Kansas Ordinance 2-173 established the Wyandotte County Land Bank as well as the Land Bank Board of Trustees which consists of the Mayor/CEO and the Commissioners of the Unified Government; and

WHEREAS, the Board of Trustees requires a policy to provide guidance to the Land Bank Manager as well as the Land Bank staff and employees appointed by the Board of Trustees.

**NOW, THEREFORE BE IT RESOLVED BY THE WYANDOTTE COUNTY
LAND BANK BOARD OF TRUSTEES:**

1. The proposed revisions to Section 6 of the Wyandotte County Land Bank Policy regarding the Yard Extension and Commercial Lot Extension Program are hereby adopted.

2. The proposed revisions to Section 8 of the Wyandotte County Land Bank Policy regarding Option Agreements are hereby adopted.

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

4. This Resolution shall become effective upon passage by the Wyandotte County Land Bank Board of Trustees.

**ADOPTED BY THE WYANDOTTE COUNTY LAND BANK BOARD OF
TRUSTEES, THIS ____ DAY OF _____ 2025.**

Tyrone Garner
Mayor/CEO

Approved as to form:

/s/ Wendy M. Green
Wendy M. Green
Deputy Chief Counsel

**WYANDOTTE COUNTY LAND BANK
(WCLB)**

ADMINISTRATIVE POLICY

UPDATED 2025

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Wyandotte County Land Bank
Administrative Policy and Procedure Guidelines
As approved and adopted by the Board of Trustees
on xxxx xx, 202x.

These policy and procedure guidelines are a consolidation and codification of all prior policies and procedures of the Wyandotte County Land Bank (WCLB) and supersede all such prior policies and procedures.

Section 1. Purpose

1.1 Neighborhood and Land Use Planning Conformance.

The WCLB's purpose is to return tax delinquent, distressed and unwanted property to productive use that benefits the community. In doing so, the WCLB will prioritize the following:

- a. Encourage the development and reuse of vacant properties consistent with the WCLB goals, and any City adopted Master Plan.
- b. Strengthen the County's tax base by returning property to a productive tax paying status.
- c. Support and preserve open space, stormwater management, environmental remediation, community gardens, urban farming, and other agricultural production.
- d. Convey land through a predictable, timely and transparent process.
- e. Encourage timely development and discourage real estate speculation.
- f. Assemble land for economic development.

1.2 Guiding Principles.

This policy is intended to create a unified and consistent approach to the disposition of real property owned by the WCLB.

In the interest of providing predictability and transparency to the sale and reuse of property, this policy will provide guidance to the WCLB in all transactions involving property as well as information to individuals and organizations considering the acquisition of property owned by the WCLB.

The goals of this policy and the disposition of WCLB owned property are to:

- a. Preserve existing stable and viable neighborhoods.
- b. Engage with neighborhoods that have historically and/or are currently experiencing rapid decline or deterioration to support community development and revitalization efforts.

- c. Utilize strategic planning as well as long term planning in the disposition of property.
- d. Maintain flexibility and transparency in all transactions.
- e. Comply with and support the implementation of the Citywide Comprehensive Master Plan, Area Plans, Corridor Plans, and other Community Plans; specifically, recognizing that the majority of the WCLB parcels are located in the Northeast area of the county, the WCLB will make every effort to abide by the Northeast Area Master Plan
- f. Eliminate blight and revitalize neighborhoods.
- g. Prevent speculation.
- h. Ultimately dispose of all WCLB parcels.

The WCLB will aspire to meet these goals when making decisions regarding the disposition of its property.

The WCLB will remain responsible for its own decision-making and adherence to this policy during the disposition process. The WCLB will make available to the public all property in its inventory; however, properties which are being used by the Unified Government for public purposes or being reserved for City-desired programs or projects, will be identified as unavailable for disposition by the Land Bank Manager in coordination with staff from the Unified Government.

Section 2. Authority and Role

2.1 Establishment.

The Wyandotte County Land Bank (WCLB) was established by the Unified Government of Wyandotte County/Kansas City, Kansas (UG) by the power vested in it by K.S.A. 19-26,103 et. seq.

2.2 Governance.

The WCLB is governed by a Board of Trustees comprised of the Mayor/Chief Executive and the UG's Board of Commissioners (BoC). The Wyandotte County Land Bank Manager is charged with its administration.

2.3 Review of Proposed Land Bank Transactions.

All proposed WCLB transactions shall be submitted by the Land Bank Manager to the Staff Advisory Team, the Land Bank Advisory Board and WCLB Board of Trustees for review, consideration, and recommendation.

The Staff Advisory Team is composed of the Director/Manager and/or designee from the following UG Departments: *Administration, Community Development, General Services, Economic Development, GeoSpatial Services, Neighborhood Resource Center, Public Works, Treasury, Planning and Urban Design, and a representative from the Kansas City, Kansas Police Department.* The Staff Advisory Team shall evaluate applications based on UG policies and priorities, and future infrastructure and development plans. The Staff Advisory Team shall serve solely in an advisory capacity.

The membership of the Land Bank Advisory Board shall consist of representatives from each Neighborhood Business Revitalization organizations (NBR), two (2) representatives from the Executive Board of the Livable Neighborhoods Task Force, who shall be chosen by the representatives from the Executive Board of the Livable Neighborhoods Task Force, and an additional member which shall be a registered Neighborhood Association President or a development corporation within the NBR area containing the most WCLB parcels, who shall also be chosen by the registered neighborhood groups within the area containing of the most WCLB parcels. This additional member is subject to change with the disposition of WCLB property and shall be recalculated on a biannual basis. The Land Bank Advisory Board shall serve solely in an advisory capacity.

The Staff Advisory Team and Land Bank Advisory Board shall review all application(s) presented by the Land Bank Manager for consideration. Any application(s) that needs further investigation will be referred to the Land Bank Manager until all necessary information has been provided, at which time it will be brought to the Staff Advisory Team and Land Bank Advisory Board for further review.

The recommendations of the Staff Advisory Team and the Land Bank Advisory Board will be presented at the BoC's Neighborhood and Community Development Standing Committee where the Committee will make a recommendation to approve the applications that will advance to the WCLB Board of Trustees for final approval.

2.4 Governing Authority.

The core governing documents of the WCLB are the applicable state statutes and the Unified Government Code of Ordinances. The policies and procedures set out in this document constitute guidelines only and the Board of Trustees reserves discretion to deviate therefrom when it deems appropriate.

2.5 WCLB Board of Trustees Approval.

Under the applicable State law, the conveyance of property by the WCLB, must be approved by the WCLB Board of Trustees before the property can be conveyed.

2.6 WCLB Right to Accept or Reject.

The WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In case of multiple applications for the same properties, the WCLB will give precedence to the application submitted first and, should this application not be accepted, the next application submitted will be brought before the WCLB Board of Trustees

2.7 Role of Land Bank Manager.

The Land Bank Manager shall have the following responsibilities:

- a. Help applicants with where and what they want to build;
- b. Help applicants communicate with neighborhood associations and neighborhood groups by sharing contact information;
- b. Administer the Land Bank process including public notification by contacting all neighborhood groups in affected areas and Livable Neighborhoods;
- c. Identify which properties are available for disposition;
- d. Determine when an application is ready to be submitted to the WCLB Board of Trustees;
- e. Engage and educate the community on Land Bank opportunities;
- f. Be a resource for the community;
- g. Set protocols for Land Bank procedures;
- h. Work with the WCLB Board of Trustees on a strategy for disposition of Land Bank properties; and
- i. At a meeting of the BoC's Neighborhood and Community Development Standing Committee in the Spring of every year, provide an update on the progress of approved option agreements, extensions, and hold areas showing how many option agreements were successful, how many failed and the status of any hold areas beginning the development process.

2.8 Staffing.

In addition to the Land Bank Manager, it is recommended that there is at least one staff member for every 1,000 parcels in the Land Bank inventory.

Section 3. Priorities for Transfer of Land Bank Properties.

3.1 Priority Transfers.

Except where limited by the terms of the acquisition of a property, the WCLB may, at its discretion, give priority to:

- a. Government entities;
- b. Individuals, entities, and non-profits seeking to obtain the property for housing or commercial development;
- c. Entities that are a partnership, limited liability corporation or joint venture comprised of a private non-profit corporation and a private for-profit entity;
- d. Individuals who own residential property that qualify for the Yard Extension Disposition Program; and
- e. Non-profit institutions such as academic and religious institutions.

