

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, March 3, 2025

5:00 PM-6:42 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:

- Maiyee Lor (Unified Government Deputy Clerk)
- Wendy Green (Deputy Chief Counsel)
- Jeff Conway (Legal Dept)
- Chelsea Chism (Economic Development Director)
- Dr. Shelly Kneuvean (Chief Financial Officer)

1. Call to Order:

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

2. Revisions to Agenda:

No revisions to the agenda were reported by the Clerk.

3. Approval of Previous Minutes: (Discussion Begins 13:56)

Commissioner Burns moved to approve the minutes from the November 13, 2023, meeting. The motion was seconded by Commissioner Townsend.

Vote: Motion carried 6-0

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

4. Committee Agenda:

Item 4.1 - ORDINANCE: APPROVING PARTIAL RELEASE OF MORTGAGE AND REMOVING PROPERTY FROM STAR BOND PROJECT DISTRICT (BUC-EE'S PROJECT) (Discussion Begins 14:41)

The ordinance approving the partial release of the mortgage was primarily presented by Todd LaSala, outside counsel, with supporting remarks from Pat Warren, with Kansas Speedway.

Key Points

- The ordinance is to amend the legal description for the BUC-EE's parcel within the STAR Bond project district, specifically to release a small, newly identified section of property highlighted in yellow on the provided materials.
- The change is necessary because the original parcel's legal description changed slightly due to road adjustments after the initial release in November 2023.
- This ordinance is essentially a redo to ensure all of BUC-EE's property is released from the STAR Bond mortgage so the deal can close.
- The presenters apologized for the need to revisit this issue, explaining that the design change was discovered late in the process.

- There is a request to fast-track this item, so BUC-EE's can begin construction as soon as possible; expediting would allow the store to open about six weeks sooner.
- The legal land exchange does not result in the Unified Government giving up more property; in fact, it results in receiving slightly more property than is released.

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

Commissioner Stites moved to approve the ordinance and fast-track the item to the March 6, 2025, Board of Commissioners meeting. The motion was seconded by Commissioner Lopez.

Vote: Motion carried 6-0

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

Item 4.2 - RESOLUTION: AUTHORIZE COUNTY ADMINISTRATOR TO CALCULATE CERTAIN NEW REVENUE (Discussion Begins 23:00)

Deputy Chief Counsel, Wendy Green, and Chief Financial Officer, Shelley Kneuvean, presented the resolution authorizing the County Administrator to calculate certain new revenue.

Key Points

- 10% of new ad valorem tax revenue from new construction would be recommended for debt reduction
- Does not include PILOT payments (payment in lieu of taxes)
- Separate from existing resolution covering 50% of realized revenue from expired economic development agreements
- Revenue would be recommendation during budget process

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 Lopez.

Vote: Motion carried 6-0

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

Item 4.3 - REDBUD RESERVE LLC (MARIAN PROJECT) INDUSTRIAL REVENUE BONDS (Discussion Begins 34:58)

The Redbud Reserve industrial revenue bonds were presented primarily by Kevin Wempe (Gilmore & Bell, bond counsel) and Kurt Peterson (representing Marion Development Group, the developer).

Key Points

- Project Overview:
 - A. Proposed \$52 million multi-family housing development (Redbud Reserve) at College Parkway & State Avenue, 192 units across 8 buildings with a mix of 1, 2, and 3-bedroom units.
 - B. Developer: Marion Development Group; bond counsel: Gilmore & Bell (Kevin Wempe).
 - C. Project targets affordable rents (~\$900–\$1,400/month) backed by federal/state housing tax credits; income-qualified tenants.
- Site and Amenities:
 - A. Emphasis on green space, clubhouse, playground, security features (lighting, cameras, willingness to install license plate readers if needed).
 - B. Proximity to public transit; connections to KCK Community College (but not restricted to students).
- Financial Structure:
 - A. Financing uses industrial revenue bonds (IRBs) and tax credits, providing partial property tax abatement and sales tax exemption on construction materials.
 - B. IRBs entail no financial risk to the Unified Government—developer “buys their own bonds,” so payment defaults affect only the project owner/lender.
 - C. Payments during the 10-year incentive period estimate ~\$140,000/year in taxes/contributions; after the abatement period, \$330,000/year.

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

Public Comment

- **Greg Kindle, Wyandotte Economic Development Council (Comment Begins:1:15:23)**
- **Kerry McCarthy (Comment Begins: 1:19:19)**

The Chairman closed the public hearing.

Commissioner Townsend moved to approve. The motion failed for lack of a second.

Commissioner Townsend moved to approve and advance the item to the full commission without a recommendation. The motion failed for lack of a second.

BPU Board Member Wakes moved that the item proceed to the full commission with the recommendation that they address any issues. The motion was seconded by Commissioner Townsend.

Vote: Motion failed 2-4

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

Commissioner Townsend moved to hold the item over to the next meeting of this committee. The motion was seconded by BPU Board Member Wakes.

Vote: Motion failed 2-4

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

No further action was taken by the Committee. The item did not advance.

Adjournment: (Discussion Begins 1:52:20)

Commissioner Lopez 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 6:42 PM.

MLS