



Unified Government Clerk's Office

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Unified Government Clerk

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NOTICE OF PUBLIC HEARING

You are hereby notified that a Public Hearing of the Unified Government of Wyandotte County/Kansas City, Kansas, is scheduled to be conducted in person on Tuesday, February 3, 2026, at 5:30 PM, in the Commission Chambers of the Municipal Office Building, 701 N. 7th Street, Kansas City, Kansas regarding approval of an ordinance electing to participate in a STAR bond project by pledging local sales and use taxes as a source of payment of STAR bonds issued by the Kansas Development Finance Authority related to a sports stadium. Public comment will be allowed in person or through written comments received by noon the day of the hearing. Public comments should be submitted via [Engage in Public Commission Meeting](#). Written comments will not be read during the hearing but will be contained as part of the record and distributed to the governing body.

The public will be able to observe or listen to the meetings live on YouTube, or through ZOOM; information is below. Speakers will be allowed up to two minutes to address the commission in person. No public comment will be heard via Zoom. Speakers submitting comment will not be able to address the Commission in person.

Please click the link below to join
the webinar:

Join from PC, Mac, iPad, or
Android:

<https://wycokck.zoom.us/j/81341703436>

Webinar ID: 813 4170 3436

Phone one-tap:

+13462487799,81341703436# US
(Houston)

+16694449171,81341703436# US

International numbers available:

<https://wycokck.zoom.us/j/kenzCsfNIF>

Dated this 31st day of January, 2026.

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

ORDINANCE NO. O-__-26

AN ORDINANCE ELECTING TO PARTICIPATE IN A STAR BOND PROJECT BY SPECIFYING A PLEDGE OF LOCAL SALES AND USE TAXES AS A SOURCE OF REPAYMENT OF STAR BONDS TO BE ISSUED BY THE KANSAS DEVELOPMENT FINANCE AUTHORITY AND SETTING THE BASE YEAR REVENUE FOR LOCAL SALES AND USE TAXES, ALL PURSUANT TO K.S.A. 12-17,160 *ET SEQ.*, AS AMENDED.

WHEREAS, pursuant to K.S.A. 12-17,160 *et seq.*, as amended (the “STAR Bonds Financing Act”) the Unified Government of Wyandotte County/Kansas City, Kansas (the “UG”), is authorized to assist in the development and redevelopment of eligible areas within and without the UG in order to promote, stimulate, and develop the general and economic welfare of the State of Kansas and its communities; and

WHEREAS, pursuant to K.S.A. 12-17,181, the Legislative Coordinating Council (the “LCC”) may approve the Kansas Secretary of Commerce (the “Secretary”) entering into an agreement with a major professional sports franchise for the purpose of developing and financing a major professional sports complex in accordance with the provisions of the STAR Bonds Financing Act; and

WHEREAS, on January 30, 2026, the UG received a letter from the Secretary (the “Letter”) providing notice that on December 22, 2025, the LCC approved and the Secretary entered into a STAR Bond Agreement (Project Monitor 2.0) with the Kansas City Chiefs Football Club, Inc. (the “Agreement”) to develop and finance a major professional sports complex within the Proposed UG Portion of District (as defined below) (the “STAR Bond Project”); and

WHEREAS, the Letter further states that a portion of the costs of the STAR Bond Project will be financed with bonds issued pursuant to the STAR Bonds Financing Act (the “Bonds”) by the Kansas Development Finance Authority (“KDFA”); and

WHEREAS, pursuant to K.S.A. 12-17,164(a)(1)(B), the governing body of the UG (the “Governing Body”), after holding a public hearing, may elect to participate in the STAR Bond Project through passage of an ordinance pledging local tax revenues that support repayment of the Bonds not later than sixty (60) days after the LCC’s approval of the Agreement; and