3.2 Transferee Qualifications.

All applicants seeking to acquire property from the WCLB, or to enter into transaction agreements with the WCLB, are required to provide as part of their application information regarding, but not limited to:

- a. The legal status of the applicant, its organizational and financial structure;
- b. Its prior experience in developing and managing housing;
- c. The financial health and resources of the applicant;
- d. Sufficient plans for development; and/or
- e. Proof that the applicant is current on their property taxes and has no outstanding code violations on any property within the County.

Section 4. Conveyances to the WCLB

4.1 Sources of Property Inventory.

Sources of real property inventory of the WCLB include, but are not limited to, the following:

- a. Transfers from local governments;
- b. Acquisitions at tax foreclosure sales;
- c. Donations; and
- d. Market purchases.

4.2 Policies Governing the Acquisition of Properties.

In determining which, if any, properties might be acquired, the WCLB may consider the following circumstances and factors:

- a. Proposals and requests by individuals or entities in which specific properties are identified for ultimate acquisition and redevelopment;
- b. Residential properties that are available for immediate occupancy without need for substantial rehabilitation;

- c. Improved properties that are the subject of an existing order for demolition of the improvements and/or meet the criteria for demolition of improvements to determine if the property can be put into the rehab program described in Section 7;
- d. Vacant properties that are appropriate for the yard extension disposition program;
- e. Properties for which reutilization would be in support of adopted plans;
- f. Properties that would form a part of a land assemblage development plan; and
- g. Properties that would allow for the creation or expansion of community gardens, urban farming, environmental remediation, stormwater management, and/or open space preservation.

4.3 Donations to WCLB.

WCLB reserves the absolute right to accept or reject any and all donation requests. The WCLB will only accept donated property(ies) that will advance the goals of the WCLB. The WCLB will only present requests to the Board of Trustees, for approval, when at least one or more of the following conditions are met:

- a. The property owner does not have the resources to properly care for the property or to comply with orders to correct code violations that are present, and evidence of the hardship has been presented;
- b. The property is located in an area targeted for redevelopment efforts or in a neighborhood with a large number of existing WCLB property;
- c. The property is a candidate for the WCLB Rehab Program without any conditions that would prohibit a donation;
- d. The property could be utilized for the WCLB garden program; and
- e. The property could be used for UG purposes.

Property(ies) with adverse environmental conditions or maintenance requirements will not be accepted without a satisfactory plan and funding in place for remediation, as determined by the UG. Regarding additional requirements for donations of property to the WCLB:

- a. WCLB requires that donated property(ies) be conveyed with clear and marketable title;
- b. Property(ies) that are occupied may not be accepted as donations;

- c. WCLB shall not determine donation value for the purpose of tax benefits; and
- d. Any exceptions to the provisions of the above must come before the Board of Trustees.

Any property that is conveyed by donation to the WCLB will not be available for sale/transfer until the meeting following the approval of the donation by Board of Trustees.

Any property that is rejected for donation but is tax sale eligible, will be referred for an upcoming tax sale by the WCLB. The WCLB will send a letter to the requestor with that information.

Nothing in this section precludes acceptance of a donation of a tax sale eligible property.

4.4 Transaction Agreements.

In most cases, a transaction agreement must be approved in advance by the Board of Trustees and executed by the WCLB and the grantor of the property. These transaction agreements shall be in form and content as deemed by the WCLB Manager to be in the best interest of the WCLB and shall include to the extent feasible specification of all documents and instruments contemplated by the transaction as well as the rights, duties and obligations of the parties.

4.5 Environmental Concerns.

The WCLB reserves full and complete discretion to require that satisfactory evidence or assurances be provided that the property is not affected by or subject to environmental contamination. The WCLB makes no representation or warranty as to the status of the property regarding the physical and environmental condition of the lot or its fitness for any use.

4.6 State of Kansas Set Off Program.

Property that has been placed in the State of Kansas Set Off Program may be deemed ineligible for conveyance to the WCLB.

4.7 Timing.

Any property that is conveyed in or out of the WCLB will not be available for sale/transfer until approved by the Board of Trustees.

The Land Bank Manager is authorized to accept property conveyed from the UG that is a result of property being obtained from a recent

County Tax Sale. The Land Bank Manager will then report the conveyance(s) at the next BoC Neighborhood and Community Development Standing Committee meeting.

Section 5. Conveyances from the WCLB

5.1 Covenants, Conditions and Restrictions.

All conveyances by the WCLB to third parties shall include such covenants, conditions and restrictions as the WCLB deems, in its sole discretion, necessary and appropriate to ensure the use, rehabilitation and redevelopment of the property in a manner consistent with the public purposes of the WCLB.

5.2 Deed Without Warranty.

All conveyances by the WCLB to third parties shall be by quitclaim deed.

5.3 Conveyances requiring Board of Trustees Approval.

All transfers of WCLB property shall require the approval of the Board of Trustees.

5.4 Conveyances pursuant to WCLB Rehab Program.

The Land Bank Manager shall seek prior approval from the WCLB Board of Trustees for all properties entering and exiting the WCLB Rehab Program.

5.5 Conveyance Time Allowance.

All undeveloped Land Bank property shall be conveyed, and deed recorded within 180 days of Award and approval of the Land Bank Board of Trustees. Any property not conveyed within the above time period, and without a written extension from the Land Bank Manager, will have Award voided and property returned to the Land Bank Inventory. For any property awarded pursuant to a development/rehab agreement, the terms of said agreement shall control when such property will be conveyed.

5.6 Appropriate and Timely Development of Properties.

The WCLB expects that properties will be developed in a timely manner according to a written agreement or as specified in the deed of conveyance. Generally, construction should commence within three (3) months from the date of conveyance and should be completed as defined by the agreement or contained in the deed. To ensure that these expectations are met, the WCLB will place conditions or restrictions on property it conveys to achieve the agreed upon outcome and will monitor these agreements until construction is complete. Proposed uses must be consistent with the UG's Master Plans, Zoning,

Code, and other approved and accepted policy or be able to obtain the necessary land entitlements within the option term. All new owners are required to comply with all State, City and Federal codes, regulations, and statutes.

5.7 Holds.

Holds for economic development projects are allowed pending the approval of the Wyandotte County Land Bank Board of Trustees. Each year that land bank parcels are in a hold, an update must be provided by the awardee regarding the status of the economic development project to the Neighborhood and Community Development Standing Committee. The WCLB will require the awardee to keep the property clear of any trash/debris, the grass mowed/maintained in compliance with the appropriate City code provisions, and the sidewalk space must be maintained including snow removal.

5.8 Pricing.

The WCLB will generally price vacant land by the greater of:

- a. The Appraised Value of property set by County Appraiser as of January 1st of current year or
- b. The value of the property's frontage times \$10.00.

The WCLB has the right to determine the asking price for each property and further has the right to decline any counteroffer.

Section 6. Yard Extension and Commercial Lot Extension Program

6.1 Application.

Yard Extensions shall only be applied for by abutting homeowners.

Commercial Lot Extensions shall only be applied for by abutting commercial property owners.

6.2 Qualifications.

An applicant for a yard extension must be the owner of the abutting property and must be using that property as their primary residence at the time of application. An applicant for a commercial lot extension must be the owner of abutting commercial property and must be using that property as a legally operating business. Further, the applicants for both types of extensions must be current on all property taxes and not have any active code violations. The property to be acquired must share a common boundary at either side of the applicant's property and share the same street name and/or be a contiguous land locked parcel. The property sought to be acquired for a yard or commercial lot

extension must be a vacant lot; properties with permanent structures are not eligible for this program.

6.3 Limitations.

Applicants can only acquire one (1) property for a yard extension from the WCLB for each home they own as their primary residence and only one primary lot can seek a yard extension, except if there are contiguous undevelopable parcels that can be obtained. Applicants can only acquire one (1) property for a commercial lot extension from the WCLB, except if there are contiguous undevelopable parcels that can be obtained. The WCLB property must be consolidated with the applicant's property after acquisition into a single parcel. The Land Bank Manager will track such extension acquisitions to ensure these limitations are adhered to in perpetuity.

6.4 Pricing.

The price of any yard extension shall be \$0.10 per square foot.

The price of any commercial lot extension shall be \$0.25 per square foot.

6.5 Communication

Applicants shall make every effort to consult with the neighborhood association(s) and neighborhood group(s) operating in the geographical area of the property.

