



Unified Government Clerk's Office

Monica L. Sparks, CMC
Unified Government Clerk

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

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

NOTICE OF AMERICAN ROYAL SUBCOMMITTEE MEETING

A meeting of the American Royal Subcommittee of the Unified Government of Wyandotte County/Kansas City, Kansas, will be conducted in person on Monday, June 29, 2026, at 9:00 A.M.

The public is invited to view the meeting in person in the Fifth-floor conference room of the Municipal Office Building, 701 N. 7th Street, Kansas City, Kansas 66101.



American Royal Subcommittee Meeting Agenda

Monday, June 29, 2026
9:00 AM

Chair Melissa Bynum

*Commissioner, District 2, Bill Burns - Commissioner, District 8, Andrew Davis-
Commissioner, District 2 At Large-Andrew Kump, Mayor/CEO – Christal E. Watson*

Location: In Person

We invite you to view the meeting in person in the 5th Floor Conference Room, Suite 515, Municipal Office Building, 701 N 7th Street, Kansas City, Kansas.

- 1. Call to Order**
- 2. Revisions to Agenda**
- 3. Approval of committee minutes of June 2, 2026**
Tracking #: 21599

- 4. Old Business**
Item No. 1. - UPDATE: ALLOCATIONS TO DATE
Tracking #: 21548

Item No. 2. - UPDATE: ILLEGAL DUMPING EQUIPMENT NEEDS
Tracking #: 21544

**Item No. 3. - DISCUSSION: FIBER AND CAMERA/VIDEO
INFRASTRUCTURE EXPANSION**
Tracking #: 21546

- 5. New Business**
**Item No. 1. - DISCUSSION: MERC LOCAL INVESTMENT INITIATIVES
SUPPORT CORPORATION LOAN**
Tracking #: 21595

Item No. 2. - DISCUSSION: REMAINING ALLOCATION OF FUNDS
Tracking #:

- 6. Adjourn**

Unified Government of Wyandotte County and Kansas City, Kansas



American Royal Subcommittee

Fifth Floor Conference Room

701 N. 7th Street Trafficway, Kansas City, KS 66101

Chair Melissa Bynum

*Commissioner, District 2, Bill Burns - Commissioner, District 8, Andrew Davis-
Commissioner, District 2 At Large-Andrew Kump, Mayor/CEO – Christal E. Watson*

MINUTES

Tuesday, June 2, 2026

10:03 AM – 11:21 AM

Attendance:

Committee Members Present:

- Commissioner Bynum (Chair)
- Commissioner Davis
- Commissioner Burns
- Commissioner Kump
- Mayor/CEO Watson

Committee Members Absent:

- None

Staff Present:

- Monica L. Sparks (Unified Government Clerk)
- Jeff Conway (Legal Department)
- Rodney Lucas (Interim Assistant County Administrator)
- Chelsee Chism (Economic Development Director)
- Reginald Lindsey (Budget Director)
- Shelley Kneuvean (Chief Financial Officer)
- Tifani Portley (Program Coordinator)
- Greg Talkin (Director, Neighborhood Resource Center)
- John Kelley (Director, Buildings & Logistics)

- Crystal Sprague (Director, Performance and Innovation)
- Troy Shaw (Director, Public Works)
- Dennis Rubin (Chief, Kansas City Kansas Fire Department)

Call to Order

Chair Bynum called the meeting to order at 10:03 a.m. Roll call was taken with all members present.

COMMITTEE AGENDA

No formal revisions to the agenda were announced.

APPROVAL OF MINUTES (Discussion Begins: 00:44)

Commissioner Burns moved to approve committee minutes from May 8, 2026. The motion was seconded by Commissioner Kump.

Vote: Motion carried 5-0

- Ayes: Davis, Burns, Kump, Bynum, Watson
- Nays: None
- Absent: None

OLD BUSINESS

Item No. 1. - UPDATE: ALLOCATIONS TO DATE Discussion Begins: 01:11)

Chair Bynum reported that remaining allocations as of the meeting date total \$3.135 million out of the original \$5 million available for American Royal projects.

