



Unified Government of Wyandotte County and Kansas City, Kansas

**Economic Development & Finance
Standing Committee**

Fifth Floor Conference Room
701 N. 7th Street Trafficway, Kansas City, KS 66101

Commissioner Tom Burroughs, Chair

Commissioner Gayle Townsend - Commissioner Chuck Stites –

Commissioner Bill Burns - Commissioner Phil Lopez –

Stevie Wakes, BPU Board Member

AGENDA

Monday, November 3, 2025

5:00 PM

1. **Call to Order/Roll Call**
2. **Revisions to November 3, 2025 Agenda**
3. **Approval of standing committee minutes from July 8, 2024.**
4. **Committee Agenda**
 - 4.1 **PRESENTATION: SMALL BUSINESS GRANT PROGRAM**

Synopsis: A presentation providing an update on the Small Business Grant Program for 2022 through 2025.

For information only
Tracking #: 21406
 - 4.2 **REPORT: THIRD QUARTER FINANCIAL**

Synopsis: A summary of the financial report for Quarter 3, 2025.

For information only
Tracking #: 211138
 - 4.3 **REPORT: THIRD QUARTER INVESTMENT**

Synopsis: A summary of the investment report for Quarter 3, 2025.

For information only
Tracking #: 211156

4.4 RESOLUTION: AMENDING THE 2025-2030 CAPITAL IMPROVEMENT PROGRAM FOR GENERAL OBLIGATION PROJECT FINANCING

Synopsis: Approval of a resolution to authorize \$34,581,600 for specific sanitary sewer projects and \$4,900,000 related to a stormwater project.

Tracking #: 211155

4.5 ORDINANCE/RESOLUTION: AUTHORIZE DELIVERY OF GENERAL OBLIGATION IMPROVEMENT BONDS, SERIES 2026-A

Synopsis: Authorization of sewer and storm sewer projects required as part of the Consent Decree and authorization to issue 30-year general obligation debt in the amount of \$39,481,600 plus issuance costs to finance said improvements. Bonds are to be repaid by sewer rates and storm sewer fees.

Tracking #: 211139

4.6 ORDINANCE: TERMINATING VARIOUS TAX INCREMENT FINANCING DISTRICTS AND COMMUNITY IMPROVEMENT DISTRICT

Synopsis: A total of 12 Tax Increment Financing Districts (TIF) districts and 1 Community Improvement District (CID) need to be closed. The closure is due to reaching the applicable timeline allowed under state statute, the full terms of the development agreements being met (debt repaid, total reimbursements reached, etc), or the project did not materialize.

Close the following TIFs:

- Strawberry Hill TIF
- Prescott Plaza TIF
- Metropolitan Avenue TIF
- Escalade Heights TIF
- Peregrine Falcon TIF
- St. Peter's Waterway TIF
- Mission Cliffs II TIF
- East Parallel Parkway TIF
- 57th & State TIF
- Bethany TIF
- Turner Vista TIF
- 6700 Kaw Drive TIF

Close the following CID as all eligible reimbursements have been made.

- Metropolitan Avenue CID

Tracking #: 211140

4.7 RESOLUTION: AUTHORIZING AMENDMENT TO MASTER EQUIPMENT LEASE PURCHASE AGREEMENT

Synopsis: Approval of a resolution authorizing the Unified Government to amend its Master Equipment Lease Purchase Agreement with Banc of America Corp.

Tracking #: 211021

4.8 PRESENTATION: MIDTOWN STATION UPDATE

Synopsis: A presentation providing an update from Eastside Innovation, the developer of the Midtown Station project.

For information only

Tracking #: 211145

5. Public Agenda

6. 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.

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Unified Government of Wyandotte County and Kansas City, Kansas



Economic Development & Finance Meeting
5th Floor Conference Room
701 N. 7th Street Trafficway, Kansas City, KS 66101

Commissioner Tom Burroughs, Chair

*Commissioner Gayle Townsend – Commissioner Chuck Stites – Commissioner Bill Burns –
Commissioner Phil Lopez – Stevie Wakes, BPU Board Member*

MINUTES

Monday, July 8, 2024
5:00 PM-6:58 PM

Attendance:

Committee Members Present:

- Commissioner Burroughs (Chair)
- Commissioner Lopez
- Commissioner Burns
- Commissioner Stites
- Commissioner Townsend
- Mr. Wakes (BPU Board Member) (Arrived at 5:02 PM)

Committee Members Absent:

- None

Staff Present:

- Monica L. Sparks (Clerk)
- Wendy Green (Deputy Chief Counsel)
- Jeff Conway (Assistant Counsel)
- Kalla McLaughlin (DRC Coordinator)
- Shelly Kneuvean (Chief Financial Officer)
- Alan Howze (Assistant County Administrator)
- LaVert Murray (Economic Development Advisor to the Mayor)

Call to Order:

Commissioner Burroughs called the meeting to order at 5:00 PM.

Revisions to Agenda:

The Clerk reported there was an agenda update issued, adding Item No. 4 to the Committee Agenda.

Approval of Previous Minutes: (Discussion Begins at: 5:08)

No previous minutes were presented for approval.

Committee Agenda:

Item 1: RESOLUTION: THIRD AMENDMENT TO ASSIGNMENT, ASSUMPTION AND SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT (Discussion Begins at: 4:38)

Wendy Green introduced the item, explaining it relates to changes in state funding for the Homefield project.

Kevin Wempe, Gilmore and Bell (the Unified Government's bond counsel), provided details.

Key Points:

- The state will now contribute 100% of sales tax revenue from Menards towards the bonds for the Homefield project (previously only 80%)
- The change increases the revenue available to repay the existing 2022 STAR Bonds
- The developer requested this amendment to funnel all Menards' revenues to bond repayment
- The amendment does not change the local sales tax responsibilities or impact on the Unified Government's financial obligations
- The documents need to be updated to reflect this new percentage of state sales tax contribution
- The bonds remain the same, \$115 million, from the 2022 issuance
- The time frame for bond repayment remains unchanged (still within the original 20-year period)

The primary purpose is to update the documentation to match the state's new commitment to provide 100% of Menards' sales tax revenue for bond repayment.

Commissioner Burns moved to adopt the resolution. The motion was seconded by BPU Board Member Wakes.

Vote: Motion carried 6-0

- Ayes: Wakes, Lopez, Burns, Stites, Townsend, Burroughs
- Nays: None

Item 2: RESOLUTION: FIRST AMENDMENT TO TAX DISTRIBUTION AGREEMENT WITHIN CERTAIN AREAS OF THE VILLAGE EAST STAR BOND DISTRICT (Discussion Begins at: 13:05)

Kevin Wempe presented the first amendment to the tax distribution agreement.

Key Points:

- Previously, 80% of Menards’ sales tax revenues went to bond repayment, with 20% going to the state's general fund
- The amendment changes the distribution to 100% of Menards’ sales tax revenues going towards bond repayment
- This increases the revenues available for repaying the 2022 STAR Bonds for the Homefield project
- The developer requested this change to improve their capital stack
- The amendment does not create a new bond issuance, but modifies the existing \$115 million 2022 STAR Bond issue
- The bond repayment period remains within the original 20-year timeframe
- The Unified Government's financial responsibilities remain unchanged
- The amendment is purely an administrative update to reflect the state's new funding commitment
- The change provides more funds for bond repayment without additional cost to local taxpayers

The primary purpose is to redirect 100% of Menards’ sales tax revenues to bond repayment, increasing available funds for the project.

Commissioner Townsend moved to adopt the resolution. The motion was seconded by Commissioner Burns.

Vote: Motion carried 6-0

- Ayes: Wakes, Lopez, Burns, Stites, Townsend, Burroughs
- Nays: None

Item 3: RESOLUTION: MIES WHOLESALE MEATS INDUSTRIAL REVENUE BONDS (Discussion Begins at: 13:28)

Wendy Green introduced the item for \$17,450,000 in industrial revenue bonds for Mies Wholesale Meats.

Todd Fender (CFO, Mies Family Foods) presented on the company and project:

- Moving from 22,000 sq ft to 78,000 sq ft facility
- 37 current employees, plan to add 15 new jobs in 3 years
- \$14.5 million in building improvements

Kevin Wempe explained the IRB and tax abatement structure:

- 10-year graduated payment in lieu of tax (PILOT) schedule
- Sales tax exemption on construction materials and equipment

Key Points:

- Project Details:
 - A. \$17,450,000 in industrial revenue bonds
 - B. Moving from 22,000 sq ft to 78,000 sq ft facility
 - C. Located at 6036 Speaker Road
 - D. Nine-acre land site
- Company Information:
 - A. Currently 37 employees
 - B. Plan to add 15 new jobs within three years
 - C. Projecting 8-12% sales growth over next 3-5 years
 - D. Average salary around \$58,900 (approximately \$28/hour)
 - E. Family-owned business since 1968
 - F. Wholesale meat and food service product distributor
- Financial Aspects:
 - A. \$14.5 million in building improvements
 - B. IRBs cover construction materials and equipment sales tax exemption
 - C. 10-year graduated Payment in Lieu of Tax (PILOT) schedule
 - D. First year tax payment is approximately \$19,367
 - E. Final year tax payment is around \$197,000

- Incentive Structure:
 - A. Minority/local business participation goals:
 - a. 12% for local businesses
 - b. 6% for Minority Business Enterprises
 - c. 4% for Women-owned Business Enterprises
- Unique Characteristics:
 - A. Consolidating operations from current North Kansas City location
 - B. Serves Kansas City metro area, extending to St. Louis and Lawrence

Commissioner Townsend moved to adopt the resolution. The motion was seconded by BPU Board Member Wakes.

Vote: Motion carried 5-1

- Ayes: Wakes, Burns, Stites, Townsend, Burroughs
- Nays: Lopez

Item 4: DISCUSSION: CITY HALL LOFTS/CITY HALL PLACE (Discussion Begins at: 1:04:50)

Wendy Green provided some basic administrative information about the project. The developer was not present.

Key Points:

- Project Location:
 - A. 805 and 810 North Sixth Street
 - B. Adjacent to a cemetery
- Ownership and Transfers:
 - A. Originally deeded to City Hall Lofts LP in 2004
 - B. Deeded to another development entity earlier this year
 - C. Original deed had a 6-month construction requirement and a reversion clause
- Parking and Permits:
 - A. Obtained variance from Board of Zoning Appeals for parking
 - B. Parking agreement for 20 spaces in Lot E North and 15 spaces in Lot Six
 - C. Parking spaces rented at \$18.75 per spot

- D. Trailers and fencing already placed on site
- Controversial Issues:
 - A. No archaeological study confirmed
 - B. No notification to Wyandotte Nation
 - C. Potential loss of casino parking
 - D. Concerns about blocking public right-of-way
 - E. Questions about proper permit issuance
 - F. Potential impact on local services
- Development Type:
 - A. Low Income Housing Tax Credit (LIHTC) project
 - B. Mixed-use development previously included market-rate apartments

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

Adjournment: (Discussion Begins at: 1:59:35)

Commissioner Townsend moved to adjourn the meeting. The motion was seconded by Stites.

Vote: Motion carried 6-0

- Ayes: Wakes, Lopez, Burns, Stites, Townsend, Burroughs
- Nays: None

The meeting was adjourned at 6:58 PM.

MLS



Report to Economic Development & Finance

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 2px;">Chelsee Chism, Director</div> cchism@wycokck.org X8046	Economic Development
AGENDA ITEM #4.1.		
PRESENTATION: SMALL BUSINESS GRANT PROGRAM		
BACKGROUND		
Staff will provide an update on the Small Business Grant Program for 2022 through 2025.		
RECOMMENDATION		
For information only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
N/A		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
11.3.25 Small Business Grant Presentation		

Approved by Mayor/Administrator to add to agenda.

Economic Development & Finance

November 3, 2025

Tifani Portley

Program Coordinator

Economic Development Department



Small Business Grant

A program to assist small businesses in Kansas City, Kansas by offering funding while addressing the economic fact, 80% of Wyandotte County businesses are classified as small businesses. The funds will support:

- Renovation costs (sheetrock, flooring, painting, etc.)
- Facade and minor roof repairs (painting, sealing, etc.)
- Inventory costs (other than office supplies)
- Equipment cost
- Marketing (web page, signage, etc.)

History

- 2015 - Pilot program initiative
- 2016 - Purpose statement was initiated to stimulate growth, urban innovation and sustainability of small businesses in Kansas City, KS.
- Grants up to \$10,000; award amount based on need and matching investment.
- 2025 - Small Business Grant Budget – \$50,000

Program Requirements



- At least 1 year of operation
- Less than 25 employees
- Proof of ownership or lease agreement of the business address located in Kansas City, KS
- Previous year business taxes
- Occupational tax certificate
- Secretary of state registration certificate
- Business plan outlining existing business/expansion plans related to the grant request
- Summary report detailing the intended use of the requested amount and how it will benefit the local community
- Budget verifying each year of projections for the next three years

Grant Funding

- The Small Business Grant Program has historically been funded through a percentage of the UG Industrial Revenue Bond (IRB) issuance fees.
- 2020 - 2022 in lieu of COVID-19, KCK Small Business Resiliency Grants, Small Business Relief Loans through the CARES Act and ARPA funds totaling over \$825,000.
- Currently funded at \$50,000 annually as a portion of the Economic Development department budget.
- 2026 program funding \$100,000 from the Economic Development department budget.

Small Business Grant Goals



- Offer financial assistance to qualified applicants with existing businesses primed for expansion moving to the next level of growth
- Increase the number of small business in Kansas City, KS
- Support growth in the downtown core while revitalizing our legacy urban areas in the community
- Increase awareness and utilization of the small business grant
- Educate business owners of useful tools, programs and resources to discover additional strategies of local success

2023 Small Business Grant Awardees



2024 Small Business Grant Awardees

Altar Support

\$10,000 Facility expansion

Beautiful Outdoors

\$10,000 Upgrading equipment & expansion

No Limit Fitness KC

\$10,000 Services & programs implemented promoting good health

Right Touch

\$10,000 Facility expansion, haircare tools & products

2025 Small Business Grant Awardees

Brasa Nation, LLC

\$10,000 Maintenance, branding & advertisement

Candy Factory Creative, LLC

\$10,000 Upgrading façade, improve storage of materials

Leah's Laundromat on the Q, LLC

\$10,000 Maintenance & upgrading equipment

RMVK Enterprises, LLC

\$10,000 Upgrading Diagnostic & technological equipment systems

VIVE Promo & Print

\$10,000 Equipment upgrades

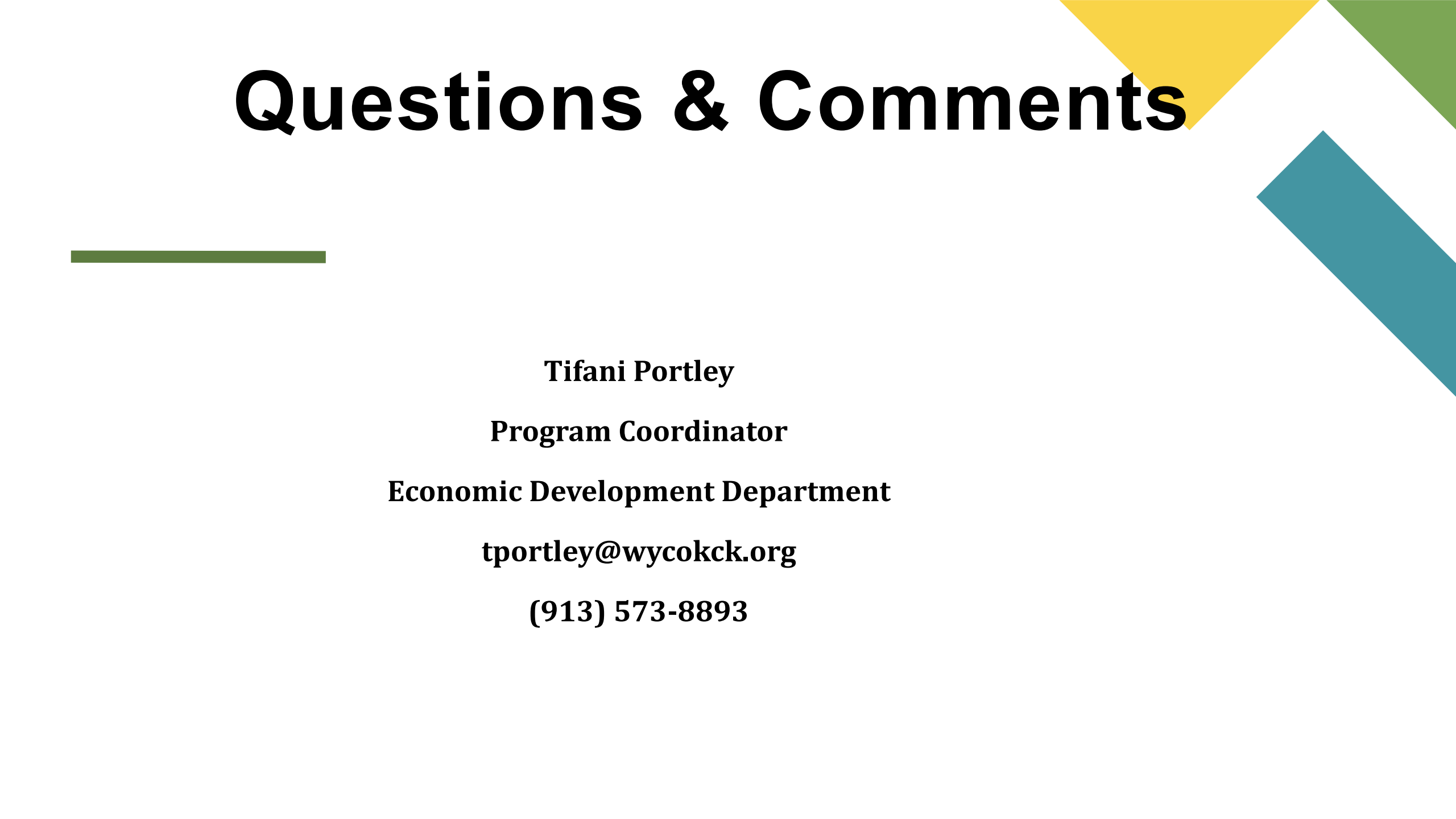


Submission Instructions

1. Obtain an application from the UG Economic Development Department web page www.wycokck.org
2. Submit a completed application with supporting documentation to edevelopment@wycokck.org or in person at:
701 N 7th St. Ste 421, Kansas City, KS, 66101

Questions or concerns (913) 573-5730

Questions & Comments



Tifani Portley

Program Coordinator

Economic Development Department

tportley@wycokck.org

(913) 573-8893



Report to Economic Development & Finance

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="581 384 1036 478" style="border: 1px solid black; padding: 5px;"> Shelley Kneuvean, Chief Financial Officer </div> skneuvean@wycokck.org x5849	Finance
AGENDA ITEM #4.2.		
REPORT: THIRD QUARTER FINANCIAL		
BACKGROUND		
3rd Quarter Financial Report		
RECOMMENDATION		
For information only		
For information only.		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
n/a		
LEGAL/ POLICY CONSIDERATIONS		
n/a		
ATTACHMENTS		
3rd Quarter Financial Report - July - September 2025 , 3rd Quarter 2025 Financial Report FINAL		

Approved by Mayor/Administrator to add to agenda.



THIRD QUARTER 2025 FINANCIAL REPORT

JULY - SEPTEMBER 2025

Prepared by

Dr. Shelley Kneuvean
Chief Financial Officer &
Finance and Budget
Departments

October 2025

Third Quarter, July - September 2025

BUDGET TO ACTUALS as of 6/30/25

The first section of the report is a summary comparison of the Unified Government's major funds: City General Fund, County General Fund, Parks Consolidated Fund, Dedicated Sales Tax Fund, and the Sanitary Sewer fund. The data provided in this report is unaudited and is the best estimate as of the end of September 2025.

Further, it should be noted this report reflects the actual expenditure as a cash basis budget and does not include encumbrances. There may be encumbrances in place and if not spent by year end may be rolled over to future years and captured in the fourth quarter report; however, this report notes actual expenditures only.

CITY GENERAL FUND REVENUES

Categories for revenues are provided in detail specifying the breakdown between types of taxes to include real property taxes based on the adopted mill rate and motor vehicles taxes based on values determined by the state for cars, boats, trucks, etc.; sales and use taxes; and other taxes or fees are broken out by major categories including the BPU pilot, franchise taxes paid by other utilities, and miscellaneous other taxes.

2025 City General Fund Revenues & Expenses

The 2025 City General Fund budget was \$181 million, and third quarter revenues for YTD were \$139.2 million. Real property taxes are \$34.9 million, which is 99% of what was budgeted.

Included in the annual budget of the City General Fund is approximately \$10.3 million in revenue reported in "miscellaneous taxes" and an offsetting expense budgeted in the category of debt service for the 1999 Speedway Star Bonds and the 1999 Speedway Taxable TIF bonds. This results in a net zero difference to the bottom line. These bonds are paid from the state-held fund, the Speedway Bond Finance Fund, which includes all captured sales taxes to repay the bonds. Based on an analysis of this fund, there is adequate funding in the fund to retire the bonds in 2027. However, because of the Guaranteed Annual Appropriation Clause included as part of the bond documents, the Unified Government is required to budget this item annually. At year end when the bonds are paid by the state bond fund, the amount is removed from both the revenue and the expenses in the final quarterly report and final comprehensive financial audit. When the debt is retired in 2027, both the revenue and expense will be removed from future budgeted appropriations which will provide more understandable budget comparisons.

Approximately 78% of the sales tax was received in the first three quarters, which is slightly more than expected. Sales and use taxes are tracked closely for early warnings of overall economic factors and sales are slowing.

The BPU PILOT was lowered in the adopted 2025 budget to reflect the prior year actual trends working with BPU (from adopted to year-to-date actuals) and considering the senior/disabled BPU waiver program and the impact the GM plant closure will have for part of the fiscal year. Given the GM announcement to not restart a second shift, further analysis is underway by BPU on the impact on revenues and we are estimating a shortfall of nearly \$200,000 in PILOT through year end. As of the third quarter, the estimates appear slightly behind for the third quarter were at 72%.

As compared to the adopted budget of \$181 million, expenses were \$135,241,451 million or 75% of the budget. In total, personnel which is the largest expense has been higher than budgeted at year end for several years. YTD for the third quarter shows expenditures at 82%, which is over budget. One of the strategies in place during this year is to pause hiring on all vacant positions as well as attempting to control overtime. Additionally, for FY2026, all positions included in the budget will be 100% funded, which will prevent overages throughout next year. Contractual expenses were nearly 76% of the budgeted amount which is not expected to track in level amounts each month with annual or monthly payments for various contracts, but we will continue to monitor.

2025 City General Fund Net Revenue

- At budget adoption, the 2025 net revenue was expected to be positive by \$2,903.
- As such, the estimated fund balance at year end is projected to be \$37,643,225 or 21% of budgeted expenditures (updated with the 2023 and 2024 audited figures).

By Commission policy, the Unified Government requires 17% fund balance with a goal of 25% equal to roughly three months operating expenses.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS
STATEMENT OF REVENUES AND EXPENSES
CITY GENERAL FUND
YTD PRELIMINARY September 30, 2025

	BUDGET FISCAL YEAR FY 2024	AMENDED FISCAL YEAR FY 2024	YTD ACTUAL EST 12/31/2024	BUDGET FISCAL YEAR FY 2025	YTD ACTUALS 9/30/2025	
Operating Revenues:						
Property Taxes						
Real Property	\$ 37,225,741	\$ 37,192,835	\$ 37,874,973	\$ 35,149,327	\$ 34,899,265	99%
Motor Vehicle	3,143,605	3,207,097	3,259,639	3,206,691	2,995,846	93%
Sales & Use Taxes	57,078,624	58,621,084	60,851,837	58,795,674	45,706,858	78%
Other Taxes						
BPU Pilot	39,150,000	37,200,000	38,883,826	37,100,000	26,576,765	72%
Franchise Taxes	10,672,000	9,886,190	9,953,523	10,100,947	8,372,814	83%
Miscellaneous Taxes	16,229,746 ¹	15,957,968 ¹	4,949,820	8,355,596	6,291,112	75%
Annual Appropriations for Star Bonds				10,334,389 ¹		
Licenses, Permits and Fees	1,264,229	1,239,778	1,244,575	1,267,179	924,630	73%
Ingovernmental	840,800	835,000	943,085	835,700	770,143	92%
Charges for Services	3,623,630	4,974,600	4,609,180	5,130,551	2,471,670	48%
Fines, Forfeitures and Penalties	1,958,200	2,611,900	2,191,600	2,044,390	1,693,668	83%
Interest Income	800,000	2,000,000	1,897,564	800,000	1,164,522	146%
Transfers In	3,280,000	3,280,000	3,435,032	3,680,000	2,760,000	75%
Miscellaneous	3,929,053	4,232,562	4,825,371	3,762,988	1,828,378	49%
Reimbursements	-	-	309,685	442,321.00	31,929	7%
Other Financing Sources	-	-	-	-	-	
Total Operating Revenues	179,195,628	181,239,014	175,229,709	181,005,753	136,487,602	75%
Operating Expenses:						
Salaries & Benefits	\$ 133,020,000	\$ 135,300,000	\$ 135,273,987	\$ 133,930,000	\$ 109,886,026	82%
Contractual Services	19,924,745	20,323,355	21,309,889	19,595,721	14,860,649	76%
Commodities	3,630,653	3,952,086	3,810,763	4,776,127	2,992,688	63%
Capital Outlay	3,287,950	3,828,532	3,618,693	2,254,568	2,125,292	94%
Grants and Claims	6,984,836	7,534,836	5,462,235	6,707,608	4,517,761	67%
Debt Service	10,723,433 ¹	10,723,433 ¹	599,393	10,972,296 ¹	-	0%
Transfers Out	2,492,050	2,146,050	2,161,052	2,152,050	859,036	40%
Miscellaneous / Other	2,495	2,495	594	2,495	-	0%
Contingency	611,985	611,985	-	611,985	-	
Total Operating Expenses	180,678,147	184,422,772	172,236,607	181,002,850	135,241,453	75%
Increase/(Decrease) in Net Revenue	\$ (1,482,519)	\$ (3,183,758)	\$ 2,993,103	\$ 2,903		
ACFR BUDGETARY BASIS FUND BALANCE						
Beginning of year	33,686,592 ²	33,686,592 ²	\$ 33,686,592	37,640,323 ²		
End of year	\$ 32,204,073 ²	\$ 30,502,834 ²	\$ 36,679,695	\$ 37,643,225		21%
¹ Figures include the \$10.3 million in Star Bonds revenues and offsetting expenses required to be budgeted in the general fund, but paid from a special state fund.						
² Recalculated based on Final 2024 Audited Figures						

COUNTY GENERAL FUND

2025 County General Fund Revenues & Expenses

The 2025 County General Fund budget was \$84.9 million in revenue and \$84.9 million in expenses, with a net change to fund balance of \$17,785.

Total revenues are \$81.3 million as of the third quarter. The largest revenue source for the County General Fund is real property taxes which are at \$56.1 million at the end of the third quarter or 100% of the budget. Sales tax is trending the same as the City's general fund, accounting for 77% of the expected total.

Expenses for the County general fund are overall at 74%. However, the largest budgeted expense is personnel costs which are 79% of all expenses, which are trending above budget. One of the strategies in place during this year is to pause hiring on all vacant positions. Additionally, for FY2026, all positions included in the budget will be 100% funded which will prevent continued overages throughout the year except for potential overtime.

2025 County General Fund Net Revenue

- At budget adoption, the 2025 net revenue was expected to be positive by \$17,785.
- As such, the estimated fund balance at year end is projected to be \$7,188,652 or 8% of budgeted expenditures (updated with the 2023 and 2024 audited estimates).

By Commission policy, the Unified Government requires 17% fund balance with a goal of 25% equal to roughly three months operating expenses.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS
STATEMENT OF REVENUES AND EXPENSES
COUNTY GENERAL FUND
YTD PRELIMINARY September 30, 2025

	BUDGET FISCAL YEAR FY 2024	AMENDED FISCAL YEAR FY 2024	YTD ACTUAL EST 12/31/2024	BUDGET FISCAL YEAR FY 2025	YTD ACTUALS 9/30/2025	
Operating Revenues:						
Property Taxes						
Property Taxes	\$ 55,479,087	\$ 54,248,860	\$ 54,196,178	\$ 54,646,669	\$ 54,563,134	100%
Motor Vehicle	4,557,327	4,903,565	4,895,698	4,886,068	4,350,272	89%
Sales & Use Taxes	9,217,864	9,170,568	9,385,799	9,012,568	6,979,320	77%
Other Taxes	2,528,000	2,456,631	2,505,343	4,882,542	4,401,186	90%
Licenses, Permits and Fees	1,190,500	1,006,000	1,005,776	1,036,000	824,655	80%
Ingovernmental	60,650	62,150	2,463,540 ¹	62,180	60,047	97%
Charges for Services	1,835,500	2,366,153	1,237,374	2,411,436	1,063,458	44%
Fines, Forfeitures and Penalties	2,327,586	2,985,150	2,603,441	2,486,955	1,868,789	75%
Interest Income	3,600,000	2,400,000	3,392,626	2,500,000	2,244,242	90%
Transfers In	-	-	-	1,774,659	33,638	2%
Miscellaneous	1,178,515	1,348,450	1,782,149	1,095,025	1,159,109	106%
Reimbursements	-	-	124,993	121,320	-	
Other Financing Sources	-	-	-	-	-	
Total Operating Revenues	81,975,029	80,947,527	83,592,916	84,915,423	77,547,850	91%
Operating Expenses:						
Salaries & Benefits	\$ 56,500,000	\$ 58,600,000	\$ 59,691,588	\$ 57,077,000	\$ 45,187,902	79%
Contractual Services	19,527,612	20,757,393	19,295,089	19,827,246	13,776,074	69%
Commodities	2,481,166	2,792,006	2,528,720	2,784,521	1,364,298	49%
Capital Outlay	2,095,000	2,629,500	2,564,528	189,800	564,415	297%
Grants and Claims	1,185,785	1,243,185	1,012,500	1,172,787	752,764	64%
Transfers Out	1,853,000	1,853,000	1,929,485	1,720,000	1,180,000	69%
Miscellaneous / Other	1,218	1,218	(16)	1,776,233	-	0%
Contingency	365,051	365,051	-	350,051	-	
Total Operating Expenses	84,008,832	88,241,353	87,021,894	84,897,638	62,825,453	74%
Increase/(Decrease) in Net Revenue	\$ (2,033,803)	\$ (7,293,826)	\$ (3,428,978)	\$ 17,785		
ACFR BUDGETARY BASIS FUND BALANCE						
Beginning of year	\$ 10,599,844 ²	\$ 10,599,844 ²	\$ 10,599,844 ²	\$ 7,170,866		
End of year	\$ 8,566,041 ²	\$ 3,306,018 ²	\$ 7,170,866 ²	\$ 7,188,652		8%
¹ Includes \$2,332,632 in ARPA Revenue Replacement Funds						
² Updated for 2024 Final Audited Figures						

PARKS CONSOLIDATED FUND

2025 Parks Consolidated Fund Revenues & Expenses

The 2025 Parks Consolidated Fund budget was \$9,075,255 in revenue and \$9,064,453 in expenses at adoption.

Like the general funds, \$2.8 million of the budgeted real property tax revenue was paid by the third quarter which is over the projected budget. However, the largest revenue source for the parks consolidated fund is the transfer from the general fund in \$4.9 million. Three quarterly transfers have been done as planned.

Expenses for the Parks Consolidated fund are overall at 68%. The largest budgeted expense is personnel costs, which are 61% of all expenses. The expenses are trending below budget due to vacant positions and the UG hiring freeze.

2025 Parks Consolidated Fund Net Revenue

- At budget adoption, the 2025 net revenue was expected to be positive by \$10,802.
- As such, the estimated fund balance at year end is projected to be \$3,648,507 or 40% of budgeted expenditures (updated with the 2023 and 2024 audited totals).

By Commission policy, the Unified Government requires 17% fund balance with a goal of 25% equal to roughly three months operating expenses.

To have a 25% fund balance, approximately \$2.3 million would be required. This indicates some capacity to spend down fund balance for one-time expenses such as capital projects (approximately \$1.3 million).

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS
STATEMENT OF REVENUES AND EXPENDITURES
 Parks Consolidated Fund
 YTD PRELIMINARY September 30, 2025

	BUDGET FISCAL YEAR FY 2024	AMENDED FISCAL YEAR FY 2024	YTD ACTUAL EST 12/31/2024	BUDGET FISCAL YEAR FY 2025	YTD ACTUAL EST 9/30/2025	
Operating Revenues:						
Property Taxes						
Property Taxes	\$ 3,181,643	\$ 3,173,347	\$ 3,124,650	\$ 2,776,854	\$ 2,774,594	100%
Motor Vehicle	266,787	286,968	328,039	248,284	254,897	103%
Sales & Use Taxes						
Other Taxes				136,666	124,723	91%
Intergovernmental (Transfer from City GF)	4,900,000	4,900,000	4,900,000	4,900,000	3,675,000	75%
Charges for Services	872,400	850,100	866,782	897,100	661,697	74%
Miscellaneous (incl licenses / permits)	113,350	123,550	236,723	116,350	194,392	
Total Operating Revenues	9,334,180	9,333,965	9,456,194	9,075,255	7,685,303	85%
Operating Expenses:						
Salaries & Benefits	\$ 5,960,102	\$ 5,323,503	\$ 5,118,892	\$ 6,000,000	\$ 3,643,410	61%
Contractual Services	2,179,823	2,223,681	1,693,140	2,129,581	1,648,735	77%
Commodities	732,250	790,967	767,701	708,757	484,237	68%
Capital Outlay	190,000	1,172,000	367,863	-	411,045	0%
Grants and Claims	10,005	10,005	6,357	10,005	3,505	35%
Transfers Out	294,000	195,000	256,875	15,000	11,250	75%
Miscellaneous / Other	1,110	1,110	-	1,110	-	0%
Contingency	150,000	150,000	-	200,000	-	0%
Total Operating Expenses	9,517,290	9,866,266	8,210,828	9,064,453	6,202,182	68%
Increase/(Decrease) in Net Revenue	\$ (183,110)	\$ (532,301)	\$ 1,245,366	\$ 10,802		
ACFR BUDGETARY BASIS FUND BALANCE						
Beginning of year	2,392,349	¹ 2,392,349	¹ 2,392,349	¹ 3,637,715		
End of year	\$ 2,209,239	¹ \$ 1,860,048	¹ \$ 3,637,715	¹ \$ 3,648,507		40%
¹ Updated for 2024 Final Audited Figures						

DEDICATED SALES TAX FUND

The Dedicated Sales Tax fund is a 3/8th cent city sales tax that expires June 30, 2030. The revenue from this tax is split between public safety (fire and police only) and neighborhood infrastructure.

2025 Dedicated Sales Tax Revenues & Expenses

The 2025 Dedicated Sales Tax Fund adopted budget was \$14,256,500 in revenue and \$16,517,788 in expenses, with planned spending of approximately \$2.3 million in excess fund balance.

The revenue source for this fund is sales tax and a total of 77% was collected by the third quarter, or \$10.9 million. Expenses include approximately 1/3rd for fire, 1/3rd for police, and 1/3rd for public works neighborhood infrastructure. Fire and police each budget approximately 25 positions each from this fund, as well as some capital equipment. Public Works is completely dedicated to capital infrastructure needs. A total of 63% of the expenses have been spent to date.

2025 Dedicated Sales Tax Fund Net Revenue

- At budget adoption, the 2025 net revenue was expected to be negative by approximately (\$2.3) million due to spending a portion of the excess fund balance.
- As such, the estimated fund balance at year end is projected to be \$3.5 million or 21% of budgeted expenditures (updated with the 2023 and 2024 audited totals).

By Commission policy, the Unified Government requires 17% fund balance with a goal of 25% equal to roughly three months operating expenses.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS						
STATEMENT OF REVENUES AND EXPENSES						
Dedicated Sales Tax-FND212						
YTD PRELIMINARY September 30, 2025						
	BUDGET FISCAL YEAR FY 2024	AMENDED FISCAL YEAR FY 2024	YTD ACTUAL 12/31/2024	BUDGET FISCAL YEAR FY 2025	YTD ACTUAL 9/30/2025	
Operating Revenues:						
Taxes						
Sales & Use taxes	\$ 13,787,000	\$ 14,366,000	\$ 14,668,670	\$ 14,246,000	\$ 10,928,371	77%
Intergovernmental	-	-	-	-	-	
Fines Forfeitures and Penalties	-	-	104,248 ¹	-	-	
Miscellaneous	10,500	-	77,000	10,500	3,000	29%
Total Operating Revenues	13,797,500	14,366,000	14,849,918	14,256,500	10,931,371	77%
Operating Expenses:						
Salaries & Benefits	\$ 5,984,813	\$ 5,954,510	5,759,091	\$ 6,204,531	3,908,430	63%
Contractual Services	1,304,383	1,308,653	1,183,086	1,300,653	1,028,212	79%
Commodities	1,162,974	1,158,704	1,110,695	578,704	428,113	74%
Capital Outlay	7,541,900	7,571,900	6,989,942	7,419,900	4,230,247	57%
Transfers Out	1,014,000	1,014,000	1,014,000	1,014,000	760,500	75%
Total Operating Expenses	17,008,070	17,007,767	16,056,815	16,517,788	10,355,502	63%
Increase/(Decrease) in Net Revenue	\$ (3,210,570)	\$ (2,641,767)	\$ (1,206,897)	\$ (2,261,288)		
ACFR BUDGETARY BASIS FUND BALANCE						
Beginning of year	7,003,306 ¹	7,003,306 ¹	7,003,306 ¹	5,796,409		
End of year	\$ 3,792,736 ¹	\$ 4,361,539 ¹	\$ 5,796,409 ¹	\$ 3,535,121		21%
¹ Updated for 2024 Final Audited Figures						

SANITARY SEWER FUND

The Sanitary Sewer Fund is paid by rate payers and funds the operations for the sanitary sewer system and Environmental Services Department. This is considered an enterprise fund where the revenues from the ratepayers can only be used for expenses related to operating and maintaining the system.

2025 Sanitary Sewer Revenues & Expenses

The 2025 Sanitary Sewer adopted budget was \$56,169,692 in revenue and \$54,544,242 in expenses.

The primary revenue source for this fund is user fees, and approximately 71% of expected revenues were collected through third quarter, or \$39.9 million. Expenditures are \$37.4 million, or 69% has been spent year to date. Salaries and benefits are below budget at 67% representing vacant positions and the UG hiring freeze. The fund balance is approximately \$40 million of which \$7.5 million was recently appropriated for the soil removal project at the Kaw Point Plant site, leaving approximately \$33 million remaining. These funds can be used for cash financing for needed capital projects.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS						
STATEMENT OF REVENUES AND EXPENSES						
Sewer Fund - Fund 560						
YTD PRELIMINARY September 30, 2025						
	BUDGET FISCAL YEAR FY 2024	AMENDED FISCAL YEAR FY 2024	YTD ACTUAL 12/31/2024	BUDGET FISCAL YEAR FY2025	YTD ACTUAL 9/30/2025	
Operating Revenues:						
Taxes	\$ 13,500	\$ 13,500	\$ 10,577	\$ 13,500	\$ 10,562	
Licenses, Permits and Fees	322,289	322,289	\$ 404,350	322,289	\$ 41,384	
Charges for Services	51,130,500	53,139,500	\$ 51,836,440	55,264,060	\$ 38,276,435	69%
Interest Income	375,000	500,000	\$ 1,489,598	500,000	\$ 1,482,192	
Transfers In	-	-		-		
Miscellaneous	69,843	69,843	\$ 2,001,123	69,843	103,449	
Total Operating Revenues	51,897,632	54,031,632	55,742,088	56,169,692	39,914,021	71%
Operating Expenses:						
Salaries & Benefits	\$ 12,085,968	\$ 11,923,033	\$ 11,701,866	\$ 12,328,510	\$ 8,290,833	67%
Contractual Services	5,169,109	5,169,109	4,903,193	5,322,617	3,375,914	63%
Commodities	6,041,661	6,041,661	4,313,764	6,041,661	2,816,138	47%
Capital Outlay	7,942,000	7,942,000	7,448,362 ¹	7,620,000	7,443,400	98%
Grants and Claims	6,449,999	6,449,999	6,273,599	6,449,999	4,745,200	74%
Transfers Out to Debt	12,359,516	12,359,516	12,359,516	13,729,880	9,547,410	70%
Debt	2,801,575	2,801,575	1,201,248	2,801,575	1,201,248	43%
Reserve and Contingency	250,000	250,000		250,000		0%
Total Operating Expenses	53,099,828	52,936,893	48,201,548	54,544,242	37,420,142	69%
Increase/(Decrease) in Net Revenue	\$ (1,202,196)	\$ 1,094,739	\$ 7,540,540	\$ 1,625,450		
ACFR BUDGETARY BASIS FUND BALANCE						
Beginning of year	31,373,126	31,373,126	31,373,126 ¹	38,913,666 ²		
End of year	\$ 30,170,930 ¹	\$ 32,467,865 ¹	\$ 38,913,666 ¹	\$ 40,539,116 ²		74%
¹ Updated for 2024 Final Audited Figures						
² A total of \$7.5 million in fund balance was authorized for the soil removal project at the Kaw Point Plant; will show reduction as the invoices are paid Once paid, the fund balance will be reduced to \$32,924,002 or 60%						

BANK BALANCES & INVESTMENTS

The second section of this report is a summary of the cash bank balances and the investment portfolio. Cash and Investments are governed by the Cash and Investment Management Policy which is adopted by the Commission annually.

Bank Balances

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS								
BANK BALANCES & INVESTMENTS PER GENERAL LEDGER								
YTD September 30, 2025								
FINANCIAL INSTITUTION	FUND NO.	FUND	Date Purchased	Date Maturity		CHECKING	INVESTMENTS	Interest Rate
UMB Operating Cash	2561	Cash	n/a	n/a		\$ 139,373,412	\$ -	3.020%
UMB Operating Employee Health Ins	9193	Cash	n/a	n/a		\$ 21,537,000	\$ -	3.020%
Security Bank of Kansas City	n/a	Investment Certificate of Deposit	2/6/2025	2/6/2026	12 month		\$ 10,000,000	4.210%
Security Bank of Kansas City	n/a	Investment Certificate of Deposit	8/21/2025	8/21/2026	12 month		\$ 10,000,000	3.900%
Commerce Bank	n/a	Investment Certificate of Deposit	12/3/2021	12/3/2025	48 month		\$ 5,000,000	1.120%
Commerce Bank	n/a	Investment Certificate of Deposit	12/3/2021	12/3/2025	48 month		\$ 5,000,000	1.120%
Commerce Bank	n/a	Investment Certificate of Deposit	12/3/2021	12/3/2025	48 month		\$ 5,000,000	1.120%
Commerce Bank	n/a	Investment Certificate of Deposit	12/3/2021	12/3/2025	48 month		\$ 5,000,000	1.120%
Capital Federal Savings	n/a	Investment Certificate of Deposit	3/26/2024	3/26/2026	51 month		\$ 10,000,000	4.400%
Capital Federal Savings	n/a	Investment Certificate of Deposit	8/21/2025	8/21/2026	12 month		\$ 10,000,000	3.900%
Capital Federal Savings	n/a	Investment Certificate of Deposit	2/6/2025	2/5/2027	24 month		\$ 15,000,000	4.170%
Mischler Financial	n/a	US Treasury	7/6/2022	6/30/2026	48 month		\$ 18,543,875	2.820%
Mischler Financial	n/a	US Treasury	3/26/2024	2/26/2027	36 month		\$ 4,991,450	4.500%
Oppenheimer & Co.	n/a	US Treasury	3/26/2024	3/20/2028	48 month		\$ 4,981,850	4.350%
Mischler Financial	n/a	Investment FHLB	8/19/2025	9/8/2028	36 month		\$ 24,518,059	3.750%
TOTAL						\$ 160,910,412	\$ 128,035,234	
							\$ 288,945,646	

The UG is experiencing slightly lower interest rate earnings on the cash account, which is approximately 3% as compared to the recent 4% returns. The interest rate earnings on these accounts are tied to the treasury rates in the banking contract and fluctuate monthly.

