

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, November 3, 2025
5:00 PM-7:14 PM

Attendance:

Committee Members Present:

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

Committee Members Absent:

- Commissioner Lopez (absence memo provided)
- Commissioner Townsend (absence memo provided)

Staff Present:

- Rodney Lucas (Interim Assistant County Administrator)
- Jeffrey Conway (Senior Counsel)
- Brittnie MacDonald (Clerk)
- Tifani Portley (Project Coordinator, Economic Development)
- Dr. Shelley Kneuvean (Chief Financial Officer)
- Debbie Jonscher (Deputy Chief Financial Officer)
- Michelle Wooten (Deputy Treasurer)
- Jeff Miles (Director of Water Pollution Control)
- Sarah Shafer (Public Works CMIP Program Manager)

Call to Order:

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

Revisions to Agenda: (Discussion Begins 16:30)

Commissioner Burroughs reported there was an agenda update issued, removing Item No. 4.8 from the Committee Agenda per the developer's request.

Approval of Previous Minutes: (Discussion Begins 2:12)

Commissioner Burns moved to approve the minutes from the July 8, 2024, 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

Committee Agenda:**Item 4.1 - PRESENTATION: SMALL BUSINESS GRANT PROGRAM (Discussion Begins 2:47)**

Tifani Portley, Project Coordinator for Economic Development, provided an update on the Small Business Grant program, which assists small businesses in Kansas City, Kansas with finances for renovation costs, facade repairs, inventory, equipment, and marketing. The program eligibility requires businesses to exist for at least one year, have less than 25 employees, provide proof of ownership, and be located in Kansas City, Kansas. The program offers grants up to \$10,000 with a 2:1 match requirement.

Public Comment:

- Greg Kindle (Kansas City, Kansas) (Comment Begins 14:44)

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

Item 4.2 - REPORT: THIRD QUARTER FINANCIAL (Discussion Begins 17:30)

Dr. Shelley Kneuvean, Chief Financial Officer, presented the third quarter financials for five major funds: City General Fund, County General Fund, Parks Combined Fund, Dedicated Sales Tax Fund, and Sanitary Sewer Fund.

Key points:

- Property taxes at 99% collection, sales taxes at 78%.
- Salary and benefits expenses running higher than budgeted at 82% (should be 75%)
- County General Fund projected at 8% fund balance, dropping to 3% in Fiscal Year 26.
- Parks Fund showing underspending at 61% due to hiring freeze.
- Sanitary Sewer Fund showing positive net revenue of \$1.6 million.
- Total debt projected at \$654 million by fiscal year end.

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

Item 4.3 - REPORT: THIRD QUARTER INVESTMENT (Discussion Begins 36:21)

Michelle Wooten, Deputy Treasurer, presented the quarterly investment report showing average yield of 3.06%, with portfolio 56% cash and 44% invested. Total interest earned for the third quarter was approximately \$2 million.

Key points:

- 10 years ago interest earnings were \$379,000.
- 2024 total interest: \$15.8 million.
- 2025 through Quarter 3: \$5.9 million interest earned.
- Four investments maturing in December at low rates around 1%.
- New investments expected around 4% rate.

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

Item 4.4 - RESOLUTION: AMENDING THE 2025-2030 CAPITAL IMPROVEMENT PROGRAM FOR GENERAL OBLIGATION PROJECT FINANCING (Discussion Begins 43:31)

Dr. Shelley Kneuvean, Chief Financial Officer, presented a resolution to reconcile the Capital Improvements Plan with proposed sanitary sewer and storm water bond projects totaling \$39.4 million (\$34.5M sanitary sewer, \$4.9M storm water).

Key points:

- Projects required by EPA consent decree.
- No temporary notes proposed - moving straight to permanent bonds.
- Repayment from sewer rates and storm water fees, not property taxes.
- Projects factored into approved 4% rate increase.

Commissioner Burns moved to adopt the resolution. The motion was seconded by BPU Board Member Wakes.

Vote: Motion failed 3-1

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

Commissioner Burroughs moved to send to Board of Commissioners without recommendation. The motion was seconded by BPU Board Member Wakes.

Vote: Motion failed 3-1

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

The Commission went into recess at 6:33 PM.

The meeting reconvened at 6:40 PM.

Item 4.5 - ORDINANCE/RESOLUTION: AUTHORIZE DELIVERY OF GENERAL OBLIGATION IMPROVEMENT BONDS, SERIES 2026-A (Discussion Begins 01:32:43)

No action was taken by the Committee.

Item No. 4.6 - ORDINANCE: TERMINATING VARIOUS TAX INCREMENT FINANCING DISTRICTS AND COMMUNITY IMPROVEMENT DISTRICT (Discussion Begins 01:32:59)

Dr. Shelley Kneuvean, Chief Financial Officer, presented an ordinance to terminate 12 Tax Increment Financing (TIF) districts and 1 Community Improvement District (CID) due to reaching statutory timelines, completion of development agreements, or projects not materializing.

Key points:

- Several TIFs showing excess proceeds totaling approximately \$1.7 million for city, \$300,000 for county.
- Some TIFs requiring continued debt payments despite termination (Saint Peter's Waterway: \$3M, Mission Cliffs: \$2.7M)
- Excess funds to be distributed to appropriate taxing districts per statute.

Districts Being Terminated:

-Strawberry Hill TIF
-Prescott Plaza TIF
-Metropolitan Avenue TIF
-Escalade Heights TIF
-Peregrine Falcon TIF
-St. Peter's Waterway TIF
-Mission Cliffs II TIF
-East Parallel Parkway TIF
-57th & State TIF
-Bethany TIF
-Turner Vista TIF
-6700 Kaw Drive TIF

Close the following CID as all eligible reimbursements have been made:

-Metropolitan Avenue CID

Commissioner Stites moved to approve. 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 No. 4.7 - RESOLUTION: AUTHORIZING AMENDMENT TO MASTER EQUIPMENT LEASE PURCHASE AGREEMENT (Discussion Begins 02:01:40)

Debbie Jonscher, Deputy Chief Financial Officer, presented a resolution to amend the master lease purchase agreement for equipment financing. Master agreement was competitively bid in 2021. Rates are market-based at time of financing. Amendment extends agreement to December 31, 2025. Payments come from general funds, EMS funds, or dedicated sales tax. Equipment to

be financed include three fire trucks ordered in 2023, those were received in 2025 (2-3 year delivery time) and two transit buses. Total financing of \$3.17 million.

Commissioner Burns moved to approve. 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 No. 4.8 - PRESENTATION: MIDTOWN STATION UPDATE

The item was removed from the agenda per the Agenda Update.

Adjournment: (Discussion Begins 02:06:56)

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 7:14 PM.

BM