Item No. 2. - UPDATE: ECONOMIC DEVELOPMENT STRATEGIC PLAN (Discussion Begins: 01:42)

Ms. Chism provided an update on the economic development strategic plan. Following the last meeting, staff sent requests for proposals to 15 different consultants specializing in this work. The scope included economic base and industry sector analysis, strengths/weaknesses/opportunity analysis, housing analysis, land bank redevelopment strategy, infrastructure assessment, and growth strategies by sector.

Three responses were received from the 15 companies, with costs generally around \$250,000, which did not include infrastructure master plan or detailed land bank strategy. Ms.

Chism reported conversations with the Mayor regarding potential partnership with Mid America Regional Council (MARC) to access data and reduce consultant costs. Staff is also conducting interviews with the VISTA program for two VISTA professionals focused on policy and research.

Item No. 3. - DISCUSSION: SMALL BUSINESS ENHANCEMENT PROGRAMS (ONGOING VS. ONE-TIME) (Discussion Begins: 04:50)

Ms. Portley provided an update on the 2026 small business grant program.

Key points included:

- The program is exclusively for Kansas City, Kansas businesses
- Previously had challenges with low participation due to limited outreach
- Seven applications were submitted in 2025, with three eligible for payout within the next two months
- Recently launched improved social media outreach through Krystal McFedders
- Implemented dot.biz platform for streamlined applications and business resources
- Website verbiage updated as of one month prior to meeting
- Program funding increased from \$50,000 to \$100,000 for 2026, plus additional \$150,000 from AR subcommittee

Ms. Portley requested commissioner assistance in forming a committee to validate and review applications, noting commissioners' familiarity with businesses in their districts.

Mr. Conway advised against elected officials serving in the decision-making process for grant applications, suggesting more superficial check-ins would be appropriate. Commissioner Davis agreed with legal counsel but suggested involvement in policy decisions and resource connections to improve the program

Mayor Watson requested future reporting by district to show distribution of grant recipients across all districts for transparency and community awareness.

Commissioner Davis suggested promoting successful grant recipients through stories and testimonials to encourage program growth.

Commissioner Kump requested one-page literature explaining the application process and eligibility requirements for commissioners to distribute during business visits.

Item No. 4. - DISCUSSION: ACCELLA UPGRADES (Discussion Begins: 20:46)

Mr. Talkin and Ms. Sprague presented a request for \$200,000 total: \$175,000 for managed application services and \$25,000 for field device upgrades.

Key points:

- Project started 18 months ago with major accomplishment of moving system to cloud
- Recent success with online short-term rental applications for World Cup
- Current managed services contract expired in May 2026
- System enables streamlined processes and better inter-department communication
- Field tablets are pre-COVID technology requiring replacement
- Plans for Workday integration already funded for 2026
- Accella platform license runs through 2028

Mayor Watson expressed concerns about system integration and long-term sustainability, questioning whether the investment would be supported in future budgets.

Ms. Sprague confirmed the first-year cost exceeded \$175,000, with the requested amount representing right-sized service hours. She noted the contract expired in May and they lack internal capacity to manage the platform without managed services.

Commissioner Davis suggested this essential function should be included in the regular budget process rather than one-time funding, expressing concern about ongoing technological relationships funded through grants.

Commissioner Kump noted the previous third-party managed services cost \$85,000 per year from the Department of Technology operational budget.

Commissioner Burns cautioned about budget implications of adding items without identifying offsetting cuts.

Chairman Bynum noted the American Royal fund provides ongoing annual revenue of \$1.315 million.

Ms. Sprague proposed a prorated amount through the end of the budget year (approximately \$87,500) as an alternative. Commissioner Kump expressed support for the prorated approach, noting this represents more of a one-time expense at the current level.

Item No. 5. - DISCUSSION: SOAR, ILLEGAL DUMPING, ENFORCEMENT (Discussion Begins: 40:45)

Mr. Kelley presented information on SOAR (illegal dumping enforcement program) that was previously discontinued in 2022. The proposal included:

- Second abatement team: \$825,000 annually
- Additional SOAR components totaling approximately \$795,000
- Total program cost: approximately \$1.6 million annually
- Components included staffing for livable neighborhoods, enforcement, equipment, and coordinator position

Mayor Watson expressed strong opposition to funding ongoing personnel costs with one-time funds, emphasizing the importance of sustainability. She stated she cannot support the proposal unless there are plans for ongoing budget funding.