Type	Amount
Operating Cash	\$139,373,412
Employee Health Self Insurance Restricted Fund	\$21,537,000
Certificates of Deposit	\$75,000,000
Agency / U.S. Treasury	\$53,035,234
TOTAL	\$288,945,646

As compared to the second quarter, cash has declined significantly as four of the five tax distributions were completed by September 30. The Unified Government receives these payments and disburses them to the appropriate taxing districts pursuant to state law. Distributions occur in January, March, June, September, and October. The largest disbursements are in January and June following property tax

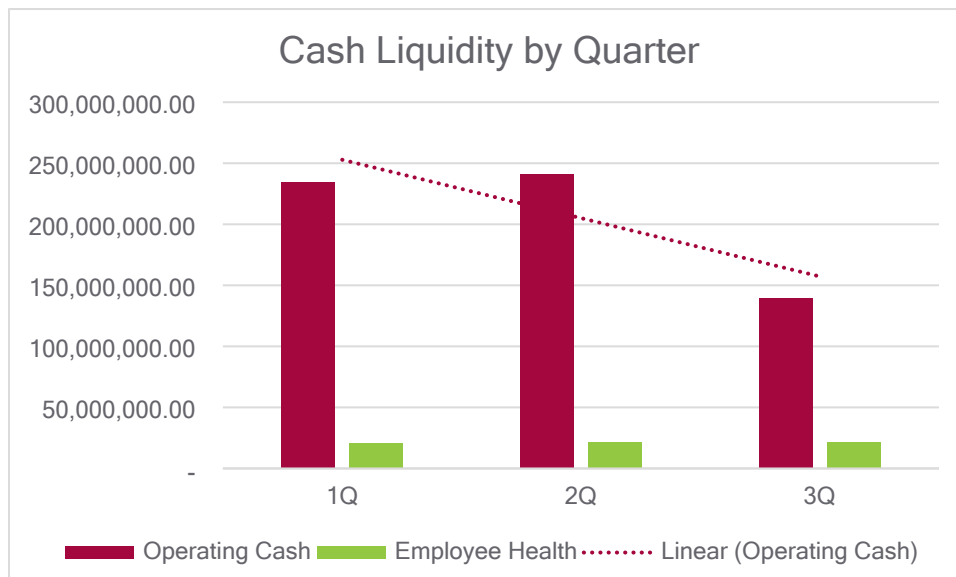
payments. For 2025, a total of \$360.8 million has been distributed to the taxing districts through the third quarter.

2025 Tax Distributions by Taxing Entity and Distribution Date

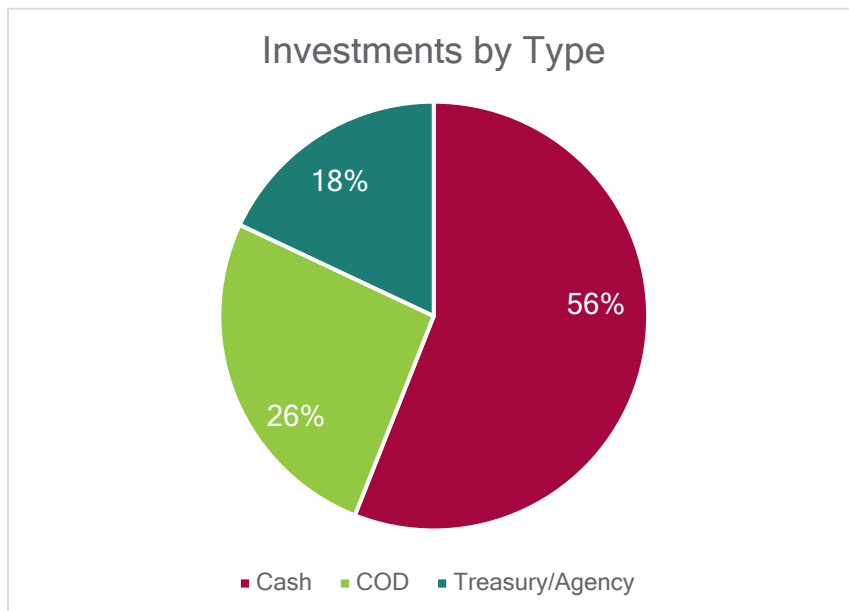
Taxing Entity	Distribution					Total
	January	March	June	September	October	
State of Kansas	\$ 21,827,064.47	\$ 1,122,801.86	\$ 14,185,378.12	\$ 1,490,425.11		\$ 38,625,669.56
City of Bonner Springs	\$ 3,045,365.41	\$ 321,272.53	\$ 2,242,774.85	\$ 397,982.67		\$ 6,007,395.46
City of Lake Quivira	\$ 27,937.99	\$ 1,892.99	\$ 23,566.40	\$ 531.85		\$ 53,929.23
City of Edwardsville	\$ 2,979,874.06	\$ 157,378.71	\$ 1,745,897.90	\$ 280,325.66		\$ 5,163,476.33
Unified School District 500	\$ 20,133,336.74	\$ 2,198,246.94	\$ 14,819,574.00	\$ 2,661,839.16		\$ 39,812,996.84
USD 500 Library	\$ 7,645,087.80	\$ 832,983.00	\$ 5,616,342.92	\$ 1,014,128.74		\$ 15,108,542.46
Unified School District 202	\$ 4,643,577.58	\$ 449,876.56	\$ 3,453,309.46	\$ 687,373.29		\$ 9,234,136.89
Turner Recreation Commission	\$ 703,262.84	\$ 71,157.23	\$ 522,469.95	\$ 116,247.26		\$ 1,413,137.28
Unified School District 203	\$ 8,781,781.09	\$ 293,182.82	\$ 7,366,752.65	\$ 605,896.98		\$ 17,047,613.54
Unified School District 204	\$ 6,036,086.79	\$ 380,684.79	\$ 4,098,365.47	\$ 503,300.85		\$ 11,018,437.90
Kansas City Kansas Community College	\$ 27,989,881.58	\$ 2,521,752.63	\$ 20,846,666.24	\$ 3,467,685.81		\$ 54,825,986.26
Wolcott Drainage District	\$ 1,445.44	\$ 608.08	\$ 921.96	\$ 261.89		\$ 3,237.37
Fairfax Drainage District	\$ 1,326,492.38	\$ 127,398.61	\$ 884,651.94	\$ 36,713.12		\$ 2,375,256.05
Kaw Valley Drainage District	\$ 825,241.87	\$ 131,788.41	\$ 568,947.23	\$ 148,362.22		\$ 1,674,339.73
KCK Public Library	\$ 2,019,692.37	\$ 113,203.55	\$ 1,532,397.83	\$ 206,599.45		\$ 3,871,893.20
City of Kansas City Kansas	\$ 36,828,449.78	\$ 4,396,803.94	\$ 27,727,079.58	\$ 5,373,274.24		\$ 74,325,607.54
Wyandotte County Kansas	\$ 40,723,690.43	\$ 3,657,640.05	\$ 31,378,621.17	\$ 4,451,770.13		\$ 80,211,721.78
	\$ 185,538,268.62	\$ 16,778,672.70	\$ 61,207,045.81	\$ 21,442,718.43	\$ -	\$ 360,773,377.42

The UG is experiencing slightly lower interest rate earnings on the cash account, which is approximately 3% as compared to the recent 4% returns. The interest rate earnings on these accounts are tied to the treasury rates in the banking contract and fluctuate monthly.

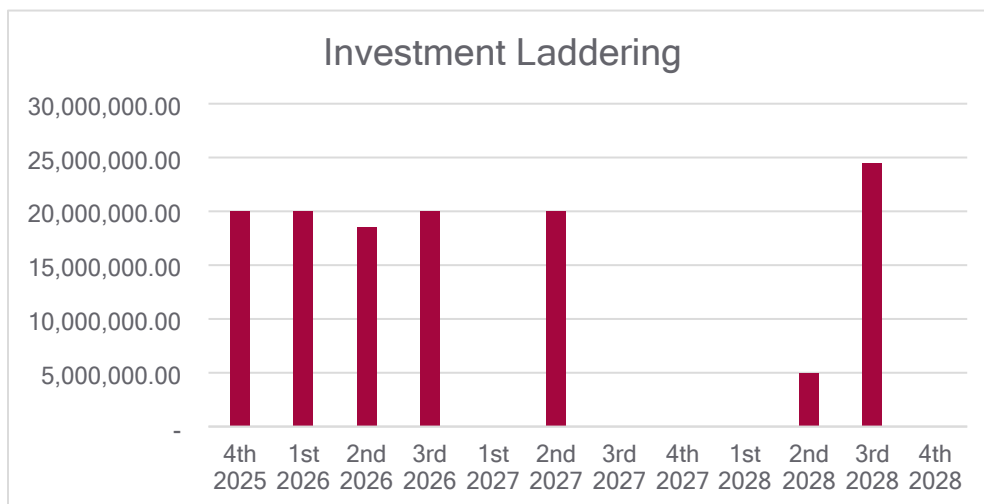
Type	Amount
Operating Cash	\$139,373,412
Employee Health Self Insurance Restricted Fund	\$21,537,000
Certificates of Deposit	\$75,000,000
Agency / U.S. Treasury	\$53,035,234
TOTAL	\$288,945,646



By Kansas State Statute 12-1675 the Unified Government can only invest in interest bearing accounts, certificates of deposit which have a presence located in the County, agency funds, or US Treasury funds (excluding mortgage back securities), or the state municipal investment pool established by K.S.A. 12-1677a.



In order to maintain the flexibility of taking advantage of favorable market conditions, the Investment Policy encourages laddering the terms over time.



DEBT SUMMARY

The third section of the report is a summary of the outstanding debt by type, original principal, annual principal and interest payments, and year-end balances.

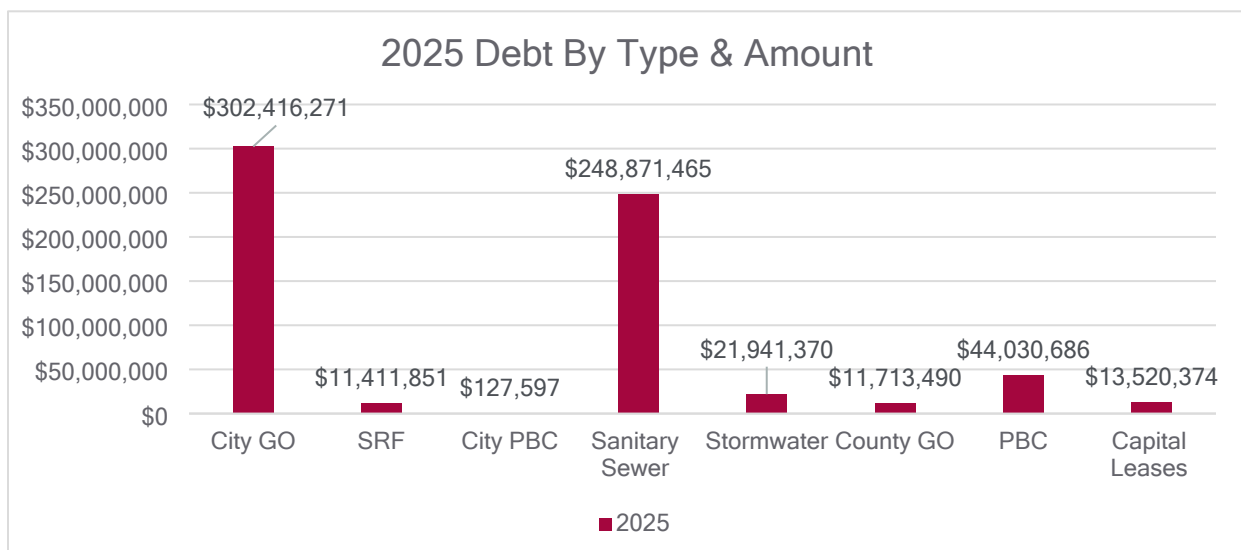
KSA 10-102 defines “municipal bonds” as “all bonds issued by any municipality which constitute a general obligation of the municipality, except railroad aid bonds.” KSA 10-311 states, “Revenue bonds issued by a municipality shall not be included in computing the total bonded indebtedness of such municipality for the purpose of determining the limitations on bonded indebtedness of such municipality.”

For debt, the Unified Government is governed by Kansas State Statutes, 12-345, 12-355, and 12-365. This limits the total municipal debt issuance (generally general obligation bonds) to no more than 30% of the assessed value within the County as certified to the County Clerk on the preceding August 25. The total assessed valuation is approximately \$2.193 billion, making the maximum outstanding debt to be \$706.6 million. Currently, the general obligation debt for the Unified Government is below the statutory cap as this is calculated on the portion of general obligation debt and excludes other types of debt.

The Unified Government utilizes several types of debt instruments including general obligation bonds for the City and the County, the Public Building Commission for both City and County buildings, state revolving funds, sanitary sewer general obligation bonds (repaid with sanitary sewer revenue), stormwater general obligation bonds (repaid with stormwater revenue).

Total outstanding debt for 2025 is \$654 million including the State Revolving Loan Fund and capital leases.

OUTSTANDING DEBT



ANNUAL PRINCIPAL AND INTEREST PAYMENTS

For FY25, annual debt payments for principal and interest total \$56.2 million. The chart has been updated to include the debt which was issued in March 2025 for general obligation infrastructure and sewer bonds. For the year ending in December 2025, outstanding debt will total \$654 million.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS
DEBT SUMMARY
FY 2025

Debt Issuance	Original Principal Issued	Payments FY25 P/I Amount	Balance P/I 12/31/2025
Capital Lease Obligations	\$28,690,076	\$3,751,466	\$13,520,374
City Regular GO Bonds	1 \$363,573,968	\$30,598,022	\$302,416,271
City Sanitary Sewer Bonds	\$216,071,176	\$12,229,879	\$248,871,465
City State Revolving Fund	\$19,890,000	\$1,201,248	\$11,411,851
City Stormwater Bonds	\$27,676,865	\$2,048,794	\$21,941,370
City Levee Bonds	\$2,060,000	\$257,000	\$0
City Public Building Commission	\$1,134,600	\$127,760	\$127,597
County Regular GO Bonds	2 \$19,754,995	\$2,018,717	\$11,713,490
County Public Building Commission	3 \$54,566,012	\$3,977,394	\$44,030,686
	<u>\$733,417,691</u>	<u>\$56,210,280</u>	<u>\$654,033,104</u>

1 excludes City GO debt issued for TIF districts paid by the increment generated from the project and debt service payments on joint projects by the UG and BPU paid by electric utility revenue

2 excludes debt service payments covered by electric utility revenue

3 excludes debt service payments covered by electric utility revenue

4 2025-A Principal (24,700,000) & Interest (14,611,325.56) which was issued in March 2025

5 2025-A Principal (56,320,000) & Interest (33,314,612.22) which was issued in March 2025



THIRD QUARTER FINANCIAL REPORT

JULY – SEPTEMBER 2025

OVERVIEW OF MAJOR FUNDS, DEDICATED SALES TAX, & SEWER



CITY GENERAL FUND

2025 Budget Revenue:

\$181,005,753

2025 Budget Expense:

\$181,002,850

Change in Net Revenue:

\$2,903



COUNTY GENERAL FUND

2025 Budget Revenue:

\$84,915,423

2025 Budget Expense:

\$84,897,638

Change in Net Revenue:

\$17,785



PARKS COMBINED FUND

2025 Budget Revenue:

\$9,075,255

2025 Budget Expense:

\$9,064,453

Change in Net Revenue:

\$10,802



DEDICATED SALES TAX

2025 Budget Revenue:

\$14,256,500

2025 Budget Expense:

\$16,517,788

Change in Net Revenue:

(\$2,261,288)

Spending down fund balance to 25%

CITY GENERAL FUND

Revenue

- Property taxes are at 992%,
- Sales and use taxes are at 78%
- BPU Pilot are at 72%
- Budget adoption include which \$10M related to STAR bonds as a revenue and expense but is not used each year as there are adequate funds in the bond fund account

Expenses

- Salaries & Benefits are at 82%
- Contractual Services are at 76%
- Removed the \$10M STAR bonds from the Debt Service at year end

Net Revenue: \$2,903

Year End Fund Balance: 21%

Updated with final 2024 ACFR Numbers

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS						
STATEMENT OF REVENUES AND EXPENSES						
CITY GENERAL FUND						
YTD PRELIMINARY September 30, 2025						
	BUDGET FISCAL YEAR FY 2024	AMENDED FISCAL YEAR FY 2024	YTD ACTUAL EST 12/31/2024	BUDGET FISCAL YEAR FY 2025	YTD ACTUALS 9/30/2025	
Operating Revenues:						
Property Taxes						
Real Property	\$ 37,225,741	\$ 37,192,835	\$ 37,874,973	\$ 35,149,327	\$ 34,899,265	99%
Motor Vehicle	3,143,605	3,207,097	3,259,639	3,206,691	2,995,846	93%
Sales & Use Taxes	57,078,624	58,621,084	60,851,837	58,795,674	45,706,858	78%
Other Taxes	-	-	-	-	-	
BPU Pilot	39,150,000	37,200,000	38,883,826	37,100,000	26,576,765	72%
Franchise Taxes	10,672,000	9,886,190	9,953,523	10,100,947	8,372,814	83%
Miscellaneous Taxes	16,229,746 ¹	15,957,968 ¹	4,949,820	8,355,596	6,291,112	75%
Annual Appropriations for Star Bonds				10,334,389 ¹		
Licenses, Permits and Fees	1,264,229	1,239,778	1,244,575	1,267,179	924,630	73%
Ingovernmental	840,800	835,000	943,085	835,700	770,143	92%
Charges for Services	3,623,630	4,974,600	4,609,180	5,130,551	2,471,670	48%
Fines, Forfeitures and Penalties	1,958,200	2,611,900	2,191,600	2,044,390	1,693,668	83%
Interest Income	800,000	2,000,000	1,897,564	800,000	1,164,522	146%
Transfers In	3,280,000	3,280,000	3,435,032	3,680,000	2,760,000	75%
Miscellaneous	3,929,053	4,232,562	4,825,371	3,762,988	1,828,378	49%
Reimbursements	-	-	309,685	442,321.00	31,929	7%
Other Financing Sources	-	-	-	-	-	
Total Operating Revenues	179,195,628	181,239,014	175,229,709	181,005,753	136,487,602	75%
Operating Expenses:						
Salaries & Benefits	\$ 133,020,000	\$ 135,300,000	\$ 135,273,987	\$ 133,930,000	\$ 109,886,026	82%
Contractual Services	19,924,745	20,323,355	21,309,889	19,595,721	14,860,649	76%
Commodities	3,630,653	3,952,086	3,810,763	4,776,127	2,992,688	63%
Capital Outlay	3,287,950	3,828,532	3,618,693	2,254,568	2,125,292	94%
Grants and Claims	6,984,836	7,534,836	5,462,235	6,707,608	4,517,761	67%
Debt Service	10,723,433 ¹	10,723,433 ¹	599,393	10,972,296 ¹	-	0%
Transfers Out	2,492,050	2,146,050	2,161,052	2,152,050	859,036	40%
Miscellaneous / Other	2,495	2,495	594	2,495	-	0%
Contingency	611,985	611,985	-	611,985	-	
Total Operating Expenses	180,678,147	184,422,772	172,236,607	181,002,850	135,241,453	75%
Increase/(Decrease) in Net Revenue	\$ (1,482,519)	\$ (3,183,758)	\$ 2,993,103	\$ 2,903		
ACFR BUDGETARY BASIS FUND BALANCE						
Beginning of year	33,686,592 ²	33,686,592 ²	\$ 33,686,592	37,640,323 ²		
End of year	\$ 32,204,073 ²	\$ 30,502,834 ²	\$ 36,679,695	\$ 37,643,225		21%

¹ Figures include the \$10.3 million in Star Bonds revenues and offsetting expenses required to be budgeted in the general fund, but paid from a special state fund.

² Recalculated based on Final 2024 Audited Figures

COUNTY GENERAL FUND

Revenue

- Property taxes are at 100%
- Sales and Use tax are at 77%

Expenses

- Salaries & Benefits are at 79%, continuing to monitor
- All expenses at 74%

Net Revenue: \$17,785

Year End Fund Balance: 8%

Updated with final 2024 ACFR Numbers

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS						
STATEMENT OF REVENUES AND EXPENSES						
COUNTY GENERAL FUND						
YTD PRELIMINARY September 30, 2025						
	BUDGET FISCAL YEAR FY 2024	AMENDED FISCAL YEAR FY 2024	YTD ACTUAL EST 12/31/2024	BUDGET FISCAL YEAR FY 2025	YTD ACTUALS 9/30/2025	
Operating Revenues:						
Property Taxes						
Property Taxes	\$ 55,479,087	\$ 54,248,860	\$ 54,196,178	\$ 54,646,669	\$ 54,563,134	100%
Motor Vehicle	4,557,327	4,903,565	4,895,698	4,886,068	4,350,272	89%
Sales & Use Taxes	9,217,864	9,170,568	9,385,799	9,012,568	6,979,320	77%
Other Taxes	2,528,000	2,456,631	2,505,343	4,882,542	4,401,186	90%
Licenses, Permits and Fees	1,190,500	1,006,000	1,005,776	1,036,000	824,655	80%
Ingovernmental	60,650	62,150	2,463,540	62,180	60,047	97%
Charges for Services	1,835,500	2,366,153	1,237,374	2,411,436	1,063,458	44%
Fines, Forfeitures and Penalties	2,327,586	2,985,150	2,603,441	2,486,955	1,868,789	75%
Interest Income	3,600,000	2,400,000	3,392,626	2,500,000	2,244,242	90%
Transfers In	-	-	-	1,774,659	33,638	2%
Miscellaneous	1,178,515	1,348,450	1,782,149	1,095,025	1,159,109	106%
Reimbursements	-	-	124,993	121,320	-	
Other Financing Sources	-	-	-	-	-	
Total Operating Revenues	81,975,029	80,947,527	83,592,916	84,915,423	77,547,850	91%
Operating Expenses:						
Salaries & Benefits	\$ 56,500,000	\$ 58,600,000	\$ 59,691,588	\$ 57,077,000	\$ 45,187,902	79%
Contractual Services	19,527,612	20,757,393	19,295,089	19,827,246	13,776,074	69%
Commodities	2,481,166	2,792,006	2,528,720	2,784,521	1,364,298	49%
Capital Outlay	2,095,000	2,629,500	2,564,528	189,800	564,415	297%
Grants and Claims	1,185,785	1,243,185	1,012,500	1,172,787	752,764	64%
Transfers Out	1,853,000	1,853,000	1,929,485	1,720,000	1,180,000	69%
Miscellaneous / Other	1,218	1,218	(16)	1,776,233	-	0%
Contingency	365,051	365,051	-	350,051	-	
Total Operating Expenses	84,008,832	88,241,353	87,021,894	84,897,638	62,825,453	74%
Increase/(Decrease) in Net Revenue	\$ (2,033,803)	\$ (7,293,826)	\$ (3,428,978)	\$ 17,785		
ACFR BUDGETARY BASIS FUND BALANCE						
Beginning of year	\$ 10,599,844 ²	\$ 10,599,844 ²	\$ 10,599,844 ²	\$ 7,170,866		
End of year	\$ 8,566,041 ²	\$ 3,306,018 ²	\$ 7,170,866 ²	\$ 7,188,652		8%
¹ Includes \$2,332,632 in ARPA Revenue Replacement Funds						
² Updated for 2024 Final Audited Figures						

PARKS COMBINED FUND

Revenue

- Property tax at 100%
- Transfer from City General Fund 75%

Expenses

- Salaries & Benefits are at 61%
- Commodities are at 68%

Net Revenue: \$10,802

Year End Fund Balance: 40%

Updated with 2024 ACFR Numbers

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS						
STATEMENT OF REVENUES AND EXPENDITURES						
Parks Consolidated Fund						
YTD PRELIMINARY September 30, 2025						
	BUDGET FISCAL YEAR FY 2024	AMENDED FISCAL YEAR FY 2024	YTD ACTUAL EST 12/31/2024	BUDGET FISCAL YEAR FY 2025	YTD ACTUAL EST 9/30/2025	
Operating Revenues:						
Property Taxes						
Property Taxes	\$ 3,181,643	\$ 3,173,347	\$ 3,124,650	\$ 2,776,854	\$ 2,774,594	100%
Motor Vehicle	266,787	286,968	328,039	248,284	254,897	103%
Sales & Use Taxes			-			
Other Taxes				136,666	124,723	91%
Intergovernmental (Transfer from City GF)	4,900,000	4,900,000	4,900,000	4,900,000	3,675,000	75%
Charges for Services	872,400	850,100	866,782	897,100	661,697	74%
Miscellaneous (incl licenses / permits)	113,350	123,550	236,723	116,350	194,392	
Total Operating Revenues	9,334,180	9,333,965	9,456,194	9,075,255	7,685,303	85%
Operating Expenses:						
Salaries & Benefits	\$ 5,960,102	\$ 5,323,503	\$ 5,118,892	\$ 6,000,000	\$ 3,643,410	61%
Contractual Services	2,179,823	2,223,681	1,693,140	2,129,581	1,648,735	77%
Commodities	732,250	790,967	767,701	708,757	484,237	68%
Capital Outlay	190,000	1,172,000	367,863	-	411,045	0%
Grants and Claims	10,005	10,005	6,357	10,005	3,505	35%
Transfers Out	294,000	195,000	256,875	15,000	11,250	75%
Miscellaneous / Other	1,110	1,110	-	1,110	-	0%
Contingency	150,000	150,000	-	200,000	-	0%
Total Operating Expenses	9,517,290	9,866,266	8,210,828	9,064,453	6,202,182	68%
Increase/(Decrease) in Net Revenue	\$ (183,110)	\$ (532,301)	\$ 1,245,366	\$ 10,802		
ACFR BUDGETARY BASIS FUND BALANCE						
Beginning of year	2,392,349	¹ 2,392,349	¹ 2,392,349	¹ 3,637,715		
End of year	\$ 2,209,239	¹ \$ 1,860,048	¹ \$ 3,637,715	¹ \$ 3,648,507		40%

¹ Updated for 2024 Final Audited Figures

DEDICATED SALES TAX FUND

Revenue

- Sales tax at 77%

Expenses

- Salaries & Benefits are at 63%
- Contractual services are at 79%
- Capital at 57%
- Transfers is transfer to fleet internal service fund for equipment at 75%

Net Revenue: (\$2,261,288)

Spending fund balance for capital

Year End Fund Balance: 21%

Updated with 2024 ACFR Number

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS						
STATEMENT OF REVENUES AND EXPENSES						
Dedicated Sales Tax-FND212						
YTD PRELIMINARY September 30, 2025						
	BUDGET FISCAL YEAR FY 2024	AMENDED FISCAL YEAR FY 2024	YTD ACTUAL 12/31/2024	BUDGET FISCAL YEAR FY 2025	YTD ACTUAL 9/30/2025	
Operating Revenues:						
Taxes						
Sales & Use taxes	\$ 13,787,000	\$ 14,366,000	\$ 14,668,670	\$ 14,246,000	\$ 10,928,371	77%
Intergovernmental	-	-	-	-	-	
Fines Forfeitures and Penalties	-	-	104,248 ¹	-	-	
Miscellaneous	10,500	-	77,000	10,500	3,000	29%
Total Operating Revenues	13,797,500	14,366,000	14,849,918	14,256,500	10,931,371	77%
Operating Expenses:						
Salaries & Benefits	\$ 5,984,813	\$ 5,954,510	5,759,091	\$ 6,204,531	3,908,430	63%
Contractual Services	1,304,383	1,308,653	1,183,086	1,300,653	1,028,212	79%
Commodities	1,162,974	1,158,704	1,110,695	578,704	428,113	74%
Capital Outlay	7,541,900	7,571,900	6,989,942	7,419,900	4,230,247	57%
Transfers Out	1,014,000	1,014,000	1,014,000	1,014,000	760,500	75%
Total Operating Expenses	17,008,070	17,007,767	16,056,815	16,517,788	10,355,502	63%
Increase/(Decrease) in Net Revenue	\$ (3,210,570)	\$ (2,641,767)	\$ (1,206,897)	\$ (2,261,288)		
ACFR BUDGETARY BASIS FUND BALANCE						
Beginning of year	7,003,306 ¹	7,003,306 ¹	7,003,306 ¹	5,796,409		
End of year	\$ 3,792,736 ¹	\$ 4,361,539 ¹	\$ 5,796,409 ¹	\$ 3,535,121		21%
¹ Updated for 2024 Final Audited Figures						

SANITARY SEWER FUND

Revenue

- Charges for Services and other revenues at 71%
- Miscellaneous was due to cancelled Purchase Orders from prior years

Expenses

- Salaries & Benefits are at 67%
- Contractual services are at 63%
- Capital outlay is 98%

Net Revenue: \$1,625,450

Spending fund balance for capital

Year End Fund Balance: 74%

Updated with 2024 ACFR Number

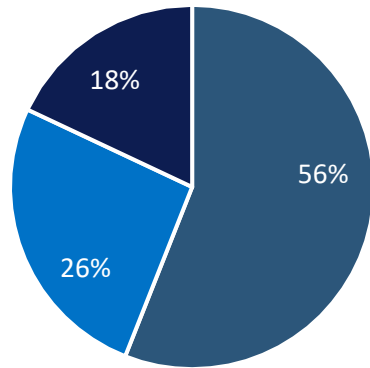
Significant fund balance for capital projects related to consent decree

However, \$7.5 million allocated to sewer project through budget amendment, so net fund balance will be approximately \$33 million or 60% to provide funding for cash financed capital projects.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS						
STATEMENT OF REVENUES AND EXPENSES						
Sewer Fund - Fund 560						
YTD PRELIMINARY September 30, 2025						
	BUDGET FISCAL YEAR FY 2024	AMENDED FISCAL YEAR FY 2024	YTD ACTUAL 12/31/2024	BUDGET FISCAL YEAR FY2025	YTD ACTUAL 9/30/2025	
Operating Revenues:						
Taxes	\$ 13,500	\$ 13,500	\$ 10,577	\$ 13,500	\$ 10,562	
Licenses, Permits and Fees	322,289	322,289	\$ 404,350	322,289	\$ 41,384	
Charges for Services	51,130,500	53,139,500	\$ 51,836,440	55,264,060	\$ 38,276,435	69%
Interest Income	375,000	500,000	\$ 1,489,598	500,000	\$ 1,482,192	
Transfers In	-	-		-		
Miscellaneous	69,843	69,843	\$ 2,001,123	69,843	103,449	
Total Operating Revenues	51,897,632	54,031,632	55,742,088	56,169,692	39,914,021	71%
Operating Expenses:						
Salaries & Benefits	\$ 12,085,968	\$ 11,923,033	\$ 11,701,866	\$ 12,328,510	\$ 8,290,833	67%
Contractual Services	5,169,109	5,169,109	4,903,193	5,322,617	3,375,914	63%
Commodities	6,041,661	6,041,661	4,313,764	6,041,661	2,816,138	47%
Capital Outlay	7,942,000	7,942,000	7,448,362 ¹	7,620,000	7,443,400	98%
Grants and Claims	6,449,999	6,449,999	6,273,599	6,449,999	4,745,200	74%
Transfers Out to Debt	12,359,516	12,359,516	12,359,516	13,729,880	9,547,410	70%
Debt	2,801,575	2,801,575	1,201,248	2,801,575	1,201,248	43%
Reserve and Contingency	250,000	250,000		250,000		0%
Total Operating Expenses	53,099,828	52,936,893	48,201,548	54,544,242	37,420,142	69%
Increase/(Decrease) in Net Revenue	\$ (1,202,196)	\$ 1,094,739	\$ 7,540,540	\$ 1,625,450		
ACFR BUDGETARY BASIS FUND BALANCE						
Beginning of year	31,373,126	31,373,126	31,373,126 ¹	38,913,666 ²		
End of year	\$ 30,170,930 ¹	\$ 32,467,865 ¹	\$ 38,913,666 ¹	\$ 40,539,116 ²		74%
¹ Updated for 2024 Final Audited Figures						
² A total of \$7.5 million in fund balance was authorized for the soil removal project at the Kaw Point Plant; will show reduction as the invoices are paid						
Once paid, the fund balance will be reduced to \$32,924,002 or 60%						

CASH & INVESTMENTS

Investments by Type



■ Cash ■ COD ■ Treasury/Agency

Type	Amount
Operating Cash	\$139,373,412
Employee Health Self Insurance Restricted Fund	\$21,537,000
Certificates of Deposit	\$75,000,000
Agency / U.S. Treasury	\$53,035,234
TOTAL	\$288,945,646

SUMMARY

- Operating cash includes funds held for other taxing districts and earns approximately 3% interest (down from last year)
- Employee Health Self Insurance Fund is restricted and earns approximately 3% interest
- Total investments: \$160.9 million and has investment return 3.44%; however, in December 2025 four CDs end which are at very low interest rates (1.12%)

SUMMARY OF OUTSTANDING DEBT PRINCIPAL AND INTEREST PAYMENTS

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS					
DEBT SUMMARY					
FY 2025					
		Original	Payments FY25	Balance	
			P/I	P/I	
Debt Issuance		Principal Issued	Amount	12/31/2025	
Capital Lease Obligations		\$28,690,076	\$3,751,466	\$13,520,374	
City Regular GO Bonds	1	\$363,573,968	\$30,598,022	\$302,416,271	4
City Sanitary Sewer Bonds		\$216,071,176	\$12,229,879	\$248,871,465	5
City State Revolving Fund		\$19,890,000	\$1,201,248	\$11,411,851	
City Stormwater Bonds		\$27,676,865	\$2,048,794	\$21,941,370	
City Levee Bonds		\$2,060,000	\$257,000	\$0	
City Public Building Commission		\$1,134,600	\$127,760	\$127,597	
County Regular GO Bonds	2	\$19,754,995	\$2,018,717	\$11,713,490	
County Public Building Commission	3	\$54,566,012	\$3,977,394	\$44,030,686	
		\$733,417,691	\$56,210,280	\$654,033,104	





QUESTIONS



Report to Economic Development & Finance

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="581 380 1036 478" style="border: 1px solid black; padding: 5px;">Michelle Wooten, Deputy Treasurer</div> <p data-bbox="581 520 899 590">mwooten@wycokck.org x8176</p>	Treasurer
AGENDA ITEM #4.3.		
REPORT: THIRD QUARTER INVESTMENT		
BACKGROUND		
<ul style="list-style-type: none"> • A summary of the investment report going over the investment portfolio for Quarter 3, 2025 • Dates of July 1, 2025, through September 30, 2025 		
RECOMMENDATION		
For information only		
For information only		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
Zero cost. Report is for information only.		
LEGAL/ POLICY CONSIDERATIONS		
No issues to be aware of		
ATTACHMENTS		
2025 Q3 Invstmt Report Presentation - FOR ED&F		

Approved by Mayor/Administrator to add to agenda.

Unified Government of WyCo/KCK
Quarterly Investment Report
Third Quarter 2025
July 1, 2025- September 30, 2025

Presented by:
Michelle Wooten
Deputy Treasurer/Cash Manager



Unified Government of Wyandotte County and Kansas City, Kansas
Investment Portfolio Compliance Report

September 30, 2025

Key Metrics

- Avg Yield – 3.06%
- DTM – 198 days, up from 91 DTM in Q2-2025

Portfolio Components

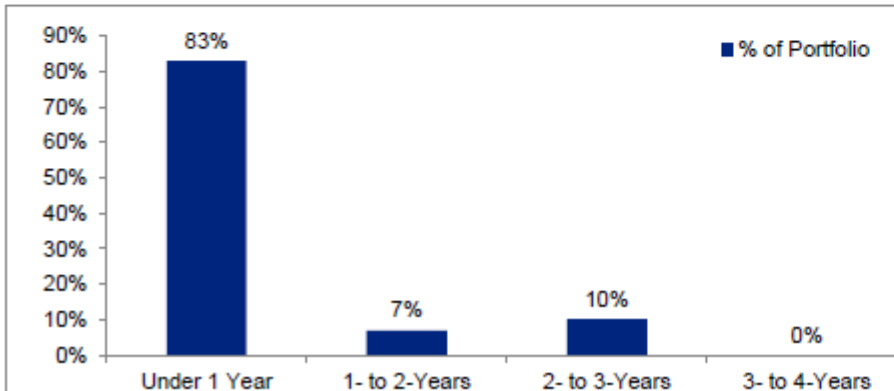
- Cash – 56%
- Invested – 44%

Investment Summary - Aggregate Portfolio By Type of Investment

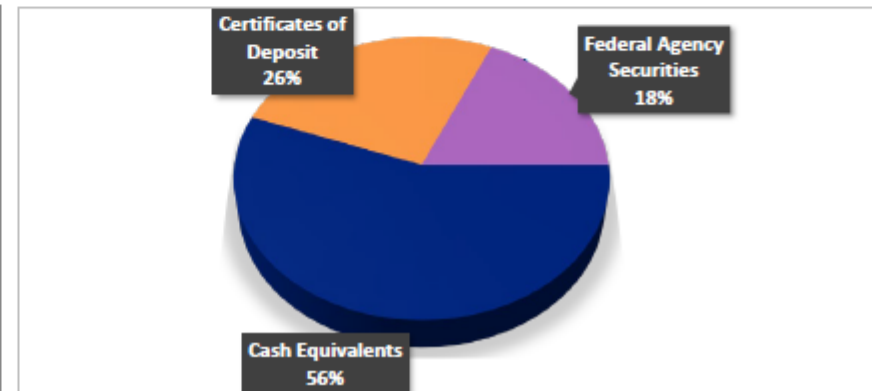
Security Type	Original Cost	Market Value ¹	Amortized Cost ²	% of Portfolio	% Permitted by Policy	Within Target Benchmarks	Weighted Days to Maturity ³	Weighted Average Yield ³
Property Tax Held for Entities ⁴	\$8,588	\$8,588	\$8,588	na		✓	1	2.78%
Cash Equivalents	\$160,910,412	\$160,910,412	\$160,910,412	56%	100%	✓	1	2.78%
Total Liquidity	\$160,910,412	\$160,910,412	\$160,910,412	56%			1	2.78%
Certificates of Deposit	\$75,000,000	\$75,000,000	\$75,000,000	26%	100%	✓	243	3.32%
Federal Agency Securities	\$53,521,664	\$53,035,233	\$53,521,664	18%	50%	✓	728	3.53%
Total Securities	\$128,521,664	\$128,035,233	\$128,521,664	44%			971	6.85%
Total Portfolio	\$289,432,075	\$288,945,645	\$289,432,075	100%			198	3.06%

1. Market values provided by UMB Bank, Third-Party Safekeeping Custodial Agent. Recorded at time of settlement to reflect holding investments to maturity.
2. Amortized cost is the original cost of the principal of the security adjusted for the amount of the periodic reduction of any discount or premium from the purchase date until the date of the report.
3. Averages shown are weighted averages calculated based on original cost. Average maturity is shown as days.
4. Property Tax collections temporarily held by the County on behalf of other governmental entities is not a part of the Unified Government's cash and investment value. The cash being held in trust is presented here for informational purposes.

Maturity Distribution



Sector Distribution





Unified Government of Wyandotte County and Kansas City, Kansas
 Investment Portfolio Compliance Report
 September 30, 2025

Key Metrics

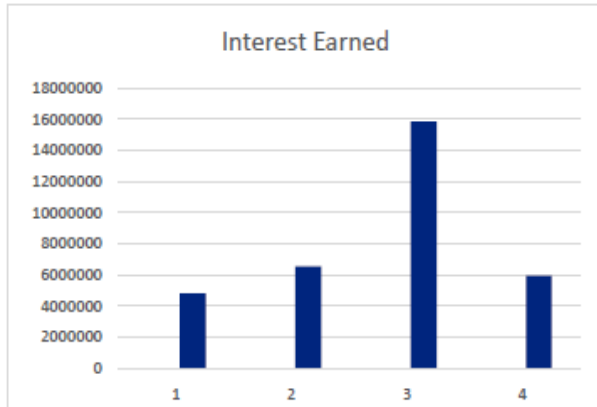
- Avg Yield – 3.06% up from 3.05% in Q2-2025
- Below our target T-Bill benchmark of 3.68%
- Total interest earned for Q3'25 \$2M

Target Benchmarks

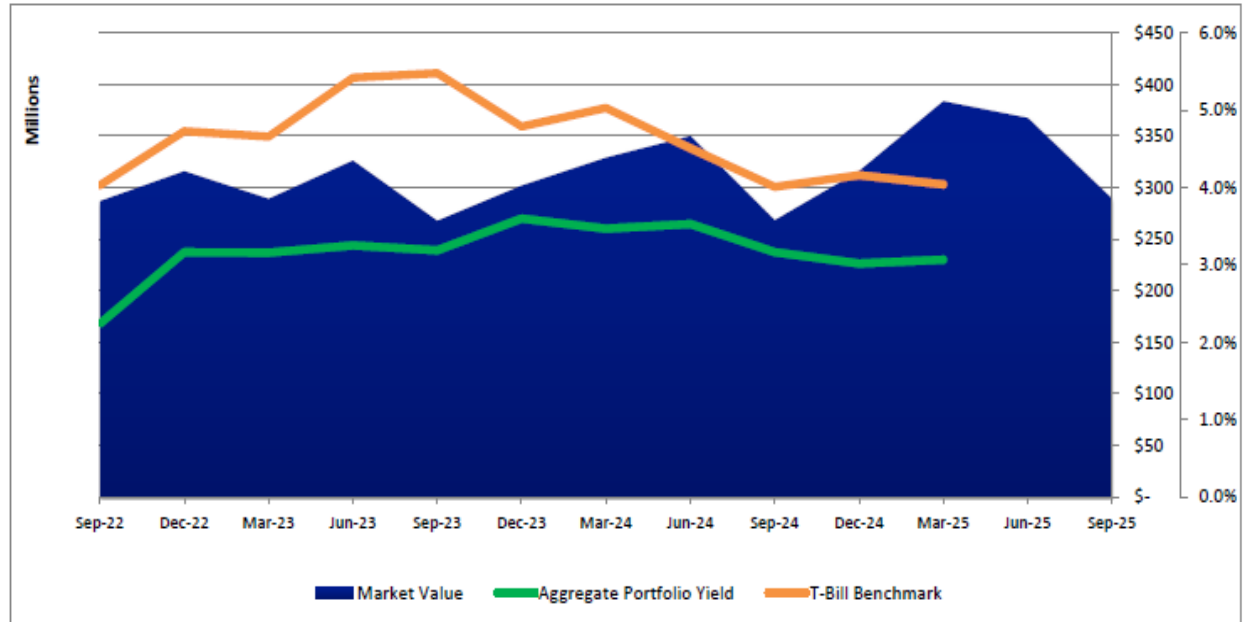
Limits relating to Maturity exceeded the Cash and Investment Policy's guideline for the 0 – 12 months category

Target Benchmarks

	Yes	No
Liquidity	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Permitted types of investments	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Limits within investment categories	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Limits within single agency/institution	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Limits relating to maturity	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The investment report herein shown along with ongoing income provides sufficient liquidity to meet estimated expenditures for next 6 months		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Historic Portfolio Size



Aggregate Yield vs. US T-Bill Benchmark

Dr. Shelley Kneuvean
 Chief Financial Officer

September 30, 2025

Date

Types of securities in our investment portfolio?

Of the \$288 M total, \$75 M or 26% - CDs fully collateralized per investment policy and State Statute \$53 M or 18% - US Agencies Securities.



