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, March 30, 2026
5:05 PM – 9:31 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:

- Maiyee Lor (Deputy Unified Government Clerk)
- Rodney Lucas (Assistant County Administrator)
- Jeff Conway (Senior Counsel)
- Reginald Lindsey (Budget Director)
- Dr. Shelley Kneuvean (Chief Financial Officer)
- David Johnston (County Administrator)
- Debbie Jonscher (Deputy Chief Financial Officer)

Call to Order:

Commissioner Bynum called the meeting to order at 5:05 P.M.

Revisions to Agenda:

No revisions to the agenda were reported.

Approval of Previous Minutes: (Discussion Begins 2:33)

Commissioner Burns moved to approve the minutes from the January 13, 2025, meeting. The motion was seconded by Commissioner Davis.

Vote: Motion carried 7-0

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

Committee Agenda:

Item 4.1 - RESOLUTION: TRANSFER OF FUNDS SENIOR CITIZEN TAX REFUND PROGRAM (Discussion Begins 3:15)

Monica L. Sparks, UG Clerk, presented a resolution requesting the transfer of $175,000 from contingency reserves to the senior citizen tax refund program. She reported the program has grown significantly, processing $514,000 in rebates by March 20, 2026, with 210 scheduled appointments through April 15. The program serves all districts county-wide and combines both UG and state funding components.

Key Points:

- 2023-24: Doubled participation from the previous year
- 2025: 1,400 applications totaling $934,000 refunded
- Budget $602,000
- Combined utility and sales rebate: $465,000 (2025)
- Property rebates: $468,000 (2025)

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

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

Commissioner Davis revised his motion and moved to adopt the resolution and to fast-track it to the April 2 Board of Commission 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 4.2 - RESOLUTION: AMENDMENT TO THE INDUSTRIAL REVENUE BONDS (IRBS) AGREEMENT FOR NORTHPOINT DEVELOPMENT, LOCATED AT I-70 AND TURNER DIAGONAL (Discussion Begins 16:10)

Dr. Shelley Kneuvean presented an amendment to increase the North Point industrial revenue bonds agreement from $155 million to $250 million ($95 million increase) due to construction cost increases. The original agreement from 2019 included eight buildings, with five completed to date.

Kevin Wempe, Bond Counsel, explained that IRBs provide property tax abatement for up to 10 years and sales tax exemption on construction materials. These are "buy your own bonds" purchased by the developer, not backed by the Unified Government.

Financial Details Presented:

- Pilot payments already received: $679,422
- Building 8: 304,000 sq ft, additional $91,000 in pilots
- Building 6: 407,000 sq ft, additional $122,000 in pilots
- Current vacant ground tax: $6,592

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

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

Vote: Motion carried 7-0

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

Item 4.3 - RESOLUTION: LETTER OF INTENT BETWEEN THE UNIFIED GOVERNMENT AND SANTA FE GROCERS (Discussion Begins 47:37)

Todd LaSala, outside counsel, presented a letter of intent for Santa Fe Grocers to operate the former Merc location at 501 Minnesota Avenue through a three-year management agreement with renewal options.

Key Points:

- Management agreement (not sale/lease due to new market tax credits restrictions)
- $572,000 in store improvements (paid by Santa Fe Grocers)
- $150,000 UG contribution toward improvements
- $5,000/month occupancy fee after one-year stabilization period
- 3% annual increases on renewal terms
- Operating hours: 8am-8pm daily
- Must accept EBT, SNAP, WIC payments
- Purchase option at fair market value with rent credit

Anthony Estrada, Santa Fe Grocers, presented his background, including 35 years in the grocery business and 17 years serving the KCK community. He detailed plans to maximize the 16,000 sq ft space by removing the seating area, adding a full-service meat department, scratch bakery, and tripling produce selection. Opening inventory investment is estimated at $250,000.

Key Points:

Store Improvements Planned:

- Full-service meat department with counter
- Scratch bakery with oven
- Extended produce selection with new display tables
- Additional grocery aisles by removing seating areas
- Separate produce cooler
- No alcohol sales to maximize grocery space

Employment and Community Engagement:

- 15-25 local jobs anticipated
- Commitment to hire KCK residents, especially near store
- Community events and partnerships planned
- 10% above cost pricing for nonprofits and food pantries
- Ambassador volunteer program for students

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

- **Sylvia Watson (Comment Begins 1:40:44)**
- **Thomas Gordon (Comment Begins 1:43:38)**
- **Greg Kindle (WEDC) (Comment Begins 1:45:18)**
- **Pastor Cedric Rowan (Comment Begins 1:52:26)**
- **Eva Garcia Meza (Comment Begins 1:54:37)**
- **Latoya Wilson (Comment Begins 1:56:20)**

The Chairman closed the public hearing.

Commissioner Burns motion to approve and fast track to April 2 meeting. 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 4.4 - RESOLUTION: HOMEFIELD COMMUNITY INVESTMENT (Discussion Begins 2:13:59)

Todd LaSala reviewed the Homefield development agreement requirement for a $4.35 million investment in new economic development projects in downtown and historically urban areas of Kansas City, Kansas, by November 14, 2027.

Kurt Peterson, Homefield, announced the decision to focus the investment on workforce housing, anticipating approximately 20 homes at a roughly $250,000 price point. He noted the owners' experience in residential development, concrete, asphalt, and site work businesses.

Investment Details:

- $4.35 million commitment through November 2027
- Approximately 20 homes anticipated
- Target price point: $250,000
- Preference for land bank lots
- Open to partnerships with local developers

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

- **Steve Sessions (Comment Begins 2:30:40)**
- **Greg Kindle (WEDC) (Comment Begins 2:34:40)**
- **Eva Garcia Meza (Comment Begins 2:38:40)**

The Chairman closed the public hearing.