Chairman Bynum acknowledged the desire to fund SOAR but agreed it must be a budget priority for annual funding. She noted the need for advocacy during the budget process for livable neighborhoods staffing.

Mr. Talkin clarified that Livable Neighborhoods is currently budgeted for only one position, with a second position frozen (not eliminated) due to vacancy during budget preparation.

Commissioner Davis expressed interest in one-time costs such as equipment (\$350,000), cameras, and fiber connectivity for illegal dumping prevention, but opposed funding personnel.

Mr. Kelly noted the \$300,000 previously approved for message boards and cameras, and indicated he could identify equipment needs at a lower cost than the full \$350,000 if staffing is not available.

Commissioner Kump inquired about the cash reward system for reporting illegal dumping. Mr. Kelly indicated fines range from \$1,500-\$2,500 and suggested strengthening the reward campaign through message boards and public awareness.

NEW BUSINESS

Item No. 1. - DISCUSSION: DRAINAGE/DITCH PROGRAM IMPROVEMENTS (Discussion Begins: 55:29)

Mr. Shaw provided an overview of the ditching program:

- Started in 2023 with new stormwater rate implementation
- Identified approximately 1,000 ditches needing work
- 203 customer-requested locations since 2023
- Six completed projects totaling \$585,000
- Must evaluate upstream and downstream impacts to avoid creating problems for other residents
- Current annual budget approximately \$500,000
- Total program need estimated at \$13 million

Commissioner Davis advocated for residential-focused improvements to demonstrate storm water fee value to taxpayers, suggesting matching the current annual budget allocation. Commissioner Kump supported the program as providing visible community benefits, suggesting up to \$1 million for residential-only projects.

Chairman Bynum noted the completed projects averaged approximately \$97,500 each, with significant variation in cost and scope.

Mr. Shaw explained the city's approach: re-establishing ditches to original specifications with residents responsible for ongoing maintenance per ordinance. Benefit districts could be considered for neighborhood-wide matching programs.

Item No. 2. - DISCUSSION: FIBER AND CAMERA/VIDEO INFRASTRUCTURE EXPANSION (Discussion Begins: 1:03:32)

This item was tabled at this time.

Item No. 3. - DISCUSSION: LAND ACQUISITION FOR FUTURE FIRE STATION (Discussion Begins: 1:03:39)

Ms. Chism, Mr. Kelly and Chief Rubin presented a request for \$300,000 additional funding for land acquisition at 78th and Riverview for Fire Station 20.

Key details:

- Fire department seeking 3 acres for new station construction
- Location provides excellent I-70 access for response times
- \$1 million budgeted for land acquisition
- Total site is 6.9 acres divided into five parcels
- Listing price for all parcels: \$2.1 million
- Negotiated price: \$1.3 million (requiring additional \$300,000)
- Plan to merge two stations, saving approximately \$20 million

- Union Local 64 supports the merger concept
- Extra acreage provides development control and future sale potential

Fire Chief Rubin explained this would replace two dilapidated stations similar to the Turner station project, with construction planned for 2027 or 2028 when funds become available. Commissioner Davis confirmed the request adds \$300,000 to the budgeted \$1 million, with plans to sell the current station properties.

Ms. Chism indicated time-sensitive nature requiring potential executive session and expedited commission action.

Mayor Watson requested call volume statistics for the service area and expressed support for the acquisition.

Mayor Watson left the meeting at 11:13 a.m.

ITEMS FOR FUTURE CONSIDERATION

FUTURE ITEMS FOR DISCUSSION (Discussion Begins: 1:10:49)

- Dr. Kneuvean will present a concept to pay off the outstanding LISC loan on the former Merc with a current balance of approximately \$620,000. Continuing current payments through 2039 would result in \$1.5 million additional interest costs. Early payoff would eliminate this interest and reduce outstanding debt obligations on the facility.
- Fire Department Overtime Funding - Fire Chief Rubin indicated readiness to discuss potential overtime funding for World Cup operations if the committee wishes to consider this item.
- Commissioner Davis mentioned the circuit breaker program and senior outreach for property tax rebates for future consideration.

