



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

Chair Commissioner Melissa Bynum

*Commissioner, District 1 - Jermaine Howard, Commissioner, District 2 - Bill Burns Commissioner, District 5
- Carlos Pacheco, Commissioner, District 7 - Chuck Stites,
Commissioner, District 8 - Andrew Davis, BPU Board Member David Haley*

AGENDA

**Monday, April 27, 2026
12:30 PM**

- 1. Call to Order/Roll Call**
- 2. Revisions to the Agenda**
- 3. Committee Agenda**

3.1 APPOINTMENT: AMERICAN ROYAL SUBCOMMITTEE

Synopsis: Per the Development Agreement, appointment of a standing committee member to serve on the newly formed American Royal subcommittee due to the resignation of Commissioner Stites.

Tracking #: 21222

- 4. Adjourn**

The Unified Government of Wyandotte County and Kansas City, Kansas will provide necessary, reasonable auxiliary aids and services, such as ASL translators, machine-readable copies of meeting materials, or on-site language interpretation. Individuals requiring any auxiliary aids or services should contact the Unified Government Office of the Clerk by emailing or calling UGclerkrequest@wycokck.org or 913-573-5260 at least 48 hours in advance of the meeting. Persons may address the Commission during the time set aside for Public Comment on each item scheduled or at any time by suspension of the rules. All persons must address the commission and state their name and address for the record. Comments shall be limited to three (3) minutes for each participant. Disruptive comments and behavior are not permitted and may result in removal from the meeting.

Some commissioners, staff, and the public may attend remotely via Zoom or by phone. All participants joining by phone should mute their phones when not speaking to avoid background noise. During the meeting, all speakers are asked to please announce yourself by name and title every time you speak so the public that is observing knows who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General.

El Gobierno Unificado del Condado de Wyandotte y Kansas City, Kansas, proporcionará ayudas y servicios auxiliares necesarios y razonables, como traductores de ASL, copias legibles por máquina de los materiales de la reunión o interpretación de idiomas en el lugar. Las personas que requieran ayuda o servicios auxiliares deben

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Join from PC, Mac, iPad, or Android:

<https://wycokck.zoom.us/j/83237993629>

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Unified Government Clerk's Office

Monica L. Sparks, CMC
Unified Government Clerk

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NOTICE OF SPECIAL MEETING ECONOMIC DEVELOPMENT & FINANCE STANDING COMMITTEE

To the Members of the Governing Body of the
Unified Government of Wyandotte County/Kansas City, Kansas:

You are hereby notified that a Special Meeting of the Economic Development and Finance Standing Committee of the Unified Government of Wyandotte County/Kansas City, Kansas, is to be conducted in a hybrid format on Monday, April 27, 2026, at 12:30 PM regarding appointment of a standing committee member to serve on the American Royal subcommittee.

The public will be able to observe or listen to the special session live on YouTube or UGTV, or through ZOOM; information is below. The public may also view the special meeting from the 5th-floor conference room of the Municipal Office Building, 701 N. 7th Street, Kansas City, Kansas.

Please click the link below to join the webinar:

<https://wycokck.zoom.us/j/83237993629>

Webinar ID: 832 3799 3629

Or One tap mobile:

US: +13462487799,89328620153# or +16699009128,89328620153#

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International numbers available: <https://wycokck.zoom.us/j/83237993629>

Dated the 24th day of April 2026.



Report to
Economic Development & Finance Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT
	<div data-bbox="586 386 1036 478" style="border: 1px solid black; padding: 5px;"> Jeffrey Conway, Assistant Counsel </div> jconway@wycokck.org x5075	Legal
AGENDA ITEM #3.1.		
APPOINTMENT: AMERICAN ROYAL SUBCOMMITTEE		
BACKGROUND		
<p>The Development Agreement contemplates the formation of a subcommittee consisting of the chair of the Economic Development & Finance and Public Works & Safety Standing Committees, the Mayor and one additional member from each of the standing committees. This vote is to choose the non-Chair member of the standing committee to serve on the newly-formed 5-member subcommittee.</p> <p>The committee must meet prior to May 3 to make recommendations to the Board of Commissioners prior to July 3, 2026.</p>		
RECOMMENDATION		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
None at this time.		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
American Royal Origination Fee Subcommittee		

Approved by Mayor/Administrator to add to agenda.

American Royal Origination Fee Subcommittee

From the DA (with language from the First Amendment shown in italics):

4.9 IRBs. Subject to all Applicable Laws and Requirements and subject further to compliance by Developer with the UG policy for the issuance of industrial revenue bonds ("IRBs"), the parties hereby agree that the Developer may use IRB financing to obtain an exemption on sales taxes for construction materials, equipment and furnishing for the Project. The parties hereby understand and specifically agree that such IRB financing shall not be used for abatement of ad valorem taxes. Further, Developer understands and agrees that any such IRBs for a particular component of the Project shall be redeemed and paid in full within twelve (12) months of the completion of such Project component's construction. Unless otherwise agreed by the parties, no IRBs for the Project pursuant to this Section 4.9 shall be issued more than six (6) years after the Effective Date. Developer shall pay all costs in connection with the issuance of the IRB financing, including without limitation, any origination fees, IRB fees and costs of issuance. With respect to IRB financing for the Core Royal and the Agricultural Education Center, the parties further agree as follows:

(a) *The IRBs for the Exhibition Hall and the applicable infrastructure necessary to open and operate the same shall be issued on or before the date of the First Issuance. Consistent with this Agreement and the approved resolution of intent, the Parties anticipate the issuance of additional IRBs for the balance of the Core Royal and Agricultural Education Center (whether in one or multiple series), which may occur on or before the date of the First Issuance, or Developer may elect to do so thereafter.*

(b) *For the IRBs for the Exhibition Hall and related infrastructure, Developer has agreed to pay the UG an Origination Fee equal to \$5,000,000 (the "Origination Fee"), which shall be counted towards the Private Contribution requirements for all purposes of this Agreement. The UG and Developer have agreed that the Origination Fee must be used by the UG for local economic development activities. The Parties have also agreed that the Origination Fee described herein is (i) not intended to be subject to the UG's community benefit ordinance or other resolutions or ordinances intended to allocate fees and charges to specific purposes, and (ii) is intended to be in addition to, and not in lieu of, the UG's typical application fees, issuance fees, monitoring fees, and/or other additional costs required pursuant to the UG's IRB policy, which fees and charges shall be subject to the community benefit ordinance.*

(c) Subject to Applicable Law and Requirements, the UG has established a process to decide how best to use the Origination Fee described herein. Such process is articulated in Section 8.1(n) hereof.

And this language from the DA (with language from the First Amendment shown in italics):

8.1 Special Agreements of Developer. During the Term of this Agreement:

* * * * *

(m) The UG shall establish an "American Royal Community Fund" to be owned, administered, managed and used by the UG. Developer shall make an annual payment to the American Royal Community Fund, which annual payments shall commence on May 15 of the year following the year in which the Bond Closing for the First Issuance occurs, and be delivered to the UG in immediately available funds on or before the annual anniversary of such date for each year of the STAR Bond Collection Period thereafter pursuant to the schedule attached hereto as Exhibit 15 (the "Annual Payment(s)"), except as otherwise provided herein. Notwithstanding anything set forth in this Agreement (including, without limitation, the schedule attached as Exhibit 15) which is seemingly to the contrary, the UG and Developer understand and agree that if all of the STAR Bonds issued pursuant to this Agreement (including any STAR Bonds from the First Issuance, the Refunding Issuance or any other subsequent issuances pursued by Developer not specifically contemplated herein) are repaid in full, then Developer shall not be required to make any further Annual Payments to the American Royal Community Fund after the date of such full repayment. Any Annual Payments which became due and owing prior to the date of such full repayment and remain unpaid on such date shall remain due to be paid to the UG by Developer. The Annual Payment(s) to the American Royal Community Fund are not intended to be subject to the UG's community benefit ordinance or other resolutions or ordinances intended to allocate fees and charges to specific purposes.

(n) The UG has agreed to form a five-member UG subcommittee to discuss, consider and make recommendations to the full Commission about the most beneficial use of the Origination Fee and the Annual Payments to be provided by Developer herein. Such subcommittee shall be comprised of the Mayor, the Chairman and one other member of the Economic Development and Finance Committee, and the Chairman and one other member of the Public Works Committee. The non-Chairman member of the Economic Development and Finance Committee shall be appointed by a majority vote of the Economic Development and Finance Committee at a regularly-scheduled meeting of said standing committee. The non-Chairman member of the Public Works Committee shall be appointed by a majority vote of the Public Works Committee at a regularly-scheduled meeting of said standing committee.

(i) The subcommittee described herein shall meet at least once within sixty (60) days of receipt of the Origination Fee from Developer to discuss its recommendations to full Commission about the most beneficial use(s) for the Origination Fee, and the subcommittee shall have as many meetings as necessary to agree on its recommendations to full Commission. The subcommittee shall make its recommendations to full Commission no later than one hundred and twenty (120) days after receipt of the Origination Fee. The subcommittee shall be a recommending body only; the ultimate decisions about how to use the Origination Fee shall be made by a majority vote of the full Commission.

(ii) The subcommittee described herein shall also meet at least once within sixty (60) days of the UG's receipt of each payment of the Annual Payment to the American Royal Community Fund from Developer to discuss its recommendations to full Commission about the most beneficial use(s) for the Annual Payment, and the subcommittee shall have as many meetings as necessary to agree on its recommendations to full Commission. The

subcommittee shall make its recommendations to full Commission no later than one hundred and twenty (120) days after receipt of each payment of the Annual Payment. The subcommittee shall be a recommending body only; the ultimate decisions about how to use the Annual Payment shall be made by a majority vote of the full Commission.

(iii) The subcommittee's recommendation for the Origination Fee must be must be for local economic development activities, but the subcommittee's recommendation for the payments of the Annual Payment can be for economic development, infrastructure improvements or other beneficial UG purposes.

And this language from the First Amendment (shown in italics):

10. *Modification to Definitions and Exhibit 15. The parties have agreed to the modification of the following definitions in Annex 1 of the Agreement as set forth below:*

* * * * *

(c) *The definition of Origination Fee in Annex 1 of the Agreement shall be deleted in its entirety and replaced with the following: "Origination Fee" means that \$5,000,000 origination fee to be paid by the Developer in connection with the IRBs for the Exhibition Hall and related infrastructure as set forth in Section 4.9(b).*