Section 7. Land Bank Rehab Program

7.1 Purpose.

The WCLB Rehab Program provides Qualified Rehabbers access to a pipeline of distressed properties in the Wyandotte County area. The WCLB may facilitate the sale of property at a reduced price to selected qualified rehabbers. This program allows the purchase of vacant, blighted homes once they are available in the WCLB inventory.

7.2 Goals.

The WCLB Rehab Program supports efforts to stabilize and strengthen neighborhoods through collaboration between public, private and nonprofit development partners. Through the program and working with development partners to rehabilitate blighted property, the WCLB will:

- a. Save existing housing stock from demolition and return the property to the tax roles;

- b. Create affordable ownership opportunities to stabilize neighborhoods; and
- c. Improve the health, safety, durability, and energy - efficiency of rehabilitated properties.

7.3 Qualified Rehabber.

A Qualified Rehabber is defined as an individual or organization who must not:

- a. Own any real property that is subject to any violations of State and/or local laws, codes or ordinances;
- b. Own any real property that is tax delinquent;
- c. Be barred from transactions with local government entities;
- d. Have demonstrated lack of capacity to perform in accordance with the requirements of the WCLB;
- e. Have defaulted in prior agreements with the WCLB; and
- f. Currently be banned from bidding at the tax sale.

All Qualified Rehabbers must submit their intended use for the property(ies) as required by the WCLB. Failure to submit intended usage or to provide accurate information in the form requested may result in the denial of the application.

7.4 Qualified Offer.

A Qualified Offer is an application that:

- a. Adequately describes the purchaser's plans for the property (i.e. intended use) and is aligned with the purpose of the WCLB;
- b. The intended use must be consistent with applicable WCLB goals and all Master Plans, Zoning Ordinances, and/or other policy, or be able to obtain the appropriate land entitlements; and
- c. The applicant must demonstrate financial and operational capacity to carry out the plans.

Plans that require various land entitlements may be processed as a Qualified Offer, only if the underlying project proposal is supported by the city it is in. The detail required of the applicant will be different depending on the proposed use, as defined later in this document under various usages.

7.5 Housing Stock.

All residential property with improvements that are transferred to the WCLB will be boarded, secured, and inspected to identify its place in the program. There are two (2) recommendations that these properties will fall under:

- a. Rehabilitation – properties that show rehab potential will be made available to qualified rehabbers in the program; or
- b. Demolition – properties that are a danger to the public will be recommended to the UG Demo Department to be razed.

7.6 Commercial Property.

Any commercial property received by WCLB will be evaluated in the same manner as in Section 7.5.

7.7 Rehabber Qualifications.

All interested rehabbers must go through a qualification process that includes submission of WCLB Rehab Program Application. The program will have two (2) Tiers of qualified rehabbers:

- a. Tier I – rehabber must be a formed company/corporation or identify as an investor. In order to qualify as a Tier 1 rehabber, the following must be provided:
 - 1. Copy of their current year Occupational Tax Receipt from the Unified Government of Wyandotte County / Kansas City, Kansas Business License Department
 - 2. Must carry the appropriate amount of Insurance coverage, as outlined in the application, from a licensed Insurance provider and have the Wyandotte County Land Bank named as a Certificate Holder.
- b. Tier II – if a rehabber cannot provide the requirements for a Tier I rehabber, then they must sign a Hold Harmless Waiver and must show proof of funding for the rehab to qualify for a house to rehab.

7.8 Availability for Rehabbers.

Any house that is identified as a rehab will be made available for all Tier I rehabbers. The WCLB will schedule open houses for the rehabbers to attend to assess each property identified. All rehabbers will be sent offer packets with house information and a deadline to submit their offer. Any house that does not have an offer submitted by the deadline by a Tier I rehabber will then be offered to the Tier II group.

Any house that does not have an offer submitted by either group will be available for a later offer or any new Tier I or Tier II qualified rehabber.

7.9 Rehab Agreements.

The WCLB will review all offers received based on criteria maintained by the Land Bank Manager to determine the highest and best offer. The WCLB will negotiate with the offeror and put an agreement together. If approved, the awarded offeror will be sent an award letter and any non-offerors will be sent a non-award letter.

7.10 Filings.

A Sale Contract with Land Use Restrictions detailing the terms of the rehab agreement will be recorded with the Wyandotte County Register of Deeds office. The house will stay in the name of the WCLB until the passing of the final inspection from the Land Bank Manager.

7.11 Inspections and Permits.

The WCLB will require copies of all inspections conducted by the UG Building Inspection Department, which will perform progress inspections throughout the rehab.

Any Tier I rehab will consist of four (4) inspections:

- a. Initial Inspection – house is cleared of debris and any demo is complete prior to any repairs or rehab starts;
- b. Rough-In – staff has received an approved Building Inspection rough-in slip and any other pulled permits (Mechanical/Electrical/Plumbing);
- c. Progress – drywall is hung, and all other repairs are completed; and
- d. Final - house has passed all final inspections and copies have been received by the WCLB, the Land Bank Manager will do the final walk thru.

Any Tier II rehab will consist of monthly inspections done by Land Bank Manager (or designee) and will incorporate the Tier I inspections but also allow the WCLB to closely monitor the progress.

When the Land Bank Manager has verified the house has passed WCLB final inspection, a Quit Claim Deed (QCD) will be filed with the Register of Deeds office.

All applicants who have successfully purchased WCLB-owned property must fulfill their commitments to the WCLB and to their neighbors, which includes paying property taxes and maintaining properties in accordance with all municipal codes and ordinances.

7.12 Extensions and Penalties.

If the rehab completion date stipulated in the agreement cannot be met, the rehabber may request an extension of the completion date. Extensions of time to complete the rehab are at the Land Bank Manager’s discretion and, if granted, will be under the following guidelines:

- a. The request for extension must be made to the Land Bank Manager in writing. The request must include the cause of the delay and plan to complete the rehab within the time requested.

- b. The request for extension must be received by the Land Bank Manager no later than five (5) calendar days prior to the expiration date of the WCLB Rehab Program Extension Request Form given at the beginning of the project.
- c. The extension will be granted for a maximum of 90 calendar days.
- d. The granting of an initial extension period does not obligate the WCLB to grant additional extensions.

7.13 Tier I Rehabber Threshold.

Any Tier I rehabber may make no more than three (3) offers on any newly acquired rehab houses. The maximum number of houses a Tier I may be rehabbing at any given time is six (6). If a Tier I rehabber has 6 open rehabs and submits an offer for new houses, their offer will not be accepted. A Tier 1 rehabber may make the proper number of offers that could reach this threshold.

Section 8. Option Agreements

8.1 Site Control: Options and Property Reservations.

The WCLB recognizes that developers often require legally recognizable site control as part of the development process. The WCLB may execute property option agreements to allow developers to pursue financing and other approvals necessary for development.

Agreements for this purpose must meet the following conditions:

- a. The applicant must be a Qualified Applicant, which has the same requirements as in Section 7.3.
- b. The Option Agreement must be executed by the applicant within forty-five (45) days of approval by the WCLB Board of Trustees.
- c. For each proposed project, the WCLB will allow one (1) year for that agreement, which begins on the date of approval by the WCLB Board of Trustees and may renew the agreement for up to two (2) years at the Land Bank Manager's discretion. Any further extensions must be approved by the WCLB Board of Trustees.
- d. The applicant may not occupy or use the property unless approved in writing by the WCLB.
- e. A fee will be due upon execution and an additional fee will be imposed for extension of the agreement or contract. This fee is non-refundable.
- f. A first-time applicant will be charged an additional fee which will be held in escrow during the term of the Option Agreement and will be refunded upon disposition of the property.

- g. The WCLB will require the requestor to keep the property clear of any trash/debris, the grass mowed/maintained in compliance with the appropriate City code and the sidewalk space must be maintained including snow removal.
- h. The WCLB shall provide written notice of its intent to terminate the agreement to the applicant within thirty (30) days of said termination.
- i. Applicants seeking to acquire property from the WCLB shall make every effort to consult with the neighborhood association(s) and neighborhood group(s) operating in the geographical area of the property.
- j. Applicants must do their due diligence to become aware of whether or not there are existing homeowners associations with declarations and restrictions that are applicable to the property for which they have applied.

Applicants requesting 15 or more parcels must provide a presentation to be given in front of the Neighborhood/Community Development Standing Committee with additional information including but not limited to:

- a. Experience that corresponds to their request.
- b. Existing and potential financing options.
- c. List of staff and their experience/qualifications.
- d. Any other information pertinent to the success of their proposal.