Commissioner Davis made a motion to approve the following allocations:

- \$250,000 for economic development strategic plan
- \$112,500 for Accella improvements, including managed services and equipment
- \$1,000,000 for residential-focused flooding/ditching programs
- \$300,00 for property acquisition for Fire Station

The motion was seconded by Commissioner Burns.

Vote: Motion carried 4-0

- Ayes: Davis, Burns, Kump, Bynum
- Nays: None
- Absent: Watson

MEETING SCHEDULE AND PROCEDURES (Discussion Begins: 1:17:00)

Next Meeting Scheduling

Lisa Rangel from the Commissioners' Office will coordinate schedules to determine next meeting date. [After the meeting, the meeting date was set to **June 29, 2026, at 9:00 a.m.**]

Adjourn (Discussion Begins: 1:17:47)

Commissioner Kump made a motion to adjourn the meeting. The motion was seconded by Commissioner Davis.

Vote: Motion carried 5-0

- Ayes: Davis, Burns, Kump, Bynum
- Nays: None
- Absent: Watson

The meeting was adjourned at 11:21 a.m.

MLS



Report to
**American Royal
 Subcommittee**

MEETING DATE	PRESENTER	DEPARTMENT
June 29, 2026		UG Clerk
AGENDA ITEM #IV.1.		
UPDATE: Allocations to Date		
BACKGROUND		
RECOMMENDATION		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
American Royal Subcommittee Funding Allocations after 6.2.26		

Approved by Mayor/Administrator to add to agenda.

American Royal Subcommittee Funding Allocations 6.29.26 meeting

\$5,000,000

Initial Allocation

Approved by BOC:

\$ 150,000

Downtown Grocery Store Replacement Funding

\$ 250,000

Little Turkey Creek Infrastructure

\$ 300,000

Economic Mobility Business Support

\$ 150,000

Small Business Grant Program Enhancement

\$ 15,000

Cultural Training

Approved by Committee & BOC

\$1,000,000

Grant matching for Economic Development Grant Matches, including Infrastructure Grants

(\$1,865,000)

Total allocated

\$3,135,000

Funds available June 2, 2026

Additional funds approved by Committee & BOC

\$ 250,000

Economic Development Strategic Plan

\$ 112,500

Accella Upgrades, including managed services and equipment)

\$1,000,000

Residential-focused Drainage Ditch Program

\$ 300,000

Land Acquisition for Future Fire Station

(\$1,662,500)

Subtotal allocated

\$1,472,500

Funds remaining available June 29, 2026



Report to American Royal Subcommittee

MEETING DATE	PRESENTER	DEPARTMENT
		Economic Development
AGENDA ITEM #IV.2.		
DISCUSSION: SOAR, Illegal Dumping, Enforcement		
BACKGROUND		
Possible funding of equipment, cameras, fiber connectivity and cash reward system.		
RECOMMENDATION		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Memo_Bobcat Equip._Abatement Team_American Royal Funds		

Approved by Mayor/Administrator to add to agenda.



BUILDINGS & LOGISTICS

701 N. 7th Street, Suite 532
Kansas City, KS 66101

P: (913) 573-5330
F: (913) 573-5340

TO Monica Sparks; UG Clerk
FROM John Kelly, Executive Director; Buildings & Logistics
DATE 06.23.2026
RE American Royal Sub-Committee Funds
ATTACHMENTS No

Monica,

In response to a funding opportunity presented by the American Royal Sub-Committee, I would like to submit a request for \$165,000.00.

I am making this request on behalf of the Abatement/Blight Team, a Division within my Department.

This request would provide the following items for our Team:

- Bobcat Compact Track Loader
- Bobcat Compact Excavator

Please let me know if there is anything else I can do for you in this matter.

Sincerely,

John Kelly



Report to
American Royal Subcommittee

MEETING DATE	PRESENTER	DEPARTMENT
June 29, 2026	Crystal Sprague	Technology
AGENDA ITEM #IV.3.		
DISCUSSION: Fiber and CameraVideo Infrastructure Expansion		
BACKGROUND		
RECOMMENDATION		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Proposal Priority Funding for Fiber & CameraVideo Infrastructure Expansion (2026–2027)		

Approved by Mayor/Administrator to add to agenda.