Unified Government of Wyandotte County and Kansas City, Kansas Investment Portfolio Compliance Report September 30, 2025

Issuer Detail - Aggregate Portfolio by Issuer

Issuer	Original Cost	Market Value ¹	% of Portfolio ³	% Permitted by Issuer	Within Target Benchmarks ³	Weighted Average Maturity Days ²	Weighted Average Yield ²
Property Tax Held for Entities ³	8,588	8,588	na	See note 3	✓	1	2.78%
UMB, Operating Fund	139,373,412	139,373,412	48%	25%	✓	1	2.41%
UMB, Health Reserve Fund	21,537,000	21,537,000	7%	25%	✓	0	0.37%
Cash Equivalents	160,910,412	160,910,412	56%		✓	1	2.78%
Capitol Federal Savings	35,000,000	35,000,000	12%	25%	✓	155	1.94%
Commerce Bank	20,000,000	20,000,000	7%	25%	✓	17	0.30%
Security Bank	20,000,000	20,000,000	7%	25%	✓	61	1.08%
Certificates of Deposit	75,000,000	75,000,000	26%		✓	243	3.32%
US Treasury	23,542,325	23,535,325	8%	50% of total portfolio	✓	173	1.54%
Agency	29,979,338	29,499,909	10%		✓	553	2.48%
Federal Agency Securities	53,521,664	53,035,233	18%		✓	728	3.53%
Grand Total	289,432,075	288,945,645	100%			198	3.06%

1. Market values provided by UMB Bank, Third-Party Safekeeping Custodial Agent.

2. Averages shown are weighted averages calculated based on original cost for the respective investment categories. Average maturity is shown as days.

3. Property Tax collections temporarily held by the County on behalf of other governmental entities is not a part of the Unified Government's cash and investment value for investment reporting purposes. The cash being held in trust is presented here for informational purposes.



Unified Government of Wyandotte County and Kansas City, Kansas
 Investment Portfolio Compliance Report
 3rd Quarter 2025 -July 1- September 30, 2025

What transactions occurred in Q3 2025?

Quarterly Transactions Detail - Aggregate Portfolio							
Settlement Date	CUSIP	Issuer	Coupon	Interest Rate	Maturity Date	Par	Original Cost
Thru Q3	NA	UMB, Operating Fund		2.780%	10/1/2025	(101,517,973)	(101,517,973)
Thru Q3	NA	UMB, Health Reserve Fund		2.780%	10/1/2025	(135,000)	(135,000)
Cash Equivalents						(101,652,973)	(101,652,973)
8/21/2025	1150210357	Security Bank of Kansas City		3.900%	8/21/2026	10,000,000	10,000,000
8/21/2025	2731853295	Capitol Federal Savings		3.900%	8/21/2026	10,000,000	10,000,000
8/21/2025	3130AWTR1	Agency		3.700%	9/8/2028	24,997,488	24,997,488
Purchases						44,997,488	44,997,488
8/9/2024	2142106533	Argentine Federal Savings		5.100%	8/9/2025	(235,000)	(235,000)
9/11/2024	2142106558	Argentine Federal Savings		4.875%	9/11/2025	(5,000,000)	(5,000,000)
9/11/2024	1150204201	Security Bank of Kansas City		4.200%	9/11/2025	(10,000,000)	(10,000,000)
10/5/2023	91282CFK2	US Treasury		5.070%	9/15/2025	(4,865,830)	(4,865,830)
Calls/Maturities						(20,100,830)	(20,100,830)
Total						(76,756,316)	(76,756,316)



Report to Economic Development & Finance

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="581 384 1037 478" style="border: 1px solid black; padding: 5px;"> Shelley Kneuvean, Chief Financial Officer </div> skneuvean@wycokck.org x5849	Finance
AGENDA ITEM #4.4.		
RESOLUTION: AMENDING THE 2025-2030 CAPITAL IMPROVEMENT PROGRAM FOR GENERAL OBLIGATION PROJECT FINANCING		
BACKGROUND		
Approval of resolution to authorize \$34,581,600 for specific sanitary sewer projects and \$4,900,000 related to a stormwater project.		
RECOMMENDATION		
Approve Approval at November 20, 2025 Full Commission meeting.		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
This general obligation debt has been built into the rate model and is affordable with the 2026 4% rate increase approved by the Mayor and Commission.		
LEGAL/ POLICY CONSIDERATIONS		
Gilmore & Bell, serving as bond counsel, was engaged to prepare all required documents, and the UG Legal Department provided the language for the budget amendment.		
ATTACHMENTS		
Resolution - GO Project Financing Authorization (UG) - clean, Exhibit A 2025 GO Bond 2 Project Descriptions clean, Exhibit B Revised Debt CIP - Sewer and Storm, 2026 A Bonds Sewer List		

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. R-__-25

A RESOLUTION AMENDING THE 2025-2030 CIP; AUTHORIZING VARIOUS PUBLIC IMPROVEMENTS AND AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS AND/OR TEMPORARY NOTES TO FINANCE A PORTION OF THE COSTS OF SUCH IMPROVEMENTS.

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the “Unified Government”), successor to the City of Kansas City, Kansas, is a duly organized and existing municipal corporation under the laws of the State of Kansas, is a consolidated city-county having all the powers, functions and duties of a county and of a city of the first class; and

WHEREAS, pursuant to Ordinance No. O-117-25, the Unified Government has previously approved the 2025-2030 Capital Improvement Program (the “2025-2030 CIP”); and

WHEREAS, Charter Ordinance No. CO-03-09 was previously approved by the Unified Government, acting as a city of the first class and pursuant to Article 12, Section 5 of the Constitution of the State of Kansas (the “Home Rule Amendment”), and such Charter Ordinance authorizes the governing body of the Unified Government to make the following improvements and to issue its general obligation bonds and/or temporary notes to finance the costs of such improvements:

Bridge, viaduct, street, sidewalk or pedestrian way improvements, airport, public building or structure, parking improvement, or other public utility or works, including any appurtenances related thereto and the land necessary therefor, for lands for public parks and recreation facilities, including golf courses, stadiums and community centers, and developing and making improvements to the same, within or without the city, for the establishment, development and construction of crematories, desiccating or reduction works, including any appurtenances related thereto and the land necessary therefor, within or without the city, or for the improvement, repair or extension of any waterworks, sanitary sewer facilities, sewage treatment or disposal plant, sewerage system storm water improvement, electric light plant, crematory, desiccating or reduction works or other public utility plant or works owned by the city, and for the purpose of rebuilding, adding to or extending the same or acquiring land necessary therefor from time to time, as the necessities of the city may require, or for the acquisition of equipment, vehicles and other personal property to be used in relation to any of the improvements authorized herein; and

WHEREAS, the Unified Government now seeks to: (1) amend the 2025-2030 CIP as further described herein; and (2) authorize certain improvements and the issuance of general obligation bonds or notes to finance the costs of such improvements, all as set forth in **Exhibit A** attached hereto.

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

Section 1. Amendment of 2025-2030 CIP. The governing body of the Unified Government hereby amends the 2025-2030 CIP to include all of the projects as set forth in **Exhibit B** attached hereto.

Section 2. Approval of the Projects. The governing body of the Unified Government hereby authorizes and orders the construction of the improvements described in **Exhibit A** attached hereto.

Section 3. Issuance of General Obligation Bonds. Pursuant to Charter Ordinance CO-03-09 and the Home Rule Amendment, the governing body of the Unified Government hereby authorizes the issuance of general obligation bonds and/or general obligation temporary notes to fund the improvements

authorized in Section 1 of this Resolution. Such general obligation bonds and/or general obligation temporary notes may be issued in the maximum principal amounts set forth in **Exhibit A** attached hereto. The Unified Government expects to make expenditures prior to the issuance of such general obligation bonds and/or general obligation temporary notes, and any such tax-exempt general obligation bonds and/or general obligation temporary notes issued under the authority of this Resolution may be used to reimburse expenditures made on or after the date that is 60 days before the date of passage of this Resolution pursuant to U.S. Treasury Regulation §1.150-2.

Section 4. Further Authority. The Mayor/CEO, Unified Government Clerk, County Administrator, acting Unified Government Chief Financial Officer, and acting Unified Government Chief Counsel and other appropriate officers and agents of the Unified Government are hereby authorized and directed to take such action, expend such funds and execute such documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 5. Effective Date. This Resolution shall be in full force and effect following its adoption by the governing body of the Unified Government.

ADOPTED by the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas, and **APPROVED AND SIGNED** by the Mayor/CEO this 20th day of November, 2025.

**UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/KANSAS CITY,
KANSAS**

By: _____
Tyrone Garner,
Mayor/Chief Executive Officer

(SEAL)

ATTEST:

Monica Sparks,
Unified Government Clerk

Approved as to Form:

Unified Government Legal Department

EXHIBIT A
PROJECT AUTHORIZATIONS

EXHIBIT B
REVISED 2025-2030 CIP

CSO 19 Sewer Separation (Phase 1)		CMIP #:	PRJ-TBD
		Annual CMIP#:	PRG00232 2025
Statutory Authority:	Charter Ordinance CO-03-09		
Prior Authorization Approved:	None		
Prior Authorization Amount Approved*:	\$0		
New Authorization Amount*:	\$2,549,686		
<i>*plus capitalized interest on any temporary financing and costs of issuance</i>			
Project Description:			
<p>CSO 19 Sewer Separation (Phase I) – The project area is generally bound by Waterway Park and Big 11 Lake Park. Separate combined sewers through installation of approximately 5,700FT of 15IN through 60IN storm sewer, capacity of separated stormwater to mitigate overflow conditions and provide grey detention facility for stormwater attenuation to meet KDHE design restrictions and to meet the consent decree terms and conditions by 12/31/2024.</p> <p>Work includes design, bid, and construction improvements activities made resulting from the 2020 analysis of Jersey Creek which identified locations: CSO 14, 15, 16, 17, 19, 44, 55, 81, and 85.</p>			

CSO 19 Sewer Separation (Phase 2)		CMIP #:	PRJ-TBD
		Annual CMIP#:	PRG00232 2025
Statutory Authority:	Charter Ordinance CO-03-09		
Prior Authorization Approved:	None		
Prior Authorization Amount Approved*:	\$0		
New Authorization Amount*:	\$1,764,173		
<i>*plus capitalized interest on any temporary financing and costs of issuance</i>			
Project Description:			
<p>CSO 19 Sewer Separation (Phase II) - The project area is in the south-central portion of the Jersey Creek Basin. The area is generally bounded by North 14th Street on the west, North 7th Street Trafficway on the east, Walker Avenue on the north, and Sandusky Avenue on the south. Improvements will include sewer separation and stormwater green infrastructure where feasible to supplement or reduce the following separation quantities of approximately 5,500 LF of 15-inch through 7-foot by 7-foot reinforced concrete box storm sewer and 1,000 LF of 15-inch to 36-inch diameter sanitary sewer and to meet the consent decree terms and conditions by 12/31/2027.</p> <p>Work includes design, bid, and construction improvements activities made resulting from the 2020 analysis of Jersey Creek which identified locations: CSO 14, 15, 16, 17, 19, 44, 55, 81, and 85.</p>			

CSO 14 Sewer Separation (Phase 1)		CMIP #:	PRJ-TBD
		Annual CMIP#:	PRG00232 2025
Statutory Authority:	Charter Ordinance CO-03-09		
Prior Authorization Approved:	None		
Prior Authorization Amount Approved*:	\$0		
New Authorization Amount*:	\$9,200,000		
<i>*plus capitalized interest on any temporary financing and costs of issuance</i>			
Project Description:			
<p>CSO 14 - The project area is in the north central portion of the Jersey Creek Basin. The area is generally bounded by 18th Street on the west, 12th Street on the east, Quindaro Boulevard on the north, and Parallel Parkway on the south. Improvements will include sewer separation with approximately 9,000 LF of 15-inch through 36-inch diameter storm sewer and 1,000 LF of 15-inch through 24-inch diameter sanitary sewer.</p> <p>Work includes design, bid, and construction improvements activities made resulting from the 2020 analysis of Jersey Creek which identified locations: CSO 14, 15, 16, 17, 19, 44, 55, 81, and 85.</p>			

CSO 14 Above Ground Storage Treatment Facilities (Phase 2)		CMIP #:	PRJ-TBD
		Annual CMIP#:	PRG00232 2025
Statutory Authority:	Charter Ordinance CO-03-09		
Prior Authorization Approved:	None		
Prior Authorization Amount Approved*:	\$0		
New Authorization Amount*:	\$4,380,356		
<i>*plus capitalized interest on any temporary financing and costs of issuance</i>			
Project Description:			
<p>Work includes design, bid, and construction improvements activities to construct above-ground stormwater treatment facilities to mitigate impacts of frequent storm flooding and improve water quality. This project will complement the sewer separation completed in CSO 14 Phase 1 to alleviate resident concerns with frequent flooding and to meet base standards for water quality improvements associated with stormwater improvement projects.</p>			

CSO 17 Sewer Separation		CMIP #:	PRJ-TBD
		Annual CMIP#:	PRG00232 2025
Statutory Authority:	Charter Ordinance CO-03-09		
Prior Authorization Approved:	None		
Prior Authorization Amount Approved*:	\$0		
New Authorization Amount*:	\$5,800,000		
<i>*plus capitalized interest on any temporary financing and costs of issuance</i>			
Project Description:			
<p>CSO 17 - The project area is in the north central portion of the Jersey Creek Basin. The area is generally bounded on the east by North 8th Street, on the west by North 10th Street, on the north by Sanford Avenue, and on the south by Parallel Parkway. Improvements will include sewer separation and potentially stormwater BMPs or green infrastructure where feasible to supplement or reduce the following separation quantities of approximately 1,500 LF of 12-inch through 21-inch diameter storm sewer and 2,200 LF of 10-inch through 15-inch diameter sanitary sewer.</p> <p>Work includes design, bid, and construction improvements activities made resulting from the 2020 analysis of Jersey Creek which identified locations: CSO 14, 15, 16, 17, 19, 44, 55, 81, and 85.</p>			

Wyandotte High/Lombardy Drive Green Infrastructure		CMIP #:	PRJ-TBD
		Annual CMIP#:	PRG00232 2025
Statutory Authority:	Charter Ordinance CO-03-09		
Prior Authorization Approved:	None		
Prior Authorization Amount Approved*:	\$0		
New Authorization Amount*:	\$1,916,915		
<i>*plus capitalized interest on any temporary financing and costs of issuance</i>			
Project Description:			
<p>The Wyandotte High / Lombardy Drive Green Infrastructure will improve stormwater capture and quality in the Jersey Creek Watershed through implementation of green infrastructure and sewer separation. The project area primarily consists of the existing right of way in the existing low-lying areas near Wyandotte High School, specifically from the intersection of N 20th Street and Armstrong Avenue south to the intersection of Westview Drive and Orville Avenue. This project will construct 700 LF of new 24-inch through 30-inch storm sewer.</p>			

Gravity Interceptor from Pump Station 45 to Pump Station 7	CMIP #:	PRJ-TBD
	Annual CMIP#:	PRG00356 2025
Statutory Authority:	Charter Ordinance CO-03-09	
Prior Authorization Approved:	None	
Prior Authorization Amount Approved*:	\$0	
New Authorization Amount*:	\$1,000,000	
<i>*plus capitalized interest on any temporary financing and costs of issuance</i>		
Project Description:		
Work includes design, bid, and construction improvements activities to install 3,000 linear feet of 36-inch diameter gravity sewer from Pump Station 45 to Pump Station 7 to alleviate surcharging upstream of Pump Station 45. This is an SSO Control Measure project required by the Consent Decree.		

Sumner Academy Realignment and Rehabilitation	CMIP #:	PRJ-TBD
	Annual CMIP#:	PRG00233 2025
Statutory Authority:	Charter Ordinance CO-03-09	
Prior Authorization Approved:	None	
Prior Authorization Amount Approved*:	\$0	
New Authorization Amount*:	\$4,000,000	
<i>*plus capitalized interest on any temporary financing and costs of issuance</i>		
Project Description:		
Replace existing failed sanitary sewer beneath Sumner Academy playing field with sanitary sewer in a new alignment which removes it from the playing field footprint to improve sewer access and simplify future maintenance activities.		

Collections System Repair (Multiple Locations)	CMIP #:	PRJ-TBD
	Annual CMIP#:	PRG00229 2025
Statutory Authority:	Charter Ordinance CO-03-09	
Prior Authorization Approved:	None	
Prior Authorization Amount Approved*:	\$0	
New Authorization Amount*:	\$1,570,470	
<i>*plus capitalized interest on any temporary financing and costs of issuance</i>		
Project Description:		
Work includes design, bid, and construction improvements activities for the following collection system repair projects:		

49th Terrace and Garfield Avenue; and 64th Street and Ann Avenue

Replace two existing brick manholes (7-feet deep 166-021-MH and 15-feet deep 236-007-MH) that were exposed along eroded streambanks with new precast concrete manholes and install streambank stabilization measures (e.g., riprap) to prevent further erosion and infrastructure exposure. The manholes are at risk of failure and susceptible to releasing sewage into the streams.

18th Street and Central Avenue

Rehabilitate existing 10" vitrified clay sanitary sewer (380-feet) with cured-in-place pipe (CIPP) lining. It is anticipated that the pipe may require an open cut excavation point repair due to the significant deterioration prior to lining. Replacing the existing pipe via pipe bursting may also be considered. Existing pipe has a protruding service lateral and multiple cracks, holes, and breaks and is at risk of collapse in an area with difficult accessibility adjacent to a parking lot and multi-story structure.

10th Street and Freeman Avenue

Rehabilitate existing 57" brick sanitary sewer (688-feet) with cured-in-place pipe (CIPP) lining. Existing pipe has already collapsed in two locations and is at risk of additional collapse. Other areas of the pipe exhibit significant infiltration and missing bricks. Due to the existing pipe length and orientation, it is anticipated that two new pre-cast concrete manholes will need to be installed and the existing cave-in settlement will need to be repaired.

264 S. Ferre Street

Rehabilitate existing 10" vitrified clay sanitary sewer (153-feet) with cured-in-place pipe (CIPP) lining. The pipe also requires an open cut excavation 20-foot point repair prior to lining due to the significant deterioration and a collapse that is visible at the street surface. Existing pipe has multiple cracks and breaks and is at risk of additional collapse.

Legends (Village West Parkway and Abilities Way)

Replace three existing concrete manholes (20-feet deep 430-016-MH, 10-feet deep 430-014-MH, and 11-feet deep 430-015-MH) with new precast polymer concrete manholes due to extreme H₂S corrosion. The manholes are at risk of failure and susceptible to releasing sewage into the environment.

8th Street and Nebraska Avenue

Replace the buried 15" by 36" sewer pipe tee structure that has partially collapsed with a new precast concrete manhole. The existing structure is directly beneath an existing electrical ductbank and must be replaced to not cause delays to the planned BPU electrical upgrades that are necessary due to frequent power outages and additional demand.

3049 N 29th Street

Rehabilitate existing 8" vitrified clay sanitary sewer (74-feet) with cured-in-place pipe (CIPP) lining. The pipe also requires an open cut excavation 20-foot point repair due to the significant deterioration prior to lining. Existing pipe has multiple cracks and breaks and is at risk of collapse in an area between two residential structures.

Plant 20 Chemical Phosphorus Removal		CMIP #:	PRJ-TBD
		Annual CMIP#:	PRG00229 2025
Statutory Authority:	Charter Ordinance CO-03-09		
Prior Authorization Approved:	None		
Prior Authorization Amount Approved*:	\$0		
New Authorization Amount*:	\$2,400,000		
<i>*plus capitalized interest on any temporary financing and costs of issuance</i>			
Project Description:			
Work includes design, bid, and construction improvements activities to construct a chemical phosphorus removal facility, including new building, metering pumps, day tank, and bulk storage tank to comply with the Plant 20 NPDES Permit total phosphorus loading limit.			

Upper Splitlog Stormwater Improvements		CMIP #:	PRJ-TBD
		Annual CMIP#:	PRG00274 2025
Statutory Authority:	Charter Ordinance CO-03-09		
Prior Authorization Approved:	None		
Prior Authorization Amount Approved*:	\$0		
New Authorization Amount*:	\$4,900,000		
<i>*plus capitalized interest on any temporary financing and costs of issuance</i>			
Project Description:			
Construct sewer separation and two (2) new stormwater retention facilities Northrup Park and Splitlog Park to mitigate the impacts of frequent flooding in the surrounding neighborhood and improve water quality. This project will construct 1,000 LF of new storm sewer between 12-inches and 36-inches in diameter to convey stormwater runoff to the new stormwater facilities.			

UNII 2026 - 2030 Proposed DEBT

Project Type	New	Annual	Dept Priority	Ranking	MSF
Other Debt Projects					
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1	15	
		<input checked="" type="checkbox"/>	3	16	
		<input checked="" type="checkbox"/>	3	9	<input checked="" type="checkbox"/>
		<input checked="" type="checkbox"/>	1	16	
Storm Water Utility					
		<input checked="" type="checkbox"/>	3	13	

FIED GOVERNMENT
I Capital Improvement Program (CIP)
FINANCED PROJECTS

	2025 Amended	2025 Amended Revised
PRG00227 - Annual Sanitary Sewer Rehab	2,000,000	\$ -
PRG00229 - Annual Wastewater System Renewal, 2025	3,169,854	3,970,470
PRG00232 - Annual CSO Control Measures Overflow Reduction Program, 2025	27,611,106	27,611,130
PRG00233 - Annual Sanitary Sewer System Capacity Upgrades, 2025	-	2,000,000
PRG00356 - Annual SSO Control Measure Overflow Reduction Program, 2025	1,000,000	1,000,000
Sewer System Total	33,780,960	34,581,600
PRG00274 - Stormwater Capacity and Water Quality Enhancements, 2025	-	4,900,000
Storm Water Utility Total	-	4,900,000
	33,780,960	39,481,600

Sewer Bond Issue Project Listing

Project Name	Reference	Bond Amount
Sewer Separation Jersey Creek Phase 1	CS0 19	\$ 2,549,686
Sewer Separation Jersey Creek Phase 2	CS0 19	\$ 1,764,173
Sewer Separation Jersey Creek Phase 1	CS0 14	\$ 9,200,000
Above Ground Storage Treatment Facilities Phase 2	CS0 14	\$ 4,380,356
Sewer Separation Jersey Creek	CS0 17	\$ 5,800,000
Wyandotte High/Lombardy Drive Green Infrastructure		\$ 1,916,915
Gravity Interceptor from Pump Station 45 to Pump Station 7		\$ 1,000,000
Sumner Academy Realignment and Rehabilitation		\$ 4,000,000
Collection Systems Repairs (see description for locations)		\$ 1,570,470
Plant 20 Chemical Phosphorus Removal		\$ 2,400,000
Upper Splitlog Stormwater Improvements		\$ 4,900,000
 TOTAL		 \$ 39,481,600



Report to Economic Development & Finance

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="581 384 1036 478" style="border: 1px solid black; padding: 5px;">Shelley Kneuvean, Chief Financial Officer</div> <p data-bbox="581 520 1036 592">skneuvean@wycokck.org x5849</p>	Finance
AGENDA ITEM #4.5.		
ORDINANCE/RESOLUTION: AUTHORIZE DELIVERY OF GENERAL OBLIGATION IMPROVEMENT BONDS, SERIES 2026-A		
BACKGROUND		
<p>Authorization of sewer and storm sewer projects required as part of the Consent Decree and authorization to issue 30-year general obligation debt in the amount of \$39,481,600 plus issuance costs to finance said improvements. Bonds are to be repaid by sewer rates and storm sewer fees.</p>		
RECOMMENDATION		
<p>Approve</p> <p>Approval at November 20, 2025 full Commission meeting.</p>		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
<p>This general obligation debt has been built into the rate model and is affordable with the 2026 4% rate increase approved by the Mayor and Commission.</p>		
LEGAL/ POLICY CONSIDERATIONS		
<p>Gilmore & Bell, bond counsel, was engaged and prepared all appropriate documents.</p>		
ATTACHMENTS		
<p>Bond Ordinance - GO 2026-A (UG), Bond Resolution - GO 2026-A (UG)</p>		

Approved by Mayor/Administrator to add to agenda.

ORDINANCE NO. O-__-25

OF

THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

PASSED

NOVEMBER 20, 2025

**GENERAL OBLIGATION IMPROVEMENT BONDS
SERIES 2026-A**

ORDINANCE NO. O-__-25

AN ORDINANCE AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF GENERAL OBLIGATION IMPROVEMENT BONDS, SERIES 2026-A, OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS IN THE TOTAL PRINCIPAL AMOUNT NOT TO EXCEED \$40,485,000; PROVIDING FOR THE LEVY AND COLLECTION OF AN ANNUAL TAX FOR THE PURPOSE OF PAYING THE PRINCIPAL OF AND INTEREST ON SAID BONDS AS THEY BECOME DUE; AND MAKING CERTAIN OTHER COVENANTS AND AGREEMENTS WITH RESPECT THERETO.

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the “Unified Government”) is a municipal corporation, duly created, organized and existing under the Constitution and laws of the State as a consolidated city-county having all the powers, functions and duties of a county and a city of the first class; and

WHEREAS, pursuant to Charter Ordinance No. CO-03-09 of the Unified Government, and Article 12, Section 5 of the Constitution of the State of Kansas, as amended, and other provisions of the laws of the State of Kansas applicable thereto, by proceedings duly had, the governing body of the Unified Government has authorized the following improvements (collectively, the “Improvements”); and

CMIP	Project Name	Improvement Fund Deposit*
PRG00232	CSO 19 Sewer Separation (Phase 1)	\$2,549,686
PRG00232	CSO 19 Sewer Separation (Phase 2)	1,764,173
PRG00232	CSO 14 Sewer Separation (Phase 1)	9,200,000
PRG00232	CSO 14 Above Ground Storage Treatment Facilities (Phase 2)	4,380,356
PRG00232	CSO 17 Sewer Separation	5,800,000
PRG00232	Wyandotte High/Lombardy Drive Green Infrastructure	1,916,915
PRG00356	Gravity Interceptor from Pump Station 45 to Pump Station 7	1,000,000
PRG00233	Sumner Academy Realignment and Rehabilitation	4,000,000
PRG00229	Collections System Repair (Multiple Locations)	1,570,470
PRG00229	Plant 20 Chemical Phosphorus Removal	2,400,000
PRG00274	Upper Splitlog Stormwater Improvements	4,900,000
	Total	\$39,481,600

*Excludes costs of issuance and financing costs.

WHEREAS, the governing body of the Unified Government is authorized by law to issue general obligation bonds of the Unified Government to pay a portion of the costs of the Improvements; and

WHEREAS, the governing body of the Unified Government shall advertise the sale of the Bonds in accordance with the law and shall authorize the Mayor or the County Administrator, on behalf of the governing body of the Unified Government, to award the sale of such bonds to the lowest bidder on the sale date following receipt of a good faith deposit as required by law; and

WHEREAS, the governing body of the Unified Government hereby finds and determines that it is necessary for the Unified Government to authorize and provide for the issuance of the Bonds in the aggregate principal amount of not to exceed \$40,485,000 to pay, along with other available funds of the Unified Government, the costs of the Improvements and pay costs of issuance; and

WHEREAS, the award of the sale of the Bonds to the lowest bidder shall be contingent upon meeting the limitations set forth in **Exhibit B** to the Resolution, in such principal amount as is necessary to pay the costs of the Improvements and the costs of issuance of the Bonds.

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

Section 1. Definitions of Words and Terms. In addition to words and terms defined elsewhere herein, the following words and terms in this Ordinance shall have the meanings hereinafter set forth. Unless the context shall otherwise indicate, words importing the singular number shall include the plural and vice versa, and words importing persons shall include firms, associations and corporations, including public bodies, as well as natural persons.

“Act” means the Constitution and statutes of the State including K.S.A. 10-101 *et seq.*, K.S.A. 10-620 *et seq.*, Charter Ordinance No. CO-03-09 of the Unified Government, and Article 12, Section 5 of the Constitution of the State of Kansas, all as amended and supplemented from time to time.

“Bond and Interest Fund” means the Bond and Interest Fund of the Unified Government for its general obligation bonds.

“Bond Resolution” means the resolution to be adopted by the governing body of the Unified Government prescribing the terms and details of the Bonds and making covenants with respect thereto.

“Bonds” means the Unified Government’s General Obligation Improvement Bonds, Series 2026-A, dated February 12, 2026, authorized by this Ordinance.

“Clerk” means the duly appointed and/or elected Clerk or, in the Clerk’s absence, the duly appointed Deputy Clerk, Acting Clerk or Interim Clerk of the Unified Government.

“Improvements” means the improvements referred to in the preamble to this Ordinance and any Substitute Improvements.

“Mayor/CEO” means the duly elected and acting Mayor/CEO of the Unified Government or, in the Mayor/CEO’s absence, the duly appointed and/or elected Vice Mayor/CEO or Acting Mayor/CEO of the Unified Government.

“Ordinance” means this Ordinance authorizing the issuance of the Bonds.

“State” means the State of Kansas.

“Substitute Improvements” means the substitute or additional improvements of the Unified Government authorized in the manner set forth in the Bond Resolution.

“Unified Government” means the Unified Government of Wyandotte County/Kansas City, Kansas.

Section 2. Authorization of the Bonds. There shall be issued and hereby are authorized and directed to be issued the General Obligation Improvement Bonds, Series 2026-A, of the Unified Government in the aggregate principal amount of not to exceed \$40,485,000 for the purpose of providing funds to: (a) pay a portion of the costs of the Improvements and (b) pay costs of issuance of the Bonds.

Section 3. Security for the Bonds. The Bonds shall be general obligations of the Unified Government payable as to both principal and interest from ad valorem taxes, which may be levied without limitation as to rate or amount upon all the taxable tangible property within the territorial limits of the Unified Government, excluding the incorporated areas of Bonner Springs, Edwardsville and Lake Quivira, and excluding the unincorporated area of the Unified Government. The full faith, credit and resources of the Unified Government are hereby irrevocably pledged for the prompt payment of the principal of and interest on the Bonds as the same become due.

Section 4. Terms, Details and Conditions of the Bonds. The Bonds shall be dated and bear interest, shall mature and be payable at such times, shall be in such forms, shall be subject to redemption and payment prior to the maturity thereof, and shall be issued and delivered in the manner prescribed and subject to the provisions, covenants and agreements set forth in the Bond Resolution, including the completed Certificate of Final Terms in Exhibit C to the Bond Resolution.

Section 5. Levy and Collection of Annual Tax. The governing body of the Unified Government shall annually make provision for the payment of principal of, premium, if any, and interest on the Bonds as the same become due by levying and collecting the necessary taxes upon all of the taxable tangible property within the Unified Government, excluding the incorporated areas of Bonner Springs, Edwardsville and Lake Quivira and excluding the unincorporated area of the Unified Government, in the manner provided by law.

The taxes above referred to shall be extended upon the tax rolls in each of the several years, respectively, and shall be levied and collected at the same time and in the same manner as the general ad valorem taxes of the Unified Government are levied and collected, shall be used solely for the payment of the principal of and interest on the Bonds as and when the same become due and the fees and expenses of the Paying Agent. The proceeds derived from said taxes shall be deposited in the Bond and Interest Fund.

If at any time said taxes are not collected in time to pay the principal of or interest on the Bonds when due, the Treasurer is hereby authorized and directed to pay said principal or interest out of the general funds of the Unified Government and to reimburse said general funds for money so expended when said taxes are collected.

Section 6. Further Authority. The Mayor/CEO, Clerk and other Unified Government officials are hereby further authorized and directed to execute any and all documents and take such actions as they may deem necessary or advisable in order to carry out and perform the purposes of the Ordinance, and to make alterations, changes or additions in the foregoing agreements, statements, instruments and other documents herein approved, authorized and confirmed which they may approve, and the execution or taking of such action shall be conclusive evidence of such necessity or advisability.

Section 7. Governing Law. This Ordinance and the Bonds shall be governed exclusively by and construed in accordance with the applicable laws of the State.

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

PASSED by the governing body of the Unified Government on November 20, 2025 and
APPROVED AND SIGNED by the Mayor/CEO.

(SEAL)

Tyrone Garner, Mayor/CEO

ATTEST:

Monica Sparks, Unified Government Clerk

Approved as to form:

Unified Government Legal Department

(PUBLISHED IN THE *WYANDOTTE ECHO* ON NOVEMBER __, 2025)

SUMMARY OF ORDINANCE NO. O-__-25

On November 20, 2025, the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas passed an ordinance entitled:

AN ORDINANCE AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF GENERAL OBLIGATION IMPROVEMENT BONDS, SERIES 2026-A, OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS IN THE TOTAL PRINCIPAL AMOUNT NOT TO EXCEED \$40,485,000; PROVIDING FOR THE LEVY AND COLLECTION OF AN ANNUAL TAX FOR THE PURPOSE OF PAYING THE PRINCIPAL OF AND INTEREST ON SAID BONDS AS THEY BECOME DUE; AND MAKING CERTAIN OTHER COVENANTS AND AGREEMENTS WITH RESPECT THERETO.

The Series 2026-A Bonds approved by the Ordinance are being issued in the maximum principal amount set forth therein to finance certain improvements in the Unified Government, and constitute general obligations of the Unified Government payable as to both principal and interest, to the extent necessary, from ad valorem taxes which may be levied without limitation as to rate or amount upon all the taxable tangible property within the territorial limits of the Unified Government, excluding the incorporated areas of Bonner Springs, Edwardsville and Lake Quivira, and excluding the unincorporated area of the Unified Government. A complete text of the Ordinance may be obtained or viewed free of charge at the office of the Clerk of the Unified Government, 701 N. 7th Street, Kansas City, Kansas. A reproduction of the Ordinance is available for not less than 7 days following the publication date of this Summary at <http://public.wycokck.org/sites/ugordinancesresolutions/Pages/default.aspx>.

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

DATED: November 20, 2025.

Acting Chief Counsel

RESOLUTION NO. R-__-25

OF

THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

ADOPTED

NOVEMBER 20, 2025

**NOT TO EXCEED \$40,485,000
GENERAL OBLIGATION IMPROVEMENT BONDS
SERIES 2026-A**

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RESOLUTION NO. R-__-25

A RESOLUTION PRESCRIBING THE FORM AND DETAILS OF AND AUTHORIZING THE DELIVERY OF GENERAL OBLIGATION IMPROVEMENT BONDS, SERIES 2026-A, OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, IN THE TOTAL PRINCIPAL AMOUNT NOT TO EXCEED \$40,485,000, PREVIOUSLY AUTHORIZED BY AN ORDINANCE OF THE ISSUER; MAKING CERTAIN COVENANTS AND AGREEMENTS TO PROVIDE FOR THE PAYMENT AND SECURITY THEREOF; AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS CONNECTED THEREWITH.

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the “Issuer”) has previously passed the Ordinance authorizing the issuance of the Bonds; and

WHEREAS, the Ordinance authorized the governing body of the Issuer to adopt a resolution prescribing certain details and conditions and to make certain covenants with respect to the issuance of the Bonds; and

WHEREAS, awarding the sale of the Bonds to lowest bidder shall follow receipt by the Issuer of a good faith deposit as required by law, and the issuance of the Bonds shall be contingent upon the parameters set forth in *EXHIBIT B*, in such principal amount as is necessary to pay the costs of the Improvements and the costs of issuance of the Bonds.

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

ARTICLE I

DEFINITIONS

Section 101. Definitions of Words and Terms. In addition to words and terms defined elsewhere herein, the following words and terms as used in this Bond Resolution shall have the meanings hereinafter set forth. Unless the context shall otherwise indicate, words importing the singular number shall include the plural and vice versa, and words importing persons shall include firms, associations and corporations, including public bodies, as well as natural persons.

“**Act**” means the Constitution and statutes of the State including K.S.A. 10-101 *et seq.*, K.S.A. 10-620 *et seq.*, Charter Ordinance No. CO-03-09 of the Issuer, and Article 12, Section 5 of the Constitution of the State of Kansas all as amended and supplemented from time to time.

“**Authorized Denomination**” means \$5,000 or any integral multiples thereof.

“**Beneficial Owner**” of the Bonds includes any Owner of the Bonds and any other Person who, directly or indirectly has the investment power with respect to such Bonds.

“**Bond and Interest Fund**” means the Bond and Interest Fund of the Issuer for its general obligation bonds.

“Bond Counsel” means the firm of Gilmore & Bell, P.C., or any other attorney or firm of attorneys whose expertise in matters relating to the issuance of obligations by states and their political subdivisions is nationally recognized and acceptable to the Issuer.

“Bond Insurer” means any issuer of a Municipal Bond Insurance Policy, if such an issuer is described on *EXHIBIT C* to this Bond Resolution.

“Bond Payment Date” means any date on which principal of or interest on any Bond is payable.

“Bond Register” means the books for the registration, transfer and exchange of Bonds kept at the office of the Bond Registrar.

“Bond Registrar” means the State Treasurer, and any successors and assigns.

“Bond Resolution” means this resolution relating to the Bonds.

“Bonds” or **“Bond”** means the General Obligation Improvement Bonds, Series 2026-A, authorized and issued by the Issuer pursuant to the Ordinance and this Bond Resolution.

“Business Day” means a day other than a Saturday, Sunday or any day designated as a holiday by the Congress of the United States or by the Legislature of the State and on which the Paying Agent is scheduled in the normal course of its operations to be open to the public for conduct of its operations.

“Cede & Co.” means Cede & Co., as nominee of DTC and any successor nominee of DTC.

“Certificate of Final Terms” means the Certificate of Final Terms executed and delivered by the Mayor/CEO or County Administrator as authorized pursuant to *Section 213* hereof, in substantially the form attached hereto as *EXHIBIT C*.

“Chief Financial Officer” means the duly appointed and acting Chief Financial Officer of the Issuer or, in the Chief Financial Officer’s absence, the duly appointed Deputy, Assistant, or Acting Chief Financial Officer of the Issuer.

“Clerk” means the duly appointed and/or elected Clerk or, in the Clerk’s absence, the duly appointed Deputy Clerk, Acting Clerk or Interim Clerk of the Issuer.

“Code” means the Internal Revenue Code of 1986, as amended, and the applicable regulations promulgated thereunder by the United States Department of the Treasury.

“Costs of Issuance” means all costs of issuing the Bonds, including but not limited to all publication, printing, signing and mailing expenses in connection therewith, registration fees, financial advisory fees, all legal fees and expenses of Bond Counsel and other legal counsel, expenses incurred in connection with compliance with the Code, all expenses incurred in connection with receiving ratings on the Bonds, and any premiums or expenses incurred in obtaining municipal bond insurance on the Bonds.

“Dated Date” means February 12, 2026.

“Debt Service Account” means the Debt Service Account for General Obligation Improvement Bonds, Series 2026-A created within the Bond and Interest Fund pursuant to *Section 501* hereof.

“Debt Service Requirements” means the aggregate principal payments (whether at maturity or pursuant to scheduled mandatory sinking fund redemption requirements) and interest payments on the Bonds for the period of time for which calculated; provided, however, that for purposes of calculating such amount, principal and interest shall be excluded from the determination of Debt Service Requirements to the extent that such principal or interest is payable from amounts deposited in trust, escrowed or otherwise set aside for the payment thereof with the Paying Agent or other commercial bank or trust company located in the State and having full trust powers.

“Defaulted Interest” means interest on any Bond which is payable but not paid on any Interest Payment Date.

“Defeasance Obligations” means any of the following obligations:

(a) United States Government Obligations that are not subject to redemption in advance of their maturity dates; or

(b) obligations of any state or political subdivision of any state, the interest on which is excluded from gross income for federal income tax purposes and which meet the following conditions:

(1) the obligations are (i) not subject to redemption prior to maturity or (ii) the trustee for such obligations has been given irrevocable instructions concerning their calling and redemption and the issuer of such obligations has covenanted not to redeem such obligations other than as set forth in such instructions;

(2) the obligations are secured by cash or United States Government Obligations that may be applied only to principal of, premium, if any, and interest payments on such obligations;

(3) such cash and the principal of and interest on such United States Government Obligations (plus any cash in the escrow fund) are sufficient to meet the liabilities of the obligations;

(4) such cash and United States Government Obligations serving as security for the obligations are held in an escrow fund by an escrow agent or a trustee irrevocably in trust;

(5) such cash and United States Government Obligations are not available to satisfy any other claims, including those against the trustee or escrow agent; and

(6) such obligations are rated in a rating category by Moody’s or Standard & Poor’s that is no lower than the rating category then assigned by that Rating Agency to United States Government Obligations.

“Derivative” means any investment instrument whose market price is derived from the fluctuating value of an underlying asset, index, currency, futures contract, including futures, options and collateralized mortgage obligations.

“Disclosure Undertaking” means the Continuing Disclosure Undertaking dated as of the Issue Date relating to certain obligations contained in the SEC Rule.

“DTC” means The Depository Trust Company, a limited-purpose trust company organized under the laws of the State of New York, and its successors and assigns, including any successor securities depository duly appointed.

“DTC Representation Letter” means the Blanket Letter of Representation from the Issuer and the Paying Agent to DTC which provides for a book-entry system, or any agreement between the Issuer and Paying Agent and a successor securities depository duly appointed.

“Event of Default” means each of the following occurrences or events:

(a) Payment of the principal and of the redemption premium, if any, of any of the Bonds shall not be made when the same shall become due and payable, either at Stated Maturity or by proceedings for redemption or otherwise;

(b) Payment of any installment of interest on any of the Bonds shall not be made when the same shall become due; or

(c) The Issuer shall default in the due and punctual performance of any other of the covenants, conditions, agreements and provisions contained in the Bonds or in this Bond Resolution (other than the covenants relating to continuing disclosure requirements contained herein and in the Disclosure Undertaking) on the part of the Issuer to be performed, and such default shall continue for thirty (30) days after written notice specifying such default and requiring same to be remedied shall have been given to the Issuer by the Owner of any of the Bonds then Outstanding.

“Federal Tax Certificate” means the Issuer’s Federal Tax Certificate dated as of the Issue Date, as the same may be amended or supplemented in accordance with the provisions thereof.

“Financeable Costs” means the amount of expenditure for an Improvement which has been duly authorized by action of the governing body of the Issuer to be financed by general obligation bonds, less: (a) the amount of any temporary notes or general obligation bonds of the Issuer which are currently Outstanding and available to pay such Financeable Costs; and (b) any amount of Financeable Costs which has been previously paid by the Issuer or by any eligible source of funds unless such amounts are entitled to be reimbursed to the Issuer under State or federal law.

“Fiscal Year” means the twelve month period ending on December 31.

“Funds and Accounts” means funds and accounts created pursuant to or referred to in *Section 501* hereof.

“Improvement Fund” means the Improvement Fund for General Obligation Improvement Bonds, Series 2026-A created pursuant to *Section 501* hereof.

“Improvements” means the improvements referred to in the preamble to the Ordinance and any Substitute Improvements.

“Independent Accountant” means an independent certified public accountant or firm of independent certified public accountants at the time employed by the Issuer for the purpose of carrying out the duties imposed on the Independent Accountant by this Bond Resolution.

“Interest Payment Date(s)” means the Stated Maturity of an installment of interest on any Bond which shall be February 1 and August 1 of each year, commencing February 1, 2027.

“Issue Date” means the date when the Issuer delivers the Bonds to the Purchaser in exchange for the Purchase Price.

“Issuer” means the Unified Government and any successors or assigns.

“Maturity” when used with respect to any Bond means the date on which the principal of such Bond becomes due and payable as therein and herein provided, whether at the Stated Maturity thereof or call for redemption or otherwise.

“Mayor/CEO” means the duly elected and acting Mayor/CEO, or in the Mayor/CEO’s absence, the duly appointed and/or elected Vice Mayor/CEO or Acting Mayor/CEO of the Issuer.

“Moody’s” means Moody’s Investors Service, a corporation organized and existing under the laws of the State of Delaware, and its successors and assigns, and, if such corporation shall be dissolved or liquidated or shall no longer perform the functions of a securities rating agency, “Moody’s” shall be deemed to refer to any other nationally recognized securities rating agency designated by the Issuer.

“Municipal Advisor” means Baker Tilly Municipal Advisors, LLC, Saint Paul, Minnesota, the municipal advisor of the Issuer.

“Municipal Bond Insurance Policy” means, if applicable, the municipal bond insurance policy issued by the Bond Insurer insuring the payment when due of the principal of and interest on the Bonds as described on *EXHIBIT C* to this Resolution.