Option Agreements will be issued only for those projects which the WCLB deems feasible and which the WCLB can recommend for approval by WCLB Board of Trustees after the developer secures the necessary entitlements, financing, tenants and/or approvals.

All WCLB Option Agreements must be approved by the WCLB Board of Trustees.

All applicants are encouraged to utilize local, minority and women owned businesses as contractors.

8.2 Disposition.

Upon the applicant providing proof of funding for their proposed development and acquisition of all required land entitlements and permits, the WCLB shall convey the property.

8.3 Updates.

In the Spring of every year, the Land Bank Manager shall submit a Land Option Extension memo to the WCLB Board of Trustees. The memo shall include the following:

- a. The number of Land Bank Options that received extensions;
- b. How long each Option was extended; and
- c. A general summary on the progress of the extended Land Bank Options.

All incomplete Land Bank Options that receive an extension and have no expenses beyond applying for the Land Bank lot can be revoked by an action taken by the WCLB Board of Trustees during the extension period granted by the Land Bank Manager.

Section 9. WCLB Garden Program

9.1 Community Gardens and Community-Managed Open Spaces.

The WCLB recognizes that community gardens encourage the productive use of vacant land, provide spaces for community building, socialization, educational, recreation and food production activities. The WCLB will support existing and established gardens that have the capacity to sustain and maintain the land to ensure its viability.

A community garden is defined as one or more properties managed and maintained by a group of individuals to grow and harvest food or non-food items (such as flowers) for personal or group consumption, for donation, or for sale that is incidental in nature (i.e. not an Urban Farm). A community garden area may be divided into separate garden plots or orchard areas for cultivation by one or more individuals or may be farmed collectively by members of the group. A community garden may include common areas (such as hand tool storage sheds) maintained and used by the group. Community gardens may be used for recreational purposes, and improvements to facilitate such purposes may be allowed on a case-by-case basis upon review by the Land Bank Manager and with community support. Community-managed open spaces are spaces available to the public and may be used for recreational purposes or passive activities. All necessary entitlements must still be obtained in accordance with the Unified Government Code of Ordinances as well as the ordinances for the Cities of Bonner Springs and Edwardsville.

Gardens and Open Space requests must demonstrate how their project supports the public priorities of:

- a. Eliminating blight; and/or
- b. Fostering neighborhood cohesion and a sense of community.

Upon approval by the WCLB Board of Trustees, the property shall be conveyed to the applicant by deed with restrictions requiring the adherence of the criteria contained in Section 9.2. An applicant shall be

given an option agreement as needed for any requisite permits or land entitlements to be obtained. If an option agreement is required, at the end of one year, either the agreement will be extended, or the property will be conveyed by deed with restrictions as set forth above if all guidelines have been met. If an extension of the option agreement is required, the procedure for an extension set out in Section 8.1 (c) above shall be followed.

The WCLB makes no representation or warranty as to the status of the property regarding the physical and environmental condition of the lot or its fitness for any use. Users are encouraged to reference federal and state requirements for contaminants in the soil before growing or consuming produce grown on site.

9.2 Requirements for Community Gardens.

All WCLB property approved for a community garden must adhere to the following criteria:

- a. Entity must work with the WCLB and Staff Advisory Team to determine where the garden will be located within the boundaries of a neighborhood;
- b. Entity must provide a site plan;
- c. Entity must provide a maintenance and use plan which demonstrates its obligation to maintain the lot in a clean, safe, secure and sanitary condition, free of weeds, trash, debris, garbage, and vermin;
- d. Entity must comply with all existing codes and rules regarding vacant lots;
- e. Entity must obtain and pay for any and all permits and approvals required by all relevant agencies to construct or operate the site;
- f. Lot cannot be used to park, keep or store any motor vehicle, trailer, or boat at any time;
- g. Entity must comply with all State and/or local laws, codes or ordinances;
- h. Entity must maintain the area within the public right-of-way, including both snow removal and removal of trash and debris to allow for passable sidewalks;
- i. Entity must agree not to grow any plants regulated or prohibited by federal laws on the lot;
- j. Entities must agree to use the property at their own risk and accept the property “as-is”; and
- k. Report on the performance of the community garden, including any code violations, how close they are to other gardens and overall contribution to the wellbeing of the neighborhood.

9.3 Urban Farm.

An urban farm is the cultivation of land for the purpose of income creation related to urban agriculture.

An applicant for a parcel(s) to be used as an urban farm must provide proof of relevant education, certification or comparable relevant experience that proves they have the ability to operate and maintain a successful urban farm. Applicants must meet all the requirements of a Community Garden listed in Section 9.2 above. Upon approval by the Land Bank Board of Trustees, the property shall be conveyed to the applicant by deed with restrictions requiring the adherence of the criteria contained in Section 9.2. An applicant shall be given an option agreement as needed for any requisite permits or land entitlements to be obtained. If an option agreement is required, at the end of one year, either the agreement will be extended, or the property will be conveyed if all guidelines have been met. If an extension of the option agreement is required, the procedure for an extension set out in Section 8.1 (c) above shall be followed.

WYANDOTTE COUNTY LAND BANK (WCLB)

ADMINISTRATIVE POLICY

UPDATED ~~2024~~2025

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Wyandotte County Land Bank
Administrative Policy and Procedure Guidelines
As approved and adopted by the Board of Trustees
on xxxx xx, 202x.

These policy and procedure guidelines are a consolidation and codification of all prior policies and procedures of the Wyandotte County Land Bank (WCLB) and supersede all such prior policies and procedures.

Section 1. Purpose

1.1 Neighborhood and Land Use Planning Conformance.

The WCLB's purpose is to return tax delinquent, distressed and unwanted property to productive use that benefits the community. In doing so, the WCLB will prioritize the following:

- a. Encourage the development and reuse of vacant properties consistent with the WCLB goals, and any City adopted Master Plan.
- b. Strengthen the County's tax base by returning property to a productive tax paying status.
- c. Support and preserve open space, stormwater management, environmental remediation, community gardens, urban farming, and other agricultural production.
- d. Convey land through a predictable, timely and transparent process.
- e. Encourage timely development and discourage real estate speculation.
- f. Assemble land for economic development.

1.2 Guiding Principles.

This policy is intended to create a unified and consistent approach to the disposition of real property owned by the WCLB.

In the interest of providing predictability and transparency to the sale and reuse of property, this policy will provide guidance to the WCLB in all transactions involving property as well as information to individuals and organizations considering the acquisition of property owned by the WCLB.

The goals of this policy and the disposition of WCLB owned property are to:

- a. Preserve existing stable and viable neighborhoods.
- b. Engage with neighborhoods that have historically and/or are currently experiencing rapid decline or deterioration to support community development and revitalization efforts.

- c. Utilize strategic planning as well as long term planning in the disposition of property.
- d. Maintain flexibility and transparency in all transactions.
- e. Comply with and support the implementation of the Citywide Comprehensive Master Plan, Area Plans, Corridor Plans, and other Community Plans; specifically, recognizing that the majority of the WCLB parcels are located in the Northeast area of the county, the WCLB will make every effort to abide by the Northeast Area Master Plan
- f. Eliminate blight and revitalize neighborhoods.
- g. Prevent speculation.
- h. Ultimately dispose of all WCLB parcels.

The WCLB will aspire to meet these goals when making decisions regarding the disposition of its property.

The WCLB will remain responsible for its own decision-making and adherence to this policy during the disposition process. The WCLB will make available to the public all property in its inventory; however, properties which are being used by the Unified Government for public purposes or being reserved for City-desired programs or projects, will be identified as unavailable for disposition by the Land Bank Manager in coordination with staff from the Unified Government.

Section 2. Authority and Role

2.1 Establishment.

The Wyandotte County Land Bank (WCLB) was established by the Unified Government of Wyandotte County/Kansas City, Kansas (UG) by the power vested in it by K.S.A. 19-26,103 et. seq.

2.2 Governance.

The WCLB is governed by a Board of Trustees comprised of the Mayor/Chief Executive and the UG's Board of Commissioners (BoC). The Wyandotte County Land Bank Manager is charged with its administration.

2.3 Review of Proposed Land Bank Transactions.

All proposed WCLB transactions shall be submitted by the Land Bank Manager to the Staff Advisory Team, the Land Bank Advisory Board and WCLB Board of Trustees for review, consideration, and recommendation.