Proposal: Priority Funding for Fiber & Camera/Video Infrastructure Expansion (2026–2027)

Executive Summary

Robust fiber and video infrastructure is one of the most powerful economic development tools available to the Unified Government (UG). It enables high-bandwidth connectivity for businesses, supports efficient public safety operations, strengthens neighborhood livability, and serves as a core amenity evaluated by developers when determining where to invest.

Over recent budget cycles, capital dollars for fiber expansion have been removed from proposed funding packages, leaving only a limited \$200,000 operations budget to support ongoing hardware, software, basic troubleshooting, networking contracts, and maintenance. This constraint limits the ability to expand strategic corridors, connect critical facilities, and build the resilient digital foundation that modern development requires.

To remain competitive and continue attracting investment to Wyandotte County, priority funding is requested for a set of high-impact fiber and video expansion projects totaling **\$500,000**, identified and prioritized by the Fiber/Camera/Video Governance Team, comprised of UG departments and BPU.

Current State & Operational Realities

The current **\$200,000 operating budget** must cover essential enterprise functions, including:

- Network and security contracts required to support fiber and video systems
- Troubleshooting for fiber, networking, and camera systems not maintained by DOTS
- Small-scale fiber and video deployments
- Ongoing vendor-provided maintenance

This operating budget is insufficient to support expansion. It covers only “keeping the lights on,” not the forward-looking infrastructure development necessary for business attraction, smart city modernization, or public safety advancement.

Critical Need for Investment

The lack of capital funding has stalled progress on projects previously identified by the governance team, despite their high value to economic development, public safety, and strategic growth planning.

Proposed Priority Expansion Corridors (2026–2027)

1. Leavenworth Road Fiber Extension (Beyond 77th Street)

Impact:

- Connects Fire Station at 3046 N. 81st Street, traffic signals, and LPR sites
- Improves emergency response reliability and real-time data flow
- Supports commercial reinvestment along Leavenworth Road
- Builds the foundation for future residential and mixed-use development

2. Parallel Parkway Extension (Reaching the Edge of the Potential Chiefs Stadium Area)

Impact:

- Supports one of Wyandotte County's highest-profile development zones
- Lays the foundation for fiber-ready infrastructure for stadium-related, entertainment, hospitality, and mixed-use development
- Prepares the district with the connectivity required for event operations, traffic management, and public safety technologies

3. Fairfax Business District Expansion

Impact:

- Supports manufacturers, logistics companies, and industrial employers with modern connectivity
- Improves site competitiveness for future expansions and new business recruitment
- Enhances camera coverage and traffic signal integration in one of the county's most economically significant job centers

4. Metropolitan Avenue Expansion (West to I-635)

Impact:

- Improves network redundancy and connectivity across a high-traffic corridor
- Supports small business growth and neighborhood services
- Enables better integration of traffic cameras, license plate readers, and video analytics

Why Fiber Expansion Drives Economic Development

Business Attraction & Retention

- High-speed fiber connectivity is a baseline requirement for modern businesses, influencing site selection and investment decisions.
- Reliable infrastructure supports advanced manufacturing, logistics, and technology-driven industries.

Public Safety & Smart City Integration

- Expanding fiber and video networks enhances real-time monitoring, emergency response, and data-driven decision-making.
- Supports integration of traffic management systems, license plate readers, and public safety cameras.

Neighborhood Livability & Equity

- Expanding fiber access improves digital equity, enabling residents and small businesses to participate in the digital economy.
- Strengthens community resilience through improved connectivity for schools, libraries, and public facilities.

Long-Term Fiscal Efficiency

- Investing in UG-owned fiber reduces reliance on leased networks, lowering long-term operational costs.
- Creates scalable infrastructure that supports future technologies and development without repeated capital outlays.