“Notice Address” means with respect to the following entities:

(a) To the Issuer at:

Unified Government of Wyandotte County/Kansas City, Kansas
Attn: Clerk
701 N. 7th Street, Suite 323
Kansas City, Kansas 66101
Email: clerkwest@wycokck.org

(b) To the Paying Agent at:

State Treasurer of the State of Kansas Landon Office Building.
900 Southwest Jackson, Suite 201
Topeka, Kansas 66612-1235
Email: fiscal@treasurer.ks.gov

(c) To the Purchaser: see *EXHIBIT C*

(d) To the Rating Agency(ies):

Moody's
7 World Trade Center
250 Greenwich Street, 23rd Floor
New York, New York 10007

S&P Global Ratings, a division of S&P Global Inc.
55 Water Street, 38th Floor
New York, New York 10004

or such other address as is furnished in writing to the other parties referenced herein.

“Notice Representative” means:

- (a) With respect to the Issuer, the Clerk.
- (b) With respect to the Bond Registrar and Paying Agent, the Director of Bond Services.
- (c) With respect to any Purchaser, the manager of its Municipal Bond Department.
- (d) With respect to any Rating Agency, any Vice President thereof.

“Official Statement” means the Issuer’s Official Statement relating to the Bonds.

“Ordinance” means the ordinance of the Issuer authorizing the issuance of the Bonds, as amended from time to time.

“Outstanding” means, when used with reference to the Bonds, as of a particular date of determination, all Bonds theretofore authenticated and delivered, except the following Bonds:

- (a) Bonds theretofore canceled by the Paying Agent or delivered to the Paying Agent for cancellation;
- (b) Bonds deemed to be paid in accordance with the provisions of *Article VII* hereof; and
- (c) Bonds in exchange for or in lieu of which other Bonds have been authenticated and delivered hereunder.

“Owner” when used with respect to any Bond means the Person in whose name such Bond is registered on the Bond Register. Whenever consent of the Owners is required pursuant to the terms of this Bond Resolution, and the Owner of the Bonds, as set forth on the Bond Register, is Cede & Co., the term Owner shall be deemed to be the Beneficial Owner of the Bonds.

“Participants” means those financial institutions for whom the Securities Depository effects book-entry transfers and pledges of securities deposited with the Securities Depository, as such listing of Participants exists at the time of such reference.

“Paying Agent” means the State Treasurer, and any successors and assigns.

“Permitted Investments” shall mean the investments hereinafter described, provided, however, no moneys or funds shall be invested in a Derivative: (a) investments authorized by K.S.A. 12-1675 and amendments thereto; (b) the municipal investment pool established pursuant to K.S.A. 12-1677a, and amendments thereto; (c) direct obligations of the United States Government or any agency thereof; (d) the Issuer’s temporary notes issued pursuant to K.S.A. 10-123 and amendments thereto; (e) interest-bearing time deposits in commercial banks or trust companies located in the county or counties in which the Issuer is located which are insured by the Federal Deposit Insurance Corporation or collateralized by securities described in (c); (f) obligations of the federal national mortgage association, federal home loan banks, federal home loan mortgage corporation or government national mortgage association; (g) repurchase agreements for securities described in (c) or (f); (h) investment agreements or other obligations of a financial institution the obligations of which at the time of investment are rated in either of the three highest rating categories by Moody’s or Standard & Poor’s; (i) investments and shares or units of a money market fund or trust, the portfolio of which is comprised entirely of securities described in (c) or (f); (j) receipts evidencing ownership interests in securities or portions thereof described in (c) or (f); (k) municipal bonds or other obligations issued by any municipality of the State as defined in K.S.A. 10-1101 which are general obligations of the municipality issuing the same; or (l) bonds of any municipality of the State as defined in K.S.A. 10-1101 which have been refunded in advance of their maturity and are fully secured as to payment of principal and interest thereon by deposit in trust, under escrow agreement with a bank, of securities described in (c) or (f), all as may be further restricted or modified by amendments to applicable State law.

“Person” means any natural person, corporation, partnership, joint venture, association, firm, joint-stock company, trust, unincorporated organization, or government or any agency or political subdivision thereof or other public body.

“Purchase Price” means the original purchase price of the Bonds set forth in the Certificate of Final Terms described on *EXHIBIT C* to this Bond Resolution.

“Purchaser” means the original purchaser of the Bonds set forth in the Certificate of Final Terms described in *EXHIBIT C* to this Bond Resolution.

“Rating Agency” means any company, agency or entity that provides, pursuant to request of the Issuer, financial ratings for the Bonds.

“Rebate Fund” means the Rebate Fund for General Obligation Improvement Bonds, Series 2026-A created pursuant to *Section 501* hereof.

“Record Dates” for the interest payable on any Interest Payment Date means the fifteenth day (whether or not a Business Day) of the calendar month next preceding such Interest Payment Date.

“Redemption Date” means, when used with respect to any Bond to be redeemed, the date fixed for the redemption of such Bond pursuant to the terms of this Bond Resolution.

“Redemption Price” means, when used with respect to any Bond to be redeemed, the price at which such Bond is to be redeemed pursuant to the terms of this Bond Resolution, including the applicable redemption premium, if any, but excluding installments of interest whose Stated Maturity is on or before the Redemption Date.

“Replacement Bonds” means Bonds issued to the Beneficial Owners of the Bonds in accordance with *Section 210* hereof.

“**SEC Rule**” means Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934.

“**Securities Depository**” means, initially, DTC, and its successors and assigns.

“**Special Record Date**” means the date fixed by the Paying Agent pursuant to *Article II* hereof for the payment of Defaulted Interest.

“**Standard & Poor’s**” or “**S&P**” means S&P Global Ratings, a division of S&P Global, Inc., a corporation organized and existing under the laws of the State of New York, and its successors and assigns, and, if such corporation shall be dissolved or liquidated or shall no longer perform the functions of a securities rating agency, Standard & Poor’s shall be deemed to refer to any other nationally recognized securities rating agency designated by the Issuer.

“**State**” means the state of Kansas.

“**State Treasurer**” means the duly elected Treasurer or, in the Treasurer’s absence, the duly appointed Deputy Treasurer or acting Treasurer of the State.

“**Stated Maturity**” when used with respect to any Bond or any installment of interest thereon means the date specified in such Bond and this Bond Resolution as the fixed date on which the principal of such Bond or such installment of interest is due and payable.

“**Substitute Improvements**” means the substitute or additional improvements of the Issuer described in *Article V* hereof.

“**Term Bonds**” means the Term Bonds, if any, described in the Certificate of Final Terms attached as *EXHIBIT C* to this Bond Resolution.

“**Treasurer**” means the duly appointed and/or elected Treasurer of the Issuer or, in the Treasurer’s absence, the duly appointed Deputy Treasurer or acting Treasurer of the Issuer.

“**Unified Government**” means the Unified Government of Wyandotte County/Kansas City, Kansas.

“**United States Government Obligations**” means bonds, notes, certificates of indebtedness, treasury bills or other securities constituting direct obligations of, or obligations the principal of and interest on which are fully and unconditionally guaranteed as to full and timely payment by, the United States of America, including evidences of a direct ownership interest in future interest or principal payment on obligations issued by the United States of America (including the interest component of obligations of the Resolution Funding Corporation), or securities which represent an undivided interest in such obligations, which obligations are rated in the highest rating category by a nationally recognized rating service and such obligations are held in a custodial account for the benefit of the Issuer.

ARTICLE II

AUTHORIZATION AND DETAILS OF THE BONDS

Section 201. Authorization of the Bonds. Subject to the conditions set forth herein, there shall be issued and hereby are authorized and directed to be issued pursuant to the Ordinance the General

Obligation Improvement Bonds, Series 2026-A in the principal amount set forth in the Certificate of Final Terms, for the purpose of providing funds to: (a) pay a portion of the costs of the Improvements; and (b) pay Costs of Issuance.

Section 202. Description of the Bonds. The Bonds shall consist of fully registered bonds in an Authorized Denomination, and shall be numbered in such manner as the Bond Registrar shall determine. All of the Bonds shall be dated as of the Dated Date, shall become due in the amounts, on the Stated Maturities, subject to redemption and payment prior to their Stated Maturities as provided in *Article III* hereof and the Certificate of Final Terms, and shall bear interest at the rates per annum to be determined upon the sale of the Bonds as set forth in the Certificate of Final Terms.

The Bonds shall bear interest at the rates specified in the Certificate of Final Terms (computed on the basis of a 360-day year of twelve 30-day months) from the later of the Dated Date or the most recent Interest Payment Date to which interest has been paid on the Interest Payment Dates in the manner set forth in *Section 204* hereof.

Each of the Bonds, as originally issued or issued upon transfer, exchange or substitution, shall be printed in accordance with the format required by the Attorney General of the State and shall be substantially in the form attached hereto as *EXHIBIT A* or as may be required by the Attorney General pursuant to the Notice of Systems of Registration for Kansas Municipal Bonds, 2 Kan. Reg. 921 (1983), in accordance with the Kansas Bond Registration Law, K.S.A. 10-620 *et seq.*

Section 203. Designation of Paying Agent and Bond Registrar. The State Treasurer is hereby designated as the Paying Agent for the payment of principal of and interest on the Bonds and Bond Registrar with respect to the registration, transfer and exchange of Bonds. The Mayor/CEO and/or the County Administrator of the Issuer are hereby authorized and empowered to execute on behalf of the Issuer an agreement with the Bond Registrar and Paying Agent for the Bonds.

The Issuer will at all times maintain a Paying Agent and Bond Registrar meeting the qualifications herein described for the performance of the duties hereunder. The Issuer reserves the right to appoint a successor Paying Agent or Bond Registrar by (a) filing with the Paying Agent or Bond Registrar then performing such function a certified copy of the proceedings giving notice of the termination of such Paying Agent or Bond Registrar and appointing a successor, and (b) causing notice of appointment of the successor Paying Agent and Bond Registrar to be given by first class mail to each Owner. No resignation or removal of the Paying Agent or Bond Registrar shall become effective until a successor has been appointed and has accepted the duties of Paying Agent or Bond Registrar.

Every Paying Agent or Bond Registrar appointed hereunder shall at all times meet the requirements of K.S.A. 10-501 *et seq.* and K.S.A. 10-620 *et seq.*, respectively.

Section 204. Method and Place of Payment of the Bonds. The principal of, or Redemption Price, and interest on the Bonds shall be payable in any coin or currency which, on the respective dates of payment thereof, is legal tender for the payment of public and private debts.

The principal or Redemption Price of each Bond shall be paid at Maturity to the Person in whose name such Bond is registered on the Bond Register at the Maturity thereof, upon presentation and surrender of such Bond at the principal office of the Paying Agent.

The interest payable on each Bond on any Interest Payment Date shall be paid to the Owner of such Bond as shown on the Bond Register at the close of business on the Record Date for such interest (a) by check or draft mailed by the Paying Agent to the address of such Owner shown on the Bond Register or at

such other address as is furnished to the Paying Agent in writing by such Owner; or (b) in the case of an interest payment to Cede & Co. or any Owner of \$500,000 or more in aggregate principal amount of Bonds, by electronic transfer to such Owner upon written notice given to the Bond Registrar by such Owner, not less than 15 days prior to the Record Date for such interest, containing the electronic transfer instructions including the bank ABA routing number and account number to which such Owner wishes to have such transfer directed.

Notwithstanding the foregoing provisions of this Section, any Defaulted Interest with respect to any Bond shall cease to be payable to the Owner of such Bond on the relevant Record Date and shall be payable to the Owner in whose name such Bond is registered at the close of business on the Special Record Date for the payment of such Defaulted Interest, which Special Record Date shall be fixed as hereinafter specified in this paragraph. The Issuer shall notify the Paying Agent in writing of the amount of Defaulted Interest proposed to be paid on each Bond and the date of the proposed payment (which date shall be at least 30 days after receipt of such notice by the Paying Agent) and shall deposit with the Paying Agent at the time of such notice an amount of money equal to the aggregate amount proposed to be paid in respect of such Defaulted Interest or shall make arrangements satisfactory to the Paying Agent for such deposit prior to the date of the proposed payment. Following receipt of such funds the Paying Agent shall fix a Special Record Date for the payment of such Defaulted Interest which shall be not more than 15 nor less than 10 days prior to the date of the proposed payment. The Paying Agent shall promptly notify the Issuer of such Special Record Date and, in the name and at the expense of the Issuer, shall cause notice of the proposed payment of such Defaulted Interest and the Special Record Date therefore to be mailed, by first class mail, postage prepaid, to each Owner of a Bond entitled to such notice at the address of such Owner as it appears on the Bond Register not less than 10 days prior to such Special Record Date.

The Paying Agent shall keep a record of payment of principal and Redemption Price of and interest on all Bonds and at least annually shall forward a copy or summary of such records to the Issuer.

Section 205. Payments Due on Saturdays, Sundays and Holidays. In any case where a Bond Payment Date is not a Business Day, then payment of principal, Redemption Price or interest need not be made on such Bond Payment Date but may be made on the next succeeding Business Day with the same force and effect as if made on such Bond Payment Date, and no interest shall accrue for the period after such Bond Payment Date.

Section 206. Registration, Transfer and Exchange of Bonds. The Issuer covenants that, as long as any of the Bonds remain Outstanding, it will cause the Bond Register to be kept at the office of the Bond Registrar as herein provided. Each Bond when issued shall be registered in the name of the Owner thereof on the Bond Register.

Bonds may be transferred and exchanged only on the Bond Register as provided in this Section. Upon surrender of any Bond at the principal office of the Bond Registrar, the Bond Registrar shall transfer or exchange such Bond for a new Bond or Bonds in any Authorized Denomination of the same Stated Maturity and in the same aggregate principal amount as the Bond that was presented for transfer or exchange.

Bonds presented for transfer or exchange shall be accompanied by a written instrument or instruments of transfer or authorization for exchange, in a form and with guarantee of signature satisfactory to the Bond Registrar, duly executed by the Owner thereof or by the Owner's duly authorized agent.

In all cases in which the privilege of transferring or exchanging Bonds is exercised, the Bond Registrar shall authenticate and deliver Bonds in accordance with the provisions of this Bond Resolution. The Issuer shall pay the fees and expenses of the Bond Registrar for the registration, transfer and exchange

of Bonds provided for by this Bond Resolution and the cost of printing a reasonable supply of registered bond blanks. Any additional costs or fees that might be incurred in the secondary market, other than fees of the Bond Registrar, are the responsibility of the Owners of the Bonds. In the event any Owner fails to provide a correct taxpayer identification number to the Paying Agent, the Paying Agent may make a charge against such Owner sufficient to pay any governmental charge required to be paid as a result of such failure. In compliance with Code § 3406, such amount may be deducted by the Paying Agent from amounts otherwise payable to such Owner hereunder or under the Bonds.

The Issuer and the Bond Registrar shall not be required (a) to register the transfer or exchange of any Bond that has been called for redemption after notice of such redemption has been mailed by the Paying Agent pursuant to *Article III* hereof and during the period of 15 days next preceding the date of mailing of such notice of redemption; or (b) to register the transfer or exchange of any Bond during a period beginning at the opening of business on the day after receiving written notice from the Issuer of its intent to pay Defaulted Interest and ending at the close of business on the date fixed for the payment of Defaulted Interest pursuant to this *Article II*.

The Issuer and the Paying Agent may deem and treat the Person in whose name any Bond is registered on the Bond Register as the absolute Owner of such Bond, whether such Bond is overdue or not, for the purpose of receiving payment of, or on account of, the principal or Redemption Price of and interest on said Bond and for all other purposes. All payments so made to any such Owner or upon the Owner's order shall be valid and effective to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid, and neither the Issuer nor the Paying Agent shall be affected by any notice to the contrary.

At reasonable times and under reasonable regulations established by the Bond Registrar, the Bond Register may be inspected and copied by the Owners (or a designated representative thereof) of 10% or more in principal amount of the Bonds then Outstanding or any designated representative of such Owners whose authority is evidenced to the satisfaction of the Bond Registrar.

Section 207. Execution, Registration, Authentication and Delivery of Bonds. Each of the Bonds, including any Bonds issued in exchange or as substitutions for the Bonds initially delivered, shall be executed for and on behalf of the Issuer by the manual, electronic, or facsimile signature of the Mayor/CEO, attested by the manual, electronic, or facsimile signature of the Clerk, and the seal of the Issuer shall be affixed thereto or imprinted thereon. The Mayor/CEO and Clerk are hereby authorized and directed to prepare and execute the Bonds in the manner herein specified, and to cause the Bonds to be registered in the office of the Clerk, which registration shall be evidenced by the manual, electronic, or facsimile signature of the Clerk with the seal of the Issuer affixed thereto or imprinted thereon. The Bonds shall also be registered in the office of the State Treasurer, which registration shall be evidenced by the manual, electronic or facsimile signature of the State Treasurer with the seal of the State Treasurer affixed thereto or imprinted thereon. In case any officer whose signature appears on any Bonds ceases to be such officer before the delivery of such Bonds, such signature shall nevertheless be valid and sufficient for all purposes, as if such person had remained in office until delivery. Any Bond may be signed by such persons who at the actual time of the execution of such Bond are the proper officers to sign such Bond although at the date of such Bond such persons may not have been such officers.

The Mayor/CEO and Clerk are hereby authorized and directed to prepare and execute the Bonds as herein specified, and when duly executed, to deliver the Bonds to the Bond Registrar for authentication.

The Bonds shall have endorsed thereon a certificate of authentication substantially in the form attached hereto as *EXHIBIT A* hereof, which shall be manually executed by an authorized officer or

employee of the Bond Registrar, but it shall not be necessary that the same officer or employee sign the certificate of authentication on all of the Bonds that may be issued hereunder at any one time. No Bond shall be entitled to any security or benefit under this Bond Resolution or be valid or obligatory for any purpose unless and until such certificate of authentication has been duly executed by the Bond Registrar. Such executed certificate of authentication upon any Bond shall be conclusive evidence that such Bond has been duly authenticated and delivered under this Bond Resolution. Upon authentication, the Bond Registrar shall deliver the Bonds to the Purchaser upon instructions of the Issuer or its representative.

Section 208. Mutilated, Lost, Stolen or Destroyed Bonds. If (a) any mutilated Bond is surrendered to the Bond Registrar or the Bond Registrar receives evidence to its satisfaction of the destruction, loss or theft of any Bond, and (b) there is delivered to the Issuer and the Bond Registrar such security or indemnity as may be required by each of them, then, in the absence of notice to the Issuer or the Bond Registrar that such Bond has been acquired by a bona fide purchaser, the Issuer shall execute and, upon the Issuer's request, the Bond Registrar shall authenticate and deliver, in exchange for or in lieu of any such mutilated, destroyed, lost or stolen Bond, a new Bond of the same Stated Maturity and of like tenor and principal amount.

If any such mutilated, destroyed, lost or stolen Bond has become or is about to become due and payable, the Issuer, in its discretion, may pay such Bond instead of issuing a new Bond.

Upon the issuance of any new Bond under this Section, the Issuer and the Paying Agent may require the payment by the Owner of a sum sufficient to cover any tax or other governmental charge that may be imposed in relation thereto and any other expenses (including the fees and expenses of the Paying Agent) connected therewith.

Every new Bond issued pursuant to this Section shall constitute a replacement of the prior obligation of the Issuer, and shall be entitled to all the benefits of this Bond Resolution equally and ratably with all other Outstanding Bonds.

Section 209. Cancellation and Destruction of Bonds Upon Payment. All Bonds that have been paid or redeemed or that otherwise have been surrendered to the Paying Agent, either at or before Maturity, shall be cancelled by the Paying Agent immediately upon the payment, redemption and surrender thereof to the Paying Agent and subsequently destroyed in accordance with the customary practices of the Paying Agent. The Paying Agent shall execute a certificate in duplicate describing the Bonds so cancelled and destroyed and shall file an executed counterpart of such certificate with the Issuer.

Section 210. Book-Entry Bonds; Securities Depository. The Issuer and Paying Agent have entered into a DTC Representation Letter with DTC. The Bonds shall initially be registered to Cede & Co., the nominee for the Securities Depository, and no Beneficial Owner will receive certificates representing their respective interests in the Bonds, except in the event the Bond Registrar issues Replacement Bonds as provided in this Section. It is anticipated that during the term of the Bonds, the Securities Depository will make book-entry transfers among its Participants and receive and transmit payment of principal of, premium, if any, and interest on, the Bonds to the Participants until and unless the Bond Registrar authenticates and delivers Replacement Bonds to the Beneficial Owners as described in the following paragraph.

The Issuer may decide, subject to the requirements of the Operational Arrangements of DTC (or a successor Securities Depository), and the following provisions of this section to discontinue use of the system of book-entry transfers through DTC (or a successor Securities Depository):

- (a) If the Issuer determines (1) that the Securities Depository is unable to properly discharge

its responsibilities, or (2) that the Securities Depository is no longer qualified to act as a securities depository and registered clearing agency under the Securities and Exchange Act of 1934, as amended, or (3) that the continuation of a book-entry system to the exclusion of any Bonds being issued to any Owner other than Cede & Co. is no longer in the best interests of the Beneficial Owners of the Bonds; or

(b) if the Bond Registrar receives written notice from Participants having interests in not less than 50% of the Bonds Outstanding, as shown on the records of the Securities Depository (and certified to such effect by the Securities Depository), that the continuation of a book-entry system to the exclusion of any Bonds being issued to any Owner other than Cede & Co. is no longer in the best interests of the Beneficial Owners of the Bonds, then the Bond Registrar shall notify the Owners of such determination or such notice and of the availability of certificates to Owners requesting the same, and the Bond Registrar shall register in the name of and authenticate and deliver Replacement Bonds to the Beneficial Owners or their nominees in principal amounts representing the interest of each, making such adjustments as it may find necessary or appropriate as to accrued interest and previous calls for redemption; provided, that in the case of a determination under (a)(1) or (a)(2) of this paragraph, the Issuer, with the consent of the Bond Registrar, may select a successor securities depository in accordance with the following paragraph to effect book-entry transfers.

In such event, all references to the Securities Depository herein shall relate to the period of time when the Securities Depository has possession of at least one Bond. Upon the issuance of Replacement Bonds, all references herein to obligations imposed upon or to be performed by the Securities Depository shall be deemed to be imposed upon and performed by the Bond Registrar, to the extent applicable with respect to such Replacement Bonds. If the Securities Depository resigns and the Issuer, the Bond Registrar or Owners are unable to locate a qualified successor of the Securities Depository in accordance with the following paragraph, then the Bond Registrar shall authenticate and cause delivery of Replacement Bonds to Owners, as provided herein. The Bond Registrar may rely on information from the Securities Depository and its Participants as to the names of the Beneficial Owners of the Bonds. The cost of printing, registration, authentication, and delivery of Replacement Bonds shall be paid for by the Issuer.

In the event the Securities Depository resigns, is unable to properly discharge its responsibilities, or is no longer qualified to act as a securities depository and registered clearing agency under the Securities and Exchange Act of 1934, as amended, the Issuer may appoint a successor Securities Depository provided the Bond Registrar receives written evidence satisfactory to the Bond Registrar with respect to the ability of the successor Securities Depository to discharge its responsibilities. Any such successor Securities Depository shall be a securities depository which is a registered clearing agency under the Securities and Exchange Act of 1934, as amended, or other applicable statute or regulation that operates a securities depository upon reasonable and customary terms. The Bond Registrar upon its receipt of a Bond or Bonds for cancellation shall cause the delivery of Bonds to the successor Securities Depository in an Authorized Denominations and form as provided herein.

Section 211. Nonpresentment of Bonds. If any Bond is not presented for payment when the principal thereof becomes due at Maturity, if funds sufficient to pay such Bond have been made available to the Paying Agent all liability of the Issuer to the Owner thereof for the payment of such Bond shall forthwith cease, determine and be completely discharged, and thereupon it shall be the duty of the Paying Agent to hold such funds, without liability for interest thereon, for the benefit of the Owner of such Bond, who shall thereafter be restricted exclusively to such funds for any claim of whatever nature on his part under this Bond Resolution or on, or with respect to, said Bond. If any Bond is not presented for payment within four (4) years following the date when such Bond becomes due at Maturity, the Paying Agent shall repay, without liability for interest thereon, to the Issuer the funds theretofore held by it for payment of such Bond, and such Bond shall, subject to the defense of any applicable statute of limitation, thereafter be an unsecured obligation of the Issuer, and the Owner thereof shall be entitled to look only to the Issuer for

payment, and then only to the extent of the amount so repaid to it by the Paying Agent, and the Issuer shall not be liable for any interest thereon and shall not be regarded as a trustee of such money.

Section 212. Preliminary and Final Official Statement. For the purpose of enabling the Purchaser to comply with the requirements of Section (b)(1) of the SEC Rule, the Issuer hereby deems the information regarding the Issuer contained in the Preliminary Official Statement to be “final” as of its date, except for the omission of such information as is permitted by Section (b)(1) of the SEC Rule, and the appropriate officers of the Issuer are hereby authorized, if requested, to provide the Purchaser a letter or certification to such effect and to take such other actions or execute such other documents as such officers in their reasonable judgment deem necessary to enable the Purchaser to comply with the requirement of the SEC Rule.

The Official Statement is hereby authorized to be prepared by supplementing, amending and completing the Preliminary Official Statement, with such changes and additions thereto as are necessary to conform to and describe the transaction. The Mayor/CEO or Chief Financial Officer of the Issuer are hereby authorized to execute the Official Statement as so supplemented, amended and completed, and the use and public distribution of the Official Statement by the Purchaser in connection with the reoffering of the Bonds is hereby authorized. The proper officials of the Issuer are hereby authorized to execute and deliver a certificate pertaining to such Official Statement as prescribed therein, dated as of the Issue Date.

The Issuer agrees to provide to the Purchaser within seven business days of the date of the sale of Bonds sufficient copies of the Official Statement to enable the Purchaser to comply with the requirements of the SEC Rule and Rule G-32 of the Municipal Securities Rulemaking Board.

Section 213. Sale of the Bonds; Receipt of Good Faith Deposit; Award to Purchaser; Execution of Certificate of Final Terms. The Issuer hereby authorizes the Mayor/CEO, County Administrator, Chief Financial Officer, Clerk, Municipal Advisor, Bond Counsel, and other representatives of the Issuer to conduct the competitive sale of the Bonds as described in the Notice of Bond Sale. Following the receipt of bids for purchase of the Bonds in accordance with the Notice of Bond Sale, and following receipt by the Issuer of a good faith deposit from the Purchaser as required by law, either the Mayor/CEO or the County Administrator is authorized and directed to award the sale of the Bonds to the Purchaser, and is further authorized and directed to approve the principal amount of the Bonds, the Purchase Price, the principal amounts and interest rates by maturity, the redemption provisions, and all other final terms of the Bonds, subject to each of the parameters set forth in this Section and **EXHIBIT B** hereto, and in that connection, to execute and deliver the Certificate of Final Terms in substantially the form attached hereto as **EXHIBIT C** for and on behalf of and as the act and deed of the Issuer, which approval will be conclusively evidenced by the Mayor/CEO’s or the County Administrator’s signature thereon. Upon execution, the Certificate of Final Terms shall be attached to this Bond Resolution as **EXHIBIT C**, and the Clerk is hereby authorized to file the completed Certificate of Final Terms with this Bond Resolution in the records of the Issuer. The countersignature of the Mayor/CEO or the County Administrator on the bid submitted by the Original Purchaser shall constitute a bond purchase agreement to the extent required by law.

ARTICLE III

REDEMPTION OF BONDS

Section 301. Redemption by Issuer.

Optional Redemption. At the option of the Issuer, Bonds maturing on August 1 in the years 2036, and thereafter, will be subject to redemption and payment prior to their Stated Maturity on August 1, 2035, and thereafter, as a whole or in part (selection of maturities and the amount of Bonds of each maturity to be redeemed to be determined by the Issuer in such equitable manner as it may determine) at any time, at the Redemption Price of 100% (expressed as a percentage of the principal amount), plus accrued interest thereon to the Redemption Date.

Mandatory Redemption. Any Term Bonds shall also be subject to mandatory redemption and payment as set forth in the Certificate of Final Terms described on *EXHIBIT C* to this Bond Resolution. The mandatory redemption amount for any Term Bond may be reduced by the principal amount of any Term Bonds redeemed prior to its Stated Maturity pursuant to optional redemption as set forth in this Section. To effect such reduction, the Issuer shall notify the Bond Registrar on or before the 45th day preceding the applicable mandatory redemption date, setting forth the extent of the reduction to be applied with respect to the mandatory sinking fund requirement.

Section 302. Selection of Bonds to be Redeemed. Bonds shall be redeemed only in an Authorized Denomination. When less than all of the Bonds are to be redeemed and paid prior to their Stated Maturity, such Bonds shall be redeemed in such manner as the Issuer shall determine. Bonds of less than a full Stated Maturity shall be selected by the Bond Registrar in a minimum Authorized Denomination of principal amount in such equitable manner as the Bond Registrar may determine.

In the case of a partial redemption of Bonds by lot when Bonds of denominations greater than a minimum Authorized Denomination are then Outstanding, then for all purposes in connection with such redemption a minimum Authorized Denomination of face value shall be treated as though it were a separate Bond of the denomination of a minimum Authorized Denomination. If it is determined that one or more, but not all, of a minimum Authorized Denomination of face value represented by any Bond is selected for redemption, then upon notice of intention to redeem a minimum Authorized Denomination, the Owner or the Owner's duly authorized agent shall forthwith present and surrender such Bond to the Bond Registrar: (1) for payment of the Redemption Price and interest to the Redemption Date of a minimum Authorized Denomination of face value called for redemption, and (2) for exchange, without charge to the Owner thereof, for a new Bond or Bonds of the aggregate principal amount of the unredeemed portion of the principal amount of such Bond. If the Owner of any such Bond fails to present such Bond to the Paying Agent for payment and exchange as aforesaid, such Bond shall, nevertheless, become due and payable on the redemption date to the extent of a minimum Authorized Denomination of face value called for redemption (and to that extent only).

Section 303. Notice and Effect of Call for Redemption. In the event the Issuer desires to call the Bonds for redemption prior to maturity, written notice of such intent shall be provided to the Bond Registrar in accordance with K.S.A. 10-129, as amended, not less than 45 days prior to the Redemption Date. The Bond Registrar shall call Bonds for redemption and payment and shall give notice of such redemption as herein provided upon receipt by the Bond Registrar at least 45 days prior to the Redemption Date of written instructions of the Issuer specifying the principal amount, Stated Maturities, Redemption Date and Redemption Prices of the Bonds to be called for redemption. The foregoing provisions of this paragraph shall not apply in the case of any mandatory redemption of Term Bonds hereunder, and Term Bonds shall be called by the Paying Agent for redemption pursuant to such mandatory redemption

requirements without the necessity of any action by the Issuer and whether or not the Paying Agent holds moneys available and sufficient to effect the required redemption.

Unless waived by any Owner of Bonds to be redeemed, if the Issuer shall call any Bonds for redemption and payment prior to the Stated Maturity thereof, the Issuer shall give written notice of its intention to call and pay said Bonds to the Bond Registrar and the State Treasurer. In addition, the Issuer shall cause the Bond Registrar to give written notice of redemption to the Owners of said Bonds. Each of said written notices shall be deposited in the United States first class mail not less than 30 days prior to the Redemption Date.

All official notices of redemption shall be dated and shall contain the following information:

- (a) the Redemption Date;
- (b) the Redemption Price;
- (c) if less than all Outstanding Bonds are to be redeemed, the identification (and, in the case of partial redemption of any Bonds, the respective principal amounts) of the Bonds to be redeemed;
- (d) a statement that on the Redemption Date the Redemption Price will become due and payable upon each such Bond or portion thereof called for redemption and that interest thereon shall cease to accrue from and after the Redemption Date; and
- (e) the place where such Bonds are to be surrendered for payment of the Redemption Price, which shall be the principal office of the Paying Agent.

The failure of any Owner to receive notice given as heretofore provided or an immaterial defect therein shall not invalidate any redemption.

Prior to any Redemption Date, the Issuer shall deposit with the Paying Agent an amount of money sufficient to pay the Redemption Price of all the Bonds or portions of Bonds that are to be redeemed on such Redemption Date.

For so long as the Securities Depository is effecting book-entry transfers of the Bonds, the Bond Registrar shall provide the notices specified in this Section to the Securities Depository. It is expected that the Securities Depository shall, in turn, notify its Participants and that the Participants, in turn, will notify or cause to be notified the Beneficial Owners. Any failure on the part of the Securities Depository or a Participant, or failure on the part of a nominee of a Beneficial Owner of a Bond (having been mailed notice from the Bond Registrar, the Securities Depository, a Participant or otherwise) to notify the Beneficial Owner of the Bond so affected, shall not affect the validity of the redemption of such Bond.

Official notice of redemption having been given as aforesaid, the Bonds or portions of Bonds to be redeemed shall become due and payable on the Redemption Date, at the Redemption Price therein specified, and from and after the Redemption Date (unless the Issuer defaults in the payment of the Redemption Price) such Bonds or portion of Bonds shall cease to bear interest. Upon surrender of such Bonds for redemption in accordance with such notice, the Redemption Price of such Bonds shall be paid by the Paying Agent. Installments of interest due on or prior to the Redemption Date shall be payable as herein provided for payment of interest. Upon surrender for any partial redemption of any Bond, there shall be prepared for the Owner a new Bond or Bonds of the same Stated Maturity in the amount of the unpaid principal as provided herein. All Bonds that have been surrendered for redemption shall be cancelled and destroyed by the Paying Agent as provided herein and shall not be reissued.

In addition to the foregoing notice, the Issuer shall provide such notices of redemption as are required by the Disclosure Undertaking. Further notice may be given by the Issuer or the Bond Registrar on behalf of the Issuer as set out below, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if official notice thereof is given as above prescribed:

(a) Each further notice of redemption given hereunder shall contain the information required above for an official notice of redemption plus (1) the CUSIP numbers of all Bonds being redeemed; (2) the date of issue of the Bonds as originally issued; (3) the rate of interest borne by each Bond being redeemed; (4) the maturity date of each Bond being redeemed; and (5) any other descriptive information needed to identify accurately the Bonds being redeemed.

(b) Each further notice of redemption shall be sent at least one day before the mailing of notice to Owners by first class, registered or certified mail or overnight delivery, as determined by the Bond Registrar, to all registered securities depositories then in the business of holding substantial amounts of obligations of types comprising the Bonds and to one or more national information services that disseminate notices of redemption of obligations such as the Bonds.

(c) Each check or other transfer of funds issued for the payment of the Redemption Price of Bonds being redeemed shall bear or have enclosed the CUSIP number of the Bonds being redeemed with the proceeds of such check or other transfer.

The Paying Agent is also directed to comply with any mandatory standards then in effect for processing redemptions of municipal securities established by the State or the Securities and Exchange Commission. Failure to comply with such standards shall not affect or invalidate the redemption of any Bond.

ARTICLE IV

SECURITY FOR BONDS

Section 401. Security for the Bonds. The Bonds shall be general obligations of the Issuer payable as to both principal and interest from ad valorem taxes which may be levied without limitation as to rate or amount upon all the taxable tangible property within the territorial limits of the Issuer, excluding the incorporated areas of Bonner Springs, Edwardsville and Lake Quivira, and excluding the unincorporated area of the Issuer. The full faith, credit and resources of the Issuer are hereby irrevocably pledged for the prompt payment of the principal of and interest on the Bonds as the same become due.

Section 402. Levy and Collection of Annual Tax; Transfer to Debt Service Account. The governing body of the Issuer shall annually make provision for the payment of principal of, premium, if any, and interest on the Bonds as the same become due by, to the extent necessary, levying and collecting the necessary taxes upon all of the taxable tangible property within the Issuer, excluding the incorporated areas of Bonner Springs, Edwardsville and Lake Quivira, and excluding the unincorporated area of the Issuer, in the manner provided by law.

The taxes referred to above shall be extended upon the tax rolls in each of the several years, respectively, and shall be levied and collected at the same time and in the same manner as the other ad valorem taxes of the Issuer are levied and collected. The proceeds derived from said taxes shall be deposited in the Bond and Interest Fund, shall be kept separate and apart from all other funds of the Issuer shall

thereafter be transferred to the Debt Service Account and shall be used solely for the payment of the principal of and interest on the Bonds as and when the same become due, taking into account any scheduled mandatory redemptions, and the fees and expenses of the Paying Agent.

If at any time said taxes are not collected in time to pay the principal of or interest on the Bonds when due, the Treasurer is hereby authorized and directed to pay said principal or interest out of the general funds of the Issuer and to reimburse said general funds for money so expended when said taxes are collected.

ARTICLE V

ESTABLISHMENT OF FUNDS AND ACCOUNTS DEPOSIT AND APPLICATION OF BOND PROCEEDS

Section 501. Creation of Funds and Accounts. Simultaneously with the issuance of the Bonds, there shall be created within the Treasury of the Issuer the following Funds and Accounts:

- (a) Improvement Fund for General Obligation Improvement Bonds, Series 2026-A; and
- (b) Debt Service Account for General Obligation Improvement Bonds, Series 2026-A (within the Bond and Interest Fund); and
- (c) Rebate Fund for General Obligation Improvement Bonds, Series 2026-A.

The Funds and Accounts established herein shall be administered in accordance with the provisions of this Bond Resolution so long as the Bonds are Outstanding.

Section 502. Deposit of Bond Proceeds. The net proceeds received from the sale of the Bonds shall be deposited simultaneously with the delivery of the Bonds as follows:

- (a) All accrued interest received from the sale of the Bonds, if any as identified in the Certificate of Final Terms, shall be deposited in the Debt Service Account.
- (b) The remaining balance of the proceeds derived from the sale of the Bonds shall be deposited in the Improvement Fund.

Section 503. Application of Moneys in the Improvement Fund. Moneys in the Improvement Fund shall be used for the sole purpose of: (a) paying a portion of the costs of the Improvements, in accordance with the plans and specifications therefor approved by the governing body of the Issuer and on file in the office of the Clerk, including any alterations in or amendments to said plans and specifications deemed advisable and approved by the governing body of the Issuer; (b) paying interest on the Bonds during construction of the Improvements; (c) paying Costs of Issuance; and (d) transferring any amounts to the Rebate Fund required by this *Article V*.

Upon completion of the Improvements, any surplus remaining in the Improvement Fund shall be deposited in the Debt Service Account.

Section 504. Substitution of Improvements; Reallocation of Proceeds.

(a) The Issuer may elect for any reason to substitute or add other public improvements to be financed with proceeds of the Bonds provided the following conditions are met: (1) the Substitute Improvement and the issuance of general obligation bonds to pay the cost of the Substitute Improvement has been duly authorized by the governing body of the Issuer in accordance with the laws of the State; (2) a resolution or ordinance authorizing the use of the proceeds of the Bonds to pay the Financeable Costs of the Substitute Improvement has been duly adopted by the governing body of the Issuer pursuant to this Section; and (3) the use of the proceeds of the Bonds to pay the Financeable Cost of the Substitute Improvement will not adversely affect the tax-exempt status of the Bonds under State or federal law.

(b) The Issuer may reallocate expenditure of Bond proceeds among all Improvements financed by the Bonds; provided the following conditions are met: (1) the reallocation is approved by the governing body of the Issuer; (2) the reallocation shall not cause the proceeds of the Bonds allocated to any Improvement to exceed the Financeable Costs of the Improvement; and (3) the reallocation will not adversely affect the tax-exempt status of the Bonds under State or federal law.

Section 505. Application of Moneys in Debt Service Account. All amounts paid and credited to the Debt Service Account shall be expended and used by the Issuer for the sole purpose of paying the principal or Redemption Price of and interest on the Bonds as and when the same become due and the usual and customary fees and expenses of the Bond Registrar and Paying Agent. The Treasurer is authorized and directed to withdraw from the Debt Service Account sums sufficient to pay both principal or Redemption Price of and interest on the Bonds and the fees and expenses of the Bond Registrar and Paying Agent as and when the same become due, and to forward such sums to the Paying Agent in a manner which ensures that the Paying Agent will receive immediately available funds in such amounts on or before the Business Day immediately preceding the dates when such principal, interest and fees of the Bond Registrar and Paying Agent will become due. If, through the lapse of time or otherwise, the Owners of Bonds are no longer entitled to enforce payment of the Bonds or the interest thereon, the Paying Agent shall return said funds to the Issuer. All moneys deposited with the Paying Agent shall be deemed to be deposited in accordance with and subject to all of the provisions contained in this Bond Resolution and shall be held in trust by the Paying Agent for the benefit of the Owners of the Bonds entitled to payment from such moneys.

Any moneys or investments remaining in the Debt Service Account after the retirement of the Bonds shall be transferred and paid into the Bond and Interest Fund.

Section 506. Application of Moneys in the Rebate Fund.

(a) There shall be deposited in the Rebate Fund such amounts as are required to be deposited therein pursuant to the Federal Tax Certificate. All money at any time deposited in the Rebate Fund shall be held in trust, to the extent required to satisfy the Rebate Amount (as defined in the Federal Tax Certificate), for payment to the United States of America, and neither the Issuer nor the Owner of any Bonds shall have any rights in or claim to such money. All amounts deposited into or on deposit in the Rebate Fund shall be governed by this Section and the Federal Tax Certificate.

(b) The Issuer shall periodically determine the arbitrage rebate, if any, under Code § 148(f) in accordance with the Federal Tax Certificate, and the Issuer shall make payments to the United States of America at the times and in the amounts determined under the Federal Tax Certificate. Any moneys remaining in the Rebate Fund after redemption and payment of all of the Bonds and payment and satisfaction of any Rebate Amount, or provision made therefor, shall be deposited into the Bond and Interest Fund.

(c) Notwithstanding any other provision of this Bond Resolution, including in particular *Article VII* hereof, the obligation to pay arbitrage rebate to the United States of America and to comply with all other requirements of this Section and the Federal Tax Certificate shall survive the defeasance or payment in full of the Bonds.

Section 507. Deposits and Investment of Moneys. Moneys in each of the Funds and Accounts shall be deposited in accordance with laws of the State, in a bank, savings and loan association or savings bank organized under the laws of the State, any other state or the United States which has a main or branch office located in the Issuer. All such depositories shall be members of the Federal Deposit Insurance Corporation, or otherwise as permitted by State law. All such deposits shall be invested in Permitted Investments as set forth in this Article or shall be adequately secured as provided by the laws of the State. All moneys held in the Funds and Accounts shall be kept separate and apart from all other funds of the Issuer so that there shall be no commingling with any other funds of the Issuer.

Moneys held in any Fund or Account may be invested in accordance with this Bond Resolution and the Federal Tax Certificate in Permitted Investments; provided, however, that no such investment shall be made for a period extending longer than to the date when the moneys invested may be needed for the purpose for which such fund was created. All earnings on any investments held in any Fund or Account shall accrue to and become a part of such Fund or Account; provided that, during the period of construction of the Improvements, earnings on the investment of such funds may, at the discretion of the Issuer, be credited to the Debt Service Account.

ARTICLE VI

DEFAULT AND REMEDIES

Section 601. Remedies. The provisions of the Bond Resolution, including the covenants and agreements herein contained, shall constitute a contract between the Issuer and the Owners of the Bonds. If an Event of Default occurs and shall be continuing, the Owner or Owners of not less than 10% in principal amount of the Bonds at the time Outstanding shall have the right for the equal benefit and protection of all Owners of Bonds similarly situated:

(a) by mandamus or other suit, action or proceedings at law or in equity to enforce the rights of such Owner or Owners against the Issuer and its officers, agents and employees, and to require and compel duties and obligations required by the provisions of the Bond Resolution or by the Constitution and laws of the State;

(b) by suit, action or other proceedings in equity or at law to require the Issuer, its officers, agents and employees to account as if they were the trustees of an express trust; and

(c) by suit, action or other proceedings in equity or at law to enjoin any acts or things which may be unlawful or in violation of the rights of the Owners of the Bonds.

Section 602. Limitation on Rights of Owners. The covenants and agreements of the Issuer contained herein and in the Bonds shall be for the equal benefit, protection, and security of the Owners of any or all of the Bonds, all of which Bonds shall be of equal rank and without preference or priority of one Bond over any other Bond in the application of the funds herein pledged to the payment of the principal of and the interest on the Bonds, or otherwise, except as to rate of interest, date of maturity and right of prior redemption as provided in this Bond Resolution. No one or more Owners secured hereby shall have any

right in any manner whatever by his or their action to affect, disturb or prejudice the security granted and provided for herein, or to enforce any right hereunder, except in the manner herein provided, and all proceedings at law or in equity shall be instituted, had and maintained for the equal benefit of all Outstanding Bonds.