WHEREAS, the Letter generally describes the boundaries of the portion of the proposed STAR bond project district to be located within the UG (the “Proposed UG Portion of District”) and a coterminous portion of property from which the UG desires to pledge the Pledged Revenue (as defined below) (the “Base Revenue Area”), and such Proposed UG Portion of District and Base Revenue Area are depicted in **Exhibit A** and legally described in **Exhibit B** attached hereto; and

WHEREAS, pursuant to K.S.A. 12-17,162(hh)(2) and K.S.A. 12-17,169, the UG (with approval of the Secretary) may set the amount of base year revenue (“Base Revenue”), with certain local tax revenues (as specified by the UG) collected within the Base Revenue Area in excess of Base Revenue to constitute “tax increment” (as defined in the STAR Bonds Financing Act) and be pledged as a source of repayment for the Bonds; and

WHEREAS, on February 3, 2026, the Governing Body conducted a public hearing on its proposed election to participate in the STAR Bond Project by pledging the Pledged Revenue (as defined herein) to support the repayment of the Bonds; and

WHEREAS, the Governing Body now desires to participate in the STAR Bond Project by pledging the Pledged Revenue to support the repayment of the Bonds as further described in this Ordinance.

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

Section 1. The Secretary has approved and the Governing Body hereby establishes a Base Revenue figure of \$0.00.

Section 2. Subject to and conditioned upon the terms of **Section 4** and any requirements of the Secretary and KDFA, the UG hereby pledges the following to support the repayment of the Bonds and any bonds issued to refinance the Bonds (collectively, the “Pledged Revenue”):

- A. For a period of up to thirty (30) years, all of the UG’s city general sales and use tax that is not committed to other uses by election of voters (currently one percent (1.0%)) from within the Base Revenue Area above the Base Revenue, subject to the exclusions set forth in **Section 3**.
- B. For a period of up to thirty (30) years, all of the UG’s share (currently 93.1733%) of the county general sales and use tax that is not committed to other uses by election of voters (currently one percent (1.0%)) from within the Base Revenue Area above the Base Revenue, subject to the exclusions set forth in **Section 3**.
- C. For a period of up to thirty (30) years, all of the UG’s gross receipts of transient guest taxes imposed up to a rate of eight percent (8.0%) pursuant to K.S.A. 12-1696 *et seq.*, as amended and supplemented by Charter Ordinance Nos. CO-01-18 and CO-01-25 of the UG (currently seven and eighty-four one hundredths of one percent (7.84%)), based upon the current tax rate of eight percent (8.0%) less the administrative fee retained by the State (currently two percent (2.0%)), with respect to sleeping accommodations in any hotel, motel, or tourist court located within the Base Revenue Area.

Section 3. Without limiting the generality of the exclusions described in **Section 2** above, the UG specifically excludes from the Pledged Revenue its emergency medical services sales tax which is currently one-quarter percent (0.25%), its public safety and neighborhood

infrastructure tax which is currently three hundred seventy-five thousandths percent (0.375%), any other retail sales and compensating use taxes that are committed to other uses by election of voters, any sales taxes generated by existing or future special taxing districts aside from the Proposed UG Portion of District (e.g., community improvement districts or transportation development districts), incremental transient guest tax revenue produced from a levy exceeding eight percent (8.0%), and all revenue produced outside of the Base Revenue Area.

Section 4. The UG's pledge of the Pledged Revenue pursuant to **Section 2** is hereby subject to and expressly contingent on the following (collectively, the "Contingencies):

- (a) the STAR Bond Project locating within Base Revenue Area,
- (b) the boundaries of the Proposed UG Portion of District in Wyandotte County not being modified from that which is set forth herein without the approval of the UG;
- (c) the Base Revenue described in **Section 1** above not being modified without the approval of the UG;
- (d) the UG's approval of the Definitive Documentation described in the Agreement, including without limitation, those documents described on Exhibit B of the Agreement (and provided that the Definitive Documentation so approved by the UG provides that the Stadium Infrastructure described on Exhibit C of the Agreement is to be paid for with STAR Bonds);
- (e) an agreement between the UG and the State that at least one of the five (5) members of the community impact committee described in the Agreement shall be a UG representative appointed by the Mayor of the UG and approved by the UG's Commission; and
- (f) issuance of a series of Bonds by KDFA or another governmental issuer to finance the STAR Bond Project no later than December 31, 2030, or such other subsequent date which may be approved by the UG.

