

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, September 9, 2024
5:02 PM-5:54 PM

Attendance:

Committee Members Present:

- Commissioner Burroughs (Chair)
- Commissioner Lopez
- Commissioner Stites
- Commissioner Townsend
- Mr. Wakes (BPU Board Member)

Committee Members Absent:

- Commissioner Burns (noted as absent)

Staff Present:

- Brittnie MacDonald (Clerk)
- Andrea Vinyard (Treasurer)
- Jeff Conway (Senior Counsel)
- Angel Ferrara (Director of Parks and Recreation)
- Matt Zayas (Fiscal Analyst)
- Dr. Shelley Kneuvean (Chief Financial Officer)
- Alan Howze (Assistant County Administrator)

Call to Order:

Commissioner Burroughs called the meeting to order at 5:02 PM.

Revisions to Agenda:

No revisions to the agenda were reported.

Approval of Previous Minutes: (Discussion Begins 3:25)

Commissioner Townsend moved to approve the minutes from the May 8 and June 5, 2023, meetings. The motion was seconded by BPU Board Member Wakes.

Vote: Motion carried 5-0

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

Committee Agenda:**Item 1: Presentation: 2024 Second Quarter Investment Report (Discussion Begins 3:50)**

Presentation of Second Quarter 2024 Investment Report (Information Only) presented by Andrea Vinyard, Treasurer, for April 1, 2024, through June 30, 2024.

Key Points:

- Average yield: 3.53%
- Weighted days to maturity: 123 days
- Total portfolio: \$349 million (69% cash, 31% invested)
- Total interest earned year-to-date: \$7.3 million
- No purchases made in Q2, four maturities totaling \$20 million

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

Item 2: Resolution: Waiving of Certain Application and Permit Fees Related to Development East of 55th Street in Kansas City, Kansas (Discussion Begins 11:55)

Jeff Conway from the Legal Department presented the resolution.

Key Points:

- Applies to development east of 55th Street in Kansas City, Kansas
- Proposed fee waivers include:
 - A. Building permit fees
 - B. Electrical permit fees
 - C. Mechanical permit fees
 - D. Plumbing permit fees
 - E. Driveway permit fees
 - F. Sewer connection fees
 - G. Lateral sewer connection fees
 - H. Sanitary permit fees
 - I. Land disturbance permit fees
 - J. Right-of-way permit fees
 - K. Zoning application fees
 - L. Preliminary and final plat application fees
 - M. Plan review fees
 - N. Ordinance publication fees
 - O. Sign permit fees
 - P. Development review committee fees
- The committee expressed concerns about:
 - A. Discretionary language
 - B. Clarity on whether it applies to commercial and residential development
 - C. Need for a fiscal impact study
 - D. Proposed duration is five years after the effective date
 - E. Intended to spur development in an underdeveloped area of the city
 - F. The committee requested further clarification and a more definitive approach to implementing the fee waivers before final approval.

After discussion, Commissioner Stites moved to approve as submitted with the removal of discretionary language. Commissioner Stites rescinded the motion.

Commissioner Townsend moved to hold over to the next meeting. The motion was seconded by BPU Board Member Wakes.

Vote: Motion carried 5-0

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

Item 3: Resolution: 2023 Recreation Trails Project Grant Award (Discussion Begins 37:57)

Recreation Trails Program Grant Acceptance presented by Matt Zayas, Fiscal Analyst for Parks and Recreation. Mr. Zayas presented the grant opportunity for a walking trail loop in Kensington Park.

Key Points:

- The grant is from the Kansas Department of Wildlife and Parks for a walking trail loop in Kensington Park.
- It's an 80/20 matching grant
- Total grant amount: \$105,680
- County's required match: \$26,420 (20% of project cost)
- Total project estimated cost: \$132,100
- The \$26,420 match was already budgeted by the Parks and Recreation Department prior to applying for the grant.
- The grant will allow the creation of a family-friendly walking trail in Kensington Park, which will provide a safe walking area for community members.

BPU Board Member Wakes moved to approve acceptance of the grant. The motion was seconded by Commissioner Lopez.

Vote: Motion carried 5-0

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

Item 4: Ordinance: Amending the Powers of the County Administrators Regarding the Lease of Unified Government Property in Economic Development Projects (Discussion Begins 41:50)

Ordinance Amending Powers of County Administrator Regarding Lease of UG Property presented by Jeff Conway.

Key Points:

- Requires the County Administrator to notify the entire Board of Commissioners in writing before leasing any Unified Government property that is a material part of a private economic development project.
- The County Administrator must receive approval by resolution or ordinance from the Board of Commissioners prior to executing such a lease or agreement.
- The amendment does not extend the County Administrator's powers but rather adds a layer of transparency and oversight to significant property leases.
- It was specifically prompted by discussions surrounding the City Hall Place development.
- The ordinance aims to ensure that the Board of Commissioners has a final review and approval for leases that are considered material to economic development projects. The goal is to provide more clarity and Commission involvement in significant property leasing decisions.

Commissioner Lopez moved to approve the ordinance. The motion was seconded by BPU Board Member Wakes.

Vote: Motion carried 5-0

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

Item 5: Resolution: Reinstating Authority of the Unified Board of Commissioners to Set Overall Policy (Discussion Begins 49:04)

The matter was not substantively discussed in this meeting. No presentation was made due to the absence of a presenter from the Mayor's office.

Commissioner Stites moved to hold the item over to the next meeting. The motion was seconded by Commissioner Townsend.

Vote: Motion carried 5-0

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

Adjournment: (Time Stamp: 51:35)

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

Vote: Motion carried 5-0

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

The meeting was adjourned at 5:54 PM.

MLS