The Staff Advisory Team is composed of the Director/Manager and/or designee from the following UG Departments: *Administration, Community Development, General Services, Economic Development, GeoSpatial Services, Neighborhood Resource Center, Public Works, Treasury, Planning and Urban Design, and a representative from the Kansas City, Kansas Police Department.* The Staff Advisory Team shall evaluate applications based on UG policies and priorities, and future infrastructure and development plans. The Staff Advisory Team shall serve solely in an advisory capacity.

The membership of the Land Bank Advisory Board shall consist of representatives from each Neighborhood Business Revitalization organizations (NBR), two (2) representatives from the Executive Board of the Livable Neighborhoods Task Force, who shall be chosen by the representatives from the Executive Board of the Livable Neighborhoods Task Force, and an additional member which shall be a registered Neighborhood Association President or a development corporation within the NBR area containing the most WCLB parcels, who shall also be chosen by the registered neighborhood groups within the area containing of the most WCLB parcels. This additional member is subject to change with the disposition of WCLB property and shall be recalculated on a biannual basis. The Land Bank Advisory Board shall serve solely in an advisory capacity.

The Staff Advisory Team and Land Bank Advisory Board shall review all application(s) presented by the Land Bank Manager for consideration. Any application(s) that needs further investigation will be referred to the Land Bank Manager until all necessary information has been provided, at which time it will be brought to the Staff Advisory Team and Land Bank Advisory Board for further review.

The recommendations of the Staff Advisory Team and the Land Bank Advisory Board will be presented at the BoC's Neighborhood and Community Development Standing Committee where the Committee will make a recommendation to approve the applications that will advance to the WCLB Board of Trustees for final approval.

2.4 Governing Authority.

The core governing documents of the WCLB are the applicable state statutes and the Unified Government Code of Ordinances. The policies and procedures set out in this document constitute guidelines only and the Board of Trustees reserves discretion to deviate therefrom when it deems appropriate.

2.5 WCLB Board of Trustees Approval.

Under the applicable State law, the conveyance of property by the WCLB, must be approved by the WCLB Board of Trustees before the property can be conveyed.

2.6 WCLB Right to Accept or Reject.

The WCLB reserves the absolute right to accept or reject any and all applications and offers for purchase. In case of multiple applications for the same properties, the WCLB will give precedence to the application submitted first and, should this application not be accepted, the next application submitted will be brought before the WCLB Board of Trustees

2.7 Role of Land Bank Manager.

The Land Bank Manager shall have the following responsibilities:

- a. Help applicants with where and what they want to build;
- b. Help applicants communicate with neighborhood associations and neighborhood groups by sharing contact information;
- b. Administer the Land Bank process including public notification by contacting all neighborhood groups in affected areas and Livable Neighborhoods;
- c. Identify which properties are available for disposition;
- d. Determine when an application is ready to be submitted to the WCLB Board of Trustees;
- e. Engage and educate the community on Land Bank opportunities;
- f. Be a resource for the community;
- g. Set protocols for Land Bank procedures;
- h. Work with the WCLB Board of Trustees on a strategy for disposition of Land Bank properties; and
- i. At a meeting of the BoC's Neighborhood and Community Development Standing Committee in the Spring of every year, provide an update on the progress of approved option agreements, extensions, and hold areas showing how many option agreements were successful, how many failed and the status of any hold areas beginning the development process.

2.8 Staffing.

In addition to the Land Bank Manager, it is recommended that there is at least one staff member for every 1,000 parcels in the Land Bank inventory.

Section 3. Priorities for Transfer of Land Bank Properties.

3.1 Priority Transfers.

Except where limited by the terms of the acquisition of a property, the WCLB may, at its discretion, give priority to:

- a. Government entities;
- b. Individuals, entities, and non-profits seeking to obtain the property for housing or commercial development;
- c. Entities that are a partnership, limited liability corporation or joint venture comprised of a private non-profit corporation and a private for-profit entity;
- d. Individuals who own residential property that qualify for the Yard Extension Disposition Program; and
- e. Non-profit institutions such as academic and religious institutions.

3.2 Transferee Qualifications.

All applicants seeking to acquire property from the WCLB, or to enter into transaction agreements with the WCLB, are required to provide as part of their application information regarding, but not limited to:

- a. The legal status of the applicant, its organizational and financial structure;
- b. Its prior experience in developing and managing housing;
- c. The financial health and resources of the applicant;
- d. Sufficient plans for development; and/or
- e. Proof that the applicant is current on their property taxes and has no outstanding code violations on any property within the County.

Section 4. Conveyances to the WCLB

4.1 Sources of Property Inventory.

Sources of real property inventory of the WCLB include, but are not limited to, the following:

- a. Transfers from local governments;
- b. Acquisitions at tax foreclosure sales;
- c. Donations; and
- d. Market purchases.

4.2 Policies Governing the Acquisition of Properties.

In determining which, if any, properties might be acquired, the WCLB may consider the following circumstances and factors:

- a. Proposals and requests by individuals or entities in which specific properties are identified for ultimate acquisition and redevelopment;
- b. Residential properties that are available for immediate occupancy without need for substantial rehabilitation;

- c. Improved properties that are the subject of an existing order for demolition of the improvements and/or meet the criteria for demolition of improvements to determine if the property can be put into the rehab program described in Section 7;
- d. Vacant properties that are appropriate for the yard extension disposition program;
- e. Properties for which reutilization would be in support of adopted plans;
- f. Properties that would form a part of a land assemblage development plan; and
- g. Properties that would allow for the creation or expansion of community gardens, urban farming, environmental remediation, stormwater management, and/or open space preservation.

4.3 Donations to WCLB.

WCLB reserves the absolute right to accept or reject any and all donation requests. The WCLB will only accept donated property(ies) that will advance the goals of the WCLB. The WCLB will only present requests to the Board of Trustees, for approval, when at least one or more of the following conditions are met:

- a. The property owner does not have the resources to properly care for the property or to comply with orders to correct code violations that are present, and evidence of the hardship has been presented;
- b. The property is located in an area targeted for redevelopment efforts or in a neighborhood with a large number of existing WCLB property;
- c. The property is a candidate for the WCLB Rehab Program without any conditions that would prohibit a donation;
- d. The property could be utilized for the WCLB garden program; and
- e. The property could be used for UG purposes.

Property(ies) with adverse environmental conditions or maintenance requirements will not be accepted without a satisfactory plan and funding in place for remediation, as determined by the UG. Regarding additional requirements for donations of property to the WCLB:

- a. WCLB requires that donated property(ies) be conveyed with clear and marketable title;
- b. Property(ies) that are occupied may not be accepted as donations;

- c. WCLB shall not determine donation value for the purpose of tax benefits; and
- d. Any exceptions to the provisions of the above must come before the Board of Trustees.

Any property that is conveyed by donation to the WCLB will not be available for sale/transfer until the meeting following the approval of the donation by Board of Trustees.

Any property that is rejected for donation but is tax sale eligible, will be referred for an upcoming tax sale by the WCLB. The WCLB will send a letter to the requestor with that information.

Nothing in this section precludes acceptance of a donation of a tax sale eligible property.

4.4 Transaction Agreements.

In most cases, a transaction agreement must be approved in advance by the Board of Trustees and executed by the WCLB and the grantor of the property. These transaction agreements shall be in form and content as deemed by the WCLB Manager to be in the best interest of the WCLB and shall include to the extent feasible specification of all documents and instruments contemplated by the transaction as well as the rights, duties and obligations of the parties.

4.5 Environmental Concerns.

The WCLB reserves full and complete discretion to require that satisfactory evidence or assurances be provided that the property is not affected by or subject to environmental contamination. The WCLB makes no representation or warranty as to the status of the property regarding the physical and environmental condition of the lot or its fitness for any use.

4.6 State of Kansas Set Off Program.

Property that has been placed in the State of Kansas Set Off Program may be deemed ineligible for conveyance to the WCLB.

4.7 Timing.

Any property that is conveyed in or out of the WCLB will not be available for sale/transfer until approved by the Board of Trustees.

The Land Bank Manager is authorized to accept property conveyed from the UG that is a result of property being obtained from a recent

County Tax Sale. The Land Bank Manager will then report the conveyance(s) at the next BoC Neighborhood and Community Development Standing Committee meeting.

Section 5. Conveyances from the WCLB

5.1 Covenants, Conditions and Restrictions.

All conveyances by the WCLB to third parties shall include such covenants, conditions and restrictions as the WCLB deems, in its sole discretion, necessary and appropriate to ensure the use, rehabilitation and redevelopment of the property in a manner consistent with the public purposes of the WCLB.