Funding Request Summary

Total Requested Capital Investment: \$500,000

Purpose: Expansion of UG fiber and video infrastructure across four strategic corridors

Outcome: Strengthened economic competitiveness, improved public safety, and enhanced digital readiness for Wyandotte County

Conclusion

Strategic investment in fiber and video infrastructure is essential to the Unified Government's mission of fostering economic growth, public safety, and community connectivity. By prioritizing these projects in the 2026–2027 budget cycle, the UG can position Wyandotte County as a leader in digital infrastructure, ready to support the next generation of development and innovation.



Report to
American Royal Subcommittee

MEETING DATE	PRESENTER	DEPARTMENT
June 29, 2026	Dr. Shelley Kneuvean	Finance
AGENDA ITEM #V.1.		
DISCUSSION: MERC LOAN PAYOFF		
BACKGROUND		
<p>Dr. Kneuvean will present a concept to pay off the outstanding LISC loan on the former Merc with a current balance of approximately \$620,000. Continuing current payments through 2039 would result in \$1.5 million additional interest costs. Early payoff would eliminate this interest and reduce outstanding debt obligations on the facility.</p>		
RECOMMENDATION		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Pay off MERC Proposal, Summary of MERC 6-3-26		

Approved by Mayor/Administrator to add to agenda.



DATE: June 3, 2026
TO: Commission Bynum & Members of the American Royal Subcommittee
FROM: Dr. Shelley Kneuvean, Chief Financial Officer
SUBJECT: Proposed Use for One Time American Royal Funds: Repay LISC Loan

In 2019, the Unified Government constructed a publicly owned building to function as a grocery store in the downtown area. The management company was the MERC and had a specific management agreement outlining additional terms. Earlier this year, this company provided a termination notice to the Unified Government, and a new provider has been identified.

Attached is a summary of the original financing related to the \$7 million construction project. The financing included a loan provided by the Local Investment Initiatives Support Corporation (LISC) in the amount of \$1.420 million. This was a 10-year loan that matures in August 2029. This loan is fully paid by the City's general fund (full subsidy).

In an effort to continue to pay down the UG City General Fund debt, it is recommended this debt that can be paid early be paid from the American Royal one-time funds related to the Industrial Revenue Bond (IRB) agreement.

RECOMMENDATION: Pay the LICS loan balance related to the downtown grocery store on August 1, 2026. The total amount owed is \$620,000 principal plus \$9,300 interest, for a total of \$629,300.

This will save the City general fund the following total of \$657,650 by paying it off early as well as saving the interest that would otherwise be paid.

SUMMARY

	Interest	Principal	Total
2026	9,300	150,000	159,300
2027	14,100	155,000	169,100
2028	9,450	155,000	164,450
2029	4,800	160,000	164,800
Total	\$37,650	\$620,000	\$657,650

Also attached is a summary of the other remaining financing related to this project.

Let me know if you have any questions.

Downtown Grocery Store Original Agreement

Summary for the Downtown Grocery Store (known as the MERC)

Unified Government (UG) constructed a 14,000 square foot full-service grocery store in 2019. The project was a \$7.0 million development.

To construct and equip building pledged revenues include:

- Property Tax TIF – Tax Increment Financing District approved 2018 and project in 2019; property tax used to pay debt service
- Sales Tax Earmark – pledged to pay 2028A bonds debt service; if benchmark not met stabilization fund payment could be utilized
- Local Initiatives Support Corporation (LISC) Loan private placement loan
- New Market Tax Credit Allocation - \$2 million; 7-year performance period (ends summer 2026)

Financing Structure

LOCAL INVESTMENT SUPPORT CORPORATION (LISC) LOAN

LISC: Series 2019-C \$1,420,000
Debt service remaining: Principal \$620,000 plus interest = \$669,950
 Debt from the City Bond & Interest Fund – General city property tax revenues
 10-year term; Maturity on August 1, 2029
 Bond can be redeemed at any time, taxable bonds

LISC Debt:

	2020	2021	2022	2023	2024	2025
Debt Service						
2019-C Principal (paid by City B&I mill levy)	(120,000.00)	(130,000.00)	(130,000.00)	(135,000.00)	(140,000.00)	(145,000.00)
2019-C Interest (paid by City B&I mill levy)	(44,375.00)	(39,000.00)	(35,100.00)	(31,200.00)	(27,150.00)	(22,950.00)
Debt Service Total	(164,375.00)	(169,000.00)	(165,100.00)	(166,200.00)	(167,150.00)	(167,950.00)