Section 603. Remedies Cumulative. No remedy conferred herein upon the Owners is intended to be exclusive of any other remedy, but each such remedy shall be cumulative and in addition to every other remedy and may be exercised without exhausting and without regard to any other remedy conferred herein. No waiver of any default or breach of duty or contract by the Owner of any Bond shall extend to or affect any subsequent default or breach of duty or contract or shall impair any rights or remedies thereon. No delay or omission of any Owner to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver of any such default or acquiescence therein. Every substantive right and every remedy conferred upon the Owners of the Bonds by this Bond Resolution may be enforced and exercised from time to time and as often as may be deemed expedient. If action or proceedings taken by any Owner on account of any default or to enforce any right or exercise any remedy has been discontinued or abandoned for any reason, or shall have been determined adversely to such Owner, then, and in every such case, the Issuer and the Owners of the Bonds shall, subject to any determination in such action or proceeding or applicable law of the State, be restored to their former positions and rights hereunder, respectively, and all rights, remedies, powers and duties of the Owners shall continue as if no such suit, action or other proceedings had been brought or taken.

ARTICLE VII

DEFEASANCE

Section 701. Defeasance. When any or all of the Bonds, redemption premium, if any, or scheduled interest payments thereon have been paid and discharged, then the requirements contained in this Bond Resolution and the pledge of the Issuer's faith and credit hereunder and all other rights granted hereby shall terminate with respect to the Bonds or scheduled interest payments thereon so paid and discharged. Bonds, redemption premium, if any, or scheduled interest payments thereon shall be deemed to have been paid and discharged within the meaning of this Bond Resolution if there has been deposited with the Paying Agent, or other commercial bank or trust company located in the State and having full trust powers, at or prior to the Stated Maturity or Redemption Date of said Bonds or the interest payments thereon, in trust for and irrevocably appropriated thereto, moneys and/or Defeasance Obligations which, together with the interest to be earned on any such Defeasance Obligations, will be sufficient for the payment of the principal of or Redemption Price of said Bonds and/or interest accrued to the Stated Maturity or Redemption Date, or if default in such payment has occurred on such date, then to the date of the tender of such payments. If the amount to be so deposited is based on the Redemption Price of any Bonds, no such satisfaction shall occur until (a) the Issuer has elected to redeem such Bonds, and (b) either notice of such redemption has been given, or the Issuer has given irrevocable instructions, or shall have provided for an escrow agent to give irrevocable instructions, to the Bond Registrar to give such notice of redemption in compliance with *Article III* hereof. Any money and Defeasance Obligations that at any time shall be deposited with the Paying Agent or other commercial bank or trust company by or on behalf of the Issuer, for the purpose of paying and discharging any of the Bonds, shall be and are hereby assigned, transferred and set over to the Paying Agent or other bank or trust company in trust for the respective Owners of the Bonds, and such moneys shall be and are hereby irrevocably appropriated to the payment and discharge thereof. All money and Defeasance Obligations deposited with the Paying Agent or such bank or trust company shall be deemed to be deposited in accordance with and subject to all of the provisions of this Bond Resolution.

ARTICLE VIII

TAX COVENANTS

Section 801. General Covenants. The Issuer covenants and agrees that it will comply with: (a) all applicable provisions of the Code necessary to maintain the exclusion from gross income for federal income tax purposes of the interest on the Bonds; and (b) all provisions and requirements of the Federal Tax Certificate. The Mayor/CEO, Chief Financial Officer of the Issuer, and Clerk are hereby authorized and directed to execute the Federal Tax Certificate in a form approved by Bond Counsel, for and on behalf of and as the act and deed of the Issuer. The Issuer will, in addition, adopt such other ordinances or resolutions and take such other actions as may be necessary to comply with the Code and with all other applicable future laws, regulations, published rulings and judicial decisions, in order to ensure that the interest on the Bonds will remain excluded from federal gross income, to the extent any such actions can be taken by the Issuer.

Section 802. Survival of Covenants. The covenants contained in this Article and in the Federal Tax Certificate shall remain in full force and effect notwithstanding the defeasance of the Bonds pursuant to *Article VII* hereof or any other provision of this Bond Resolution until such time as is set forth in the Federal Tax Certificate.

ARTICLE IX

CONTINUING DISCLOSURE REQUIREMENTS

Section 901. Disclosure Requirements. The Mayor/CEO, County Administrator, or Clerk are hereby authorized and directed to execute the Disclosure Undertaking in a form approved by Bond Counsel, for and on behalf of and as the act and deed of the Issuer. The Issuer hereby covenants with the Purchaser and the Beneficial Owners to provide and disseminate such information as is required by the SEC Rule and as further set forth in the Disclosure Undertaking, the provisions of which are incorporated herein by reference. Such covenant shall be for the benefit of and enforceable by the Purchaser and the Beneficial Owners.

Section 902. Failure to Comply with Continuing Disclosure Requirements. In the event the Issuer fails to comply in a timely manner with its covenants contained in the preceding section, the Purchaser and/or any Beneficial Owner may make demand for such compliance by written notice to the Issuer. In the event the Issuer does not remedy such noncompliance within 10 days of receipt of such written notice, the Purchaser or any Beneficial Owner may in its discretion, without notice or demand, proceed to enforce compliance by a suit or suits in equity for the specific performance of such covenant or agreement contained in the preceding section or for the enforcement of any other appropriate legal or equitable remedy, as the Purchaser and/or any Beneficial Owner shall deem effectual to protect and enforce any of the duties of the Issuer under such preceding section. Notwithstanding any other provision of this Bond Resolution, failure of the Issuer to comply with its covenants contained in the preceding section shall not be considered an Event of Default under this Bond Resolution.

ARTICLE X

MISCELLANEOUS PROVISIONS

Section 1001. Annual Audit. Annually, promptly after the end of the Fiscal Year, the Issuer will cause an audit to be made of the financial statements of the Issuer for the preceding Fiscal Year by an Independent Accountant. Within 30 days after the completion of each such audit, a copy thereof shall be filed in the office of the Clerk. Such audit shall at all times during the usual business hours be open to the examination and inspection by any taxpayer, any Owner of any of the Bonds, or by anyone acting for or on behalf of such taxpayer or Owner. Upon payment of the reasonable cost of preparing and mailing the same, a copy of any annual audit will, upon request, be sent to any Owner or prospective Owner. As soon as possible after the completion of the annual audit, the governing body of the Issuer shall review such audit, and if the audit discloses that proper provision has not been made for all of the requirements of this Bond Resolution, the Issuer shall promptly cure such deficiency.

Section 1002. Amendments. The rights and duties of the Issuer and the Owners, and the terms and provisions of the Bonds or of this Bond Resolution, may be amended or modified at any time in any respect by ordinance or resolution of the Issuer with the written consent of the Owners of not less than a majority in principal amount of the Bonds then Outstanding, such consent to be evidenced by an instrument or instruments executed by such Owners and duly acknowledged or proved in the manner of a deed to be recorded, and such instrument or instruments shall be filed with the Clerk, but no such modification or alteration shall:

- (a) extend the maturity of any payment of principal or interest due upon any Bond;
- (b) effect a reduction in the amount which the Issuer is required to pay as principal of or interest on any Bond;
- (c) permit preference or priority of any Bond over any other Bond; or
- (d) reduce the percentage in principal amount of Bonds required for the written consent to any modification or alteration of the provisions of this Bond Resolution.

Any provision of the Bonds or of this Bond Resolution may, however, be amended or modified by ordinance or resolution duly adopted by the governing body of the Issuer at any time in any legal respect with the written consent of the Owners of all of the Bonds at the time Outstanding.

Without notice to or the consent of any Owners, the Issuer may amend or supplement this Bond Resolution for the purpose of curing any formal defect, omission, inconsistency or ambiguity herein, to grant to or confer upon the Owners any additional rights, remedies, powers or authority that may lawfully be granted to or conferred upon the Owners, to more precisely identify the Improvements, to reallocate proceeds of the Bonds among Improvements, to provide for Substitute Improvements, to conform this Bond Resolution to the Code or future applicable federal law concerning tax-exempt obligations, or in connection with any other change therein which is not materially adverse to the interests of the Owners. Copies of any amendments shall be provided to each Rating Agency at least 10 days prior to the effective date thereof.

Every amendment or modification of the provisions of the Bonds or of this Bond Resolution, to which the written consent of the Owners is given, as above provided, shall be expressed in a resolution or ordinance adopted by the governing body of the Issuer amending or supplementing the provisions of this Bond Resolution and shall be deemed to be a part of this Bond Resolution. A certified copy of every such

amendatory or supplemental ordinance or resolution, if any, and a certified copy of this Bond Resolution shall always be kept on file in the office of the Clerk, and shall be made available for inspection by the Owner of any Bond or a prospective purchaser or owner of any Bond authorized by this Bond Resolution, and upon payment of the reasonable cost of preparing the same, a certified copy of any such amendatory or supplemental ordinance or resolution or of this Bond Resolution will be sent by the Clerk to any such Owner or prospective Owner.

Any and all modifications made in the manner hereinabove provided shall not become effective until there has been filed with the Clerk a copy of the ordinance or resolution of the Issuer hereinabove provided for, duly certified, as well as proof of any required consent to such modification by the Owners of the Bonds then Outstanding. It shall not be necessary to note on any of the Outstanding Bonds any reference to such amendment or modification.

The Issuer shall furnish to the Paying Agent a copy of any amendment to the Bonds or this Bond Resolution which affects the duties or obligations of the Paying Agent under this Bond Resolution.

Section 1003. Notices, Consents and Other Instruments by Owners. Any notice, consent, request, direction, approval or other instrument to be signed and executed by the Owners may be in any number of concurrent writings of similar tenor and may be signed or executed by such Owners in person or by agent appointed in writing. Proof of the execution of any such instrument or of the writing appointing any such agent and of the ownership of Bonds, if made in the following manner, shall be sufficient for any of the purposes of this Bond Resolution, and shall be conclusive in favor of the Issuer and the Paying Agent with regard to any action taken, suffered or omitted under any such instrument, namely:

(a) The fact and date of the execution by any person of any such instrument may be proved by a certificate of any officer in any jurisdiction who by law has power to take acknowledgments within such jurisdiction that the person signing such instrument acknowledged before such officer the execution thereof, or by affidavit of any witness to such execution.

(b) The fact of ownership of Bonds, the amount or amounts, numbers and other identification of Bonds, and the date of holding the same shall be proved by the Bond Register.

In determining whether the Owners of the requisite principal amount of Bonds Outstanding have given any request, demand, authorization, direction, notice, consent or waiver under this Bond Resolution,

Bonds owned by the Issuer shall be disregarded and deemed not to be Outstanding under this Bond Resolution, except that, in determining whether the Owners shall be protected in relying upon any such request, demand, authorization, direction, notice, consent or waiver, only Bonds which the Owners know to be so owned shall be so disregarded. Notwithstanding the foregoing, Bonds so owned which have been pledged in good faith shall not be disregarded as aforesaid if the pledgee establishes to the satisfaction of the Owners the pledgee's right so to act with respect to such Bonds and that the pledgee is not the Issuer.

Section 1004. Notices. Any notice, request, complaint, demand or other communication required or desired to be given or filed under this Bond Resolution shall be in writing, given to the Notice Representative at the Notice Address and shall be deemed duly given or filed if the same shall be: (a) duly delivered by prepaid overnight delivery service or mailed by registered or certified mail, postage prepaid; or (b) communicated via electronic mail, with confirmation of delivery receipt, read receipt or otherwise. Copies of such notices shall also be given to the Paying Agent. The Issuer, the Paying Agent and the Purchaser may from time to time designate, by notice given hereunder to the others of such parties, such other address to which subsequent notices, certificates or other communications shall be sent.

All notices given by: (a) delivery service or certified or registered mail as aforesaid shall be deemed duly given as of the date they are so provided to the delivery service or mailed, respectively; (b) electronic mail as aforesaid shall be deemed duly given as of the date of confirmation of receipt. If, because of the temporary or permanent suspension of regular mail service or for any other reason, it is impossible or impractical to mail any notice in the manner herein provided, then such other form of notice as shall be made with the approval of the Paying Agent shall constitute a sufficient notice.

Section 1005. Electronic Transactions. The issuance of the Bonds and the transactions related thereto and described in this Bond Resolution may be conducted, and documents related to the Bonds may be sent, received, executed, and stored, by electronic means or transmissions. Copies, telecopies, electronic files and other reproductions of original executed documents (or documents executed by electronic means or transmissions) shall be deemed to be authentic and valid counterparts of such documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law.

Section 1006. Further Authority. The officers and officials of the Issuer, including the Mayor/CEO, Chief Financial Officer, County Administrator, and Clerk, are hereby authorized and directed to execute all documents and take such actions as they may deem necessary or advisable in order to carry out and perform the purposes of this Bond Resolution and to make ministerial alterations, changes or additions in the foregoing agreements, statements, instruments and other documents herein approved, authorized and confirmed which they may approve, and the execution or taking of such action shall be conclusive evidence of such necessity or advisability.

Section 1007. Severability. If any section or other part of this Bond Resolution, whether large or small, is for any reason held invalid, the invalidity thereof shall not affect the validity of the other provisions of this Bond Resolution.

Section 1008. Governing Law. This Bond Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State.

Section 1009. Effective Date. This Bond Resolution shall take effect and be in full force from and after its adoption by the governing body of the Issuer.

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ADOPTED by the governing body of the Issuer on November 20, 2025.

(SEAL)

Tyrone Garner, Mayor/CEO

ATTEST:

Monica Sparks, Unified Government Clerk

Approved as to form:

Unified Government Legal Department

**EXHIBIT A
(FORM OF BONDS)**

**REGISTERED
NUMBER R-__**

**REGISTERED
\$**

Unless this certificate is presented by an authorized representative of The Depository Trust Company, a New York Corporation (“DTC”), to the Issuer or its agent for registration of transfer, exchange or payment, and any certificate issued is registered in the name of Cede & Co. or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof, Cede & Co., has an interest herein.

**UNITED STATES OF AMERICA STATE OF KANSAS
COUNTY OF WYANDOTTE
UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS
GENERAL OBLIGATION IMPROVEMENT BOND
SERIES 2026-A**

Interest Rate:	Maturity Date:	Dated Date: February 12, 2026	CUSIP:
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REGISTERED OWNER:

PRINCIPAL AMOUNT:

KNOW ALL PERSONS BY THESE PRESENTS: That the Unified Government of Wyandotte County/Kansas City, in the County of Wyandotte, State of Kansas (the “Issuer”), for value received, hereby acknowledges itself to be indebted and promises to pay to the Registered Owner shown above, or registered assigns, but solely from the source and in the manner herein specified, the Principal Amount shown above on the Maturity Date shown above, unless called for redemption prior to the Maturity Date, and to pay interest thereon at the Interest Rate per annum shown above (computed on the basis of a 360-day year of twelve 30-day months), from the Dated Date shown above, or from the most recent date to which interest has been paid or duly provided for, payable semiannually on February 1 and August 1 of each year, commencing February 1, 2027 (the “Interest Payment Dates”), until the Principal Amount has been paid.

Method and Place of Payment. The principal or redemption price of this Bond shall be paid at maturity or upon earlier redemption to the person in whose name this Bond is registered at the maturity or redemption date thereof, upon presentation and surrender of this Bond at the principal office of the Treasurer of the State of Kansas, Topeka, Kansas (the “Paying Agent” and “Bond Registrar”). The interest payable on this Bond on any Interest Payment Date shall be paid to the person in whose name this Bond is registered on the registration books maintained by the Bond Registrar at the close of business on the Record Date(s)

for such interest, which shall be the 15th day (whether or not a business day) of the calendar month next preceding the Interest Payment Date. Such interest shall be payable (a) by check or draft mailed by the Paying Agent to the address of such Registered Owner shown on the Bond Register or at such other address as is furnished to the Paying Agent in writing by such Registered Owner; or (b) in the case of an interest payment to Cede & Co. or any Owner of \$500,000 or more in aggregate principal amount of Bonds by electronic transfer to such Owner upon written notice given to the Bond Registrar by such Registered Owner, not less than 15 days prior to the Record Date for such interest, containing the electronic transfer instructions including the bank, ABA routing number and account number to which such Registered Owner wishes to have such transfer directed. The principal or redemption price of and interest on the Bonds shall be payable in any coin or currency that, on the respective dates of payment thereof, is legal tender for the payment of public and private debts. Interest not punctually paid will be paid in the manner established in the within defined Bond Resolution.

Definitions. Capitalized terms used herein and not otherwise defined herein shall have the meanings assigned to such terms in the hereinafter defined Bond Resolution.

Authorization of Bonds. This Bond is one of an authorized series of Bonds of the Issuer designated “General Obligation Improvement Bonds, Series 2026-A,” aggregating the principal amount of \$[] (the “Bonds”) issued for the purposes set forth in the Ordinance of the Issuer authorizing the issuance of the Bonds and the Resolution of the Issuer prescribing the form and details of the Bonds (collectively, the “Bond Resolution”). The Bonds are issued by the authority of and in full compliance with the provisions, restrictions and limitations of the Constitution and laws of the State of Kansas, including K.S.A. 10-101 *et seq.*, K.S.A. 10-620 *et seq.*, Charter Ordinance No. CO-03-09 of the Issuer, and Article 12, Section 5 of the Constitution of the State of Kansas, as amended, and all other provisions of the laws of the State of Kansas applicable thereto.

General Obligations. The Bonds constitute general obligations of the Issuer payable as to both principal and interest from ad valorem taxes which may be levied without limitation as to rate or amount upon all the taxable tangible property within the territorial limits of the Issuer, excluding the incorporated areas of Bonner Springs, Edwardsville and Lake Quivira, and excluding the unincorporated area of the Issuer. The full faith, credit and resources of the Issuer are hereby irrevocably pledged for the prompt payment of the principal of and interest on the Bonds as the same become due.

Redemption Prior to Maturity. The Bonds are subject to redemption prior to maturity, as set forth in the Bond Resolution.

Book-Entry System. The Bonds are being issued by means of a book-entry system with no physical distribution of bond certificates to be made except as provided in the Bond Resolution. One Bond certificate with respect to each date on which the Bonds are stated to mature or with respect to each form of Bonds, registered in the nominee name of the Securities Depository, is being issued and required to be deposited with the Securities Depository and immobilized in its custody. The book-entry system will evidence positions held in the Bonds by the Securities Depository’s participants, beneficial ownership of the Bonds in authorized denominations being evidenced in the records of such participants. Transfers of ownership shall be effected on the records of the Securities Depository and its participants pursuant to rules and procedures established by the Securities Depository and its participants. The Issuer and the Bond Registrar will recognize the Securities Depository nominee, while the Registered Owner of this Bond, as the owner of this Bond for all purposes, including (i) payments of principal of, and redemption premium, if any, and interest on, this Bond, (ii) notices and (iii) voting. Transfer of principal, interest and any redemption premium payments to participants of the Securities Depository, and transfer of principal, interest, and any

redemption premium payments to beneficial owners of the Bonds by participants of the Securities Depository will be the responsibility of such participants and other nominees of such beneficial owners. The Issuer and the Bond Registrar will not be responsible or liable for such transfers of payments or for maintaining, supervising or reviewing the records maintained by the Securities Depository, the Securities Depository nominee, its participants or persons acting through such participants. While the Securities Depository nominee is the owner of this Bond, notwithstanding the provision hereinabove contained, payments of principal of, redemption premium, if any, and interest on this Bond shall be made in accordance with existing arrangements among the Issuer, the Bond Registrar and the Securities Depository.

Transfer and Exchange. EXCEPT AS OTHERWISE PROVIDED IN THE BOND RESOLUTION, THIS GLOBAL BOND MAY BE TRANSFERRED, IN WHOLE BUT NOT IN PART, ONLY TO ANOTHER NOMINEE OF THE SECURITIES DEPOSITORY OR TO A SUCCESSOR SECURITIES DEPOSITORY OR TO A NOMINEE OF A SUCCESSOR SECURITIES DEPOSITORY. This Bond may be transferred or exchanged, as provided in the Bond Resolution, only on the Bond Register kept for that purpose at the principal office of the Bond Registrar, upon surrender of this Bond, together with a written instrument of transfer or authorization for exchange satisfactory to the Bond Registrar duly executed by the Registered Owner or the Registered Owner's duly authorized agent, and thereupon a new Bond or Bonds in any Authorized Denomination of the same maturity and in the same aggregate principal amount shall be issued to the transferee in exchange therefor as provided in the Bond Resolution and upon payment of the charges therein prescribed. The Issuer shall pay all costs incurred in connection with the issuance, payment and initial registration of the Bonds and the cost of a reasonable supply of bond blanks. The Issuer and the Paying Agent may deem and treat the person in whose name this Bond is registered on the Bond Register as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes. The Bonds are issued in fully registered form in Authorized Denominations.

Authentication. This Bond shall not be valid or become obligatory for any purpose or be entitled to any security or benefit under the Bond Resolution until the Certificate of Authentication and Registration hereon shall have been lawfully executed by the Bond Registrar.

IT IS HEREBY DECLARED AND CERTIFIED that all acts, conditions, and things required to be done and to exist precedent to and in the issuance of this Bond have been properly done and performed and do exist in due and regular form and manner as required by the Constitution and laws of the State of Kansas, and that the total indebtedness of the Issuer, including this series of bonds, does not exceed any constitutional or statutory limitation.

IN WITNESS WHEREOF, the Issuer has caused this Bond to be executed by the manual, electronic, or facsimile signature of its Mayor/CEO and attested by the manual, electronic, or facsimile signature of its Clerk, and its seal to be affixed hereto or imprinted hereon.

**UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS**

[(Facsimile Seal)]

By: _____ (facsimile)
Mayor/CEO

ATTEST:

By: _____ (facsimile)
Monica Sparks, Unified Government Clerk

CERTIFICATE OF AUTHENTICATION AND REGISTRATION

This Bond is one of a series of General Obligation Improvement Bonds, Series 2026-A, of the Unified Government of Wyandotte County/Kansas City, Kansas, described in the within-mentioned Bond Resolution.

Registration Date _____

Office of the State Treasurer,
Topeka, Kansas,
as Bond Registrar and Paying Agent

Registration Number _____

By _____

CERTIFICATE OF CLERK

STATE OF KANSAS)
) SS.
COUNTY OF WYANDOTTE)

The undersigned, Clerk of the Unified Government of Wyandotte County/Kansas City, Kansas, does hereby certify that the within Bond has been duly registered in my office according to law as of February 12, 2026.

WITNESS my hand and official seal.

(Facsimile Seal)

(facsimile)
Monica Sparks, Unified Government Clerk

CERTIFICATE OF STATE TREASURER

OFFICE OF THE TREASURER, STATE OF KANSAS

STEVEN JOHNSON, Treasurer of the State of Kansas, does hereby certify that a transcript of the proceedings leading up to the issuance of this Bond has been filed in the office of the State Treasurer, and that this Bond was registered in such office according to law on _____, 2026.

WITNESS my hand and official seal.

(Seal)

By: _____
Treasurer of the State of Kansas

BOND ASSIGNMENT

FOR VALUE RECEIVED, the undersigned do(es) hereby sell, assign and transfer to

(Name and Address)

(Social Security or Taxpayer Identification No.)

the Bond to which this assignment is affixed in the outstanding principal amount of \$ _____, standing in the name of the undersigned on the books of the Bond Registrar. The undersigned do(es) hereby irrevocably constitute and appoint _____ as agent to transfer said Bond on the books of said Bond Registrar with full power of substitution in the premises.

Dated _____

Name

Social Security or
Taxpayer Identification No.

Signature (Sign here exactly as name(s)
appear on the face of Certificate)

Signature guarantee:

By _____

LEGAL OPINION

The following is a true and correct copy of the approving legal opinion of Gilmore & Bell, P.C., Bond Counsel, which was dated and issued as of the date of original issuance and delivery of such Bonds:

GILMORE & BELL, P.C.

Attorneys at Law
2405 Grand Boulevard
Suite 1100
Kansas City, Missouri 64108

(PRINTED LEGAL OPINION)

EXHIBIT B

PARAMETERS

1. Original Principal Amount of the Bonds: Not to exceed \$40,485,000
2. Final Maturity of the Bonds: Not later than August 1, 2056
3. True Interest Cost Rate (TIC): Not to exceed 6.00%

EXHIBIT C

CERTIFICATE OF FINAL TERMS

This Certificate of Final Terms is subject in all respects to the terms and conditions of Resolution No. R-__-25 (the “Resolution”) of the Unified Government of Wyandotte County/Kansas City, Kansas (the “Issuer”), which terms and conditions are incorporated by reference as if fully set forth herein.

The undersigned [Mayor/CEO][County Administrator] of the Issuer, in connection with the issuance of the Issuer’s General Obligation Improvement Bonds, Series 2026-A (the “Bonds”), certifies pursuant to Section 213 of the Resolution, as follows (section references are to the cited section of the Resolution):

- 1. Good Faith Deposit.** Pursuant to K.S.A. 10-106, the Issuer has received a good faith deposit from the Original Purchaser in an amount not less than two percent (2%) of the Original Principal Amount of the Bonds.
- 2. Definitions – Section 101.** The following terms defined in this Resolution shall have the meanings ascribed below.

[“**Bond Insurer**” means _____ and its successors or assigns.]

[“**Municipal Bond Insurance Policy**” means _____.]

“**Ordinance**” means Ordinance No. O-__-25 of the Unified Government authorizing the issuance of the Bonds.

“**Original Principal Amount**” means \$ _____, the principal amount of the Bonds as originally issued and delivered.

“**Purchase Price**” shall be the par value of the Bonds plus accrued interest to the date of delivery, [plus a [net] premium of \$ _____,] [less an underwriter’s discount of \$ _____].

“**Purchaser**” means _____, _____, the original purchaser of the Bonds.

[“**Term Bonds**” mean the 20__ Term Bonds, the 20__ Term Bonds and the 20__ Term Bonds.

“**20__ Term Bonds**” mean the Bonds maturing in the year 20__.

“**20__ Term Bonds**” mean the Bonds maturing in the year 20__.

“**20__ Term Bonds**” mean the Bonds maturing in the year 20__.]

3. **Maturity Schedule – Section 202.** The Bonds will mature on the dates and in the amounts and bear interest at the rates as follows:

SERIAL BONDS

Stated Maturity August 1	Principal Amount	Interest Rate	Stated Maturity August 1	Principal Amount	Interest Rate
2028	\$	%	2043	\$	%
2029			2044		
2030			2045		
2031			2046		
2032			2047		
2033			2048		
2034			2049		
2035			2050		
2036			2051		
2037			2052		
2038			2053		
2039			2054		
2040			2055		
2041			2056		
2042					

[TERM BONDS

Stated Maturity August 1	Principal Amount	Interest Rate
20__	\$	%
20__		
20__		

The 20__ Term Bonds shall be subject to mandatory redemption and payment prior to Stated Maturity pursuant to the mandatory redemption requirements set forth below at a Redemption Price equal to 100% of the principal amount thereof plus accrued interest to the Redemption Date. The taxes levied in **Article IV** of the Resolution which are to be deposited into the Debt Service Account shall be sufficient to redeem, and the Issuer shall redeem on August 1 in each year, the following principal amounts of such [____] Term Bonds:

Principal Amount	Due August 1
\$	20__
	20__*

*Final Maturity.

The 20__ Term Bonds shall be subject to mandatory redemption and payment prior to Stated Maturity pursuant to the mandatory redemption requirements set forth below at a Redemption Price equal to 100% of the principal amount thereof plus accrued interest to the Redemption Date. The taxes levied in **Article IV** of

the Resolution which are to be deposited into the Debt Service Account shall be sufficient to redeem, and the Issuer shall redeem on August 1 in each year, the following principal amounts of such [] Term Bonds:

Principal Amount	Due August 1
\$	20__ 20__*

*Final Maturity.

The 20__ Term Bonds shall be subject to mandatory redemption and payment prior to Stated Maturity pursuant to the mandatory redemption requirements set forth below at a Redemption Price equal to 100% of the principal amount thereof plus accrued interest to the Redemption Date. The taxes levied in **Article IV** of the Resolution which are to be deposited into the Debt Service Account shall be sufficient to redeem, and the Issuer shall redeem on August 1 in each year, the following principal amounts of such [] Term Bonds:

Principal Amount	Due August 1
\$	20__ 20__*

*Final Maturity.]

4. Mandatory Redemption – Section 301.

[There are no Term Bonds subject to mandatory sinking fund redemption prior to Maturity.]

5. Premium Deposited to Debt Service Account – Section 502. The amount of premium to be deposited into the Debt Service Account is \$[0.00].

6. True Interest Cost Rate (TIC). The true interest cost rate (TIC) for the Bonds is ____%.

7. Compliance with Parameters. The terms set forth in this Certificate of Final Terms are within the parameters contained on **EXHIBIT B** to the Resolution.

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Delivered on February __, 2026.

**UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS**

[Mayor/CEO][County Administrator]



Report to Economic Development & Finance

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;">Shelley Kneuvean, Chief Financial Officer</div> skneuvean@wycokck.org x5849	Finance
AGENDA ITEM #4.6.		
ORDINANCE: TERMINATING VARIOUS TAX INCREMENT FINANCING DISTRICTS AND COMMUNITY IMPROVEMENT DISTRICT		
BACKGROUND		
<p>A total of 12 Tax Increment Financing Districts (TIF) districts and 1 Community Improvement District (CID) need to be closed. The closure is due to reaching the applicable timeline allowed under state statute, the full terms of the development agreements being met (debt repaid, total reimbursements reached, etc), or the project did not materialize.</p>		
RECOMMENDATION		
<p>Approve</p> <p>Close the following TIFs:</p> <ul style="list-style-type: none"> -Strawberry Hill TIF -Prescott Plaza TIF -Metropolitan Avenue TIF -Escalade Heights TIF -Peregrine Falcon TIF -St. Peter's Waterway TIF -Mission Cliffs II TIF -East Parallel Parkway TIF -57th & State TIF -Bethany TIF -Turner Vista TIF -6700 Kaw Drive TIF <p>Close the following CID as all eligible reimbursements have been made.</p> <ul style="list-style-type: none"> - Metropolitan Avenue CID 		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
n/a		
LEGAL/ POLICY CONSIDERATIONS		
All ordinances were prepared by outside counsel Gillmore and Bell.		

ATTACHMENTS

Summary of Districts to Close 2025 (1), TIF Termination Ordinance - Strawberry Hill (UG), TIF Termination Ordinance - Prescott Plaza (UG), TIF Termination Ordinance - Metropolitan Avenue (UG), TIF Termination Ordinance - Escalade Heights (UG), TIF Termination Ordinance - Peregrine Falcon (UG), TIF Termination Ordinance - St. Peter's Waterway (UG), TIF Termination Ordinance - Mission Cliffs II (UG), TIF Termination Ordinance - East Parallel (UG), TIF Termination Ordinance - 57th and State (UG), TIF Termination Ordinance - Bethany (UG), TIF Termination Ordinance - Turner Vista (UG), TIF Termination Ordinance - 6700 Kaw Drive (UG), CID Termination Ordinance - Metropolitan Avenue CID (UG), TIF Terminations - 2025 (UG)

Approved by Mayor/Administrator to add to agenda.

Name	District Creation	Activated	Maturity	Term	Close Early	Bonds	Bonds Paid Off	Bond Amount (Principal issued)	Type	Note
Strawberry Hill TIF	2006	2007	2027	20	Yes	Yes	Yes	254,155.97	Residential	GO Bonds continues through 2031 but enough collected to pay for remaining debt service
Prescott Plaza TIF	2005	2006	2026	20	Yes	Yes	Yes	9,112,135.29	Sunfresh & other inline retail & pad sites	GO Bonds continues through 2029 but enough collected to pay for remaining debt service. Property and sales tax increment pledged.
Metropolitan Avenue (PA 1& 2) TIF	2011	2012 / 2013	2032 / 2033	20	Yes	Yes	Yes	5,200,000.00	Walmart, Mercado Fresco, Dollar General	GO Bonds continue through 2031 & 2033 but enough collected to pay for remaining debt service. Property and sales tax increment pledged.
Escalade Heights TIF	2004	2005 / 2008	2025 / 2028	20	Yes	No	n/a	n/a	Residential	20 year period for Project Areas A & B ended. Only Project Area C (USD 500 Sports Field - exempt) remains in district.
Peregrine Falcon TIF	2005	2005	2025	20	No	Yes	No	731,630.14	Residential	20 year period for Project Area 1 ended. Only inactive Project Areas 2-5 remain.
St. Peter's Waterway TIF	2004	2005	2025	20	No	Yes	No	3,064,274.00	Residential	20 year period has ended
Mission Cliffs II TIF	2005	2005	2025	20	No	Yes	No	2,725,817.00	Residential	20 year period has ended
East Parallel TIF	2007	n/a	n/a	20	n/a	No	n/a	n/a	Mixed-Use	Project didn't materialize
57th & State TIF	2015	n/a	2035	20	n/a	No	n/a	n/a	Commercial	Project didn't materialize
Bethany TIF	2007	n/a	2026	20	n/a	No	n/a	n/a	Residential	Project didn't materialize
Turner Vista TIF	2018	n/a	2038	20	n/a	No	n/a	n/a	Residential	Project didn't materialize
6700 Kaw Drive TIF	2021	n/a	n/a	20	n/a	No	n/a	n/a	former grocery, other	Project didn't materialize
Metropolitan Avenue CID	2012	2012	2034	22	Yes	No	n/a	n/a	Dollar General	CID reimbursed certified costs. 1.0% CID Sales Tax pledged.

ORDINANCE NO. O-[]-25

AN ORDINANCE TERMINATING THE STRAWBERRY HILL NEIGHBORHOOD REDEVELOPMENT DISTRICT CREATED PURSUANT TO ORDINANCE NO. O-137-06, TERMINATING THE REDEVELOPMENT PROJECT PLAN, AND TERMINATING TAX INCREMENT FINANCING WITH RESPECT TO SUCH DISTRICT.

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the “Unified Government”) created the Strawberry Hill Neighborhood Redevelopment District (as further described in **Exhibit A**, the “District”) pursuant to K.S.A. 12-1770 *et seq.*, as amended (the “Act”) and Ordinance No. O-137-06 passed on December 21, 2006, and adopted a Redevelopment Project Plan for the District pursuant to Ordinance No. O-28-07 adopted on March 22, 2007 (the “Plan”); and

WHEREAS, the Unified Government has determined it is in the best interests of the Unified Government to terminate the District and the Plan, and the Act does not provide a mechanism for termination; and

WHEREAS, Article 12, § 5 of the Constitution of the State of Kansas (the “Home Rule Amendment”) empowers cities to determine their local affairs and government and provides that such power and authority granted thereby to cities shall be liberally construed for the purpose of giving to cities the largest measure of self-government; and

WHEREAS, the Unified Government is a duly organized and existing municipal corporation under the laws of the State of Kansas, is a consolidated city-county having all the powers, functions and duties of a county and of a city of the first class, and is a city within the meaning of the Home Rule Amendment; and

WHEREAS, there is no enactment of the Kansas legislature which provides the procedure to terminate a redevelopment district and redevelopment plan; and

WHEREAS, the Unified Government has determined that it is necessary and desirable to adopt this Ordinance to terminate the District and the Plan and to terminate tax increment financing in connection with the District and the Plan.

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

Section 1. Termination of District and Termination of Plan. The Unified Government hereby terminates the District, the Plan, and tax increment financing for the District.

Section 2. Further Authority. The Unified Government shall, and the officers, employees and agents of the Unified Government are hereby authorized and directed to, take such action, expend such funds and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 3. Governing Law. This Ordinance shall be governed by and construed in accordance with the applicable laws of the State of Kansas.

Section 4. Effective Date. This Ordinance shall take effect and be in full force from and after its passage by the governing body of the Unified Government and publication as provided by law in the official Unified Government newspaper.

PASSED by the Commission of the Unified Government of Wyandotte County/Kansas City, Kansas this 20th day of November, 2025.

(SEAL)

Tyrone Garner, Mayor/CEO

ATTEST:

Monica Sparks, Unified Government Clerk

Approved as to form:

Office of Chief Counsel

EXHIBIT A

REDEVELOPMENT DISTRICT LEGAL DESCRIPTION

All that part of Blocks 135, 136 and 152, Wyandotte City, a subdivision in Kansas City, Wyandotte County, Kansas, being more particularly described as follows:

Beginning at the Northeast corner of said Block 135, said point also being the intersection of the West right of way line of N 4th Street and the Southerly right of way line of Armstrong Avenue; thence West, along the South right of way line of Armstrong Avenue and its prolongation to the West right of way line of N 5th Street; thence North, along said West right of way line of N 5th Street to the South right of way line of Armstrong Avenue; thence West, along the South right of way line of Armstrong Avenue to the East right of way line of an existing North-South alley; thence South, along said East right of way of the existing alley to the South right of way of an existing East-West alley; thence East, along the South right of way of an existing alley to the East line of 538 Ann Avenue, currently shown as Parcel No 187007; thence South, along said East line and its prolongation to the South right of way line of Ann Avenue; thence West, along said Southerly right of way of Ann Avenue to the East right of way line of N 6th Street; thence South, along said East right of way line to the North right of way line of an existing East-West alley; thence East, along said North right of way line to the West line of 726 N 5th Street, currently shown as Parcel No 187021; thence North, along said West line to the South right of way of Ann Avenue; thence East, along said South right of way line of Ann Avenue to the West right of way line of N 5th Street; thence North, along said West right of way line to the North right of way line of an existing East-West alley; thence East, along said North right of way line of the existing East-West alley and its prolongation to the West right of way line of N 4th Street; thence North, along the West right of way line of N 4th Street to the Point of Beginning.

(Published in *The Wyandotte Echo* on _____, 2025)

SUMMARY OF ORDINANCE NO. O-____-25

On November 20, 2025, the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas passed an ordinance entitled:

AN ORDINANCE TERMINATING THE STRAWBERRY HILL NEIGHBORHOOD REDEVELOPMENT DISTRICT CREATED PURSUANT TO ORDINANCE NO. O-137-06, TERMINATING THE REDEVELOPMENT PROJECT PLAN, AND TERMINATING TAX INCREMENT FINANCING WITH RESPECT TO SUCH DISTRICT.

This ordinance terminates tax increment financing and related proceedings for the Strawberry Hill Neighborhood Redevelopment District. A complete text of the Ordinance may be obtained or viewed free of charge at the office of the Unified Government Clerk, 701 North 7th Street, Kansas City, Kansas. A reproduction of the Ordinance is available for not less than 7 days following the publication date of this Summary at www.wycokck.org.

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

DATED: November 20, 2025.

Office of Chief Counsel

ORDINANCE NO. O-[]-25

AN ORDINANCE TERMINATING THE FIESTA PLAZA REDEVELOPMENT DISTRICT CREATED PURSUANT TO ORDINANCE NO. O-73-05, AS AMENDED BY ORDINANCE NO. O-119-06, TERMINATING THE REDEVELOPMENT PROJECT PLAN, AND TERMINATING TAX INCREMENT FINANCING WITH RESPECT TO SUCH DISTRICT.

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the “Unified Government”) created the Fiesta Plaza Redevelopment District (as further described in **Exhibit A**, the “District”) pursuant to K.S.A. 12-1770 *et seq.*, as amended (the “Act”) and Ordinance No. O-73-05 passed on October 6, 2005, as amended by Ordinance No. O-119-06 passed on November 2, 2006, and adopted a Redevelopment Project Plan for the District pursuant to Ordinance No. O-102-06 passed on September 28, 2006, as amended by Ordinance No. O-119-06 passed on November 2, 2006 (the “Plan”); and

WHEREAS, the Unified Government has determined it is in the best interests of the Unified Government to terminate the District and the Plan, and the Act does not provide a mechanism for termination; and

WHEREAS, Article 12, § 5 of the Constitution of the State of Kansas (the “Home Rule Amendment”) empowers cities to determine their local affairs and government and provides that such power and authority granted thereby to cities shall be liberally construed for the purpose of giving to cities the largest measure of self-government; and

WHEREAS, the Unified Government is a duly organized and existing municipal corporation under the laws of the State of Kansas, is a consolidated city-county having all the powers, functions and duties of a county and of a city of the first class, and is a city within the meaning of the Home Rule Amendment; and

WHEREAS, there is no enactment of the Kansas legislature which provides the procedure to terminate a redevelopment district and redevelopment plan; and

WHEREAS, the Unified Government has determined that it is necessary and desirable to adopt this Ordinance to terminate the District and the Plan and to terminate tax increment financing in connection with the District and the Plan.

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

Section 1. Termination of District and Termination of Plan. The Unified Government hereby terminates the District, the Plan, and tax increment financing for the District.

Section 2. Further Authority. The Unified Government shall, and the officers, employees and agents of the Unified Government are hereby authorized and directed to, take such action, expend such funds and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 3. Governing Law. This Ordinance shall be governed by and construed in accordance with the applicable laws of the State of Kansas.

Section 4. Effective Date. This Ordinance shall take effect and be in full force from and after its passage by the governing body of the Unified Government and publication as provided by law in the official Unified Government newspaper.

PASSED by the Commission of the Unified Government of Wyandotte County/Kansas City, Kansas this 20th day of November, 2025.

(SEAL)

Tyrone Garner, Mayor/CEO

ATTEST:

Monica Sparks, Unified Government Clerk

Approved as to form:

Office of Chief Counsel

EXHIBIT A

REDEVELOPMENT DISTRICT LEGAL DESCRIPTION

A tract of land in the Northeast Quarter of Section 17 and the Northwest Quarter of Section 16, Township 11 South, Range 25 East, of the Sixth Principal Meridian in Kansas City, Wyandotte County, Kansas, being more particularly described as follows:

Beginning at the intersection of the North right-of-way line of Bunker Avenue produced West and the East right-of-way line of 18th Street, as now established;

Thence East 300 feet more or less, along the Westerly production of the North right-of-way line of Bunker Avenue, to its intersection with the East right-of-way line of 17th Street as now established;

Thence East 300 feet more or less, along the North right-of-way line of Bunker Avenue, to its intersection with the West right-of-way line of 16th Street, as now established;

Thence South 360 feet more or less, along said West right-of-way line of 16th Street and its Southerly prolongation, to a point of the South right-of-way line of Pacific Avenue, as now established;

Thence East 60 feet more or less, along said South right-of-way line, to the Northeast corner of Lot 17 in Block 4 of Oakland Park, a subdivision of land;

Thence South 110 feet more or less, along the East line of said Lot 17, to the Southeast corner of said Lot 17 and the North line of an East/West alley in said Block 4;

Thence East 130 feet more or less, along said North line, to the Southeast corner of Lot 20 in said Block 4;

Thence South 200 feet more or less, along the West line of a North/South alley in Block 4 and Block 7 of said Oakland Park, to its intersection with the Westerly prolongation of the South line of Lot 1 in said Block 7;

Thence East 195 feet more or less, along the Easterly and Westerly prolongation of the South line of said Lot 1, to its intersection with the East right-of-way line of 15th Street, as now established;

Thence North 40 feet more or less, along said East right-of-way line, to the Northwest corner of Lot 20 in Block 5 of said Oakland Park;

Thence East 144 feet more or less, along the North line of said Lot 20 and its Easterly prolongation, to the center line of a North/South alley in said Block 5;

Thence South 275 feet more or less, along said center line, to the South line of said Block 5 and the North right-of-way line of Vermont Avenue, as now established;

Thence Southeasterly 120 feet more or less, along said North right-of-way line, to its intersection with the Northwesterly right-of-way line of Glenn Avenue, as now established;

Thence Southerly, Westerly and Southwesterly 600 feet more or less, along the Northerly right-of-way lines of said Glenn Avenue and Lawless Avenue, as now established, also being the Southerly line of Lot A in Block 6 of said Oakland Park, to its intersection with the Northeasterly right-of-way line of Interstate 70, as now established;

Thence Northwesterly 130 feet more or less, along said Northeasterly right-of-way line, to a point on the Southerly line of an alley in said Block 6;

Thence North 15 feet more or less, along said Northeasterly right-of-way line, to a point on the North line of said alley;

Thence Northwesterly 330 feet more or less, along said Northeasterly right-of-way line, to a point on the West right-of-way line of 16th Street, as now established, and the Southeast corner of Lot 6 in Block 8 of said Oakland Park;

Thence Westerly 193 feet more or less, along the South line of said Lot 6 and the North right-of-way line of Interstate 70;

Thence Northwesterly 100 feet more or less, along the Northerly right-of-way line of said Interstate 70;

Thence Northwesterly 180 feet more or less, along said Northerly right-of-way line, to its intersection with the East right-of-way line of 18th Street as now established;

Thence North 190 feet more or less, along said East right-of-way line, to its intersection with the Easterly prolongation of the South line of Lot 8 in Block 1 of Burgarda Subdivision, a subdivision of land;

Thence West 90 feet more or less, along said Easterly prolongation, to the Southeast corner of said Lot 8;

Thence West 80 feet more or less, continuing along the South line of said Lot 8, to the Southwest corner of Parcel Number 143721;

Thence North 240 feet more or less, along the West line of said Parcel Number 143721 and its Northerly prolongation, to the North right-of-way line of Pacific Avenue, as now established;

Thence East 170 feet more or less, along said North right-of-way line, to a point on the East right-of-way line of 18th Street, as now established;

Thence North 330 feet more or less, along said East right-of-way line, to the point of beginning.

