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 Towsend – Commissioner Chuck Stites – Commissioner Bill Burns
Commissioner Phil Lopez – Stevie Wakes, BPU Board Member

MINUTES

Monday, April 28, 2025
5:00 PM-7:02 PM

Attendance:

Committee Members Present:

- Commissioner Burroughs (Chair)
- Commissioner Burns
- Commissioner Stites
- Commissioner Lopez
- Commissioner Townsend
- Mr. Wakes (BPU Board Member)

Committee Members Absent:

- None

Staff Present:

- Brittnie MacDonald (Unified Government Clerk's Office)
- Wendy Green (Deputy Chief Counsel)
- Jeff Conway (Senior Counsel)
- Chelsee Chism (Economic Development Director)
- Angela Lawson (Acting Chief Counsel)
- Dr. Shelley Kneuvean (Chief Financial Officer)

1. Call to Order:

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

2. Revisions to Agenda: (Discussion Begins: 2:24)

No revisions to the agenda were reported by the Clerk.

3. Approval of Previous Minutes: (Discussion Begins: 2:57)

There were no minutes available for approval.

4. Committee Agenda:

Item 4.1 - RESOLUTION: AUTHORIZING SIXTH AMENDMENT TO DEVELOPMENT AGREEMENT FOR LEGENDS WEST LAWN (Discussion Begins: 3:04)

Chelsee Chism, joined by Heather McRae of Pace Properties, presented the resolution.

Key Points

- **Purpose of the amendment**
    - A. Extends the deadline for:
        - a. Paving and striping the gravel lot on the west side by the ballpark at 1824 Village West Parkway (overflow parking near Monarchs/T-Bones/Legends), or
        - b. Completing redevelopment of that parcel
    - B. Requires additional repairs and improvements across common areas of the project
- **New deadline**
    - A. The outside completion date for the paving obligation and listed improvements is April 1, 2026.
- **$500,000 escrow / penalty**
    - A. Developer must provide a $500,000 payment into escrow at execution of this amendment.
    - B. If the developer fails to meet the paving/redevelopment deadlines, the Unified Government keeps the $500,000 as liquidated damages.
    - C. This is meant to ensure the Unified Government is not "back here next year" asking for another extension.

- **$2.3 million in improvements**
    - A. Developer commits to approximately $2.3 million in capital improvements to the project, including:
        - a. Parking lot, sidewalk, and concrete repair and replacement
        - b. Roof replacement
        - c. Elevator and escalator panel and fountain repair and replacement
    - B. These are in addition to everyday CAM-funded maintenance.
- **CAM vs. capital clarification**
    - A. Common Area Maintenance (CAM) charges paid by tenants' cover:
        - a. Security (24/7), utilities, landscaping, snow removal, trash pickup, ongoing small repairs, elevator/escalator monthly servicing, etc.
    - B. Larger items (over ~$5,000, like major concrete/asphalt replacement, major roof work, large escalator/elevator repairs) are treated as capital expenses paid by ownership, not passed through to tenants as CAM.

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

Commissioner Burns moved to adopt the resolution with the guidelines that the developer check back in six months to report progress. The motion was seconded by Commissioner Townsend.

Vote: Motion carried 4/2

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

Item 4.2 - RESOLUTION: ADOPTING FOURTH AMENDMENT TO KAW RIVER BRIDGE COOPERATIVE AND DEVELOPMENT AGREEMENT (Discussion Begins: 47:56)

Chelsee Chism, joined by Mike Zeller of Flying Trust LLC, presented the resolution.

<u>Key Points</u>

- Extends the project completion date to March 31, 2026.
- Reduces the Community Improvement District (CID) reimbursement cap by $136,500:
    - A. Old CID cap: $485,000
    - B. New CID cap: $349,000

C. That $136,500 reduction represents one-half of the cost of constructing the east side stairs and ADA ramps that provide access to the bridge.