Fully paid by City bond and interest fund, full subsidy

TAX INCREMENT FINANCING BONDS (2)

TIF Property Tax Bonds: Series 2020-A \$1,285,000
Debt service remaining: Principal \$1,165,000 plus interest = \$1,400,644
 Debt paid from Redevelopment Property Taxes
 (Property taxes not covering the debt)
 20-year term; Maturity on August 1, 2039
 Bonds can be redeemed after August 1, 2028

GO TIF Property Tax Debt:

	2020	2021	2022	2023	2024	2025
Debt Service						
2020-A Principal (paid by TIF increment first,)	-	(5,000.00)	(25,000.00)	(25,000.00)	(30,000.00)	(35,000.00)
2020-A Interest (paid by TIF increment first, tl	-	(48,714.00)	(33,918.76)	(32,918.76)	(31,918.76)	(30,718.76)
Debt Service Total	-	(53,714.00)	(58,918.76)	(57,918.76)	(61,918.76)	(65,718.76)
Revenue						
RC004 Tax Increment Finance Dist Tax	-	18,778.10	51,226.38	48,701.64	56,737.32	59,248.77
RC042 Delinquent Tax Inc Fin Dst Tax	-	-	-	-	-	-
Revenue Total	-	18,778.10	51,226.38	48,701.64	56,737.32	59,248.77
Annual Balance	-	(34,935.90)	(7,692.38)	(9,217.12)	(5,181.44)	(6,469.99)
Fund Balance	-	(34,935.90)	(42,628.28)	(51,845.40)	(57,026.84)	(63,496.83)

* UG is subsidizing this payment approximately \$6,500 in 2025 (annual)

TIF Sales Tax

Series 2020-A \$410,000

Bonds:

Debt service remaining: Principal \$335,000 plus interest = \$399,750

Debt paid from City and County sales tax generated in the district
20-year term; Maturity on August 1, 2039

Bonds can be redeemed after August 1, 2028

GO TIF Sales Tax Debt:

	2020	2021	2022	2023	2024	2025
Debt Service						
2020-A Principal (paid by Grocery Store Sales:	-	(30,000.00)	(5,000.00)	(10,000.00)	(15,000.00)	(15,000.00)
2020-A Interest (paid by Grocery Store Sales/	-	(16,624.69)	(10,443.74)	(10,243.74)	(9,843.74)	(9,243.74)
Debt Service Total	-	(46,624.69)	(15,443.74)	(20,243.74)	(24,843.74)	(24,243.74)
Revenue						
RC013 Sales Tax - County	5,467.98	12,014.24	17,064.12	20,592.88	20,622.33	18,820.57
RC014 Sales Tax - City	5,853.16	13,061.54	18,303.55	22,080.48	22,094.38	20,195.61
RC015 Compensating Use Tax - County	31.04	44.22	51.38	48.90	28.79	4.15
RC016 Compensating Use Tax - City	33.22	47.31	55.10	52.44	30.87	4.46
Revenue Total	11,385.40	25,167.31	35,474.15	42,774.70	42,776.37	39,024.79
Annual Balance	11,385.40	(21,457.38)	20,030.41	22,530.96	17,932.63	14,781.05
Fund Balance	11,385.40	(10,071.98)	9,958.43	32,489.39	50,422.02	65,203.07

Sales Tax Debt – Collections exceed the debt service payments. As of 12/31/25 we collected \$65,203 more than what is due and will be applied to future payments.