Subject to all easements, vacations, and rights-of-way of record.

(Published in *The Wyandotte Echo* on _____, 2025)

SUMMARY OF ORDINANCE NO. O-__-25

On November 20, 2025, the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas passed an ordinance entitled:

AN ORDINANCE TERMINATING THE FIESTA PLAZA REDEVELOPMENT DISTRICT CREATED PURSUANT TO ORDINANCE NO. O-73-05, AS AMENDED BY ORDINANCE NO. O-119-06, TERMINATING THE REDEVELOPMENT PROJECT PLAN, AND TERMINATING TAX INCREMENT FINANCING WITH RESPECT TO SUCH DISTRICT.

This ordinance terminates tax increment financing and related proceedings for the Fiesta Plaza Redevelopment District. A complete text of the Ordinance may be obtained or viewed free of charge at the office of the Unified Government Clerk, 701 North 7th Street, Kansas City, Kansas. A reproduction of the Ordinance is available for not less than 7 days following the publication date of this Summary at www.wycokck.org.

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

DATED: November 20, 2025.

Office of Chief Counsel

ORDINANCE NO. O-[]-25

AN ORDINANCE TERMINATING THE METROPOLITAN AVENUE REDEVELOPMENT DISTRICT CREATED PURSUANT TO ORDINANCE NO. O-51-11, AS MODIFIED BY ORDINANCE NO. O-11-17 TERMINATING REDEVELOPMENT PROJECT PLANS, AND TERMINATING TAX INCREMENT FINANCING WITH RESPECT TO SUCH DISTRICT.

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the “Unified Government”) created the Metropolitan Avenue Redevelopment District (as further described in **Exhibit A**, the “District”) pursuant to K.S.A. 12-1770 *et seq.*, as amended (the “Act”) and Ordinance No. O-51-11 passed on November 17, 2011, as modified by Ordinance No. O-11-17 adopted on June 15, 2017, and adopted a Redevelopment Project Plan for Project Area 1 of the District pursuant to Ordinance No. O-24-12 adopted on April 5, 2012, as revised pursuant to Ordinance No. O-64-12 adopted on December 6, 2012 (the “Project Area 1 Plan”), and adopted a Redevelopment Project Plan for Project Area 2 of the District pursuant to Ordinance No. O-48-13 adopted on August 29, 2013, as amended pursuant to Ordinance No. O-73-15 adopted on December 17, 2015 (the “Project Area 2 Plan,” together with the Project Area 1 Plan, the “Plans”); and

WHEREAS, the Unified Government has determined it is in the best interests of the Unified Government to terminate the District and the Plans, and the Act does not provide a mechanism for termination; and

WHEREAS, Article 12, § 5 of the Constitution of the State of Kansas (the “Home Rule Amendment”) empowers cities to determine their local affairs and government and provides that such power and authority granted thereby to cities shall be liberally construed for the purpose of giving to cities the largest measure of self-government; and

WHEREAS, the Unified Government is a duly organized and existing municipal corporation under the laws of the State of Kansas, is a consolidated city-county having all the powers, functions and duties of a county and of a city of the first class, and is a city within the meaning of the Home Rule Amendment; and

WHEREAS, there is no enactment of the Kansas legislature which provides the procedure to terminate a redevelopment district and redevelopment plan; and

WHEREAS, the Unified Government has determined that it is necessary and desirable to adopt this Ordinance to terminate the District and the Plans and to terminate tax increment financing in connection with the District and the Plans.

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

Section 1. Termination of District and Termination of Plans. The Unified Government hereby terminates the District, the Plans, and tax increment financing for the District.

Section 2. Further Authority. The Unified Government shall, and the officers, employees and agents of the Unified Government are hereby authorized and directed to, take such action, expend

such funds and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 3. Governing Law. This Ordinance shall be governed by and construed in accordance with the applicable laws of the State of Kansas.

Section 4. Effective Date. This Ordinance shall take effect and be in full force from and after its passage by the governing body of the Unified Government and publication as provided by law in the official Unified Government newspaper.

PASSED by the Commission of the Unified Government of Wyandotte County/Kansas City, Kansas this 20th day of November, 2025.

(SEAL)

Tyrone Garner, Mayor/CEO

ATTEST:

Monica Sparks, Unified Government Clerk

Approved as to form:

Office of Chief Counsel

EXHIBIT A

REDEVELOPMENT DISTRICT LEGAL DESCRIPTION

Lot 1, ARGENTINE INDUSTRIAL PARK, a subdivision of land in the City of Kansas City, County of Wyandotte, State of Kansas;

and

Lots 1, 2 and 3, and Tract A, HODG SUBDIVISION, a replat of Lot 2, Argentine Industrial Park, a subdivision of land in the City of Kansas City, County of Wyandotte, State of Kansas;

and

All of Block 24, Ewing's Addition to Argentine, Kansas, now in and a part of Kansas City, Kansas, situated in the Northeast Quarter of Section 29, Township 11 South, Range 25 East of the 6th P.M., Wyandotte County, Kansas, lying West of a line located 100.00 feet West of and parallel with the centerline of the 18th Street Expressway as depicted on Kansas Turnpike Authority plans for the 18th Street Expressway Project 2 and described as follows: BEGINNING at the Northwest corner of said Block 24; FIRST COURSE, thence South 00 degree 00 minutes 00 seconds West, 432.00 feet along the West line of said Block to the Southwest corner of said Block; SECOND COURSE, thence North 89 degrees 51 minutes 00 seconds East, 180.93 feet along the South line of said Block to a point 100.00 feet (measured radially) West of the centerline of said 18th Street Expressway; THIRD COURSE, thence Northeasterly on a curve located 100.00 feet West of and parallel with said centerline, said curve having a radius of 5729.58 feet to the right, an arc distance of 432.89 feet with a chord which bears North 03 degrees 18 minutes 09 seconds East, 432.78 feet to a point on the North line of said Block that is located 100.00 feet (measured radially) West of said centerline; FOURTH COURSE, thence South 89 degrees 51 minutes 00 seconds West, 205.87 feet along the North line of said Block to the POINT OF BEGINNING;

and

All of the South Sixty feet (S60') of Lot One (1), AND the South Forty-three feet (S43') of Lot Two (2), in Block Twenty-four (24), Ewings Addition to Argentine, now in and a part of Kansas City, Wyandotte County, Kansas;

and

Lots Three (3) and Four (4), Block Twenty-four (24), Ewings Addition to Argentine, now in and a part of Kansas City, Wyandotte County, Kansas;

and

The North Sixty feet (N60') of Lot One (1), AND the North Seventy-seven feet (N77') of Lot Two (2) in Block Twenty-four (24) in Ewings Addition, now and part of Kansas City, Wyandotte County, Kansas;

and

Any and all right-of-way adjacent thereto.

(Published in *The Wyandotte Echo* on _____, 2025)

SUMMARY OF ORDINANCE NO. O-[]-25

On November 20, 2025, the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas passed an ordinance entitled:

AN ORDINANCE TERMINATING THE METROPOLITAN AVENUE REDEVELOPMENT DISTRICT CREATED PURSUANT TO ORDINANCE NO. O-51-11, AS MODIFIED BY ORDINANCE NO. O-11-17 TERMINATING REDEVELOPMENT PROJECT PLANS, AND TERMINATING TAX INCREMENT FINANCING WITH RESPECT TO SUCH DISTRICT.

This ordinance terminates tax increment financing and related proceedings for the Metropolitan Avenue Redevelopment District. A complete text of the Ordinance may be obtained or viewed free of charge at the office of the Unified Government Clerk, 701 North 7th Street, Kansas City, Kansas. A reproduction of the Ordinance is available for not less than 7 days following the publication date of this Summary at www.wycokck.org.

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

DATED: November 20, 2025.

Office of Chief Counsel

ORDINANCE NO. O-[]-25

AN ORDINANCE TERMINATING THE ESCALADE HEIGHTS REDEVELOPMENT DISTRICT CREATED PURSUANT TO ORDINANCE NO. O-3-04, TERMINATING REDEVELOPMENT PROJECT PLANS, AND TERMINATING TAX INCREMENT FINANCING WITH RESPECT TO SUCH DISTRICT.

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the “Unified Government”) created the Escalade Heights Redevelopment District (as further described in **Exhibit A**, the “District”) pursuant to K.S.A. 12-1770 *et seq.*, as amended (the “Act”) and Ordinance No. O-3-04 passed on January 8, 2004, and adopted a Redevelopment Project Plan for Project Areas A and B of the District pursuant to Ordinance No. O-52-05 adopted on July 21, 2005 (the “Project Area A and B Plan”), and a Redevelopment Project Plan for Project Area C of the District pursuant to Ordinance No. O-61-08 adopted on September 4, 2008 (the “Project Area C Plan,” and, together with the Project Area A and B Plan, the “Plans”); and

WHEREAS, the Unified Government has determined it is in the best interests of the Unified Government to terminate the District and the Plans, and the Act does not provide a mechanism for termination; and

WHEREAS, Article 12, § 5 of the Constitution of the State of Kansas (the “Home Rule Amendment”) empowers cities to determine their local affairs and government and provides that such power and authority granted thereby to cities shall be liberally construed for the purpose of giving to cities the largest measure of self-government; and

WHEREAS, the Unified Government is a duly organized and existing municipal corporation under the laws of the State of Kansas, is a consolidated city-county having all the powers, functions and duties of a county and of a city of the first class, and is a city within the meaning of the Home Rule Amendment; and

WHEREAS, there is no enactment of the Kansas legislature which provides the procedure to terminate a redevelopment district and redevelopment plan; and

WHEREAS, the Unified Government has determined that it is necessary and desirable to adopt this Ordinance to terminate the District and the Plans and to terminate tax increment financing in connection with the District and the Plans.

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

Section 1. Termination of District and Termination of Plans. The Unified Government hereby terminates the District, the Plans, and tax increment financing for the District.

Section 2. Further Authority. The Unified Government shall, and the officers, employees and agents of the Unified Government are hereby authorized and directed to, take such action, expend such funds and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 3. Governing Law. This Ordinance shall be governed by and construed in accordance with the applicable laws of the State of Kansas.

Section 4. Effective Date. This Ordinance shall take effect and be in full force from and after its passage by the governing body of the Unified Government and publication as provided by law in the official Unified Government newspaper.

PASSED by the Commission of the Unified Government of Wyandotte County/Kansas City, Kansas this 20th day of November, 2025.

(SEAL)

Tyrone Garner, Mayor/CEO

ATTEST:

Monica Sparks, Unified Government Clerk

Approved as to form:

Office of Chief Counsel

EXHIBIT A

REDEVELOPMENT DISTRICT LEGAL DESCRIPTION

TRACT 1:

A tract of land in the East one-half of fractional Section 2, Township 11 South, Range 24 East, in Kansas City, Wyandotte County, Kansas, more particularly described as follows:
Beginning at the center one-quarter corner of fractional Section 2, Township 11 South, Range 24 East, being a 3/4" pipe, thence along the West line of the Northeast one-quarter of said Section 2, North 0 degrees 01 minutes 55 seconds West, 868.45 feet (Deed), North 0 degrees, 02 minutes, 49 seconds West, 870.09 feet (Measured) to a point being the intersection of the West line of said fractional Section 2 with a line from the East established by Permanent Survey No. 185, said line being 808.50 feet (Plat), 809.30 feet (Measured) South of the North line of the Northeast one-quarter of said Section 2; thence along said line, South 89 degrees, 47 minutes 53 seconds East, 1,322.45 feet (Deed), South 89 degrees 48 minutes 33 seconds East, 1323.25 feet (Measured) to the West line of "Ramseys Subdivision" also being the East line of the West one-half of the Northeast one-quarter of said Section 2; thence along said line, South 0 degrees 04 minutes 45 seconds East, 866.53 feet (Deed), South 0 degrees 02 minutes 27 seconds East, 868.39 feet (Measured) to the Northeast corner of the West one-half of the Southeast one-quarter of said Section 2; thence along the East line of the West one-half of the Southeast one-quarter of said Section 2, South 0 degrees 04 minutes 52 seconds West (Deed), South 0 degrees 03 minutes 38 seconds West (Measured) 137.91 feet; thence South 70 degrees 04 minutes 52 seconds West, 241.52 feet (Deed), South 70 degrees 03 minutes 58 seconds West, 241.24 feet (Measured) to the Easterly line of Meadowlark Lane; thence continuing South 70 degrees 03 minutes 58 seconds East, 80.00 feet to the West line of Meadowlark Lane; thence along said West line South 19 degrees 55 minutes 08 seconds East (Deed), South 19 degrees 56 minutes 02 seconds East, (Measured) 520.08 feet to a point of curvature; thence continuing along the West line of Meadowlark Lane on a curve to the right, tangent to the last described course, having a radius of 1392.39 feet, a central angle of 20 degrees 00 minutes 00 seconds an arc length of 486.04 feet; thence continuing along said West line South 0 degrees 04 minutes 52 seconds West, 107.33 feet (Deed), South 0 degrees 03 minutes 58 seconds West, 107.32 feet (Measured) to a point being the intersection of the West line of Meadowlark Lane with the South line of the Northwest one-quarter of the Southeast one-quarter of said Section 2; thence along said South line North 89 degrees 52 minutes 19 seconds West, 488.09 feet (Measured), 488.00 feet (Deed); thence North 0 degrees 04 minutes 52 seconds East, 825.06 feet (Deed), North 0 degrees 03 minutes 58 seconds East, 825.01 feet (Measured); thence North 89 degrees 52 minutes 53 seconds West, 795.53 feet (Deed & Measured) to the West line of the Southeast one-quarter of said Section 2; thence North 0 degrees 07 minutes 20 seconds East, 495.00 feet (Deed), North 0 degrees 07 minutes 20 seconds East, 494.89 feet (Measured) to the POINT OF BEGINNING. Less street right-of-ways, containing 44.321 acres.

TRACT 2:

A tract of land in the East one-half of fractional Section 2, Township 11 South, Range 24 East, in Kansas City, Wyandotte County, Kansas, more particularly described as follows:
Beginning at a point on the West line of Meadowlark Lane, said point being North 89 degrees 52 minutes 19 seconds West, 40 feet from the Northwest corner of the Southeast one-quarter of the Southeast one-quarter of said Section 2; thence along the West line of said Meadowlark Lane, South 0 degrees 04 minutes 52 seconds West (Deed), South 0 degrees 03 minutes 58 seconds West, 726.72 feet (Measured); thence continuing along the West line of Meadowlark Lane South 7 degrees 06 minutes 18 seconds West, 65.66 feet (Deed), South 7 degrees 05 minutes 23 seconds West, 65.76 feet (Measured); thence North 89 degrees 52 minutes 19 seconds West, 611.97 feet; thence North 0 degrees 03 minutes 58 seconds East, 792.00 feet; thence South 89 degrees 52 minutes 19 seconds East, 620 feet to the point of beginning. Containing 11.267 acres.

(Published in *The Wyandotte Echo* on _____, 2025)

SUMMARY OF ORDINANCE NO. O-[]-25

On November 20, 2025, the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas passed an ordinance entitled:

AN ORDINANCE TERMINATING THE ESCALADE HEIGHTS REDEVELOPMENT DISTRICT CREATED PURSUANT TO ORDINANCE NO. O-3-04, TERMINATING REDEVELOPMENT PROJECT PLANS, AND TERMINATING TAX INCREMENT FINANCING WITH RESPECT TO SUCH DISTRICT.

This ordinance terminates tax increment financing and related proceedings for the Escalade Heights Redevelopment District. A complete text of the Ordinance may be obtained or viewed free of charge at the office of the Unified Government Clerk, 701 North 7th Street, Kansas City, Kansas. A reproduction of the Ordinance is available for not less than 7 days following the publication date of this Summary at www.wycokck.org.

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

DATED: November 20, 2025.

Office of Chief Counsel

ORDINANCE NO. O-[__]-25

AN ORDINANCE TERMINATING THE PEREGRINE FALCON REDEVELOPMENT DISTRICT CREATED PURSUANT TO ORDINANCE NO. O-14-05, TERMINATING THE REDEVELOPMENT PROJECT PLAN, AND TERMINATING TAX INCREMENT FINANCING WITH RESPECT TO SUCH DISTRICT.

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the “Unified Government”) created the Peregrine Falcon Redevelopment District (as further described in **Exhibit A**, the “District”) pursuant to K.S.A. 12-1770 *et seq.*, as amended (the “Act”) and Ordinance No. O-14-05 passed on February 17, 2005, and adopted a Redevelopment Project Plan for the District pursuant to Ordinance No. O-53-05 adopted on July 21, 2005 (the “Plan”); and

WHEREAS, the Unified Government has determined it is in the best interests of the Unified Government to terminate the District and the Plan, and the Act does not provide a mechanism for termination; and

WHEREAS, Article 12, § 5 of the Constitution of the State of Kansas (the “Home Rule Amendment”) empowers cities to determine their local affairs and government and provides that such power and authority granted thereby to cities shall be liberally construed for the purpose of giving to cities the largest measure of self-government; and

WHEREAS, the Unified Government is a duly organized and existing municipal corporation under the laws of the State of Kansas, is a consolidated city-county having all the powers, functions and duties of a county and of a city of the first class, and is a city within the meaning of the Home Rule Amendment; and

WHEREAS, there is no enactment of the Kansas legislature which provides the procedure to terminate a redevelopment district and redevelopment plan; and

WHEREAS, the Unified Government has determined that it is necessary and desirable to adopt this Ordinance to terminate the District and the Plan and to terminate tax increment financing in connection with the District and the Plan.

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

Section 1. Termination of District and Termination of Plan. The Unified Government hereby terminates the District, the Plan, and tax increment financing for the District.

Section 2. Further Authority. The Unified Government shall, and the officers, employees and agents of the Unified Government are hereby authorized and directed to, take such action, expend such funds and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 3. Governing Law. This Ordinance shall be governed by and construed in accordance with the applicable laws of the State of Kansas.

Section 4. Effective Date. This Ordinance shall take effect and be in full force from and after its passage by the governing body of the Unified Government and publication as provided by law in the official Unified Government newspaper.

PASSED by the Commission of the Unified Government of Wyandotte County/Kansas City, Kansas this 20th day of November, 2025.

(SEAL)

Tyrone Garner, Mayor/CEO

ATTEST:

Monica Sparks, Unified Government Clerk

Approved as to form:

Office of Chief Counsel

EXHIBIT A

REDEVELOPMENT DISTRICT LEGAL DESCRIPTION

A tract of land in the East half of Section 33, Township 10, Range 25, and the West half of Section 34, Township 10, Range 25, in the City of Kansas City, Wyandotte County, Kansas, more particularly described as follows:

Beginning at the Southwest corner of Lot 31, Block 1, SILVER PLACE, a subdivision in said City, County, and State; thence North $00^{\circ}18'41''$ West, along the West line of said Lot 31, a distance of 54.46 feet, to a point on the Easterly right-of-way line of 7th Street Traffic Way (U.S. 69 Hwy.), as now established; thence North $33^{\circ}13'06''$ East, along said Easterly right-of-way line, a distance of 937.26 feet, to a point of curvature; thence Northeasterly, continuing along said Easterly right-of-way and along a curve to the left, having a radius of 1035.00 feet, a central angle of $16^{\circ}14'15''$, a distance of 293.32 feet, to a point of tangency; thence North $16^{\circ}58'51''$ East, continuing along said Easterly right-of-way, a distance of 1510.28 feet, to a point on the Northerly right-of-way line of Boswell Avenue, as now established; thence North $87^{\circ}56'09''$ East, along said Northerly right-of-way, a distance of 270.48 feet, to a point on the East right-of-way line of 5th Street, as now established; thence South $00^{\circ}56'52''$ East, along said East right-of-way, a distance of 149.55 feet, to the Southwest corner of Lot 33, Block 11, BEACON HILL ANNEX, a subdivision in said City, County, and State; thence North $87^{\circ}56'09''$ East, along the South line of said Lot 33, a distance of 110.02, to the Southeast corner of said Lot 33; thence South $00^{\circ}56'52''$ East, along the East line of Lots 32, 31, 30, 29 and 28, Block 11, of said BEACON HILL ANNEX, a distance of 124.54 feet, to the Southeast corner of said Lot 28 and the Southwest corner of Lot 9, Block 11 of said BEACON HILL ANNEX; thence North $87^{\circ}56'09''$ East, along the South line of said Lot 9 and it's Easterly prolongation, a distance of 160.03, to a point on the East right-of-way line of Thompson Street, as now established; thence South $00^{\circ}56'52''$ East, along said East right-of-way line, a distance of 529.43 feet, to a point on the Easterly prolongation of the South line of Lot 9, Block 4, BEACON HILL, a subdivision in said City, County, and State; thence South $87^{\circ}56'09''$ West, along said South line and its prolongation, a distance of 160.03 feet, to the Southwest corner of said Lot 9; thence South $00^{\circ}56'52''$ East, along the East line of Lots 27, 26, 25, 24, 23, 22, and 21, Block 4 of said BEACON HILL, a distance of 174.57 feet, to the Southeast corner of said Lot 21; thence South $87^{\circ}56'09''$ West, along the South line of said Lot 21, a distance of 110.02 feet, to the Southwest corner of said Lot 21 and to the East right-of-way line of 5th Street; thence South $00^{\circ}56'52''$ East, along said East right-of-way line, a distance of 130.89 feet; thence South $00^{\circ}33'14''$ East, continuing along said East right-of-way line, a distance of 60.01 feet; thence South $02^{\circ}14'22''$ East, continuing along said East right-of-way line, a distance of 584.06 feet, to the North right-of-way line of Cleveland Avenue as now established; thence North $87^{\circ}28'10''$ East, along said North right-of-way line, a distance of 281.40 feet; thence South $02^{\circ}14'22''$ East, along the East line of Lot 33, Block 3, MOUNT PLEASANT, a subdivision in said City, County, and State, and its Northerly and Southerly prolongation, a distance of 193.54 feet, to the Northeast corner of Lot 12, Block 3 of said MOUNT PLEASANT; thence South $87^{\circ}28'10''$ West, along the North line of Lots 12 through 17 and their Westerly prolongation, a distance of 163.00 feet, to a point on the East line of Lot 22, Block 3 of said MOUNT PLEASANT; thence South $02^{\circ}14'22''$ East, along the East line of Lots 22, 21, 20, 19 and 18, Block 3 and Lots 27, 26, 25, 24, 23, 22, 21, 20, 19 and 18, Block 4 of said MOUNT PLEASANT, a distance of 434.15, to the Southeast corner of said Lot 18, Block 4 and the North right-of-way line of Waverly Avenue, as now established;

thence South $14^{\circ}31'56''$ East, a distance of 60.73 feet, to the Northeast corner of Lot 18, Block 1, EDGERTON PLACE, a subdivision in said City, County and State and the South right-of-way line of said Waverly Avenue; thence South $01^{\circ}55'23''$ East, along the East line of Lots 18 through 27 of said Block 1, and the East line of Lots 18 through 27, Block 2 of said EDGERTON PLACE, a distance of 567.15 feet, to the Southeast corner of said Lot 27, Block 2 and also a point on the North right-of-way line of Quindaro Boulevard, as now established; thence South $87^{\circ}28'10''$ West, along said North right-of-way line, a distance of 128.20 feet, to the East right-of-way line of said 5th Street; thence South $79^{\circ}50'20''$ West, a distance of 60.58 feet, to the Southeast corner of Lot 1 McGREW GROVE, a subdivision in said City, County and State, said point being on the West right-of-way line of said 5th Street and the Northerly right-of-way line of said Quindaro Boulevard; thence North $71^{\circ}59'43''$ West, along said Northerly right-of-way line, a distance of 796.61 feet, to the Southwest corner of Lot 21 of said McGREW GROVE; thence North $01^{\circ}18'41''$ West, continuing along said Northerly right-of-way line and along the West line of said Lot 21, a distance of 10.53 feet; thence North $71^{\circ}59'43''$ West, continuing along said Northerly right-of-way line, a distance of 654.06 feet, to the Point of Beginning, containing 60.1752 acres, more or less.

(Published in *The Wyandotte Echo* on _____, 2025)

SUMMARY OF ORDINANCE NO. O-[]-25

On November 20, 2025, the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas passed an ordinance entitled:

AN ORDINANCE TERMINATING THE PEREGRINE FALCON REDEVELOPMENT DISTRICT CREATED PURSUANT TO ORDINANCE NO. O-14-05, TERMINATING THE REDEVELOPMENT PROJECT PLAN, AND TERMINATING TAX INCREMENT FINANCING WITH RESPECT TO SUCH DISTRICT.

This ordinance terminates tax increment financing and related proceedings for the Peregrine Falcon Redevelopment District. A complete text of the Ordinance may be obtained or viewed free of charge at the office of the Unified Government Clerk, 701 North 7th Street, Kansas City, Kansas. A reproduction of the Ordinance is available for not less than 7 days following the publication date of this Summary at www.wycokck.org.

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

DATED: November 20, 2025.

Office of Chief Counsel

ORDINANCE NO. O-[]-25

AN ORDINANCE TERMINATING THE ST. PETERS/WATERWAY REDEVELOPMENT DISTRICT CREATED PURSUANT TO ORDINANCE NO. O-25-04, AS MODIFIED BY ORDINANCE NO. O-107-06, TERMINATING THE REDEVELOPMENT PROJECT PLAN, AND TERMINATING TAX INCREMENT FINANCING WITH RESPECT TO SUCH DISTRICT.

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the “Unified Government”) created the St. Peters/Waterway Redevelopment District (as further described in **Exhibit A**, the “District”) pursuant to K.S.A. 12-1770 *et seq.*, as amended (the “Act”) and Ordinance No. O-25-04 passed on April 1, 2004, as modified by Ordinance No. O-107-06 passed on October 19, 2006, and adopted a Redevelopment Project Plan for the District pursuant to Ordinance No. O-50-05 adopted on July 7, 2005 (the “Plan”); and

WHEREAS, the Unified Government has determined it is in the best interests of the Unified Government to terminate the District and the Plan, and the Act does not provide a mechanism for termination; and

WHEREAS, Article 12, § 5 of the Constitution of the State of Kansas (the “Home Rule Amendment”) empowers cities to determine their local affairs and government and provides that such power and authority granted thereby to cities shall be liberally construed for the purpose of giving to cities the largest measure of self-government; and

WHEREAS, the Unified Government is a duly organized and existing municipal corporation under the laws of the State of Kansas, is a consolidated city-county having all the powers, functions and duties of a county and of a city of the first class, and is a city within the meaning of the Home Rule Amendment; and

WHEREAS, there is no enactment of the Kansas legislature which provides the procedure to terminate a redevelopment district and redevelopment plan; and

WHEREAS, the Unified Government has determined that it is necessary and desirable to adopt this Ordinance to terminate the District and the Plan and to terminate tax increment financing in connection with the District and the Plan.

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

Section 1. Termination of District and Termination of Plan. The Unified Government hereby terminates the District, the Plan, and tax increment financing for the District.

Section 2. Further Authority. The Unified Government shall, and the officers, employees and agents of the Unified Government are hereby authorized and directed to, take such action, expend such funds and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 3. Governing Law. This Ordinance shall be governed by and construed in accordance with the applicable laws of the State of Kansas.

Section 4. Effective Date. This Ordinance shall take effect and be in full force from and after its passage by the governing body of the Unified Government and publication as provided by law in the official Unified Government newspaper.

PASSED by the Commission of the Unified Government of Wyandotte County/Kansas City, Kansas this 20th day of November, 2025.

(SEAL)

Tyrone Garner, Mayor/CEO

ATTEST:

Monica Sparks, Unified Government Clerk

Approved as to form:

Office of Chief Counsel

EXHIBIT A

REDEVELOPMENT DISTRICT LEGAL DESCRIPTION

A tract of land in the Northwest Quarter and the Northeast Quarter of Section 9, Township 11 South, Range 25 East, of the Sixth Principal Meridian, in Kansas City, Wyandotte County, Kansas, being more particularly described as follows:

Beginning at the Southwest corner of Lot 26, Block 4 of West Lawn, a subdivision of land, said point being the Northeast corner of 16th Street and Armstrong Avenue, as now established;

Thence North 151 feet, more or less, along the East right-of-way line of 16th Street, to the Southwest corner of Lot 25, Block 4 of West Lawn and its intersection with the North right-of-way line of an alley in said Block 4;

Thence East 600 feet, more or less, along the South line of Lots 25 through 2 and the North line of said alley in Block 4 of West Lawn, to the Southeast corner of Lot 2 in said Block 4 and the West right-of-way line of 14th Street;

Thence East 60 feet, more or less, to the Southwest corner of the East 5 feet of Lot 16, Block 124, in Wyandotte City, a subdivision of land and the East right-of-way line of 14th Street, as now established;

Thence East 380 feet, more or less, along the South line of Lots 16 through 1 and the North line of an alley in said Block 124, to the Southeast corner of Lot 1 in said Block 124 and the West right-of-way line of 13th Street;

Thence East 80 feet, more or less, to the Southwest corner of Lot 24, Block 125 in Wyandotte City, a subdivision of land and the East right-of-way line of 13th Street, as now established;

Thence East 610 feet, more or less, along the South lines of Lots 24 through 1 and the North line of an alley, to its intersection with the Easterly prolongation of said North line and the West right-of-way line of 12th Street, as now established;

Thence East 60 feet, more or less, to the intersection of the Westerly prolongation of the North line of an alley in Block 126, Wyandotte City, a subdivision of land, and the East right-of-way line of 12th Street, as now established;

Thence East 660 feet, more or less, along the South line of Lots 26 through 1 and the North line of an alley, to the Southeast corner of Lot 1 in said Block 126 and the West right-of-way line of 11th Street, as now established;

Thence South 163 feet, more or less, along said West right-of-way line produced South as it was originally platted, to its intersection with the center line of Armstrong Avenue, as now established;

Thence West 220 feet, more or less, along the center line of Armstrong Avenue, to its intersection with the center line of Waterway Drive;

Thence Southerly and Southwesterly 1100 feet, more or less, along the center line of Waterway Drive, as now established, to the South right-of-way line of Grandview Boulevard, as established by Vacation Ordinance No. 3107;

Thence East 460 feet, more or less, along said right-of-way line, to its intersection with the West right-of-way line of 11th Street and the East line of Lot 1, Block 168 of Wyandotte City, a subdivision of land produced North;

Thence South 151 feet, more or less, along the East line of said Lot 1 and the West right-of-way line of 11th Street, to a point on the North line of Block 6, Abrahams Resurvey, a subdivision of land, said point also being on the South right-of-way line of an alley;

Thence West 500 feet, more or less, along the South line of said alley and the North line on Abrahams Resurvey of Block 6 in Northrups Park, a subdivision of land, and the North line of Block 6 in said Northrups Park, to the Northwest corner of Lot 21 in said Block 6, said point also being the Northeast corner of Lot 12 of Woods Addition to Gray & Woods Central Addition, a subdivision of land;

Thence North 151 feet, more or less, along the East line of Lot 1, Block 1 in Woods Addition to Gray & Woods Central Addition, to a point on the South right-of-way line of Grandview Boulevard, as established by Vacation Ordinance No. 3107;

Thence West 160 feet, more or less, to the East right-of-way line of 12th Street as now established;

Thence West 45 feet, more or less, to the West right-of-way line of 12th Street as now established said point being the Northeast corner of Cathedral Pointe, a subdivision of land;

Thence West 560 feet, more or less, along the South right-of-way line of Grandview Boulevard, to the Northwest corner of Cathedral Pointe, a subdivision of land;

Thence South 280 feet, more or less, along the West line of said Cathedral Pointe, to a point on the North right-of-way line of Sandusky Avenue as now established;

Thence East 560 feet, more or less, along said North right-of-way line, to the Southeast corner of Cathedral Pointe and the West right-of-way line of 12th Street, as now established;

Thence South 60 feet, more or less, to the South right-of-way line of Sandusky Avenue, as now established;

Thence West 10 feet, more or less, along said South line, to the intersection of the South right-of-way line of Sandusky Avenue and West right-of-way line of 12th Street, said point also being the Northeast corner of Lot 1, Block 4 in Gray & Woods Central Addition;

Thence South 145 feet more or less, along the West right-of-way line of 12th Street, as now established, to the South line of an alley as now established in Block 4, of Gray & Woods Central Addition;

Thence West 750 feet, more or less, along the South line of said alley, to a point on the East right-of-way line on 13th Street as now established and the Northwest corner of Lot 31, Block 4 in Gray & Woods Central Addition;

Thence South 137 feet, more or less, along said East right-of-way line, to its intersection with North right-of-way line of Orville Avenue, as now established, and the Southwest corner of Lot 31, Block 4, Gray and Woods Central Addition;

Thence South 60 feet, more or less, along said East right-of-way line of 13th Street, to its intersection with South right-of-way line of Orville Avenue, as now established and the Northwest corner of Lot 44, Block 8, of Gray & Woods Central Addition;

Thence South 60 feet, more or less, along the West line of said Block 8 and the East right-of-way line of said 13th Street;

Thence West 60 feet, more or less, to the intersection of the North right-of-way line of Orville Avenue and West right-of-way line of 13th Street as now established, said point being the Southeast corner of Lot 22, Block 3 of Gray & Woods Central Addition;

Thence West 133 feet, more or less, along the South line of said Lot 22 and said North right-of-way line, to the Southwest corner of said Lot 22;

Thence North 398 feet, more or less, along the West line of Lots 22 through the South 2.5 feet of Lot 6, Block 3 of Gray & Woods Central Addition and the South right-of-way line of Sandusky Avenue, as now established;

Thence North 60 feet, more or less, to the Southwest corner of the North One-half of Lot 4 in Block 3 of Gray & Woods Central Addition and the North right-of-way line of Sandusky Avenue as now established;

Thence North 276 feet, more or less, along the West line of Lots 4, 3, 2 & 1 in said Block 3 and Lots 7, 6, 5, 4, 3, 2 & 1, Block 11 of West Lawn, to the Northwest corner of said Lot 1 and the South right-of-way line of Grandview Boulevard, as now established;

Thence West 128 feet, more or less, along said South right-of-way line, to the Northwest corner of Lot 14, Block 11 of said West Lawn;

Thence North 70 feet, more or less, to the intersection of the North right-of-way line of Grandview Boulevard and the East right-of-way line of 14th Street as now established;

Thence North 274 feet, more or less, along said East right-of-way line, to the Northwest corner of the East 7 feet of Lot 16, Block 165 of Wyandotte City and the South right-of-way line of Barnett Avenue, as now established;

Thence North 70 feet, more or less, continuing along said East right-of-way line, to the Southwest corner of the East 6.98 feet of Lot 19, Block 144 of Wyandotte City and the North right-of-way line of said Barnett Avenue;

Thence North 284 feet, more or less, continuing along said East right-of-way line, to the Northwest corner of the East 6.57 feet of Lot 16, Block 144 of Wyandotte City and a point on the South right-of-way line of Ann Avenue as now established;

Thence North 70 feet, more or less, continuing along said East right-of-way line of 14th Street, to the Southwest corner of the East 6.46 feet of Lot 19, Block 143 of Wyandotte City and the North right-of-way line of Ann Avenue as now established;

Thence North 284 feet, more or less, continuing along said East right-of-way line of 14th Street, to the Northwest corner of the East 6 feet of Lot 16, Block 143 of Wyandotte City and the South right-of-way line of Armstrong Avenue as now established;

Thence North 60 feet, more or less, continuing along said East right-of-way line of 14th Street, to the Southwest corner of the East 5.93 feet of Lot 19, Block 124, Wyandotte City and the North right-of-way line of said Armstrong Avenue;

Thence West 60 feet, more or less, to the Southeast corner of Lot 49, Block 4, West Lawn and the intersection of the West right-of-way line of said 14th Street and the North right-of-way line of Armstrong Avenue;

Thence West 600 feet, more or less, along said North right-of-way line, to the point of beginning of the tract herein described.

Subject to survey all easements and restrictions of record.

LESS AND EXCEPT:

West ½ of Lot 7 and all of Lots 8, 9, 10, and 11, Block 127, WYANDOTTE CITY, a subdivision of land in Kansas City, Wyandotte County, Kansas (Commonly know as Parcel No. 080416)

(Published in *The Wyandotte Echo* on _____, 2025)

SUMMARY OF ORDINANCE NO. O-__-25

On November 20, 2025, the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas passed an ordinance entitled:

AN ORDINANCE TERMINATING THE ST. PETERS/WATERWAY REDEVELOPMENT DISTRICT CREATED PURSUANT TO ORDINANCE NO. O-25-04, AS MODIFIED BY ORDINANCE NO. O-107-06, TERMINATING THE REDEVELOPMENT PROJECT PLAN, AND TERMINATING TAX INCREMENT FINANCING WITH RESPECT TO SUCH DISTRICT.

This ordinance terminates tax increment financing and related proceedings for the St. Peters/Waterway Redevelopment District. A complete text of the Ordinance may be obtained or viewed free of charge at the office of the Unified Government Clerk, 701 North 7th Street, Kansas City, Kansas. A reproduction of the Ordinance is available for not less than 7 days following the publication date of this Summary at www.wycokck.org.

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

DATED: November 20, 2025.

Office of Chief Counsel

ORDINANCE NO. O-[]-25

AN ORDINANCE TERMINATING THE MISSION CLIFFS II REDEVELOPMENT DISTRICT CREATED PURSUANT TO ORDINANCE NO. O-24-05, TERMINATING THE REDEVELOPMENT PROJECT PLAN, AND TERMINATING TAX INCREMENT FINANCING WITH RESPECT TO SUCH DISTRICT.

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the “Unified Government”) created the Mission Cliffs II Redevelopment District (as further described in **Exhibit A**, the “District”) pursuant to K.S.A. 12-1770 *et seq.*, as amended (the “Act”) and Ordinance No. O-24-05 passed on March 10, 2005, and adopted a Redevelopment Project Plan for Project Area A of the District pursuant to Ordinance No. O-47-05 adopted on June 2, 2005, as amended by Ordinance No. O-38-09 adopted May 14, 2009 (collectively, the “Plan”); and

WHEREAS, pursuant to Ordinance No. O-26-20 passed on May 14, 2020, the Unified Government previously terminated a portion of the District and a Redevelopment Project Plan for Project Area B of the District; and

WHEREAS, the Unified Government has determined it is in the best interests of the Unified Government to terminate the District and the Plan, and the Act does not provide a mechanism for termination; and

WHEREAS, Article 12, § 5 of the Constitution of the State of Kansas (the “Home Rule Amendment”) empowers cities to determine their local affairs and government and provides that such power and authority granted thereby to cities shall be liberally construed for the purpose of giving to cities the largest measure of self-government; and

WHEREAS, the Unified Government is a duly organized and existing municipal corporation under the laws of the State of Kansas, is a consolidated city-county having all the powers, functions and duties of a county and of a city of the first class, and is a city within the meaning of the Home Rule Amendment; and

WHEREAS, there is no enactment of the Kansas legislature which provides the procedure to terminate a redevelopment district and redevelopment plan; and

WHEREAS, the Unified Government has determined that it is necessary and desirable to adopt this Ordinance to terminate the District and the Plan and to terminate tax increment financing in connection with the District and the Plan.

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

Section 1. Termination of District and Termination of Plan. The Unified Government hereby terminates the District, the Plan, and tax increment financing for the District.

Section 2. Further Authority. The Unified Government shall, and the officers, employees and agents of the Unified Government are hereby authorized and directed to, take such action, expend

such funds and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 3. Governing Law. This Ordinance shall be governed by and construed in accordance with the applicable laws of the State of Kansas.

Section 4. Effective Date. This Ordinance shall take effect and be in full force from and after its passage by the governing body of the Unified Government and publication as provided by law in the official Unified Government newspaper.

PASSED by the Commission of the Unified Government of Wyandotte County/Kansas City, Kansas this 20th day of November, 2025.

(SEAL)

Tyrone Garner, Mayor/CEO

ATTEST:

Monica Sparks, Unified Government Clerk

Approved as to form:

Office of Chief Counsel

EXHIBIT A

REDEVELOPMENT DISTRICT LEGAL DESCRIPTION

A tract of land in the Northeast Quarter of Section 34 and the Northeast Quarter of the Northwest Quarter of Section 34, and the Southeast Quarter of the Southwest Quarter of Section 27, and the Southwest Quarter of the Southeast Quarter of Section 27, Township 11 South, Range 25 East of the Sixth Principal Meridian in Kansas City, Wyandotte County, Kansas, being more particularly described as follows:

Commencing at the Southeast corner of Lot 24 in Block 6 of "Rosedale Park", a subdivision of land, said point being the Northwest corner of 40th Avenue and Fisher Street, as now established;

Thence West 611 feet, more or less, along the North line of said 40th Avenue, to the Southwest corner of Lot 24 in Block 5 of said "Rosedale Park" and the Northeast corner of Minnie Street and 40th Avenue, as now established;

Thence North 325 feet, more or less, along the East right-of-way line of said Minnie Street, to the Southwest corner of Lot 11 in Block 5 of said "Rosedale Park";

Thence West 50 feet, more or less, to the Northeast corner of Lot 17 in "Fisher Heights", a subdivision of land and the West right-of-way line of said Minnie Street and the point of beginning of the tract to be herein described;

Thence West 640 feet, more or less, along the North line of said "Fisher Heights" and its Westerly prolongation, to a point on the West line of the Northeast Quarter of said Section 34 and the center line of Oak Street, as platted in "The Rosedale Land Co.'s Second Addition";

Thence North 30 feet, more or less, along said West line to the Southeast corner of Lot 4 in Block 1 of said "The Rosedale Land Co.'s Second Addition";

Thence West 140 feet, more or less, along the South line of said Block 1;

Thence Northwest 390 feet, more or less, along the South line of said Block 1, to the Easterly right-of-way line of Mission Road, as now established;

Thence Northwesterly 115 feet, more or less, along said Easterly right-of-way;

Thence Northeast 335 feet, more or less, along said right-of-way line, to a point on the South right-of-way line of West 39th Avenue, as now established;

Thence North 35 feet, more or less, along the West right-of-way line of said West 39th Avenue and the East right-of-way line of Mission Road, as now established, to a point on the North right-of-way line of said West 39th Avenue;

Thence West 10 feet, more or less, along said North right-of-way line, to a point on the West 100 feet of the East 200 feet of Lot 2 in Block 1 of "The Rosedale Land Co.'s Second Addition", and the East right-of-way line of Mission Road, as now established;

Thence North 390 feet, more or less, along the West line of the East 200 feet of said Lot 2 and the East right-of-way line of Mission Road, to a point on the North line of the Northeast Quarter of the Northwest Quarter of said Section 34 and the South line of Lot 34 in Block 2 of "Rolling Mills Resurvey of Rosedale", a subdivision of land;

Thence West 100 feet, more or less, along the South line of said Lot 34 and the North right-of-way line of Mission Road;

Thence Northwest 10 feet, more or less, along the Northeasterly right-of-way line of said Mission Road, to the Southeasterly right-of-way line of Seminary Street, as now established;

Thence Northeasterly 620, more or less, along the Southeasterly right-of-way line of said Seminary Street, to the Southwesterly right-of-way line of 5th Street, as now established, and the most Northerly corner of Lot 1, Block 2 in "Rolling Mill 2nd Addition to Rosedale", a subdivision of land;

Thence Southeast 300 feet, more or less, along said Southwesterly right-of-way line, to the Southeast right-of-way line of Summit Street, as now established and the most Northerly corner of Lot 1 in Block 4 in said "Rolling Mill 2nd Addition to Rosedale";

Thence Northeast 335 feet, more or less, along said Southeast right-of-way line, to the West right-of-way line of Minnie Street, as now established and the most Northerly corner of Lot 3, in Block 4 in "Marty's 2nd Addition", a subdivision of land;

Thence South 204 feet, more or less, along said West right-of-way line, to the Southeast corner of Lot 2 in said "Marty's 2nd Addition", said corner also being the Northeast corner of Lot 20, Block 5 of "Rolling Mill 2nd Addition to Rosedale";

Thence Southeast 240 feet, more or less, along the Southwesterly right-of-way line of said Minnie Street;

Thence South 90 feet, more or less, along the West right-of-way line of said Minnie Street, to its intersection with the Westerly prolongation of the South line of Lot 6, Block 6 in said "Rolling Mill 2nd Addition to Rosedale";

Thence East 190 feet, more or less, along said Westerly prolongation and said South line, to its intersection with the Northerly prolongation of the East lines of Lots 38 through 48 of Block 4 in "Rosedale Park", a subdivision of land;

Thence South 50 feet, more or less, to the Northeast corner of said Lot 48;

Thence South 275 feet, more or less, along the East lines of said Lots 48 through 38 in Block 4 of "Rosedale Park";

Thence West 191 feet, more or less, along the South line of said Lot 38 and its Westerly prolongation, commonly known as 3819 South Minnie Street, to a point on the West line of said Minnie Street;

Thence South 680 feet, more or less, along said West line, to the point of beginning of the tract herein described.

