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

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

MINUTES

Monday, May 4, 2026
5:00 PM – 8:13 PM

Attendance:

Committee Members Present:

- Commissioner Bynum (Chair)
- Commissioner Howard
- Commissioner Burns
- Commissioner Pacheco
- Commissioner Stites
- Commissioner Davis
- BPU Board Member Mr. Haley

Committee Members Absent:

- None

Staff Present:

- Monica L. Sparks (Unified Government Clerk)
- Alan Howze (Assistant County Administrator)
- Jeff Conway (Senior Counsel)
- Dilini Lankachandra (Legal Department)
- Dr. Shelley Kneuvean (Chief Financial Officer)
- David Johnston (County Administrator)

- Chelsee Chism (Economic Development Director)
- Jud Knapp (Land Bank Administrator)
- Michael Sutton (Redevelopment Coordinator)

Call to Order:

Commissioner Bynum called the meeting to order at 5:00 PM.

Revisions to Agenda: (Discussion Begins 7:40)

The Clerk reported there was an agenda update issued, adding Item No. 4.3 and Item No. 4.5 to the Committee Agenda.

Approval of Previous Minutes: (Discussion Begins 8:02)

Commissioner Burns moved to approve the minutes from the March 2, 2026, meeting. The motion was seconded by Commissioner Davis.

BPU Board Member Mr. Haley raised a point of order regarding the recording of votes in the minutes, noting confusion about substitute members and voting records. Monica L. Sparks, Unified Government Clerk, clarified that absent members are listed as absent, not as non-voting, to provide clarity for standalone items.

Vote: Motion carried 7-0

- Ayes: Haley, Davis, Stites, Pacheco, Burns, Howard, Bynum
- Nays: None
- Absent: None

Committee Agenda:

Item 4.1 – ORDINANCE TEMPORARILY ALLOWING FOR THE SALE OF ALCOHOLIC LIQUOR AND CEREAL MALT BEVERAGES (Discussion Begins 12:01)

Dilini Lankachandra, Legal Counsel, presented an ordinance allowing temporary extended hours for alcoholic beverage sales during the World Cup period (June 11 – July 19, 2026). The ordinance would allow restaurants and bars to serve alcoholic beverages between 6 A.M. and 5 A.M. the next day, pursuant to recent Kansas state legislation.

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

Commissioner Burns moved to adopt the ordinance as submitted. Motion failed due to lack of second.

Commissioner Stites moved to approve the ordinance as submitted. The motion was seconded by Commissioner Burns.

Vote: Motion failed 3-4

- Ayes: Stites, Burns, Bynum
- Nays: Haley, Davis, Pacheco, Howard
- Absent: None

Commissioner Howard moved to move the item forward to full commission on May 21 with no recommendation and not to be on the consent agenda. The motion was seconded by Commissioner Davis.

Vote: Motion failed 2-5

- Ayes: Davis, Howard
- Nays: Haley, Stites, Pacheco, Burns, Bynum
- Absent: None

Commissioner Stites then moved that bars and restaurants would be the only businesses allowed to alter their hours to 23 hours, with convenience stores, gas stations, and liquor stores maintaining the current hours. The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 6-1

- Ayes: Haley, Davis, Stites, Pacheco, Howard, Bynum
- Nays: Burns
- Absent: None

Item 4.2 - RESOLUTION: 1601 RAINBOW/COMMENCEMENT OF CONSTRUCTION EXTENSION REQUEST (Discussion Begins 1:36:21)

Dr. Shelley Kneuvean presented a request for extension of construction commencement for Industrial Revenue Bonds from July to December 2026, with no change to the completion deadline of June 30.

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

Commissioner Pacheco moved to adopt the resolution. The motion was seconded by Commissioner Davis.

Vote: Motion carried 7-0

- Ayes: Haley, Davis, Stites, Pacheco, Burns, Howard, Bynum
- Nays: None
- Absent: None

Item 4.3 - RESOLUTION: APPROVING ISSUANCE OF INDUSTRIAL BONDS (HOMEFIELD AMD PARTNERS SENIOR HOUSING PROJECT (ADDED PER AGENDA UPDATE) (Discussion Begins 1:38:58)

Dr. Kneuvean presented approval for issuance of $15 million in Industrial Revenue Bonds for Homefield Partners' Senior Housing Project. The project is located in the Homefield development area within a STAR Bonds District and includes only sales tax exemption, not property tax abatement.

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

Commissioner Burns moved to adopt the resolution and fast-track the item to the May 7, 2026, Board of Commissioners meeting. The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 7-0

- Ayes: Haley, Davis, Stites, Pacheco, Burns, Howard, Bynum
- Nays: None
- Absent: None

Item 4.4 - RESOLUTION: TANGER – AMENDMENT TO DEVELOPMENT (Discussion Begins 1:45:13)

Todd LaSala from Stinson presented an amendment to the Tanger development agreement for the Legends West Lawn project. Tanger requested a two-month extension for paving obligations and modification of improvement exhibits to reflect $2 million in completed improvements that differed from originally planned work.