Commissioner Davis moved to approve. The motion was seconded by Commissioner Pacheco.

Commissioner Davis amended his motion to moved to approve and fast track to April 2 meeting. The motion was seconded by Commissioner Pacheco.

Commissioner Davis amended the motion and moved to approve and fast track to April 2 meeting with the understanding that if the developer does not use Wyandotte County Land Bank, they will come back to get approval for the investment. The motion was seconded by Commissioner Pacheco.

Commissioner Davis amended the motion again and moved to approve and fast track to April 2 meeting with the condition that the developer will come back to the committee to provide a quarterly report on how the investment is being spent. The motion was seconded by Commissioner Pacheco.

Vote: Motion carried 6-1

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

Item 4.5 - RESOLUTION: MASTER EQUIPMENT LEASE AMENDMENT (Discussion Begins 3:09:44)

Debbie Jonscher, Deputy Chief Financial Officer, presented a resolution to extend the master equipment lease purchase agreement with Bank of America through December 31, 2026. The agreement finances fleet vehicles and equipment over terms matching useful life, with UG owning the equipment at lease end.

Key Points:

Equipment Categories:

- Police vehicles, fire trucks, ambulances
- Dump trucks, buses, fleet vehicles
- Mowers, tractors, sweepers, salt spreaders
- Telecommunications equipment, cameras, computers

Financial Details:

- Total authorized: $9.9 million
- Expected 2026 financing: $6.6 million
- Includes 2024 equipment delayed to 2026 delivery

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

Commissioner Burns moved to approve the resolution. The motion was seconded by Commissioner Stites.

Vote: Motion carried 7-0

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

Item 4.6 - APPOINTMENT: AMERICAN ROYAL SUBCOMMITTEE (Discussion Begins 3:15:39)

Commissioner Bynum explained the need to appoint a second member from the Economic Development and Finance Committee to serve on the American Royal $5 million origination fee subcommittee. The subcommittee must meet within 60 days of bond issuance (before May 3, 2027) and will receive ongoing $1.3 million annual payments until bonds retire.

Subcommittee Composition:

- Chair of Economic Development and Finance Committee
- One additional EDF Committee member
- Chair of Public Works and Safety Committee
- One additional PWS Committee member
- Mayor

Commissioner Pacheco removed himself from consideration due to expected family obligations.

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

- **Pastor Bruce Draper (Comment Begins 3:24:42)**

The Chairman closed the public hearing.

Commissioner Burns motioned to appoint Commissioner Stites. 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 4.7 - UPDATE: FOURTH QUARTER FINANCIAL REPORT 2025 (Discussion Begins 3:27:55)

Dr. Kneuvean recommended deferring the financial report to the May meeting due to meeting length but proceed with the UMB Bank community reinvestment presentation requested by Commissioner Davis.

Monty Spradling with UMB Bank Community Reinvestment Programs presented staff:

Shanae Kimber, Community Business Banking Officer:

- Toolbox Kansas City partnership: construction and financial documents programming
- Build WYCO partnership: affordable housing focus
- Youth Challenge with KCKCC, Black Mastermind Group, Technical Assistance, and Grow KC are loan equity programs
- Network Kansas veteran and minority business support

Brady Ridner, Impact Finance Group,

- 2023-2025: 4 projects, $56 million construction loans in Wyandotte County, $35 million LIHTC equity
- Currently working on: Chalet Manor and Glanville Tower rehabs, $27 million construction debt, $18 million LIHTC equity provided by UMB

Shaquille, Community Development Program Manager:

- First-time homebuyer program: Up to 3% down payment grant, 2% closing costs
- Since 2021: $8.4 million in grants and closing costs for the program
- Bank On product: UMB free checking account with a $5 monthly fee checking with no overdraft charges
- Community Development Advocate program: 47 associates across a 14-state footprint after launch
- KC Metro giving: $3.9 million (2023-2025) to LMI-focused organizations

The financial report was deferred to the May meeting to allow adequate time for review.

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 4.8 - DISCUSSION: CIRCUIT-BREAKER ASSISTANCE FOR RESIDENT EQUITY (CARE) PROGRAM (Discussion Begins 3:44:40)

Commissioner Dr. Pacheco presented a comprehensive proposal for a property tax relief program titled "CARE" (Circuit Breaker Assistance for Resident Equity) for Wyandotte County residents. Dr. Pacheco explained that the CARE program would provide rebates when property taxes exceed what households can reasonably afford, regardless of age, income, or other limits placed by existing rebate programs.

Key Points:

- The program features three targeted triggers:
  A. **Income Protection Rebate:** Applies when county taxes exceed 5% of household income
  B. **Valuation Spike Protection:** Applies to owner-occupants with year-over-year valuation increases greater than 10%
  C. **Longtime Homeowner Protection Rebate:** For residents in their homes 10+ years in good tax standing, providing 20% rebate of year-over-year county tax increases
- The program would be funded through 25% of returning revenue from expiring economic development incentives, estimated at $450,000 to $3 million annually, with higher amounts expected as major incentives expire in 2027

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

- **Pastor Bruce Draper (Comment Begins 4:21:38)**
- **Teresa Physac (Comment Begins 4:24:06)**

The Chairman closed the public hearing.

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

Adjournment: (Discussion Begins 4:26:05)

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

Vote: Motion carried 7-0

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

The meeting was adjourned at 9:31 PM.

ML