5.2 Deed Without Warranty.

All conveyances by the WCLB to third parties shall be by quitclaim deed.

5.3 Conveyances requiring Board of Trustees Approval.

All transfers of WCLB property shall require the approval of the Board of Trustees.

5.4 Conveyances pursuant to WCLB Rehab Program.

The Land Bank Manager shall seek prior approval from the WCLB Board of Trustees for all properties entering and exiting the WCLB Rehab Program.

5.5 Conveyance Time Allowance.

All undeveloped Land Bank property shall be conveyed, and deed recorded within 180 days of Award and approval of the Land Bank Board of Trustees. Any property not conveyed within the above time period, and without a written extension from the Land Bank Manager, will have Award voided and property returned to the Land Bank Inventory. For any property awarded pursuant to a development/rehab agreement, the terms of said agreement shall control when such property will be conveyed.

5.6 Appropriate and Timely Development of Properties.

The WCLB expects that properties will be developed in a timely manner according to a written agreement or as specified in the deed of conveyance. Generally, construction should commence within three (3) months from the date of conveyance and should be completed as defined by the agreement or contained in the deed. To ensure that these expectations are met, the WCLB will place conditions or restrictions on property it conveys to achieve the agreed upon outcome and will monitor these agreements until construction is complete. Proposed uses must be consistent with the UG's Master Plans, Zoning,

Code, and other approved and accepted policy or be able to obtain the necessary land entitlements within the option term. All new owners are required to comply with all State, City and Federal codes, regulations, and statutes.

5.7 Holds.

Holds for economic development projects are allowed pending the approval of the Wyandotte County Land Bank Board of Trustees. Each year that land bank parcels are in a hold, an update must be provided by the awardee regarding the status of the economic development project to the Neighborhood and Community Development Standing Committee. The WCLB will require the awardee to keep the property clear of any trash/debris, the grass mowed/maintained in compliance with the appropriate City code provisions, and the sidewalk space must be maintained including snow removal.

5.8 Pricing.

The WCLB will generally price vacant land by the greater of:

- a. The Appraised Value of property set by County Appraiser as of January 1st of current year or
- b. The value of the property's frontage times \$10.00.

The WCLB has the right to determine the asking price for each property and further has the right to decline any counteroffer.

Section 6. Yard Extension and Commercial Lot Extension Program

6.1 Application.

Yard Extensions shall only be applied for by abutting homeowners.

Commercial Lot Extensions shall only be applied for by abutting commercial property owners.

6.2 Qualifications.

An applicant for a yard extension must be the owner of the abutting property and must be using that property as their primary residence at the time of application. An applicant for a commercial lot extension must be the owner of abutting commercial property and must be using that property as a legally operating business. Further, the applicants for both types of extensions must be current on all property taxes and not have any active code violations. The property to be acquired must share a common boundary at either side of the applicant's property and share the same street name and/or be a contiguous land locked parcel. The property sought to be acquired for a yard or commercial lot

extension must be a vacant lot; properties with permanent structures are not eligible for this program.

6.3 Limitations.

Applicants can only acquire one (1) property for a yard extension from the WCLB for each home they own as their primary residence and only one primary lot can seek a yard extension, except if there are contiguous undevelopable parcels that can be obtained. Applicants can only acquire one (1) property for a commercial lot extension from the WCLB, except if there are contiguous undevelopable parcels that can be obtained. The WCLB property must be consolidated with the applicant's property after acquisition into a single parcel. The Land Bank Manager will track such extension acquisitions to ensure these limitations are adhered to in perpetuity.

6.4 Pricing.

The price of any yard extension shall be \$0.10 per square foot.

The price of any commercial lot extension shall be \$0.25 per square foot.

6.5 Communication

Applicants shall make every effort to consult with the neighborhood association(s) and neighborhood group(s) operating in the geographical area of the property.

Section 7. Land Bank Rehab Program

7.1 Purpose.

The WCLB Rehab Program provides Qualified Rehabbers access to a pipeline of distressed properties in the Wyandotte County area. The WCLB may facilitate the sale of property at a reduced price to selected qualified rehabbers. This program allows the purchase of vacant, blighted homes once they are available in the WCLB inventory.

7.2 Goals.

The WCLB Rehab Program supports efforts to stabilize and strengthen neighborhoods through collaboration between public, private and nonprofit development partners. Through the program and working with development partners to rehabilitate blighted property, the WCLB will:

- a. Save existing housing stock from demolition and return the property to the tax roles;

- b. Create affordable ownership opportunities to stabilize neighborhoods; and
- c. Improve the health, safety, durability, and energy - efficiency of rehabilitated properties.

7.3 Qualified Rehabber.

A Qualified Rehabber is defined as an individual or organization who must not:

- a. Own any real property that is subject to any violations of State and/or local laws, codes or ordinances;
- b. Own any real property that is tax delinquent;
- c. Be barred from transactions with local government entities;
- d. Have demonstrated lack of capacity to perform in accordance with the requirements of the WCLB;
- e. Have defaulted in prior agreements with the WCLB; and
- f. Currently be banned from bidding at the tax sale.

All Qualified Rehabbers must submit their intended use for the property(ies) as required by the WCLB. Failure to submit intended usage or to provide accurate information in the form requested may result in the denial of the application.

7.4 Qualified Offer.

A Qualified Offer is an application that:

- a. Adequately describes the purchaser's plans for the property (i.e. intended use) and is aligned with the purpose of the WCLB;
- b. The intended use must be consistent with applicable WCLB goals and all Master Plans, Zoning Ordinances, and/or other policy, or be able to obtain the appropriate land entitlements; and
- c. The applicant must demonstrate financial and operational capacity to carry out the plans.

Plans that require various land entitlements may be processed as a Qualified Offer, only if the underlying project proposal is supported by the city it is in. The detail required of the applicant will be different depending on the proposed use, as defined later in this document under various usages.

7.5 Housing Stock.

All residential property with improvements that are transferred to the WCLB will be boarded, secured, and inspected to identify its place in the program. There are two (2) recommendations that these properties will fall under:

- a. Rehabilitation – properties that show rehab potential will be made available to qualified rehabbers in the program; or
- b. Demolition – properties that are a danger to the public will be recommended to the UG Demo Department to be razed.

7.6 Commercial Property.

Any commercial property received by WCLB will be evaluated in the same manner as in Section 7.5.

7.7 Rehabber Qualifications.

All interested rehabbers must go through a qualification process that includes submission of WCLB Rehab Program Application. The program will have two (2) Tiers of qualified rehabbers:

- a. Tier I – rehabber must be a formed company/corporation or identify as an investor. In order to qualify as a Tier 1 rehabber, the following must be provided:
 - 1. Copy of their current year Occupational Tax Receipt from the Unified Government of Wyandotte County / Kansas City, Kansas Business License Department
 - 2. Must carry the appropriate amount of Insurance coverage, as outlined in the application, from a licensed Insurance provider and have the Wyandotte County Land Bank named as a Certificate Holder.
- b. Tier II – if a rehabber cannot provide the requirements for a Tier I rehabber, then they must sign a Hold Harmless Waiver and must show proof of funding for the rehab to qualify for a house to rehab.

7.8 Availability for Rehabbers.

Any house that is identified as a rehab will be made available for all Tier I rehabbers. The WCLB will schedule open houses for the rehabbers to attend to assess each property identified. All rehabbers will be sent offer packets with house information and a deadline to submit their offer. Any house that does not have an offer submitted by the deadline by a Tier I rehabber will then be offered to the Tier II group.

Any house that does not have an offer submitted by either group will be available for a later offer or any new Tier I or Tier II qualified rehabber.

7.9 Rehab Agreements.

The WCLB will review all offers received based on criteria maintained by the Land Bank Manager to determine the highest and best offer. The WCLB will negotiate with the offeror and put an agreement together. If approved, the awarded offeror will be sent an award letter and any non-offerors will be sent a non-award letter.

7.10 Filings.

A Sale Contract with Land Use Restrictions detailing the terms of the rehab agreement will be recorded with the Wyandotte County Register of Deeds office. The house will stay in the name of the WCLB until the passing of the final inspection from the Land Bank Manager.

7.11 Inspections and Permits.

The WCLB will require copies of all inspections conducted by the UG Building Inspection Department, which will perform progress inspections throughout the rehab.

