

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 29, 2025
5:03 PM-7:21 PM

Attendance:

Committee Members Present:

- Commissioner Burroughs (Chair)
- Commissioner Stites
- Commissioner Burns
- BPU Board Member Wakes

Committee Members Absent:

- Commissioner Lopez
- Commissioner Townsend

Staff Present:

- Maiyee Lor (Deputy Unified Government Clerk)
- Bridgette Cobbins (Assistant County Administrator)
- Jeffrey Conway (Senior Counsel)
- Jud Knapp (Land Bank Manager)
- Chelsea Chism (Director of Economic Development)
- Shelley Kneuvean (Chief Financial Officer)

Call to Order:

Commissioner Burroughs called the meeting to order at 5:03 p.m.

Revisions to Agenda:

The Clerk reported that there were no revisions to the agenda.

Approval of Previous Minutes:

There were no minutes available for approval.

Committee Agenda:**Item 4.1 - UPDATE: NEIGHBORHOOD REVITALIZATION ACT (NRA) PLAN RENEWAL) (Discussion Begins 01:56)**

Jud Knapp presented the five-year update of the NRA plan.

Key Points Discussed:

- Current NRA program structure and property tax rebate incentive details
- Boundary changes for Area One (reduced from extending to KU Medical Center to Armstrong Avenue north)
- Boundary changes for Area Two (Minnesota Avenue South, removed State Avenue to 94th Street area)
- Proposed reduction of Area Two rebate from 95% to 50% for new construction with a 5-year timeline
- Commercial NRA changes: increased project threshold from \$3 million to \$10 million
- Reduced commercial rebate from 95% to 50% in zones one and two
- Commercial NRA applications totaled 30 during the 2021-2024 period
- NRA special projects include Area 1 – State Avenue East, West Corridor, and Leavenworth Road Corridor. Projects must meet at least one qualifying criterion, including retail use, environmental contamination, historic designation, or state/federal recognition. Eligible projects may receive a 75% rebate for up to 20 years and are subject to Commission approval.

The Chairman opened the public hearing. Comments were received from the following:

- **Greg Kindle, Wyandotte Economic Development Council (Comments Begin:17:43)**

The Chairman closed the public hearing.

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

Item 4.2 - PRESENTATION: HOMEFIELD PROJECT STAR BONDS (Discussion Begins 36:28)

Shelley Kneuvean, Chief Financial Officer, provided an update on the status of the project.

Key Points:

- Overview of remaining star bonds to be issued for Village East Home Field
- Authorization stems from development agreement approved in 2021
- Up to \$30 million in bonds authorized, with expected issuance of \$16-20 million
- Bonds represent reimbursement for money already spent by developer
- Full \$30 million allotment would require future bond issuance after additional developments are operational

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

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

Item 4.3 - RESOLUTION: FIFTH AMENDMENT TO ASSIGNMENT, ASSUMPTION AND SECOND AMENDED DEVELOPMENT AGREEMENT (HOMEFIELD PROJECT) (Discussion Begins 43:07)

Chelsee Chism, Economic Development Director, joined by Richard Napper of Homefield, Legal Counsel Mr. Peterson, and Todd LaSala, Stinson Leonard Street Law Firm, presented the requested key amendments.

Key Amendments Requested:

- Casey's Convenience Store Addition: Modification to allow Casey's General Store on northeast corner of 94th and State Avenue, requiring waiver of existing convenience store restrictions
- Bond Disbursement Conditions: Change from requiring all users to commence vertical construction to holding \$5 million in escrow until all users are operational
- Community Investment Timeline: Extension of \$4.35 million private investment requirement from 180 days to 24 months after bond closing, tied to escrow release

Presentation by Richard Knapper included:

- Community impact statistics showing \$430 million in development
- Property tax contributions: \$3.9 million (2024), estimated \$4.9 million (2025), over \$5 million (2026)
- Visitor statistics: 383,000 visitors to showcase building, 448,000 to baseball facilities
- Details of arrangements with quilting museum for land swap and development assistance

The Chairman opened the public hearing. Comments were received from the following:

- **Scott Harding (Comments Begin 1:40:37)**
- **Dr. Alma Rosas Hall (Comments Begin 1:47:59)**

The Chairman closed the public hearing.

For the record, Chelsea Chism noted that, due to the President's Executive Order, staff has been directed to discontinue auditing or linking local minority- and women-owned business requirements to incentives to avoid jeopardizing federal funding allocations.

Commissioner Stites moved to adopt the resolution and fast-track the item to the October 2, 2025, Board of Commissioners meeting. The motion was seconded by Commissioner Burns.

Vote: Motion failed 3/1

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

Commissioner Burroughs moved to disallow the previous action. The motion was seconded by Commissioner Stites.

Vote: Motion carried 4/0

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

Commissioner Stites moved to adopt the resolution and fast-track the item to the October 2, 2025, Board of Commissioners meeting. The motion was seconded by BPU Board Member Wakes.

Vote: Motion carried 4/0

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

Item 4.4 - RESOLUTION: SETTING A PUBLIC HEARING AND GIVING NOTICE OF CREATING A COMMUNITY IMPROVEMENT DISTRICT (5TH AMENDMENT FOR HOMEFIELD) (Discussion Begins 2:11:58)

Kevin Wempe, Unified Government Bond Counsel, addressed the purpose for adoption of the resolution to set a public hearing.

Key Points:

- Resolution to establish public hearing for CID creation
- CID would provide \$6.5 million total funding (\$4 million for K1 Speed, \$2.5 million for Hilton Hotel)
- 2% CID rate for 22 years (pay-as-you-go structure)
- Public hearing date correction from October 30 to November 6, 2025

This item was discussed in the previous Item No. 4.3.

The Chairman opened the public hearing. No comments were received. The Chairman closed the public hearing.

Commissioner Stites moved to adopt the resolution and fast-track the item to the October 2, 2025, Board of Commissioners meeting, with the hearing scheduled for November 6, 2025. The motion was seconded by Commissioner Burns.

Vote: Motion carried 4/0

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

Adjournment: (Discussion Begins 2:19:18)

Commissioner Burns moved to adjourn the meeting. The motion was seconded by BPU Board Member Wakes.

Vote: Motion carried 4-0

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

The meeting was adjourned at 7:21 p.m.

MLS