Brian Voyles, General Manager for Tanger, described significant improvements made since December: including parking lot resurfacing, sidewalk improvements, lighting upgrades, and rebranding efforts.

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

- **Kerry McCarthy (Comment Begins 1:59:57)**

The Chairman closed the public hearing.

Commissioner Burns moved to adopt the resolution. The motion was seconded by Commissioner Davis.

Vote: Motion carried 7-0

- Ayes: Haley, Davis, Stites, Pacheco, Burns, Howard, Bynum
- Nays: None
- Absent: None

Item 4.5 - RESOLUTION: OPPORTUNITY ZONE 2.0 APPROVALS (ADDED PER AGENDA UPDATE) (Discussion Begins 2:02:40)

Michael Sutton, Redevelopment Coordinator, presented recommendations for federal Opportunity Zone 2.0 nominations. Kansas is allocated 53 census tracts (down from 74 in 1.0). Staff recommended 12 eligible census tracts in rank order:

1. Indian Springs (Census Tract 439.05)
2. Quindaro Ruins (Census Tract 445)
3. Downtown KCK
4. KU Med/Grain Silos (Census Tract 430)
5. 18th and I-70 area (Census Tracts 422, 423, 424)
6. Turner Diagonal West Side (Census Tract 441.01)
7. Census Tracts 407 and 414 (Tremont development area)

8. Edwardsville (Census Tract 440.7.02)

Nominations must be submitted to the state by June 1, 2026, with final selection by Governor Kelly.

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

- **Monica Brady (Comment Begins 2:37:39)**
- **Michael Heitzman (Comment Begins 2:38:22)**

The Chairman closed the public hearing.

Commissioner Davis moved to approve the adoption of the resolution. The motion was seconded by BPU Board Member Haley.

Vote: Motion carried 7-0

- Ayes: Haley, Davis, Stites, Pacheco, Burns, Howard, Bynum
- Nays: None
- Absent: None

Item 4.6 – RESOLUTION: CIRCUIT-BREAKER ASSISTANCE FOR RESIDENT EQUITY (CARE) PROGRAM (Discussion Begins 2:40:11)

Commissioner Pacheco presented a resolution directing county administration to prepare an analysis of a homeowner property tax relief program called a "Circuit Breaker." The program would provide rebates when property taxes exceed certain thresholds based on income percentage, valuation spikes, or long-term residency.

The resolution requests analysis of:

- Program structure and triggers
- Fiscal impact and eligible household estimates
- Legal and policy considerations
- Operational requirements and administration
- Funded through new revenue growth, not existing general fund resources

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

- **Eva Garcia Meza (Comment Begins 3:06:24)**
- **Pastor Bruce Draper (Comment Begins 3:08:42)**

The Chairman closed the public hearing.

Commissioner Pacheco moved to approve the resolution with deadline moved from August to the September 28 Economic Development and Finance meeting to allow adequate analysis time. The motion was seconded by BPU Board Member Mr. Haley.

Vote: Motion carried 7-0

- Ayes: Haley, Davis, Stites, Pacheco, Burns, Howard, Bynum
- Nays: None
- Absent: None

Item 4.7 – PRESENTATION: SELF-SUPPORTED MUNICIPAL IMPROVEMENT DISTRICT (SSMID) UPDATE (Discussion Begins 1:00:50)

Chair Bynum moved this item earlier on the agenda. Dawn Rattan, Executive Director of Downtown Shareholders (DTS), and Edwin Birch, Chair of the Self-Supported Municipal Improvement District Board, provided an update on programs and accomplishments.

The Self-Supported Municipal Improvement District (SSMID) has been active since 2008, funded by property assessments and renewed every 10 years. The district focuses on cleaning, safety, and marketing for downtown. The 2025 budget was approximately $513,000.

Key improvements reported included:

- Transition to Kansas City, Kansas, Police Department for security in July 2025
- Daily cleaning services from 7:30 AM to 5:30 PM
- Addition of biohazard cleaning services
- Various capital improvements and rebranding efforts

The renewal process is underway and must be completed by December 31, 2026.

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

- **Karen Schibi (Comment Begins 1:33:19)**

The Chairman closed the public hearing.

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

Item 4.8 – UPDATE: FOURTH QUARTER FINANCIAL REPORT 2025 (Discussion Begins 3:13:00)

Dr. Kneuvean presented the fourth quarter financial reports for fiscal year 2025. She noted sales tax exceeded budget with approximately 2% growth, though she cautioned this growth rate trails the 3% consumer price index inflation rate.

Key highlights included one-time gains from the Plaza at the Speedway that funded Parallel and State Avenue paving projects. The report also included debt information and investment/cash position updates.

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

Adjournment: (Discussion Begins 3:17:53)

Commissioner Howard moved to adjourn the meeting. The motion was seconded by Commissioner Burns.

Vote: Motion carried 7-0

- Ayes: Haley, Davis, Stites, Pacheco, Burns, Howard, Bynum
- Nays: None
- Absent: None

The meeting was adjourned at 8:13 PM.

BJS