Upon satisfaction of the Contingencies, the Mayor/CEO is hereby authorized and directed to execute the certificate evidencing the satisfaction of such Contingencies in substantially the form as attached hereto as **Exhibit C**. If a Contingency is not timely satisfied or waived by the Governing Body, the UG's pledge of the Pledged Revenue will automatically terminate unless renewed by the Governing Body. Further, the UG's pledge of the Pledged Revenue will terminate upon repayment of the Bonds and any bonds issued to refinance the Bonds.

Section 5. Subject to the STAR Bonds Financing Act, the Governing Body may in its sole discretion, upon request of the Secretary, amend this Ordinance to modify, adjust, or reconfigure the Base Revenue Area.

Section 6. Except as may otherwise be approved by the Governing Body, there will be no issuance of bonds by the UG, including full faith and credit bonds, to pay the costs of the STAR Bond Project. Further, the Bonds, together with interest and premium thereon, will not be an obligation of the UG but will be limited obligations payable solely from the trust estate to be pledged to the payment thereof. In no event will the Bonds be deemed to constitute a debt or liability of the UG, and the issuance of the Bonds will not obligate the UG to levy any form of taxation therefor or to budget or make any appropriation for repayment thereof. Nothing relating

to the issuance of the Bonds will be construed to be a debt or loan of credit of the UG within the meaning of any constitutional or statutory debt limitation or restriction.

Section 7. The Mayor/CEO, County Administrator, Clerk, and other officials, employees, and consultants of the UG, are hereby authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Ordinance.

Section 8. This Ordinance shall be effective upon its passage by the Governing Body, approval by the Mayor/CEO, and publication once in the official newspaper of the UG.

PASSED by the Governing Body this _____ day of February 2026.

SIGNED by the Mayor/CEO this _____ day of February 2026.

(SEAL)

Christal E. Watson, Mayor/CEO

Monica L. Sparks, Unified Government Clerk

Approved as to form:

Angela J. Lawson, Office of Chief Counsel

EXHIBIT A

MAP OF PROPOSED UG PORTION OF DISTRICT AND BASE REVENUE AREA

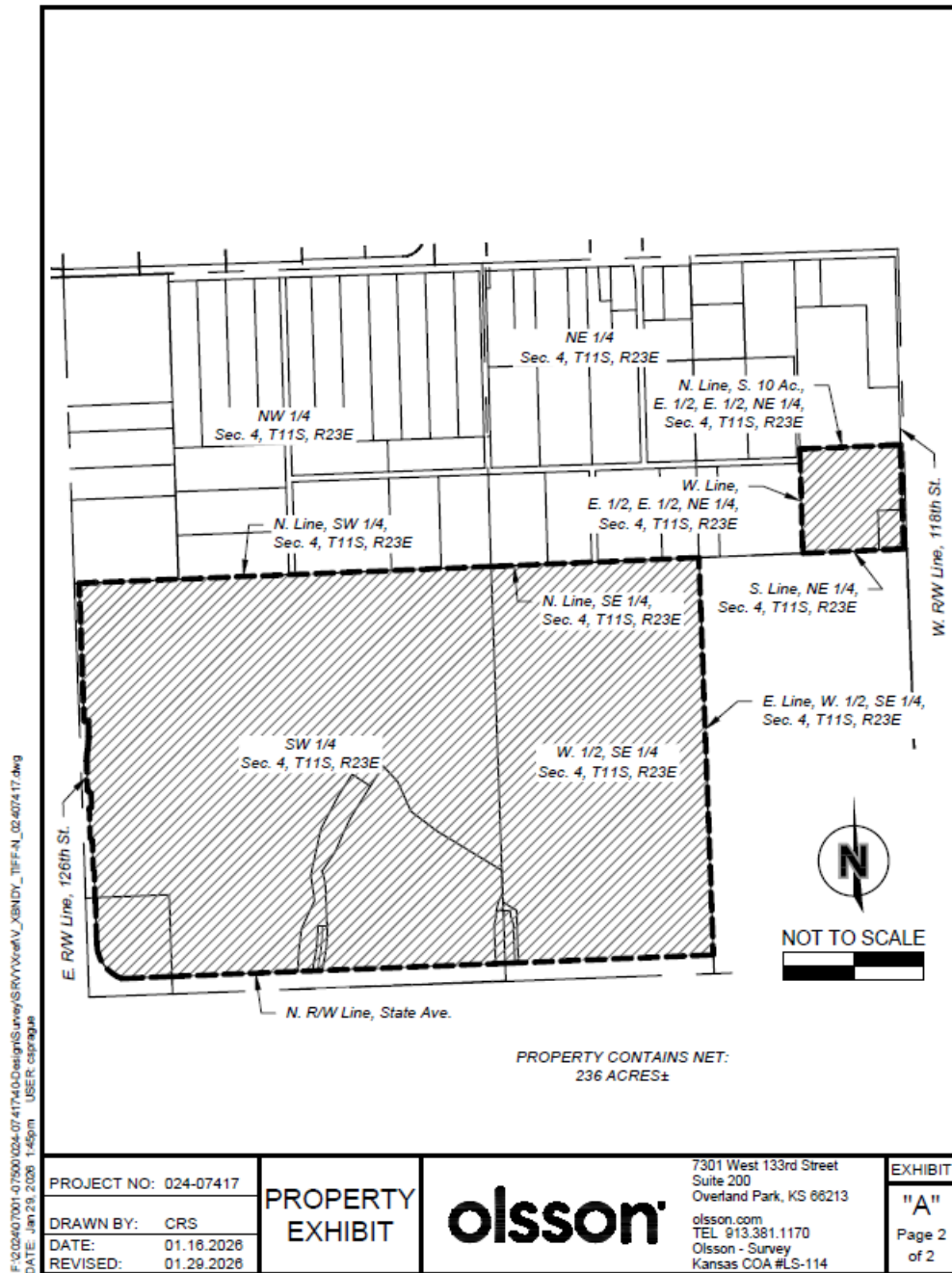


EXHIBIT B
LEGAL DESCRIPTION OF PROPOSED UG PORTION OF DISTRICT AND
BASE REVENUE AREA

Project No.: 024-07417
Project RF
January 14, 2026
Revised January 29, 2026

Property Description:

All of the Southwest Quarter, together with all of the West Half of the Southeast Quarter, together with the South 10 Acres of the East Half of the East Half of the Fractional Northeast Quarter, all in Section 4, Township 11 South, Range 23 East of the Sixth Principal Meridian, in Kansas City, Wyandotte County, Kansas, LESS AND EXCEPT all that part lying in existing 126th Street, 118th Street, and State Avenue rights-of-way as now established, described by Chris R. Sprague, Kansas PS-1632, of Olsson, LS-114, on January 29, 2026, containing 236 Acres, more or less.

EXHIBIT C
FORM OF CERTIFICATE

CERTIFICATE ACKNOWLEDGING SATISFACTION OF CONTINGENCIES

The undersigned Mayor/CEO of the Unified Government of Wyandotte County/Kansas City, Kansas (the “UG”), hereby acknowledges that the Contingencies, as defined in Ordinance No. O-__-26 passed by the governing body of the Unified Government on February __, 2026 (the “Ordinance”), have been timely satisfied, and the UG’s pledge of the Pledged Revenue (as defined in the Ordinance) is hereby final.

_____, 20__

Mayor/CEO