Any Tier I rehab will consist of four (4) inspections:

- a. Initial Inspection – house is cleared of debris and any demo is complete prior to any repairs or rehab starts;
- b. Rough-In – staff has received an approved Building Inspection rough-in slip and any other pulled permits (Mechanical/Electrical/Plumbing);
- c. Progress – drywall is hung, and all other repairs are completed; and
- d. Final - house has passed all final inspections and copies have been received by the WCLB, the Land Bank Manager will do the final walk thru.

Any Tier II rehab will consist of monthly inspections done by Land Bank Manager (or designee) and will incorporate the Tier I inspections but also allow the WCLB to closely monitor the progress.

When the Land Bank Manager has verified the house has passed WCLB final inspection, a Quit Claim Deed (QCD) will be filed with the Register of Deeds office.

All applicants who have successfully purchased WCLB-owned property must fulfill their commitments to the WCLB and to their neighbors, which includes paying property taxes and maintaining properties in accordance with all municipal codes and ordinances.

7.12 Extensions and Penalties.

If the rehab completion date stipulated in the agreement cannot be met, the rehabber may request an extension of the completion date. Extensions of time to complete the rehab are at the Land Bank Manager’s discretion and, if granted, will be under the following guidelines:

- a. The request for extension must be made to the Land Bank Manager in writing. The request must include the cause of the delay and plan to complete the rehab within the time requested.

- b. The request for extension must be received by the Land Bank Manager no later than five (5) calendar days prior to the expiration date of the WCLB Rehab Program Extension Request Form given at the beginning of the project.
- c. The extension will be granted for a maximum of 90 calendar days.
- d. The granting of an initial extension period does not obligate the WCLB to grant additional extensions.

7.13 Tier I Rehabber Threshold.

Any Tier I rehabber may make no more than three (3) offers on any newly acquired rehab houses. The maximum number of houses a Tier I may be rehabbing at any given time is six (6). If a Tier I rehabber has 6 open rehabs and submits an offer for new houses, their offer will not be accepted. A Tier 1 rehabber may make the proper number of offers that could reach this threshold.

Section 8. Option Agreements

8.1 Site Control: Options and Property Reservations.

The WCLB recognizes that developers often require legally recognizable site control as part of the development process. The WCLB may execute property option agreements to allow developers to pursue financing and other approvals necessary for development.

Agreements for this purpose must meet the following conditions:

- a. The applicant must be a Qualified Applicant, which has the same requirements as in Section 7.3.
- b. The Option Agreement must be executed by the applicant within forty-five (45) days of approval by the WCLB Board of Trustees.
- c. For each proposed project, the WCLB will allow one (1) year for that agreement, which begins on the date of approval by the WCLB Board of Trustees and may renew the agreement for up to two (2) years at the Land Bank Manager's discretion. Any further extensions must be approved by the WCLB Board of Trustees.
- d. The applicant may not occupy or use the property unless approved in writing by the WCLB.
- e. A fee will be due upon execution and an additional fee will be imposed for extension of the agreement or contract. This fee is non-refundable.
- f. A first-time applicant will be charged an additional fee which will be held in escrow during the term of the Option Agreement and will be refunded upon disposition of the property.

- g. The WCLB will require the requestor to keep the property clear of any trash/debris, the grass mowed/maintained in compliance with the appropriate City code and the sidewalk space must be maintained including snow removal.
- h. The WCLB shall provide written notice of its intent to terminate the agreement to the applicant within thirty (30) days of said termination.
- i. Applicants seeking to acquire property from the WCLB shall make every effort to consult with the neighborhood association(s) and neighborhood group(s) operating in the geographical area of the property.
- j. Applicants must do their due diligence to become aware of whether or not there are existing homeowners associations with declarations and restrictions that are applicable to the property for which they have applied.

Applicants requesting 15 or more parcels must provide a presentation to be given in front of the Neighborhood/Community Development Standing Committee with additional information including but not limited to:

- a. Experience that corresponds to their request.
- b. Existing and potential financing options.
- c. List of staff and their experience/qualifications.
- d. Any other information pertinent to the success of their proposal.

Option Agreements will be issued only for those projects which the WCLB deems feasible and which the WCLB can recommend for approval by WCLB Board of Trustees after the developer secures the necessary entitlements, financing, tenants and/or approvals.

All WCLB Option Agreements must be approved by the WCLB Board of Trustees.

All applicants are encouraged to utilize local, minority and women owned businesses as contractors.

8.2 Disposition.

Upon the applicant providing proof of funding for their proposed development and acquisition of all required land entitlements and permits, the WCLB shall convey the property.

8.3 Updates.

In the Spring of every year, the Land Bank Manager shall submit a Land Option Extension memo to the WCLB Board of Trustees. The memo shall include the following:

- a. The number of Land Bank Options that received extensions;
- b. How long each Option was extended; and
- c. A general summary on the progress of the extended Land Bank Options.

All incomplete Land Bank Options that receive an extension and have no expenses beyond applying for the Land Bank lot can be revoked by an action taken by the WCLB Board of Trustees during the extension period granted by the Land Bank Manager.

Section 9. WCLB Garden Program

9.1 Community Gardens and Community-Managed Open Spaces.

The WCLB recognizes that community gardens encourage the productive use of vacant land, provide spaces for community building, socialization, educational, recreation and food production activities. The WCLB will support existing and established gardens that have the capacity to sustain and maintain the land to ensure its viability.

A community garden is defined as one or more properties managed and maintained by a group of individuals to grow and harvest food or non-food items (such as flowers) for personal or group consumption, for donation, or for sale that is incidental in nature (i.e. not an Urban Farm). A community garden area may be divided into separate garden plots or orchard areas for cultivation by one or more individuals or may be farmed collectively by members of the group. A community garden may include common areas (such as hand tool storage sheds) maintained and used by the group. Community gardens may be used for recreational purposes, and improvements to facilitate such purposes may be allowed on a case-by-case basis upon review by the Land Bank Manager and with community support. Community-managed open spaces are spaces available to the public and may be used for recreational purposes or passive activities. All necessary entitlements must still be obtained in accordance with the Unified Government Code of Ordinances as well as the ordinances for the Cities of Bonner Springs and Edwardsville.

Gardens and Open Space requests must demonstrate how their project supports the public priorities of:

- a. Eliminating blight; and/or
- b. Fostering neighborhood cohesion and a sense of community.

Upon approval by the WCLB Board of Trustees, the property shall be conveyed to the applicant by deed with restrictions requiring the adherence of the criteria contained in Section 9.2. An applicant shall be

given an option agreement as needed for any requisite permits or land entitlements to be obtained. If an option agreement is required, at the end of one year, either the agreement will be extended, or the property will be conveyed by deed with restrictions as set forth above if all guidelines have been met. If an extension of the option agreement is required, the procedure for an extension set out in Section 8.1 (c) above shall be followed.

The WCLB makes no representation or warranty as to the status of the property regarding the physical and environmental condition of the lot or its fitness for any use. Users are encouraged to reference federal and state requirements for contaminants in the soil before growing or consuming produce grown on site.

9.2 Requirements for Community Gardens.

All WCLB property approved for a community garden must adhere to the following criteria:

- a. Entity must work with the WCLB and Staff Advisory Team to determine where the garden will be located within the boundaries of a neighborhood;
- b. Entity must provide a site plan;
- c. Entity must provide a maintenance and use plan which demonstrates its obligation to maintain the lot in a clean, safe, secure and sanitary condition, free of weeds, trash, debris, garbage, and vermin;
- d. Entity must comply with all existing codes and rules regarding vacant lots;
- e. Entity must obtain and pay for any and all permits and approvals required by all relevant agencies to construct or operate the site;
- f. Lot cannot be used to park, keep or store any motor vehicle, trailer, or boat at any time;
- g. Entity must comply with all State and/or local laws, codes or ordinances;
- h. Entity must maintain the area within the public right-of-way, including both snow removal and removal of trash and debris to allow for passable sidewalks;
- i. Entity must agree not to grow any plants regulated or prohibited by federal laws on the lot;
- j. Entities must agree to use the property at their own risk and accept the property “as-is”; and
- k. Report on the performance of the community garden, including any code violations, how close they are to other gardens and overall contribution to the wellbeing of the neighborhood.

9.3 Urban Farm.

An urban farm is the cultivation of land for the purpose of income creation related to urban agriculture.