NEW MARKET TAX CREDITS

UG pays interest only payments and audit fees for 7 years

Remaining quarterly payments as of 12/31/25 are \$62,871; \$251,484 annually repaid to UG through residual (termination of New Market Tax Credits in full July 2026) – limited net cost



Report to
American Royal Subcommittee

MEETING DATE	PRESENTER	DEPARTMENT
June 29, 2026		
AGENDA ITEM #V.2.		
DISCUSSION: REMAINING ALLOCATION OF FUNDS		
BACKGROUND		
<p>Discussion about potential funding for the following:</p> <ul style="list-style-type: none"> Circuit Breaker (CARE) tax relief Program. Outreach for Property Tax Rebate Tax Productivity Financial Analysis Downtown KCK Mini-Master Plan Update Golf Clubhouse Design/Improvements Western Wyandotte County Park Development Azura Amphitheatre Professional Services Chiefs Stadium and Development Seed Funding to Stand Up Riverfront Authority Sister City Program Funding 		
RECOMMENDATION		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
American Royal fund request		

Tax Productivity Financial Analysis - \$150,000

In 2020, the UG conducted an [analysis](#) that looked at the economic productivity of the city. Unfortunately, it was delivered just as COVID hit, and the study was never utilized to support economic development and budgetary decision making.

This refreshed study will provide current data and insights into the community's economic productivity, development patterns, tax revenue generation, and long-term fiscal sustainability. By incorporating updated property, revenue, and infrastructure data, the study will help local leaders evaluate how growth and investment decisions are impacting the community today.

The updated analysis will include revenue modeling, tax equity and redlining impacts, infrastructure cost assessments, and future development scenarios. The results will provide actionable recommendations to guide economic development, infrastructure investments, and public policy decisions while promoting fiscally sustainable growth.

Funding this effort will allow the Unified Government to build upon the foundation established in 2020 and equip policymakers, residents, and stakeholders with the information needed to make informed decisions that strengthen Wyandotte County's economic future.

Downtown KCK Mini-Master Plan Update - \$150,000

The downtown master plan is over 20 years old and no longer reflects the needs and potential of the downtown core. Downtown Shareholders has been convening businesses and larger employers in the downtown area to strategize on how to build a more vibrant downtown. The mini-plan would focus on the core downtown area between 4th and 10th streets, looking at commercial, residential, public buildings and public spaces.

A revamped master plan would be created with input from existing businesses as well as potential investors and developers. Creating an updated vision and plan to propel the downtown into a new era.

Golf Clubhouse Design/Improvements - \$500,000

Funding will support the planning, design, and/or construction of improvements to the Sunflower Hills Golf Course clubhouse. The project will enhance the facility's functionality and visitor experience, strengthen its ability to attract tournaments and events, and support continued economic development and tourism in the area.

Western Wyandotte County Park Development (Seed Funding) - \$500,000

Funding will provide seed money for the planning, design, land acquisition, and/or initial development of a future park in western Wyandotte County. The project will support growing residential and commercial development, enhance quality of life, increase access to recreational amenities, and help attract continued private investment and economic growth in the area.

Azura Amphitheatre Professional Services - \$50,000

There is an RFP on the street for an operator for the Azura Amphitheatre. This funding would secure professional services to support the evaluation of the RFP's with information such as market conditions in the region and what the UG may want to look for in an operator. The UG does not have staff expertise on running a major event location and these funds would help to ensure that the UG gets the best possible outcome from the RFP process.

Chiefs Stadium and Development - \$150,000

Funding to support the UG in working with the State and the Chiefs as the stadium and associated development moves forward. Funds could also go towards travel for key decision makers to other cities that are currently or have recently gone through a football stadium build. These funds are intended to help the UG get the best possible outcomes from the new stadium development.

Seed Funding to Stand Up Riverfront Authority - \$200,000

The Kansas riverfront is seeing a resurgence of interest and development with the Helms project, the Rock Island Bridge, and the new parks and open space. The UG is requesting Congressionally directed spending to support planning and implementation along the Kansas river near the Rock Island Bridge and the closed Kansas Avenue bridge.

The UG has included in previous State Legislative Agenda's the concept of standing up a Riverfront organization whose mission would be to focus on the development and activation of the river.

This seed funding would be used toward the creation of such an organization and would also signal to other public entities and philanthropic entities that the UG is willing to put money towards the effort – and matching funds would be sought.

Sister City Program Funding - \$50,000

Mayor Watson is reactivating the long dormant Sister City program. The seed funding would be used to kick-start these efforts and signal to donors that the UG is putting some of its own funds forward. The funding for the Sister City program and associated travel would be raised from other sources.