- **Who's involved**
  - A. Developer/operator: Flying Trust LLC (doing business as Rock Island Bridge), represented by Mike Zeller.
  - B. Unified Government: Owns the bridge and land; Flying Trust leases and improves it.
  - C. The bridge itself has been condominium-platted into:
    - a. A public use unit (public crossing/trailhead),
    - b. A private use unit (event space, restaurant, bar, etc.).
- **Project purpose and scope**
  - A. The Rock Island Bridge is intended to be:
    - a. A public crossing connecting KC, KS levee-top trails on both sides of the river.
    - b. A trailhead with public restrooms (16), public seating, and year-round crossing.
    - c. An entertainment district (event space, restaurant, bar, programming).
  - B. It's a signature riverfront activation project for eastern Wyandotte County, intended to spur further economic development.
- **Construction and timing**
  - A. **Contractor:** LG Barcus (Kansas City, KS).
  - B. **Current status (as reported):**
    - a. Significant earthwork already completed on the east side near Kemper Arena (approx. 27,000 cubic yards of fill) to build:
      1. An overlook park,
      2. The east stairs and ADA ramp connection to the bridge.
    - b. Bridge construction and landward improvements are both underway.
  - C. **Expected opening: Fall 2025** (September/October), subject to:
    - a. Completion of access points (stairs/ramps),
    - b. Securing a certificate of occupancy from the UG.
- **Financial / policy impact**
  - A. By lowering the CID cap, Flying Trust is effectively:
    - a. Taking less CID reimbursement over time,
    - b. Contributing that $136,500 toward the UG's cost of the east side access improvements.

c. This amendment slightly shortens the CID payback period (approx. one year reduction in the original estimate).

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

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

Vote: Motion carried 6-0

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

Item 4.3 - RESOLUTION: APPROVAL OF OPTION/PURCHASE FOR QUINDARO PLANT SITE (Discussion Begins: 55:56)

The Resolution was presented by Angela Lawson, Acting Chief Counsel, Jeremy Ash, General Manager of BPU, and Patrick Brosnan, Representative of Power Transitions.

<u>Key Terms:</u>

- Option payments: $100,000 (year one), $250,000 (year two extension)
- Purchase price: Approximately $10.4 million
- Power Transitions assumes all environmental remediation costs
- Project includes data center with potential for 50 employees per building
- Battery storage systems planned for phase two

The Chairman opened the public hearing. The following comments were received:

Pamela Penn Hicks (Comments Begin: 1:20:27)

Carolyn Wyatt (Comments Begin: 1:23:46)

Greg Kindle, Wyandotte Economic Development Council (Comments Begin: 1:25:34)

Rochelle Donald (Comments Begin: 1:28:43)

LaVert Murray (Comments Begin: 1:32:00)

The Chairman closed the public hearing.

BPU Board Member Wakes moved to adopt the resolution and fast-track the item to the May 1, 2025, Board of Commissioners meeting. The motion was seconded by Commissioner Burns.

Vote: Motion carried 6-0

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

Item 4.4 - UPDATE: T-BONES AGREEMENT AND RELATED PAYMENTS

The item was removed from the Agenda by the Chair.

Item 4.5 - PRESENTATION: FIRST QUARTER 2025 FINANCIAL REPORT (Discussion Begins: 1:37:42)

The 2025 First-Quarter Financial Report was presented by Dr. Shelley Kneuvean, Chief Financial Officer, Debbie Jonscher, Deputy Chief Financial Officer, Pam Kahao, Accounting Manager, and Reginald Lindsey, Budget Director, covering three major funds: City General Fund, County General Fund, Parks Combined Fund, and Dedicated Sales Tax Fund.

Key Financial Highlights:

City General Fund:

- Property taxes at 57% (expected to reach 100% after second quarter)
- Sales and use taxes at 25% (on target)
- BPU pilot at 24% (slightly below projection)
- Net revenue expected: $2,903
- Fund balance projected at 19% (below 25% goal, above 17% minimum)

County General Fund:

- Concerning trend: Salaries and benefits at 26% (higher than expected)
- Net revenue expected: $17,785
- Fund balance projected at 8% (too low, requires monitoring)

Parks Combined Fund:

- Fund balance at 40% (approximately $1.3 million above needed 25%)
- Provides latitude for capital improvements

Investments:

- Total investments: $127.6 million
- Overall return: 3.4%
- Six low-interest investments rolling off in 2025 for reinvestment at higher rates

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

Adjournment: (Discussion Begins: 1:59:16)

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

Vote: Motion carried 6-0

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

The meeting was adjourned at 7:02 PM.

MLS