Subject to survey and all easements and restrictions of record.

LESS AND EXCEPT (Former Project Area B):

All that part of Lots 30 thru 34, and 39 thru 57, RAINBOW PARK and all that part of Lots 2 thru 4, Block 1, THE ROSEDALE LAND CO'S SECOND ADDITION, both being subdivisions in Kansas City, Wyandotte County, Kansas, more particularly described as follows: Commencing at the North quarter corner of Section 34, Township 11, Range 25 in Kansas City, Wyandotte County, Kansas, said point being on the Northeast corner of Tract 1, MISSION CLIFFS 2ND ADDITION, a subdivision in Kansas City, Wyandotte County, Kansas; thence South 87 degrees 47 minutes 06 seconds West along the North line of said Tract 1 a distance of 200.00 feet to the Northwest corner of said Tract 1; thence South 01 degrees 24 minutes 26 seconds East along the West line of said Tract 1 a distance of 258.39 feet to the Southwest corner of said Tract 1, said point also being the Point of Beginning; thence continuing South 01 degrees 24 minutes 26 seconds East a distance of 141.61 feet; thence South 54 degrees 14 minutes 32 seconds West a distance of 243.72 feet; thence South 23 degrees 56 minutes 34 seconds East a distance of 334.23 feet to the Southerly line of Lot 4, Block 1, THE ROSEDALE LAND CO'S SECOND ADDITION; thence South 55 degrees 07 minutes 34 seconds East along said South line a distance of 170.59 feet; thence North 88 degrees 35 minutes 33 seconds East along said South line a distance of 135.59 feet to the Southeast corner of said Lot 4; thence North 01 degrees 24 minutes 26 seconds West along the East line of said Lot 4 and Lot 3, Block 1, THE ROSEDALE LAND CO'S SECOND ADDITION a distance of 300.24 feet to the Southwest corner Lot 57, RAINBOW PARK; thence North 87 degrees 52 minutes 43 seconds East along the South line of Lots 57, 56, 55, 54, 53, 52 and part of 51, RAINBOW PARK, a distance of 353.25 feet to the Southwest corner of MISSION CLIFFS 1ST ADDITION, a subdivision in Kansas City, Wyandotte County, Kansas; thence North 02 degrees 07 minutes 17 seconds West along said West line a distance of 10.00 feet; thence North 87 degrees 52 minutes 43 seconds East along said West line a distance of 5.00 feet; thence North 02 degrees 07 minutes 17 seconds West along said West line a distance of 215.00 feet to a point of the intersection of the South line of MISSION CLIFFS 2ND ADDITION and the West right-of-way of Thompson Street; thence South 87 degrees 52 minutes 43 seconds West along the South line of said MISSION CLIFFS 2ND ADDITION a distance of 112.00 feet; thence North 02 degrees 07 minutes 17 seconds West along West line of said MISSION CLIFFS 2ND ADDITION a distance of 166.00 feet to the Southeast corner of Lot 16, MISSION CLIFFS 2ND ADDITION; thence South 87 degrees 52 minutes 43 seconds West along the South line of Lots 16 and 15 and Tract 1, MISSION CLIFFS 2ND ADDITION a distance of 441.37 feet to the Point of Beginning. Containing 7.23 acres.

ALSO,

Commencing at the Northeast corner of the North half of the Southwest quarter of the Southwest quarter of the Northeast quarter of section 34, township 11, range 25, Kansas City, Wyandotte County, Kansas; thence south along the east line of the North half of the Southwest quarter of the Northwest quarter of the Northeast quarter of said Section 34 a distance of 23.5 feet to the Point of Beginning; thence continuing South along said East line a distance of 306.50 feet more or less to the Southeast corner of said North half of

the Southwest quarter of the Northwest quarter of the Northeast quarter of Section 34; thence West along the South line of the North half of the Southwest quarter of the Northwest quarter of the Northeast quarter of Section 34 a distance of 662.65 feet more or less to the Southwest corner of the North half of the Southwest quarter of the Northwest quarter of the Northeast quarter of Section 34; thence North along the West line of the North half of the Southwest quarter of the Northwest quarter of the Northeast quarter of Section 34 a distance of 306.50 feet more or less; thence East a distance of 662.65 more or less feet to the Point of Beginning. Containing 4.6 acres more or less. Except that part in Road.

(Published in *The Wyandotte Echo* on _____, 2025)

SUMMARY OF ORDINANCE NO. O-__-25

On November 20, 2025, the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas passed an ordinance entitled:

AN ORDINANCE TERMINATING THE MISSION CLIFFS II REDEVELOPMENT DISTRICT CREATED PURSUANT TO ORDINANCE NO. O-24-05, TERMINATING THE REDEVELOPMENT PROJECT PLAN, AND TERMINATING TAX INCREMENT FINANCING WITH RESPECT TO SUCH DISTRICT.

This ordinance terminates tax increment financing and related proceedings for the Mission Cliffs II Redevelopment District. A complete text of the Ordinance may be obtained or viewed free of charge at the office of the Unified Government Clerk, 701 North 7th Street, Kansas City, Kansas. A reproduction of the Ordinance is available for not less than 7 days following the publication date of this Summary at www.wycokck.org.

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

DATED: November 20, 2025.

Office of Chief Counsel

ORDINANCE NO. O-[__]-25

AN ORDINANCE TERMINATING THE EAST PARALLEL PARKWAY REDEVELOPMENT DISTRICT CREATED PURSUANT TO ORDINANCE NO. O-45-07 AND TERMINATING TAX INCREMENT FINANCING WITH RESPECT TO SUCH DISTRICT.

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the “Unified Government”) created the East Parallel Parkway Redevelopment District (as further described in **Exhibit A**, the “District”) pursuant to K.S.A. 12-1770 *et seq.*, as amended (the “Act”) and Ordinance No. O-45-07 passed on May 3, 2007; and

WHEREAS, no redevelopment project plan has been adopted for the District; and

WHEREAS, the Unified Government has determined it is in the best interests of the Unified Government to terminate the District and the Act does not provide a mechanism for termination; and

WHEREAS, Article 12, § 5 of the Constitution of the State of Kansas (the “Home Rule Amendment”) empowers cities to determine their local affairs and government and provides that such power and authority granted thereby to cities shall be liberally construed for the purpose of giving to cities the largest measure of self-government; and

WHEREAS, the Unified Government is a duly organized and existing municipal corporation under the laws of the State of Kansas, is a consolidated city-county having all the powers, functions and duties of a county and of a city of the first class, and is a city within the meaning of the Home Rule Amendment; and

WHEREAS, there is no enactment of the Kansas legislature which provides the procedure to terminate a redevelopment district; and

WHEREAS, the Unified Government has determined that it is necessary and desirable to adopt this Ordinance to terminate the District and to terminate tax increment financing in connection with the District.

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

Section 1. Termination of District. The Unified Government hereby terminates the District and tax increment financing for the District.

Section 2. Further Authority. The Unified Government shall, and the officers, employees and agents of the Unified Government are hereby authorized and directed to, take such action, expend such funds and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 3. Governing Law. This Ordinance shall be governed by and construed in accordance with the applicable laws of the State of Kansas.

Section 4. Effective Date. This Ordinance shall take effect and be in full force from and after its passage by the governing body of the Unified Government and publication as provided by law in the official Unified Government newspaper.

PASSED by the Commission of the Unified Government of Wyandotte County/Kansas City, Kansas this 20th day of November, 2025.

(SEAL)

Tyrone Garner, Mayor/CEO

ATTEST:

Monica Sparks, Unified Government Clerk

Approved as to form:

Office of Chief Counsel

EXHIBIT A

**REDEVELOPMENT DISTRICT
LEGAL DESCRIPTION**

A tract of land in Sections 32 and 33, Township 10 South, Range 25 East, and Sections 3, 4 and 5, Township 11 South, Range 25 East, of the 6th P.M. , in Kansas City , Wyandotte County, Kansas being more particularly described as follows:

Beginning at the intersection of the centerline of North 18th Street, as now established, and the centerline Greeley Avenue, as now established;

Thence East, along said centerline of Greeley Avenue, as now established, to its intersection with the centerline of North 13th Street, as now established;

Thence South, along the centerline of said North 13th Street, as now established, to its intersection with the South line of Parcel 7, Block 11, Jersey Creek Parkway, Kansas City, Wyandotte County, Kansas extended Easterly;

Thence Westerly, along said Easterly extension and the South line of said Parcel 7, Block 11, Jersey Creek Parkway, to the Southwest corner of said Parcel 7, Block 11;

Thence West to the Southeast corner of Parcel 5, Block 11, Jersey Creek Parkway, Kansas City, Wyandotte County, Kansas;

Thence Westerly, along the Southerly lines of Parcel 5 , Block 11 ,to the Southwest corner of said Parcel 5, Block 11 also being the Northwest corner of Lot 1, Block 2, Forest Hill, an addition to Kansas City, Kansas;

Thence South, along the West line of Block 2, Forest Hill, to the centerline of Troup Avenue, as now established, extended easterly;

Thence West, along said centerline of Troup Avenue, to its intersection with the centerline of 18th Street, as now established;

Thence Northerly, along said centerline of 18th Street, to the point of beginning.

(Published in *The Wyandotte Echo* on _____, 2025)

SUMMARY OF ORDINANCE NO. O-__-25

On November 20, 2025, the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas passed an ordinance entitled:

AN ORDINANCE TERMINATING THE EAST PARALLEL PARKWAY REDEVELOPMENT DISTRICT CREATED PURSUANT TO ORDINANCE NO. O-45-07 AND TERMINATING TAX INCREMENT FINANCING WITH RESPECT TO SUCH DISTRICT.

This ordinance terminates tax increment financing and related proceedings for the East Parallel Parkway Redevelopment District. A complete text of the Ordinance may be obtained or viewed free of charge at the office of the Unified Government Clerk, 701 North 7th Street, Kansas City, Kansas. A reproduction of the Ordinance is available for not less than 7 days following the publication date of this Summary at www.wycokck.org.

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

DATED: November 20, 2025.

Office of Chief Counsel

ORDINANCE NO. O-[]-25

AN ORDINANCE TERMINATING THE 57TH AND STATE REDEVELOPMENT DISTRICT CREATED PURSUANT TO ORDINANCE NO. O-52-15 AND TERMINATING TAX INCREMENT FINANCING WITH RESPECT TO SUCH DISTRICT.

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the “Unified Government”) created the 57th and State Redevelopment District (as further described in **Exhibit A**, the “District”) pursuant to K.S.A. 12-1770 *et seq.*, as amended (the “Act”) and Ordinance No. O-52-15 passed on August 13, 2015; and

WHEREAS, no redevelopment project plan has been adopted for the District; and

WHEREAS, the Unified Government has determined it is in the best interests of the Unified Government to terminate the District and the Act does not provide a mechanism for termination; and

WHEREAS, Article 12, § 5 of the Constitution of the State of Kansas (the “Home Rule Amendment”) empowers cities to determine their local affairs and government and provides that such power and authority granted thereby to cities shall be liberally construed for the purpose of giving to cities the largest measure of self-government; and

WHEREAS, the Unified Government is a duly organized and existing municipal corporation under the laws of the State of Kansas, is a consolidated city-county having all the powers, functions and duties of a county and of a city of the first class, and is a city within the meaning of the Home Rule Amendment; and

WHEREAS, there is no enactment of the Kansas legislature which provides the procedure to terminate a redevelopment district; and

WHEREAS, the Unified Government has determined that it is necessary and desirable to adopt this Ordinance to terminate the District and to terminate tax increment financing in connection with the District.

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

Section 1. Termination of District. The Unified Government hereby terminates the District and tax increment financing for the District.

Section 2. Further Authority. The Unified Government shall, and the officers, employees and agents of the Unified Government are hereby authorized and directed to, take such action, expend such funds and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 3. Governing Law. This Ordinance shall be governed by and construed in accordance with the applicable laws of the State of Kansas.

Section 4. Effective Date. This Ordinance shall take effect and be in full force from and after its passage by the governing body of the Unified Government and publication as provided by law in the official Unified Government newspaper.

PASSED by the Commission of the Unified Government of Wyandotte County/Kansas City, Kansas this 20th day of November, 2025.

(SEAL)

Tyrone Garner, Mayor/CEO

ATTEST:

Monica Sparks, Unified Government Clerk

Approved as to form:

Office of Chief Counsel

EXHIBIT A

REDEVELOPMENT DISTRICT LEGAL DESCRIPTION

A tract of land in the Southwest Quarter of the Southeast Quarter of Section 02, Township 11, Range 24, also a tract of land in the North Half of Section 11, Township 11, Range 24 all in the City of Kansas City, Wyandotte County, Kansas being more particularly described as follows:

Beginning at the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 2; thence North $01^{\circ}59'15''$ West, along the East line of said Southwest Quarter, a distance of 110.64 feet; thence North $88^{\circ}00'45''$ East, a distance of 40.00 feet to a point of the East Right of Way line of 57th street; thence North $01^{\circ}59'15''$ West, along said East Right of Way line, a distance of 220.13 feet; thence North $05^{\circ}43'19''$ West, continuing along said East Right of Way line, a distance of 196.50 feet; thence South $87^{\circ}45'19''$ West, a distance of 684.39 feet; thence North $02^{\circ}22'49''$ West, a distance of 137.53 feet; thence South $88^{\circ}07'37''$ West, a distance of 391.81 feet; thence South $01^{\circ}11'54''$ East, a distance of 344.52 feet; thence South $88^{\circ}07'37''$ West, a distance of 325.79 feet to a point on the West Right of Way line of 59th Street; thence South $01^{\circ}51'49''$ East, along said West Right of Way line, a distance of 237.23 feet to a point on the North Right of Way line of State Avenue; thence South $87^{\circ}53'36''$ West, along the North Right of Way line, a distance of 197.47 feet; thence North $01^{\circ}06'06''$ West, continuing along said North Right of Way line, a distance of 65.01 feet; thence South $87^{\circ}53'36''$ West, continuing along said North Right of Way line, a distance of 110.05 feet; thence South $01^{\circ}45'27''$ East, a distance of 559.19 feet; thence South $88^{\circ}14'00''$ West, a distance of 134.81 feet; thence South $01^{\circ}44'56''$ East, a distance of 442.33 feet; thence North $88^{\circ}14'35''$ East, a distance of 489.23 feet; thence South $01^{\circ}43'37''$ East, a distance of 481.12 feet; thence North $88^{\circ}05'17''$ East, a distance of 447.36 feet; thence North $01^{\circ}42'10''$ West, a distance of 87.71 feet; thence North $83^{\circ}18'03''$ East, a distance of 58.40 feet; thence South $40^{\circ}56'19''$ East, a distance of 119.80 feet; thence North $87^{\circ}59'13''$ East, a distance of 292.68 feet; thence North $01^{\circ}48'36''$ West, a distance of 664.86 feet; thence North $87^{\circ}59'38''$ East, a distance of 254.41 feet; thence North $01^{\circ}43'16''$ West, a distance of 208.09 feet; thence North $87^{\circ}50'33''$ East, a distance of 256.18 feet to a point on the East Right of Way line of 57th Street; thence North $00^{\circ}42'48''$ East, along said East Right of Way line, a distance of 118.34 feet; thence South $87^{\circ}38'23''$ West, a distance of 512.04 feet; thence North $02^{\circ}49'13''$ West, a distance of 352.11 feet to a point on the South line of said Southeast Quarter; thence North $88^{\circ}07'37''$ East, along said South line, a distance of 461.75 feet to the point of beginning.

Contains 55 acres more or less

(Published in *The Wyandotte Echo* on _____, 2025)

SUMMARY OF ORDINANCE NO. O-[]-25

On November 20, 2025, the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas passed an ordinance entitled:

AN ORDINANCE TERMINATING THE 57TH AND STATE REDEVELOPMENT DISTRICT CREATED PURSUANT TO ORDINANCE NO. O-52-15 AND TERMINATING TAX INCREMENT FINANCING WITH RESPECT TO SUCH DISTRICT.

This ordinance terminates tax increment financing and related proceedings for the 57th and State Redevelopment District. A complete text of the Ordinance may be obtained or viewed free of charge at the office of the Unified Government Clerk, 701 North 7th Street, Kansas City, Kansas. A reproduction of the Ordinance is available for not less than 7 days following the publication date of this Summary at www.wycokck.org.

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

DATED: November 20, 2025.

Office of Chief Counsel

ORDINANCE NO. O-[__]-25

AN ORDINANCE TERMINATING THE BETHANY REDEVELOPMENT DISTRICT CREATED PURSUANT TO ORDINANCE NO. O-53-07 AND TERMINATING TAX INCREMENT FINANCING WITH RESPECT TO SUCH DISTRICT.

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the “Unified Government”) created the Bethany Redevelopment District (as further described in **Exhibit A**, the “District”) pursuant to K.S.A. 12-1770 *et seq.*, as amended (the “Act”) and Ordinance No. O-53-07 passed on June 21, 2007; and

WHEREAS, no redevelopment project plan has been adopted for the District; and

WHEREAS, the Unified Government has determined it is in the best interests of the Unified Government to terminate the District and the Act does not provide a mechanism for termination; and

WHEREAS, Article 12, § 5 of the Constitution of the State of Kansas (the “Home Rule Amendment”) empowers cities to determine their local affairs and government and provides that such power and authority granted thereby to cities shall be liberally construed for the purpose of giving to cities the largest measure of self-government; and

WHEREAS, the Unified Government is a duly organized and existing municipal corporation under the laws of the State of Kansas, is a consolidated city-county having all the powers, functions and duties of a county and of a city of the first class, and is a city within the meaning of the Home Rule Amendment; and

WHEREAS, there is no enactment of the Kansas legislature which provides the procedure to terminate a redevelopment district; and

WHEREAS, the Unified Government has determined that it is necessary and desirable to adopt this Ordinance to terminate the District and to terminate tax increment financing in connection with the District.

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

Section 1. Termination of District. The Unified Government hereby terminates the District and tax increment financing for the District.

Section 2. Further Authority. The Unified Government shall, and the officers, employees and agents of the Unified Government are hereby authorized and directed to, take such action, expend such funds and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 3. Governing Law. This Ordinance shall be governed by and construed in accordance with the applicable laws of the State of Kansas.

Section 4. Effective Date. This Ordinance shall take effect and be in full force from and after its passage by the governing body of the Unified Government and publication as provided by law in the official Unified Government newspaper.

PASSED by the Commission of the Unified Government of Wyandotte County/Kansas City, Kansas this 20th day of November, 2025.

(SEAL)

Tyrone Garner, Mayor/CEO

ATTEST:

Monica Sparks, Unified Government Clerk

Approved as to form:

Office of Chief Counsel

EXHIBIT A

REDEVELOPMENT DISTRICT LEGAL DESCRIPTION

A tract of land in the South One-half of Section 9, Township 11 South, Range 25 East of the Sixth Principal Meridian in Kansas City, Wyandotte County, Kansas, being all of Lot 1, The Campus Tract, the East 5 feet of Lot 1 and all of Lots 2 through 21, Belle View Addition, including the vacated alley on the South, together with all of the rights-of-way of 12th Street, Riverview Avenue and 11th Street abutting said property, being more particularly described as follows:

Beginning at the Southeast corner of Block 14 in Boston Place, a subdivision of land, said point being the intersection of the North right-of-way line of Reynolds Avenue and the West right-of-way line of 12th Street, as now established;

Thence North 570 feet, more or less, along the East line of said Block 14 and the West right-of-way line of 12th Street, to its intersection with the North right-of-way line of Riverview Avenue, produced West;

Thence East 620 feet, more or less, along the North right-of-way line of said Riverview Avenue, to its intersection with the East right-of-way line of said 11th Street, said point being the Southwest corner of Lot 33 in Block 1 of Ford & Roots Addition, a subdivision of land;

Thence South 962 feet, more or less, along the East right-of-way line of 11th Street, as now established, to its intersection with the South right-of-way line of Calvin Avenue, as now established;

Thence West 60 feet, more or less, along the Westerly prolongations of the South right-of-way line of said Calvin Avenue, to its intersection with the West right-of-way line of 11th Street, as now established;

Thence North 409 feet, more or less, along said West right-of-way line, to the Southeast corner of the Bethany Medical Center Condominium Plat;

Thence South 89° 45' 53" West 137.17 feet, along the South line of said Bethany Medical Center Condominium Plat;

Thence South 00° 14' 07" East 5.25 feet, along said South line;

Thence South 89° 28' 01" West 54.18 feet, along said South line;

Thence North 00° 31' 59" West 5.53 feet, along said South line;

Thence South 89° 29' 02" West 154.08 feet, along said South line;

Thence South 00° 36' 07" East 5.59 feet, along said South line;

Thence South 89° 23' 06" West 53.96 feet, along said South line;

Thence North 00° 36' 07" West 5.60 feet, along said South line;

Thence South 89° 23' 53" West 97.95 feet, along said South line, to a point on the East line of a permanent easement as set out in Resolution No. 28922, dated February 7, 1978;

Thence South 89° 23' 53" West 60 feet, more or less, to the point of beginning of the tract herein described.



(Published in *The Wyandotte Echo* on _____, 2025)

SUMMARY OF ORDINANCE NO. O-__-25

On November 20, 2025, the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas passed an ordinance entitled:

AN ORDINANCE TERMINATING THE BETHANY REDEVELOPMENT DISTRICT CREATED PURSUANT TO ORDINANCE NO. O-53-07 AND TERMINATING TAX INCREMENT FINANCING WITH RESPECT TO SUCH DISTRICT.

This ordinance terminates tax increment financing and related proceedings for the Bethany Redevelopment District. A complete text of the Ordinance may be obtained or viewed free of charge at the office of the Unified Government Clerk, 701 North 7th Street, Kansas City, Kansas. A reproduction of the Ordinance is available for not less than 7 days following the publication date of this Summary at www.wycokck.org.

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

DATED: November 20, 2025.

Office of Chief Counsel

ORDINANCE NO. O-[]-25

AN ORDINANCE TERMINATING THE TURNER VISTA REDEVELOPMENT DISTRICT CREATED PURSUANT TO ORDINANCE NO. O-67-17 AND TERMINATING TAX INCREMENT FINANCING WITH RESPECT TO SUCH DISTRICT.

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the “Unified Government”) created the Turner Vista Redevelopment District (as further described in **Exhibit A**, the “District”) pursuant to K.S.A. 12-1770 *et seq.*, as amended (the “Act”) and Ordinance No. O-67-17 passed on November 16, 2017; and

WHEREAS, no redevelopment project plan has been adopted for the District; and

WHEREAS, the Unified Government has determined it is in the best interests of the Unified Government to terminate the District and the Act does not provide a mechanism for termination; and

WHEREAS, Article 12, § 5 of the Constitution of the State of Kansas (the “Home Rule Amendment”) empowers cities to determine their local affairs and government and provides that such power and authority granted thereby to cities shall be liberally construed for the purpose of giving to cities the largest measure of self-government; and

WHEREAS, the Unified Government is a duly organized and existing municipal corporation under the laws of the State of Kansas, is a consolidated city-county having all the powers, functions and duties of a county and of a city of the first class, and is a city within the meaning of the Home Rule Amendment; and

WHEREAS, there is no enactment of the Kansas legislature which provides the procedure to terminate a redevelopment district; and

WHEREAS, the Unified Government has determined that it is necessary and desirable to adopt this Ordinance to terminate the District and to terminate tax increment financing in connection with the District.

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

Section 1. Termination of District. The Unified Government hereby terminates the District and tax increment financing for the District.

Section 2. Further Authority. The Unified Government shall, and the officers, employees and agents of the Unified Government are hereby authorized and directed to, take such action, expend such funds and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 3. Governing Law. This Ordinance shall be governed by and construed in accordance with the applicable laws of the State of Kansas.

Section 4. Effective Date. This Ordinance shall take effect and be in full force from and after its passage by the governing body of the Unified Government and publication as provided by law in the official Unified Government newspaper.

PASSED by the Commission of the Unified Government of Wyandotte County/Kansas City, Kansas this 20th day of November, 2025.

(SEAL)

Tyrone Garner, Mayor/CEO

ATTEST:

Monica Sparks, Unified Government Clerk

Approved as to form:

Office of Chief Counsel

EXHIBIT A

REDEVELOPMENT DISTRICT LEGAL DESCRIPTION

All of Redwood Gardens plat, as recorded in Book 29, Page 39, lying in the Northeast quarter of section 9 and the Northwest quarter of Section 10, Township 11 South, Range 24 East of the 6th Principal Meridian,

Also that part of a tract of land as described in Book 3274, page 120,

Also that part of a tract of land as described in document number 2017R-7162,

Also all of that tract of land as described in document number 2016R-10782,

Also all of that tract of land as described in document number 2016R-10897,

Also all of that tract of land as described in Book 4071, page 157,

All in the Northeast quarter of said section 9

And that part of State Avenue and 72nd Street,

All in the city of Kansas City, Wyandotte County, Kansas,

More particularly described as follows:

Commencing at the Northeast Corner of the Northeast Quarter of said Section 9, thence South 88 degrees 06 minutes 10 seconds West along the north line of the Northeast quarter of said section 9, a distance of 192.10 feet to the point of beginning of the tract of land to be described herein;

Thence South 16 degrees 00 minutes 53 seconds East along the Westerly right of way line of College Parkway, being the easterly line of said Redwood Gardens plat, a distance of 1355.64 feet;

Thence South 7 degrees 12 minutes 00 seconds East, continuing along the Westerly right of way line of College Parkway and the easterly line of said Redwood Gardens plat, a distance of 576.80 feet;

Thence South 30 degrees 33 minutes 24 seconds East continuing along the Westerly right of way line of College Parkway and the easterly line of said Redwood Gardens plat, a distance of 97.92 feet;

Thence South 58 degrees 04 minutes 06 seconds West along the Southerly line of said Redwood Gardens plat, a distance of 155.28 feet;

Thence South 88 degrees 05 minutes 48 seconds West along the Southerly line of said Redwood Gardens plat, a distance of 103.51 feet;

Thence South 81 degrees 56 minutes 30 seconds West along the Southerly line of said Redwood Gardens plat, a distance of 227.39 feet;

Thence North 2 degrees 08 minutes 58 seconds East along the Westerly line of said Redwood Gardens plat, a distance of 224.87 feet;

Thence North 44 degrees 11 minutes 04 seconds West along the Westerly line of said Redwood Gardens plat, a distance of 337.82 feet;

Thence North 9 degrees 58 minutes 45 seconds East along the Westerly line of said Redwood Gardens plat, a distance of 293.21 feet;

Thence South 88 degrees 29 minutes 16 seconds West along the Southerly line of said Redwood Gardens plat and the prolongation thereof, a distance of 257.88 feet;

Thence North 1 degree 30 minutes 44 seconds West, a distance of 117.92 feet;

Thence North 48 degrees 33 minutes 24 seconds West, a distance of 158.42 feet to a point on the Wyandotte – Delaware Reserve line;

Thence South 88 degrees 13 minutes 13 seconds West, a distance of 268.70 feet;

Thence North 1 degrees 46 minutes 47 seconds West, a distance of 467.23 feet;

Thence North 88 degrees 00 minutes 58 seconds East, a distance of 250.64 feet to a point on the westerly right of way line of 72nd Street;

Thence North 1 degree 59 minutes 02 seconds West along the westerly right of way line of 72nd Street, a distance of 269.64 feet to the northeasterly corner of a tract of land as described in document number 2016R-02330, recorded in said county and state;

Thence South 88 degrees 00 minutes 23 seconds West along the along the northerly line of said tract, a distance of 25.00 feet;

Thence North 1 degree 59 minutes 37 seconds West along the easterly line of said tract, a distance of 75.00 feet;

Thence North 37 degrees 10 minutes 09 seconds West along the northeasterly line of said tract, a distance of 70.60 feet to a point on the Southerly Right of way line of State Avenue, as established by Right of Way Condemnation Cause No. 30442-B filed in the District Court of said county and state;

Thence North 82 degrees 23 minutes 18 seconds West along the northerly line of said tract and the southerly right of way line of said State Avenue, a distance of 102.22 feet to the northeasterly corner of Lot 1 in Jenkins Statutory Requirement Plat, as recorded in Book 34, Page 47 in said county and state;

Thence South 86 degrees 23 minutes 44 seconds West along the southerly right of way line of said State Avenue and the northerly line of said Lot 1, in said Jenkins Statutory Requirement Plat, a distance of 295.85 feet;

Thence North 1 degree 54 minutes 05 seconds West, a distance of 205.71 feet to a point on the North line of the Northeast Quarter of said section 9;

Thence North 88 degrees 06 minutes 10 seconds East, along the north line of the northeast quarter of said section 9, a distance of 1138.01 feet to the point of beginning.

Containing 1,681,615 square feet or 38.605 acres, more or less.

(Published in *The Wyandotte Echo* on _____, 2025)

SUMMARY OF ORDINANCE NO. O-__-25

On November 20, 2025, the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas passed an ordinance entitled:

AN ORDINANCE TERMINATING THE TURNER VISTA REDEVELOPMENT DISTRICT CREATED PURSUANT TO ORDINANCE NO. O-67-17 AND TERMINATING TAX INCREMENT FINANCING WITH RESPECT TO SUCH DISTRICT.

This ordinance terminates tax increment financing and related proceedings for the Turner Vista Redevelopment District. A complete text of the Ordinance may be obtained or viewed free of charge at the office of the Unified Government Clerk, 701 North 7th Street, Kansas City, Kansas. A reproduction of the Ordinance is available for not less than 7 days following the publication date of this Summary at www.wycokck.org.

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

DATED: November 20, 2025.

Office of Chief Counsel

ORDINANCE NO. O-[__]-25

AN ORDINANCE TERMINATING THE 6700 KAW DRIVE REDEVELOPMENT DISTRICT CREATED PURSUANT TO ORDINANCE NO. O-46-21 AND TERMINATING TAX INCREMENT FINANCING WITH RESPECT TO SUCH DISTRICT.

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the “Unified Government”) created the 6700 Kaw Drive Redevelopment District (as further described in **Exhibit A**, the “District”) pursuant to K.S.A. 12-1770 *et seq.*, as amended (the “Act”) and Ordinance No. O-46-21 passed on March 25, 2021; and

WHEREAS, no redevelopment project plan has been adopted for the District; and

WHEREAS, the Unified Government has determined it is in the best interests of the Unified Government to terminate the District and the Act does not provide a mechanism for termination; and

WHEREAS, Article 12, § 5 of the Constitution of the State of Kansas (the “Home Rule Amendment”) empowers cities to determine their local affairs and government and provides that such power and authority granted thereby to cities shall be liberally construed for the purpose of giving to cities the largest measure of self-government; and

WHEREAS, the Unified Government is a duly organized and existing municipal corporation under the laws of the State of Kansas, is a consolidated city-county having all the powers, functions and duties of a county and of a city of the first class, and is a city within the meaning of the Home Rule Amendment; and

WHEREAS, there is no enactment of the Kansas legislature which provides the procedure to terminate a redevelopment district; and

WHEREAS, the Unified Government has determined that it is necessary and desirable to adopt this Ordinance to terminate the District and to terminate tax increment financing in connection with the District.

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

Section 1. Termination of District. The Unified Government hereby terminates the District and tax increment financing for the District.

Section 2. Further Authority. The Unified Government shall, and the officers, employees and agents of the Unified Government are hereby authorized and directed to, take such action, expend such funds and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 3. Governing Law. This Ordinance shall be governed by and construed in accordance with the applicable laws of the State of Kansas.

Section 4. Effective Date. This Ordinance shall take effect and be in full force from and after its passage by the governing body of the Unified Government and publication as provided by law in the official Unified Government newspaper.

PASSED by the Commission of the Unified Government of Wyandotte County/Kansas City, Kansas this 20th day of November, 2025.

(SEAL)

Tyrone Garner, Mayor/CEO

ATTEST:

Monica Sparks, Unified Government Clerk

Approved as to form:

Office of Chief Counsel

EXHIBIT A

REDEVELOPMENT DISTRICT LEGAL DESCRIPTION

TRACT B

All of Lots 22, 23, 24, 25, and part of Lot 26, VALLEY CENTER, a subdivision of land in the Southeast Quarter of the Southwest Quarter of Section 15, Township 11 South, Range 24 East of the Sixth Principle Meridian, in Kansas City, Wyandotte county, Kansas, and more particularly described as follows:

(Basis of Bearings: South 02° 16' 58" East along the East line of the Northeast Quarter of Fractional Section 3, Township 11 South, Range 23 East as determined by Global Positioning System observations and referenced to the Kansas State Plane Coordinate System, North Zone (NAD83).

Beginning at the Northwest corner of said Lot 22, VALLEY CENTER, thence North 87° 37' 59" East on the North line of said Lots 22, 23, 24, 25, and 26, being the South Right-of-Way line of Berger Avenue as said road now exist, 444.48 feet to a point on the North line of said lot 26 and said South Right-of-Way line of Berger Avenue, said point being North 87° 37' 59" East and 21.48 feet from the Northeast corner of said Lot 25; Thence South 09° 59' 36" West, 86.49 feet; Thence South 03° 51' 19" East, 65.06 feet; Thence South 65° 19' 57" East, 61.63 feet to the Southeast line of said Lot 26, being the Northwesterly right-of-way line of Kansas Highway 32 as said road now exist, also known as Kaw Drive; Thence South 49° 49' 58" West along the Southeast line of said Lots 26, 25, 24, 23 and said Northwesterly right-of-way line of Kansas Highway 32, 442.41 feet; Thence North 40° 10' 02" West, along the Southeast line of said Lot 23 and said Northwesterly right-of-way line of Kansas Highway 32, 4.78 feet; Thence South 49° 49' 44" West along the Southeast line of said Lot 23 and 22 and said Northwesterly right-of-way line of Kansas Highway 32, 175.01 feet to the Southwest corner of said Lot 22; Thence North 01° 30' 48" West on the west line of Lot 22, being the East line of Lots 16, 17, 18, 19, 20, and 21, of said VALLEY CENTER, 552.25 feet to the Point of Beginning; Less that part in street right-of-ways. Said portion of Lot 26, VALLEY CENTER, contains 169,037 square feet or 3.88 acres. Subject to survey and all easements, covenants, conditions and restrictions of record.

and all adjacent right of way.

(Published in *The Wyandotte Echo* on _____, 2025)

SUMMARY OF ORDINANCE NO. O-__-25

On November 20, 2025, the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas passed an ordinance entitled:

AN ORDINANCE TERMINATING THE 6700 KAW DRIVE REDEVELOPMENT DISTRICT CREATED PURSUANT TO ORDINANCE NO. O-46-21 AND TERMINATING TAX INCREMENT FINANCING WITH RESPECT TO SUCH DISTRICT.

This ordinance terminates tax increment financing and related proceedings for the 6700 Kaw Drive Redevelopment District. A complete text of the Ordinance may be obtained or viewed free of charge at the office of the Unified Government Clerk, 701 North 7th Street, Kansas City, Kansas. A reproduction of the Ordinance is available for not less than 7 days following the publication date of this Summary at www.wycokck.org.

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

DATED: November 20, 2025.

Office of Chief Counsel

ORDINANCE NO. O-[]-25

**AN ORDINANCE TERMINATING THE METROPOLITAN AVENUE
COMMUNITY IMPROVEMENT DISTRICT CREATED PURSUANT TO
ORDINANCE NO. O-25-12 AND TERMINATING THE COMMUNITY
IMPROVEMENT DISTRICT SALES TAX WITH RESPECT TO SUCH
DISTRICT.**

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the “Unified Government”) created the Metropolitan Avenue Community Improvement District (as further described in **Exhibit A**, the “CID”) pursuant to Ordinance No. O-25-12 adopted on April 5, 2012; and

WHEREAS, the Unified Government now desires to terminate the CID.

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

Section 1. Termination of CID. The Unified Government hereby terminates the CID, including the respective community improvement sales tax imposed by the CID. The officers, employees and agents of the Unified Government are hereby directed to take such action and give notice to the Kansas Department of Revenue in connection with such termination.

Section 2. Further Authority. The Unified Government shall, and the officers, employees and agents of the Unified Government are hereby authorized and directed to, take such action, expend such funds and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 3. Governing Law. This Ordinance shall be governed by and construed in accordance with the applicable laws of the State of Kansas.

Section 4. Effective Date. This Ordinance shall take effect and be in full force from and after its passage by the governing body of the Unified Government and publication as provided by law in the official Unified Government newspaper.

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PASSED by the Commission of the Unified Government of Wyandotte County/Kansas City, Kansas this 20th day of November, 2025.

(SEAL)

Tyrone Garner, Mayor/CEO

ATTEST:

Monica Sparks, Unified Government Clerk

Approved as to form:

Office of Chief Counsel

EXHIBIT A

**COMMUNITY IMPROVEMENT DISTRICT
LEGAL DESCRIPTION**

Lots 1 and 2, HODG SUBDIVISION, a replat of Lot 2, Argentine Industrial Park, a subdivision of land in the City of Kansas City, County of Wyandotte, State of Kansas;

(Published in *The Wyandotte Echo* on _____, 2025)

SUMMARY OF ORDINANCE NO. O-__-25

On November 20, 2025, the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas passed an ordinance entitled:

AN ORDINANCE TERMINATING THE METROPOLITAN AVENUE COMMUNITY IMPROVEMENT DISTRICT CREATED PURSUANT TO ORDINANCE NO. O-25-12 AND TERMINATING THE COMMUNITY IMPROVEMENT DISTRICT SALES TAX WITH RESPECT TO SUCH DISTRICT.

This ordinance terminates a community improvement district sales tax and related proceedings for the Metropolitan Avenue Community Improvement District. A complete text of the Ordinance may be obtained or viewed free of charge at the office of the Unified Government Clerk, 701 North 7th Street, Kansas City, Kansas. A reproduction of the Ordinance is available for not less than 7 days following the publication date of this Summary at www.wycokck.org.

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

DATED: November 20, 2025.

Office of Chief Counsel

Name of District	Ord. establishing district	Date Ord. establishing district passed	Ord. adopting TIF plan	Date Ord. TIF Plan Ord. Adopted	Date Ord. adopting plan is effective (usually, publication date of Ord.)	Additional Notes	Termination Ord.
Strawberry Hill TIF	O-137-06	December 21, 2006	O-28-07	22-Mar-07	March 29, 2007	District creation O-137-06 Adoption of Project Plan for Project Area A O-28-07	O-__-25
Prescott Plaza/Fiesta Plaza	O-73-05	October 6, 2005	O-102-06; O-119-06	9/28/2006; 11/02/2006	10/4/2006 and 11/8/06	Declaration of blight R-70-05 District creation O-73-05 Adoption of Project Plan O-102-06 District Expansion and Adoption of Amended District Plan and Amended Project Plan O-119-06 Bond Authorization R-148-06 DA Amendment R-49-10	O-__-25
Metropolitan Avenue (PA1 & 2) TIF	O-51-11; modified by O-11-17	11/17/2011 June 15, 2017	O-24-12 - PA1 O-64-12 - PA1 revised O-48-13 - PA2 O-73-15 - PA 2 revised	PA 1 - April 5, 2012, revised Dec 6, 2012 PA 2 - August 29, 2013, amended December 17, 2015	4-5-12; 12-6-12; 8-29-13; 12-17-15; 6-15-17	District creation O-51-11 Adoption of Project Plan for Project Area 1 O-24-12 Adoption of Revised Plan for Project Area 1 O-64-12 & R-107-12 Adoption of Project Plan for Project Area 2 O-48-13 Amending Plan for Project Area 2 O-73-15 District Amendment to add Project Area 3 O-11-17	O-__-25
Escalade Heights TIF	O-3-04	January 8, 2004	O-52-05; O-61-08	July 21, 2005; Sept 4, 2008	7-21-05; 9-4-08	District Creation O-28-03 (Rescinded with O-3-04) District Creation O-3-04 Dividing into 3 Project Areas O-60-04 Adoption of Project Plan for Areas A & B O-52-05 Adoption of Project Plan for Area C O-61-08 DA Amendment R-37-09 Authorizing the CAO to execute Termination and Substitution Agreement R-81-13	O-__-25
Peregrine Falcon TIF	O-14-05	February 17, 2005	O-53-05	21-Jul-05	July 21, 2005	District creation O-14-05 Adoption of Project Plan For Project Area 1 O-53-05 Bond Authorization R-78-05	O-__-25
St. Peter's Waterway TIF	O-25-04 O-107-06 (removing property)	4/1/2004 october 19, 2006	O-50-05	7-Jul-05	July 13, 2005	Declaration of blight R-30-04 District Creation O-25-04 Adoption of Project Plan O-50-05 Bond Authorization R-80-05 Removal of property from District O-107-06	O-__-25
Mission Cliffs II TIF	O-24-05	March 10, 2005	O-47-05 O-38-09 (amending plan)	6/2/2005; 05/14/2009	6/8/2005; 5/21/09	District Creation O-24-05 Adoption of Project Plan for Project Area A O-47-05 Bond Authorization R-79-05 Adoption of Project Plan for Project Area B O-59-08 Adoption of 2nd Amended Plan for Project Area A O-38-09 Removal of property from District O-26-20	O-__-25
East Parallel Parkway TIF	O-45-07 (Legal in R-50-07)	May 3, 2007	NO PROJECT PLAN			Declaration of blight R-39-07 Amending of blight boundary R-50-07 District creation O-45-07	O-__-25
57 th and State TIF	O-52-15	August 13, 2015	NO PROJECT PLAN			District creation O-52-15	O-__-25
Bethany TIF	O-53-07	June 21, 2007	NO PROJECT PLAN				O-__-25
Turner Vista TIF	O-67-17	November 16, 2017	NO PROJECT PLAN				O-__-25
6700 Kaw Drive	O-46-21	March 25, 2021	NO PROJECT PLAN				O-__-25

Plaza at the Speedway TDD No. 1	O-46-09	June 4, 2009				TDD#1- 0.60% sales tax created with O-46-09 . TDD# 1 & 2 Balance: \$644,923.08 Pledged to Taxable SO TDD Bonds (Plaza at the Speedway), Series 2013; Trustee confirmed bonds paid off in 2025	O-___-25
Plaza at the Speedway TDD No. 2	O-47-09	June 4, 2009				TDD #2- 0.40% sales tax O-47-09; Pledged to Taxable SO TDD Bonds (Plaza at the Speedway), Series 2013 Trustee confirmed bonds paid off in 2025	O-___-25
Plaza at the Speedway TDD No. 3	O-48-09	June 4, 2009				TDD #3- 0.60% sales tax O-48-09; TDD #3 Balance: \$42,525.98	O-___-25
Metropolitan Avenue CID	O-25-12	April 5, 2012					O-___-25



Report to Economic Development & Finance

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="586 386 1036 478">Debbie Jonscher, Deputy Finance Officer</div> <div data-bbox="586 478 1036 539">Alyse Villarreal, Fiscal Officer</div> <div data-bbox="586 539 1036 632">Shelley Kneuvean, Chief Financial Officer</div> <div data-bbox="581 674 915 814">djonscher@wycokck.org, avillarreal@wycokck.org, skneuvean@wycokck.org x5847, x5273, x5849</div>	Finance
AGENDA ITEM #4.7.		
RESOLUTION: AUTHORIZING AMENDMENT TO MASTER EQUIPMENT LEASE PURCHASE AGREEMENT		
BACKGROUND		
Approval of a resolution authorizing the Unified Government to amend its Master Equipment Lease Purchase Agreement with Banc of America Corp, submitted by Dr. Shelley Kneuvean, Chief Financial Officer.		
RECOMMENDATION		
<p>Approve</p> <p>Approval</p> <p>Slated for 11/4 ED/F / 11/20 Full Commission</p>		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
<p>The equipment being financed consists of Fire Department items approved in the 2023 Capital Improvement Plan and ordered in 2023 and Transit items approved in 2024 and ordered in 2025. All items were received in 2025, and the master lease agreement with Banc of America must be amended to extend through the end of 2025 to provide for their financing. Lease financing proceeds will reimburse the Unified Government for the purchase of these items. A 5-year and 10-year payment schedules will be established, with interest rates set at closing in accordance with the terms of the agreement.</p>		
LEGAL/ POLICY CONSIDERATIONS		
These items are intended to be included in a lease finance package which will be closed upon in December 2025 or prior.		
ATTACHMENTS		
Resolution authorizing Amendment No. 4 to Master Lease 2021, 2025 Amendment #4 Template, 2025 LF Schedule - only 2023-2024		

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. R-__-24

RESOLUTION AUTHORIZING THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, TO AMEND ITS MASTER EQUIPMENT LEASE PURCHASE AGREEMENT WITH BANC OF AMERICA PUBLIC CAPITAL CORP, THE PROCEEDS OF WHICH WILL BE USED TO PAY THE COSTS OF ACQUIRING AND INSTALLING CERTAIN EQUIPMENT.