An applicant for a parcel(s) to be used as an urban farm must provide proof of relevant education, certification or comparable relevant experience that proves they have the ability to operate and maintain a successful urban farm. Applicants must meet all the requirements of a Community Garden listed in Section 9.2 above. Upon approval by the Land Bank Board of Trustees, the property shall be conveyed to the applicant by deed with restrictions requiring the adherence of the criteria contained in Section 9.2. An applicant shall be given an option agreement as needed for any requisite permits or land entitlements to be obtained. If an option agreement is required, at the end of one year, either the agreement will be extended, or the property will be conveyed if all guidelines have been met. If an extension of the option agreement is required, the procedure for an extension set out in Section 8.1 (c) above shall be followed.



Report to

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="586 386 1036 478" style="border: 1px solid black; padding: 5px;"> Michael Sutton, Redevelopment Coordinator </div> mjsutton@wycokck.org X5749	Land Bank Approvals
AGENDA ITEM #11.2.		
LAND BANK OPTIONS		
BACKGROUND		
RECOMMENDATION		
<p>Approve</p> <p>The following option application(s) were presented at the 08/04/25 Neighborhood & Community Development standing committee meetings: Please visit the new site to review the applications below https://gisapp.wycokck.org/Landbank.html 29 Single Family Homes 4 Multi-Family</p>		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
n/a		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
FC Memo Land Bank Options 09.04.25		

Approved by Mayor/Administrator to add to agenda.



Wyandotte County Land Bank
Economic Development Department
Jud Knapp, Manager

701 North 7th St., 4th Floor
Kansas City, Kansas 66101

Phone: (913) 573-5472
Fax: (913) 573-5745
Email: jknapp@wycokck.org

M E M O R A N D U M

TO: Full Commission
FROM: Jud Knapp, Land Bank Manager
DATE: August 28, 2025
SUBJECT: Land Bank Options

Please visit the site to review the applications below
<https://gisapp.wycokck.org/Landbank.html>

- A. Single Family Homes – 29 Single Family Homes**
3. Hannah Bakula – 1 home
 - i. 7812 Haskell Dr – 011026
 4. Robert Moise – 4 homes
 - i. 1147 Ann Ave – 080828
 - ii. 1145 Ann Ave – 080827
 - iii. 1213 Ann Ave – 080938
 - iv. 1035 Armstrong – 080443
 5. Sunlara, LLC – 1 home
 - i. 5235 Rowland Ave – 039723
 6. JM Framing – 1 home
 - i. 5705 Tauromee Ave – 204401
 7. Aleca Brantley – 1 home
 - i. 2318 N 43rd St – 914225
 8. Judy Williams – 1 home
 - i. 2723 N 9th St – 156144
 9. T&M General Construction LLC – 2 homes
 - ii. 3010 S 35th St – 079619
 - iii. 2917 S 27th St – 149692
 10. Rogelio Avalos – 1 home
 - i. 649 S 54th St – 052427
 - ii. 645 S 54th St – 052428
 11. Rogelio Avalos – 2 homes
 - i. 1811 S 40th St – 912218
 - ii. 1817 S 40th St – 912217
 12. Miguel Angel Cortes – 1 home

- i. 2949 N 42nd St – 105347
 - ii. 3000 N 42nd St – 105438
 - iii. 3004 N 42nd St – 105437
- 13. Pillar KC, LLC – 1 home**
 - i. 809 N 9th St – 081345
- 14. David Marsh – 1 home**
 - i. 2411 N 51st St – 177766
- 15. David Marsh – 2 homes**
 - i. 3228 N 46th St – 172406
 - ii. 4600 Leavenworth Rd – 172618
- 16. David Marsh – 1 home**
 - i. 3016 N 48th Ter – 178035

B. Multi-family – 4 units

- 1. Terran Baker – 4 units
 - i. 1126 H Quindaro BLVD – 106310



Report to

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> Michael Sutton, Redevelopment Coordinator </div> mjsutton@wycokck.org X5749	Land Bank Approvals
AGENDA ITEM #11.3.		
LAND BANK PROPERTY TRANSFERS		
BACKGROUND		
RECOMMENDATION		
<p>Approve</p> <p>The following property transfer application(s) were presented at the 08/04/25 Neighborhood & Community Development standing committee meetings: Please visit the new site to review the applications below https://gisapp.wycokck.org/Landbank.html 38 Property Transfers</p>		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
n/a		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
FC Memo Land Bank Property Transfers 09.04.25		

Approved by Mayor/Administrator to add to agenda.



Wyandotte County Land Bank
Economic Development Department
Jud Knapp, Manager

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M E M O R A N D U M

TO: Full Commission
FROM: Jud Knapp, Land Bank Manager
DATE: August 28, 2025
SUBJECT: Land Bank Property Transfers

Please visit the site to review the applications below <https://gisapp.wycokck.org/Landbank.html>

PT – Property Transfers – 38

1. Troy Wright – Garden
 - i. 1408 Richmond – 098466
3. Patrick Shannon – Garden
 - ii. 2038 N 33rd Ter – 102428
4. Michael J Knight – Yard Extension
 - iii. 2027 N 4th St - 109717
5. Pablo Marquez – Yard Extension
 - i. 1413 New Jersey Ave – 209561
6. Aurelio Martinez – Yard Extension
 - i. 1030 Rowland Ave – 157490
7. Crecencio Mendez Ramirez – Yard Extension
 - i. 1509 Pacific Ave – 066749
8. Leonardo Carrillo – Yard Extension
 - i. 1943 Parallel Ave – 068764
9. Sergio Molina – Yard Extension
 - i. 441 N 32nd St – 055715
10. Diego Mendoza – Yard Extension
 - i. 843 Troup Ave – 095089
11. Jairo Hernandez – Yard Extension
 - i. 3212 Rowland Ave – 101923
12. Horacio Guerra – Yard Extension
 - i. 19 N Mill St – 904516
13. Phylisia Davis and Phillip Davis – Yard Extension
 - i. 2247 Russell Ave - 162023
14. Tiffany Miller – Yard Extension

- i. 3227 Farrow Ave – 165107
- 15. Santos Noe De La Cruz – Yard Extension
 - i. 1861 N 25th St – 075100
- 16. Yarenni Morales – Yard Extension
 - i. 2301 N 10th St - 157970
- 17. Sandra Pacheco – Yard Extension
 - i. 1805 Freeman Ave – 065225
- 18. Juan Campillo – Yard Extension
 - i. 1935 N 27th St – 208212
- 19. Eduardo Olvera – Yard Extension
 - i. 3050 N 27th St – 910506
- 20. Aaron Wallace – Yard Extension
 - i. 2715 N 31st St – 100502
- 21. Esperanza Hernandez – Yard Extension
 - i. 2140 N 33rd St – 102301
- 22. Maribel Guillermo – Yard Extension
 - i. 20 S Boeke St – 069194
- 24. Nina Colette Bice – Yard Extension
 - i. 920 S Bethany St – 072646
- 25. Hugo Portuguez – Yard Extension
 - i. 343 S 10th St – 071292
- 26. Elisha Collins – Yard Extension
 - i. 2404 N 5th St – 094928
- 28. Anthony Potts – Yard Extension
 - i. 833 Waverly Ave – 156343
- 29. Eduardo Cruz and Leticia Gomez – Yard Extension
 - i. 745 Sandusky Ave – 118814
- 30. Tania Olivas-Guerrero – Yard Extension
 - i. 305 S Boeke St – 071253
- 32. Juan Cisneros – Yard Extension
 - i. 318 N 7th St TRFY – 119137
- 33. Noel Nunez – Yard Extension
 - i. 258 N 10th St – 093611
- 34. Florencio Jurado – Yard Extension
 - i. 1715 New Jersey Ave – 098755
- 35. Alfonso Barragan Rodriguez – Yard Extension
 - i. 2553 Everett Ave – 066001
- 36. Jimmie Jones – Yard Extension
 - i. 1057 Everett Ave – 080254
- 37. Vicki Jennings – Yard Extension
 - i. 3412 Yecker Ave – 104403
- 38. Luis Alberto Gonzalez – Yard Extension
 - i. 2312 N 9th St – 157951
- 39. Jordan Van Ry – Yard Extension
 - i. 1323 N 55th St – 918013
 - ii. 1311 N 55th St – 918014
 - iii. 1301 R N 55th St – 918015
 - iv. 1301 N 55th St – 918039

- 40. Alvaro Genaro Barrios Navarro and Maria G Barrios – Yard Extension
 - i. 845 Reynolds Ave – 120219
- 42. Frank Lavendar – Yard Extension
 - i. 2609 R N 38th St – 105138
- 44. Willians Naun Rodriguez Reyes – Yard Extension
 - i. 1120 Sandusky – 090230