WHEREAS, the Unified Government of Wyandotte County/Kansas City, Kansas (the “Unified Government”) desires to obtain funds to pay the costs of acquiring and installing some or all of the equipment identified on **Annex I** attached hereto (the “Equipment”); and

WHEREAS, in order to facilitate the foregoing and to pay the cost thereof, it is necessary and desirable for the Unified Government, to amend its annually renewable Master Equipment Lease Purchase Agreement (the “Lease”) with Banc of America Public Capital Corp (the “Lessor”), dated as of March 11, 2021, to extend the Origination Period (as defined in the Lease).

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

Section 1. Authorization of Lease Amendment. The County Administrator of the Unified Government is hereby authorized to execute Amendment Number 4 to the Lease (the “Amendment”), attached in substantially the form of **Exhibit A** hereto, and take all other necessary action to amend the Lease.

Section 2. Authorization of Lease Transaction. The Unified Government states its intent to lease pursuant to the Lease and pursuant to separate Schedules of Equipment (the “Schedules”) some or all of the Equipment in a maximum principal amount of \$3,177,300. The Unified Government expects to make capital expenditures after the date of this Resolution in connection with the purchase of the Equipment, and the Unified Government intends to reimburse itself for such expenditures with the proceeds of the Lease.

Section 3. Authorization and Approval of Unified Government Documents. The Amendment is hereby approved in substantially the form submitted to and reviewed by the Board of Commissioners on the date hereof, with such changes therein as are approved by the County Administrator, the County Administrator's execution of the Amendment being conclusive evidence of such approval.

The obligation of the Unified Government to pay Rental Payments (as defined in the Lease) under the Lease and any Schedules is subject to annual appropriation and will constitute a current expense of the Unified Government and will not in any way be construed to be an indebtedness or liability of the Unified Government in contravention of any applicable constitutional, charter or statutory limitation or requirement concerning the creation of indebtedness or liability by the Unified Government, nor will anything contained in the Lease or any Schedule constitute a pledge of the general tax revenues, funds or moneys of the Unified Government, and all provisions of the Lease and any Schedule will be construed so as to give effect to such intent.

The County Administrator is hereby authorized and directed to execute and deliver any Schedules on behalf of and as the act and deed of the Unified Government.

Section 4. Further Authority. The Unified Government will, and the officials and agents of the Unified Government are hereby authorized and directed to, take such actions, expend such funds and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution and to carry out, comply with and perform the duties of the Unified Government with respect to the Lease, any Schedules and the Equipment.

Section 5. Effective Date. This Resolution will take effect and be in full force from and after its passage by the Board of Commissioners.

ADOPTED by the Board of Commissioners of the Unified Government of Wyandotte County, Kansas City, Kansas, this 20th day of November, 2025.

Mayor/CEO

ATTEST:

Unified Government Clerk

APPROVED AS TO FORM:

Office of Chief Counsel

ANNEX I

EXHIBIT A

Exhibit A

Bank of America

Amendment Number 4
to Master Equipment Lease Purchase
Agreement dated as of March 11, 2021

This Amendment Number 4 made this 20th day of November, 2025 to the Master Equipment Lease Purchase Agreement dated March 11, 2021 (“Agreement”) between Banc of America Public Capital Corp (“Lessor”) and the Unified Government of Wyandotte County/Kansas City, Kansas (“Lessee”)

WITNESSETH :

WHEREAS, Lessor and Lessee are parties to the Agreement; and

WHEREAS, Lessor and Lessee desire to amend certain provisions of the Agreement;

NOW, THEREFORE, in consideration of the premises and the mutual obligations hereinafter contained, and for other good and valuable consideration, the receipt whereof is hereby acknowledged, the parties hereto agree as follows:

1. Section 1.01 “Origination Period”: is amended by deleting the reference to December 31, 2024, and replacing it with December 31, 2025.

2. Except as amended hereby, the Agreement shall remain in full force and effect and is in all respects hereby ratified and affirmed. Capitalized terms not otherwise defined herein shall have the meanings ascribed them in the Agreement.

IN WITNESS WHEREOF, the parties hereunto have caused this instrument to be executed by their duly authorized officers as of the day and year first above written.

Banc of America Public Capital Corp (Lessor)

Unified Government of Wyandotte County/Kansas City, Kansas (Lessee)

By: _____

By: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Annex 1 - 2025 Unified Government Lease Financed Equipment Projects

CMIP Project #	Item/Project	Term (yrs)	Rate*	Principal**	Interest***	Annual Pmt****	Service, Maintenance
2023 Equipment (not financed)							
Fire- 212	Aerial/Quint	10		1,298,600	50,589	1,349,189	0
	Pumper	10		857,500	33,405	890,905	0
Fire- 110	Pumper	10		753,900	29,369	783,269	0
2024 Equipment (not financed)							
Transit - 635	Cutaway Buses	5		267,300	9,678	520,347	0
		Total	\$	3,177,300			

* Interest is estimated, based on a formula agreed to in Master Lease Amendment #2. Estimated rates as of September 24, 2025:
 5 year: 3.62 %
 7 year: 3.71 %
 10 year: 3.90 %

** Principal column is the estimated total purchase price without interest if paid for by cash.

*** Interest column is the annual interest amount using estimated rates.

**** Estimated



Report to Economic Development & Finance

MEETING DATE	PRESENTER	DEPARTMENT
	<div style="border: 1px solid black; padding: 2px;">Chelsee Chism, Director</div> cchism@wycokck.org X8046	Economic Development
AGENDA ITEM #4.8.		
PRESENTATION: MIDTOWN STATION UPDATE		
BACKGROUND		
A presentation providing an update from Eastside Innovation, the developer of the Midtown Station project.		
RECOMMENDATION		
For information only		
Staff is requesting direction from the Committee to proceed in the negotiation of a development agreement with Eastside Innovation or direct staff to reissue a Request for Proposals.		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
n/a		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
EDF Midtown Station 2025_10-15		

Approved by Mayor/Administrator to add to agenda.



Midtown Station

Project Update to Unified Government Economic Development & Finance Standing Committee - November 3, 2025



**EASTSIDE
INNOVATION**



Project Vision & Team



Erik Murray

East Side Innovation

- Kansas City, Kansas Native
- \$1B in Commercial Real Estate transactions during 20 year career
- On a mission to use clean energy to catalyze socioeconomic prosperity to Eastside communities.



Jonathan Arnold

Arnold Development

- Kansas City based since 2002
- Developer of award winning Second and Delaware Apartments
- On a mission to develop sustainable, walkable mixed-use communities

Overall Vision:

**Building a Vibrant
Mixed-Use
Community**

Precedent

Second and Delaware

276 Unit Passive House Development

55,000 SF Courtyard and Rooftop Gardens

Winner of NAA Best New Community Award



Use Long Lasting Materials to Increase Yield

The current “Low First Cost” approach is broken. We develop projects that are designed to last 200+ years, resulting in lower operating costs, lower carbon emissions and higher yields.



Concrete or Mass Timber Structures have:

- Lower utility costs
- Lower insurance rates
- Lower maintenance costs
- Better thermal comfort
- Lower carbon emissions

↑
Most wood frame buildings have high utility costs, high insurance rates, high maintenance costs and water intrusion issues.

Integrate Greenspace

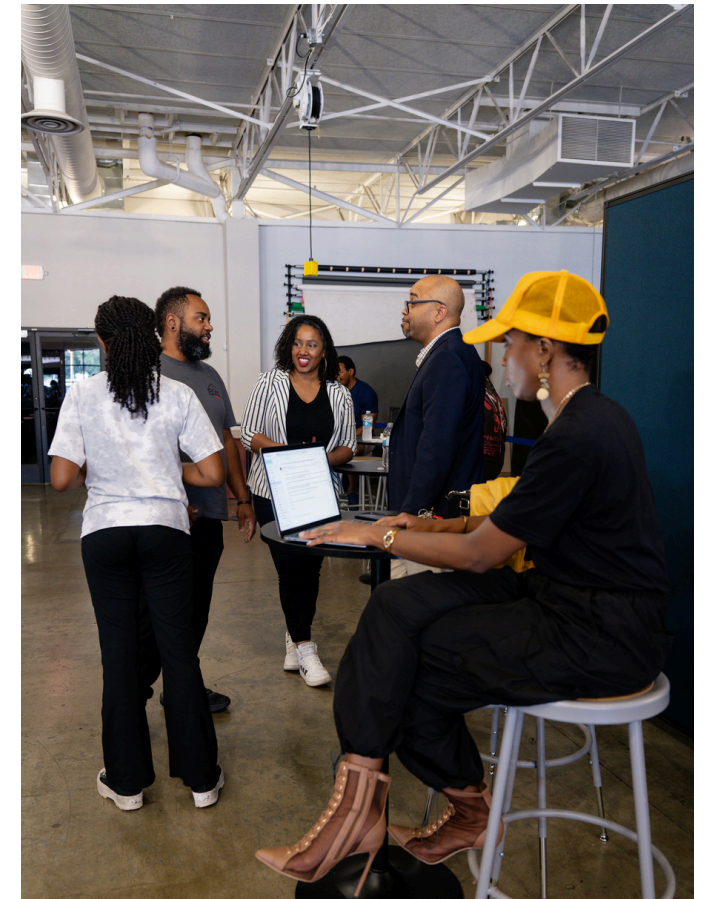
Our concrete construction and Passive House design allow our projects to have an abundance of landscaped courtyards and rooftop gardens.



Project Spotlight: Pictured above is the Arnold Development Group's latest project, Second and Delaware. It is the largest Passive House Certified building in the world, has more than 55,000 square feet of green space in the courtyard and rooftop gardens. It also won the **National Apartment Association's Award for Best New Construction Community for 2022.**

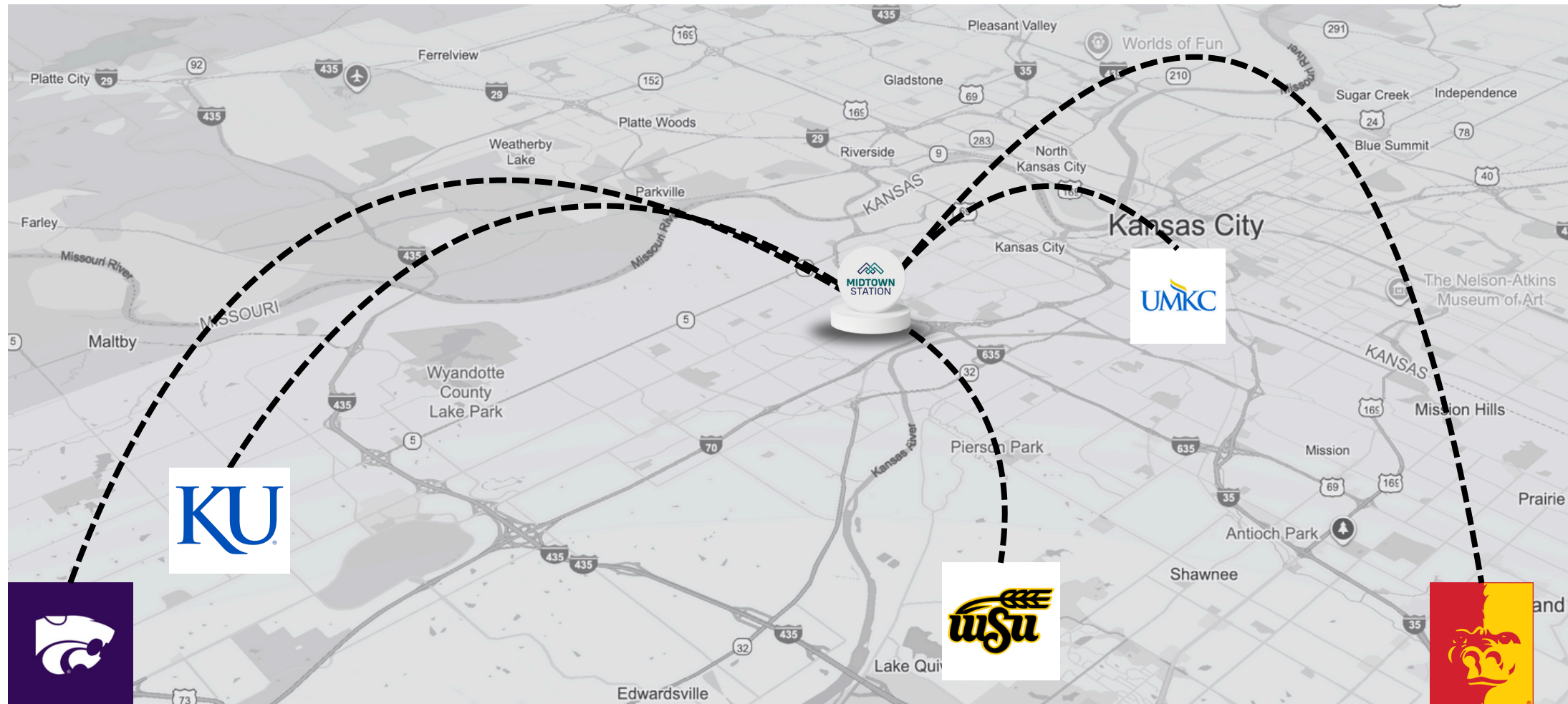
Building What's Next, Together.

Keystone Innovation District is Kansas City's geographic hub for innovation—a place where leading-edge anchor institutions, startups, corporations, and civic partners cluster and connect to accelerate new ideas, drive entrepreneurship, and expand economic mobility.



Building What's Next, Together.

At Midtown Station, Keystone will extend this mission across the state line—bringing the **programming, partnerships, and strategy** that transform development into a **living innovation ecosystem**. Together with our partners, we're shaping Midtown Station into a **strategic placemaking initiative and regional hub for innovation and economic mobility**, ensuring that growth benefits the entire community.



Proof in Action: Building Community Before Buildings.

Keystone's impact at Keystone CoLAB demonstrates what's possible when programming leads placemaking.

At Keystone CoLAB we've:

- Hosted **500+ innovation led events** with **12,800 attendees** from **100+ organizations**.
- Resulting in **200 Mentorship Connections** and over **620 Resource connections** made (clients, jobs, investors, and partnerships).
- Accelerated 72 Startups through Social Venture Studios, Co-Residency, and Keystone Mentorship Program.
- Home to **10 nonprofits and 8 startups**, creating density and collaboration that drives regional impact.

Some of Our Partners:



Our Strategy: Building the Connective Infrastructure of Innovation.

Across Kansas City, Keystone's programming advances seven interconnected objectives that guide everything we do:

1. **Strengthen Innovation Ecosystem**
2. **Accelerate Startup Growth**
3. **Support Social Ventures**
4. **Leverage Partnerships**
5. **Develop Infrastructure**
6. **Build Talent Pipelines**
7. **Measure Impact**

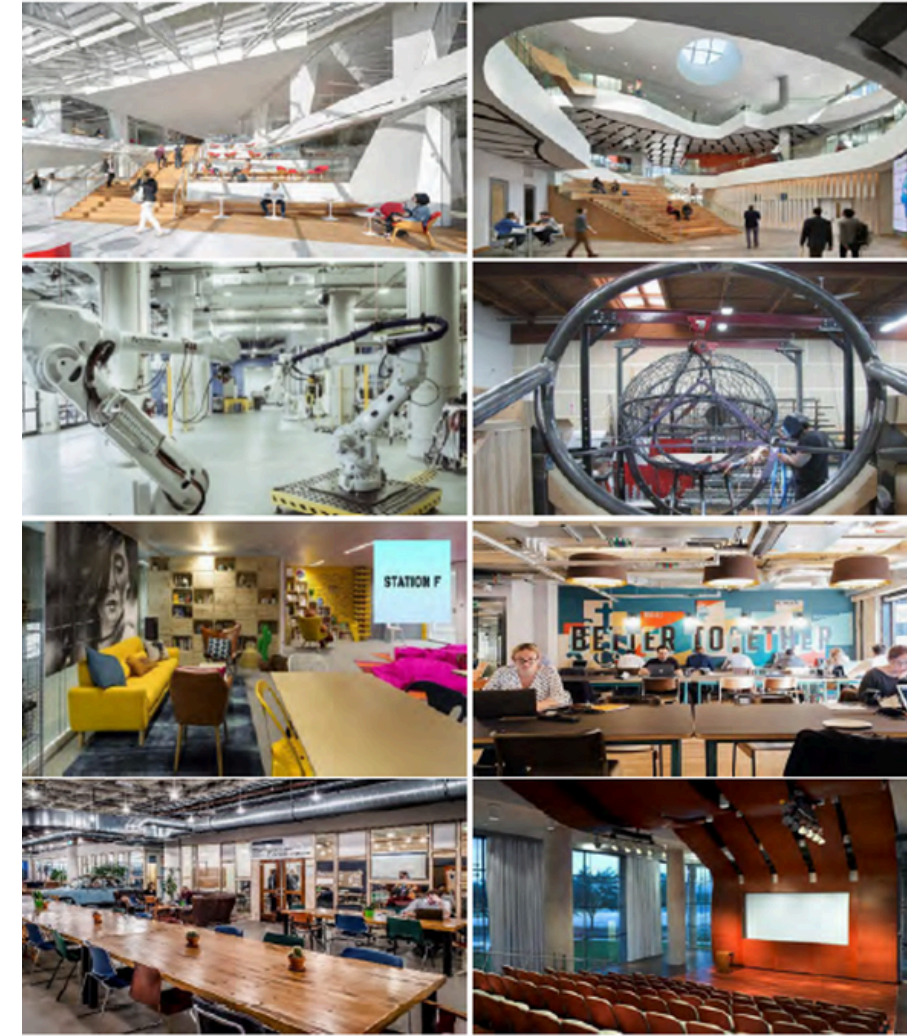


Midtown Station, Powered by Keystone.

Midtown Station will become a living platform for innovation in Kansas City, Kansas—an inclusive, walkable community where discovery, application, and opportunity converge. Keystone's role is to:

- **Anchor the innovation ecosystem** within Midtown Station through programming, convenings, and partnerships.
- **Launch a Kansas innovation hub** connecting Kansas innovation stakeholders and serving as an attraction for out of state investment.
- **Activate accessible pathways**—linking workforce development, startup growth, and corporate collaboration.
- **Bridge sectors and people**, ensuring that economic growth in Wyandotte County is equitable, sustainable, and community-driven.

Midtown Station isn't just development—it's convergence. Powered by Keystone, it's **where Kansas City, Kansas builds what's next.**



Master Plan



Apartments	1,975	units
Service Retail and F&B	280,910	sf
Parking Structured	2,900	spaces
Parking Street	250	spaces
Single Family	63	homes
Townhomes	150	units
Innovation	31,842	sf
Meeting Rooms	31,842	sf
Hotel	168	rooms
Grocery Store	18,085	sf
Greenhouse	15,934	sf



Sources and Uses of Funds

Uses

Hard Costs	734,277,001
Soft Costs	216,848,813
Total	951,125,814

Sources

Perm Debt	528,613,600
PRI Funds	58,530,000
LIHTC Investor Equity	172,491,860
NMTC	6,430,962
ITC Investor Equity	136,732,279
Developer Equity	48,327,112
Total	951,125,814

Financing Gap and Proposed Solutions

The following table outlines the yield without incentives, following with a proposed set of financing tools that will make the project financially viable.

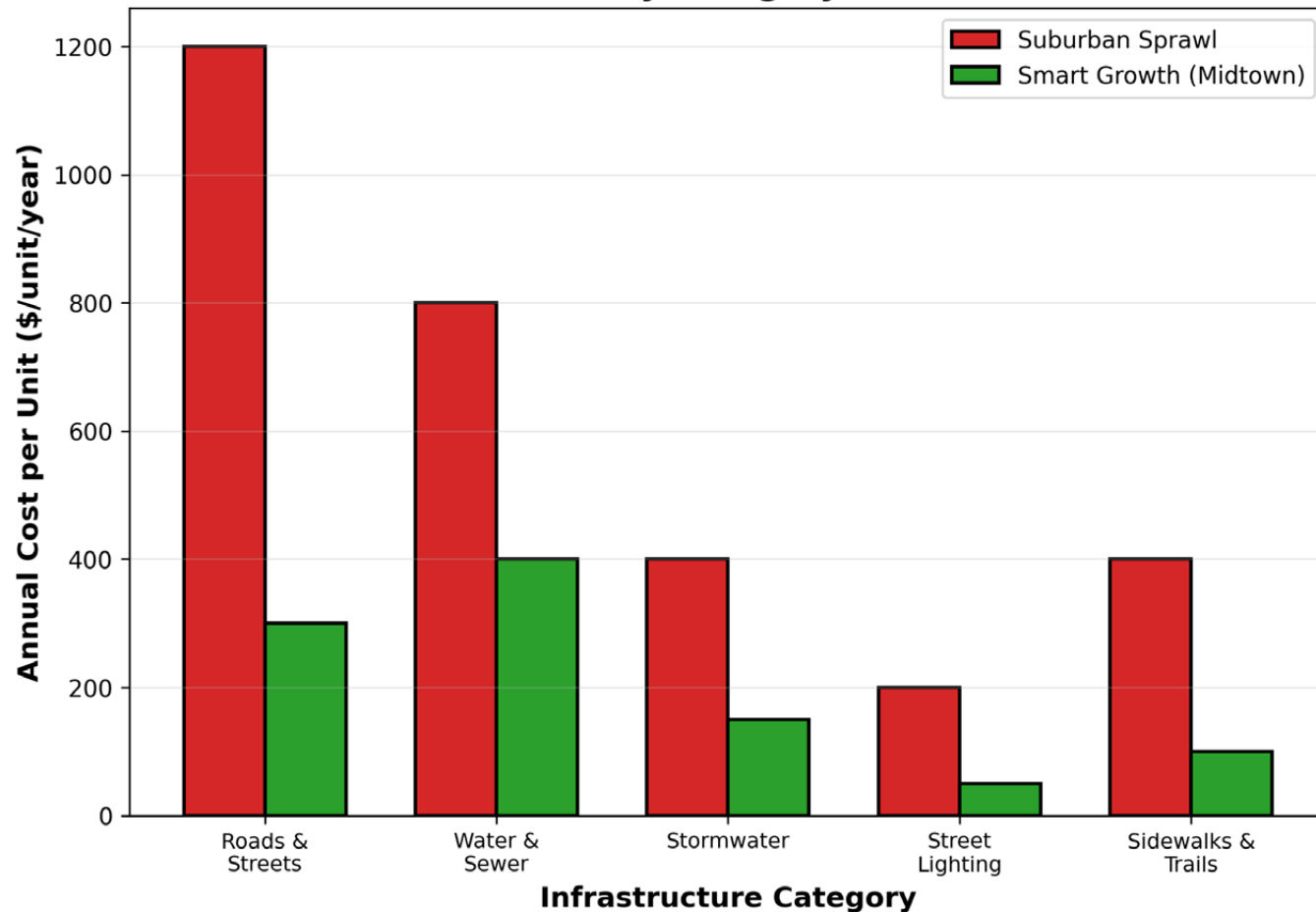
TOTAL DEVELOPMENT COST	951,125,814
Return on Cost	3.9%
Total Development Cost	951,125,814
(Less ITC Equity)	(136,732,279)
(Less LIHTC Equity)	(172,491,860)
(Less Star Bond / TIF)	(38,900,000)
(Less Land Grant from UG)	-
Adjusted Development Cost	603,001,674
Stabilized NOI	37,475,693
Yield on Cost	6.2%

* Note: Stabilized NOI Assumes a 95% property tax abatement for a period of 20 years. Construction costs assume Sales Tax Abatement on Construction Materials.

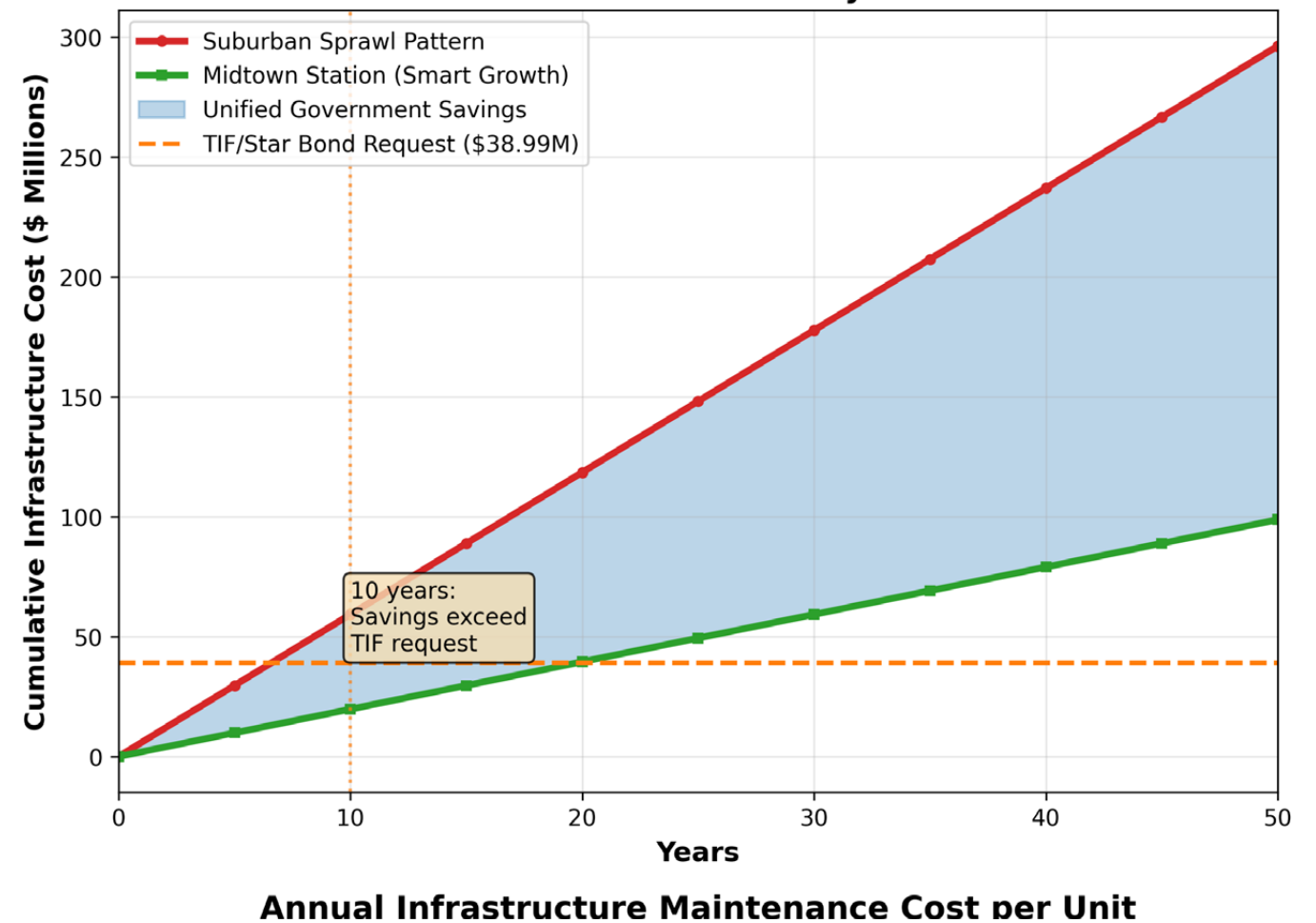
Financial Benefit to the Community

The Midtown Station smart growth development will save the Unified Government \$197.5 million in infrastructure maintenance costs over 50 years compared to an equivalent suburban sprawl development pattern.

Annual Infrastructure Maintenance Cost per Unit By Category



Infrastructure Maintenance: Suburban vs. Smart Growth Midtown Station Project



Methodology

This analysis compares the long-term infrastructure maintenance costs between two development patterns.

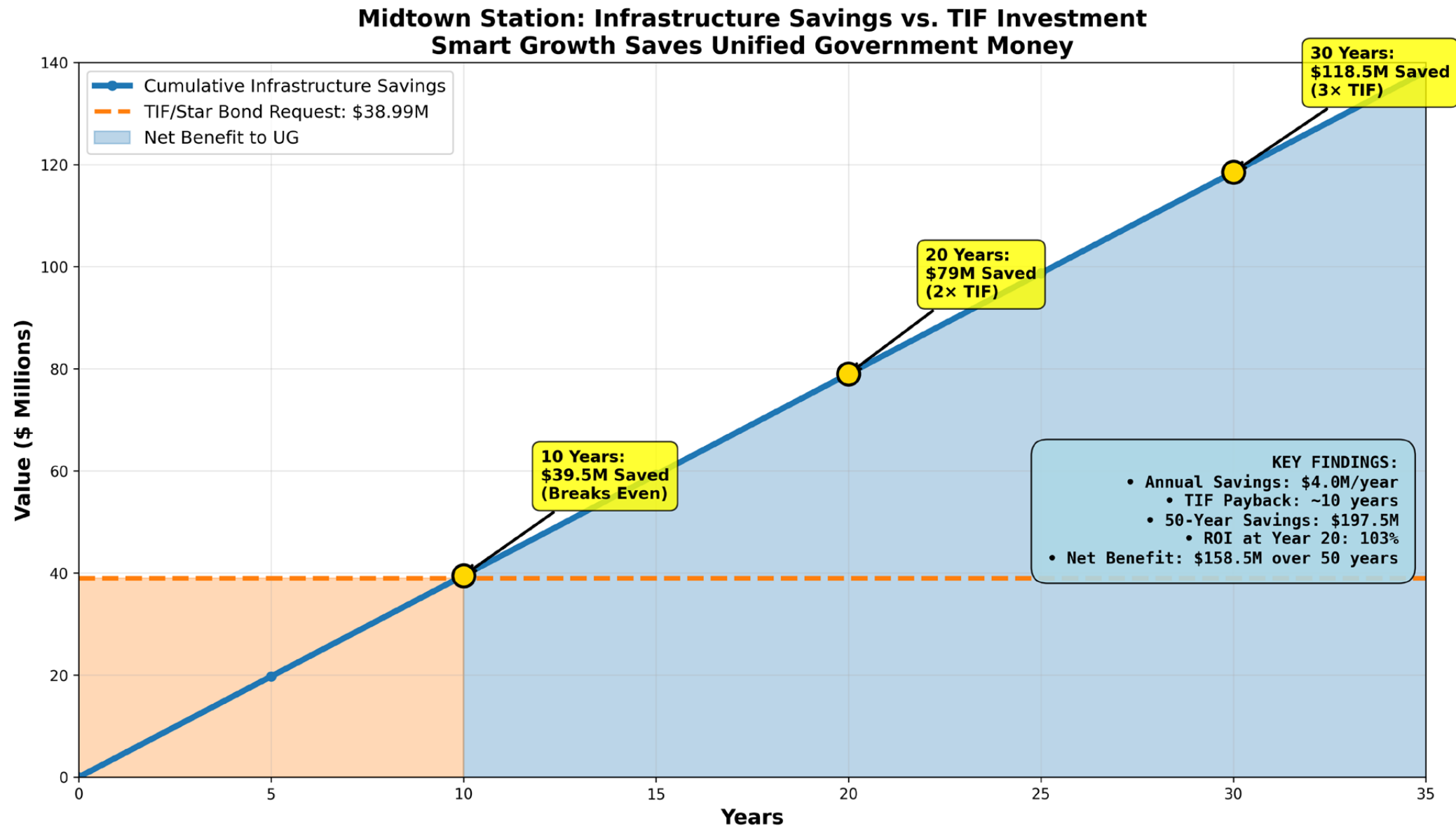
Infrastructure Cost Breakdown (Annual per Unit)

Infrastructure Category	Suburban	Smart Growth	Savings
Roads & Streets	\$1,200	\$300	\$900
Water & Sewer	\$800	\$400	\$400
Stormwater	\$400	\$150	\$250
Street Lighting	\$200	\$50	\$150
Sidewalks & Trails	\$400	\$100	\$300
TOTAL	\$3,000	\$1,000	\$2,000

The \$2,000 per unit annual savings is multiplied by 1,975 units to calculate total annual savings of \$3.95 million.

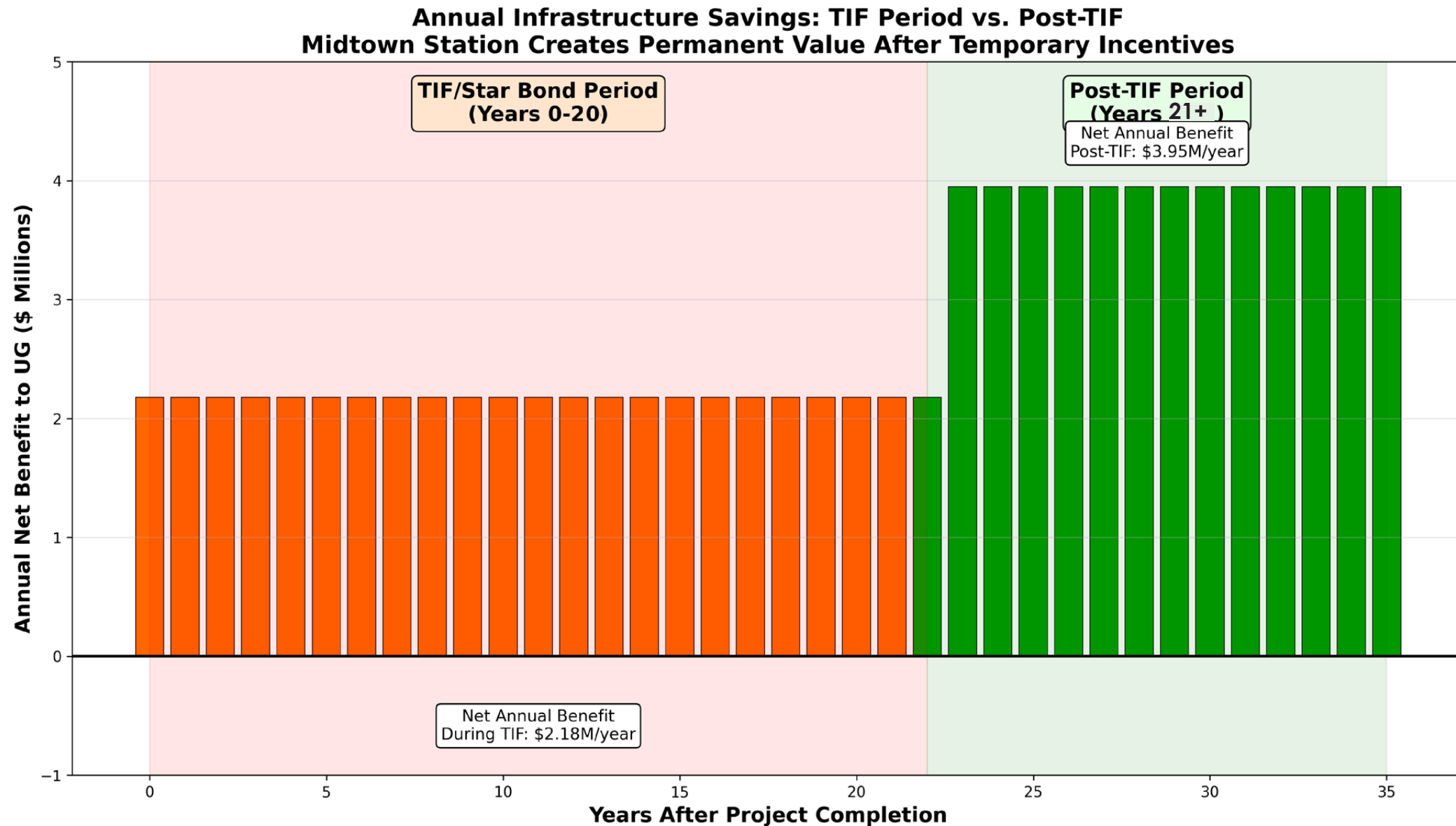
Long Term Tax Payer Benefits

The requested TIF/Star Bond investment of \$38.9M will be fully recovered through infrastructure savings alone within 10 years, providing a 407% return on investment over the project lifespan.



Annual Infrastructure Savings

After year 20, the UG receives full property and sales tax revenue PLUS continues enjoying \$3.95M annual infrastructure savings. The long-term benefit far exceeds the short-term support.



Supporting Research

Multiple studies have documented the fiscal advantages of compact development.

- Urban3 analysis shows that **urban areas generate 10-20× more tax revenue per acre than suburban areas** while requiring similar infrastructure maintenance budgets.
- The True Cost of Sprawl (New Climate Economy, 2015) found that **compact development reduces infrastructure costs by 40-70%**.
- Strong Towns research demonstrates that **suburban development patterns create long-term liabilities** that exceed their tax generation capacity.
- EPA studies show that **smart growth communities save 30-40% on capital infrastructure costs** and even more on long-term maintenance.

Midtown Station's infrastructure savings are consistent with this body of research.

Additional Benefits Not Included in This Analysis

This analysis focuses solely on infrastructure maintenance savings. The actual value proposition is even stronger when considering:

- Economic development impacts (~860 permanent jobs)
- Construction jobs (~2,100 job-years)
- Increased property tax base after TIF expires
- Sales tax revenue from retail/F&B tenants
- Reduced VMT and associated health/environmental benefits
- Affordable housing units (via LIHTC)
- Blight elimination and neighborhood stabilization
- Energy savings from Passive House construction
- Transit ridership support
- Community amenities (parks, greenspace, etc.)

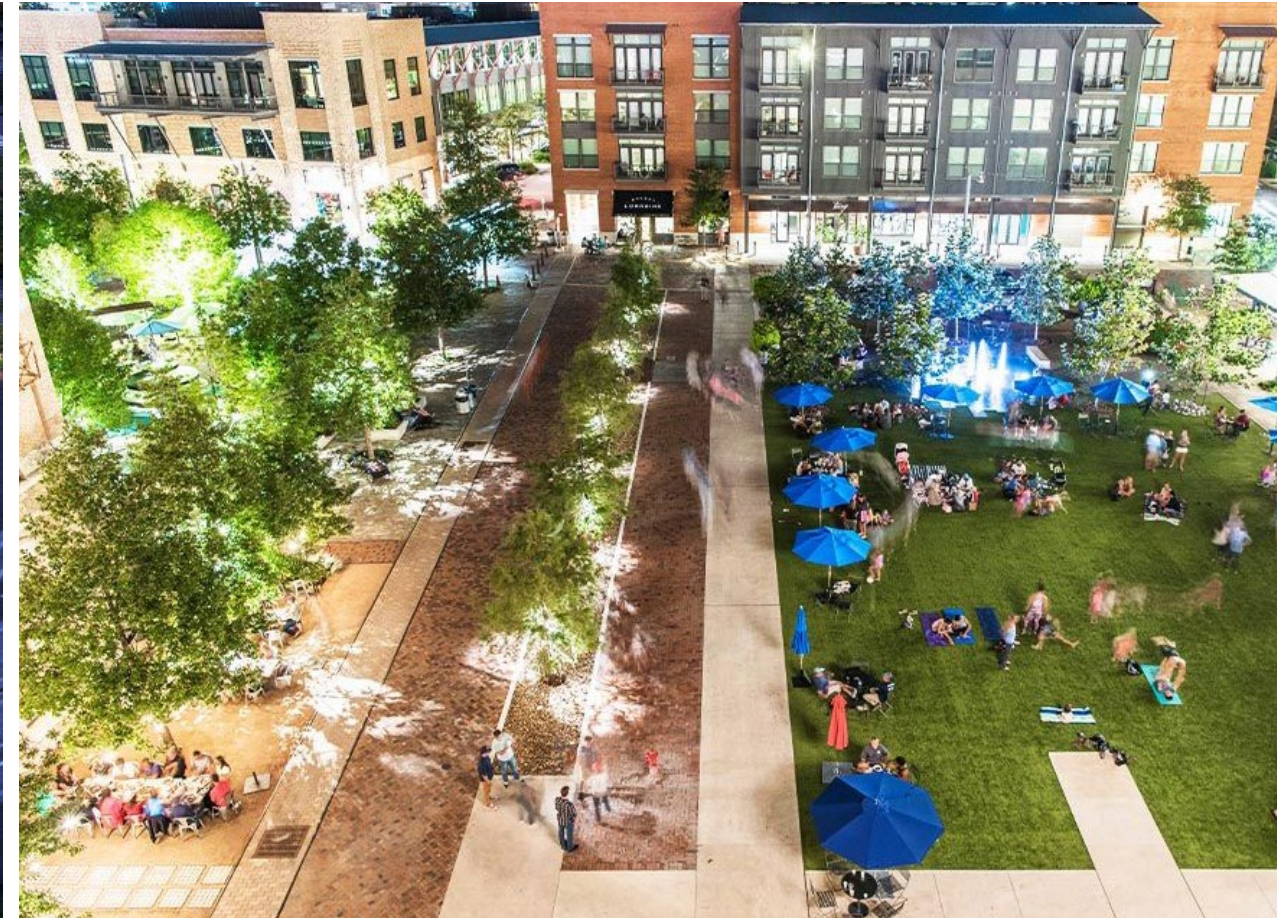
The infrastructure savings alone justify the investment. Everything else is additional return to the community.

Conclusion

- The requested incentives for Midtown Station represent a prudent long-term investment by the Unified Government. While the 20-year TIF/Star Bond period and land grant may seem substantial, they pale in comparison to the \$197.5 million in infrastructure savings the project will generate.
- This is not a typical economic development deal requiring faith in job creation projections or multiplier effects. The infrastructure math is straightforward: smart growth costs less to maintain than suburban sprawl. Midtown Station's compact, transit-oriented design will save the Unified Government \$3.95 million every year for decades to come.

The choice is clear. This project deserves support because it makes fiscal sense.

Conclusion & Next Steps



1. Work with EDC to finalize development agreement and incentive package.
2. Establish agreement with BPU regarding solar interconnection.
3. Break Ground in Q2 2026

VIDEO



MIDTOWN
STATION

