

Unified Government of Wyandotte County and Kansas City, Kansas



Board of Commissioners

Commission Chambers
701 N. 7th Street Trafficway, Kansas City, KS 66101

Mayor Christal E. Watson

*Commissioner At-Large Dist. 1 Melissa Bynum – Commissioner At-Large Dist. 2 Andrew Kump –
Commissioner Dist. 1 Jermaine Howard – Commissioner Dist. 2 Bill Burns –
Commissioner Dist. 3 Christian Ramirez – Commissioner Dist. 4 Evelyn Hill –
Commissioner Dist. 5 Carlos Pacheco – Commissioner Dist. 6 Phil Lopez –
Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis*

MINUTES

SPECIAL MEETING

Tuesday, February 3, 2026

5:30 PM – 7:49 PM

Attendance:

Commissioners Present:

- Mayor CEO Christal E. Watson
- Commissioner Melissa Bynum
- Commissioner Andrew Kump
- Commissioner Jermaine Howard
- Commissioner Bill Burns
- Commissioner Christian Ramirez
- Commissioner Evelyn Hill
- Commissioner Carlos Pacheco
- Commissioner Phil Lopez (Left the meeting at 6:01 pm; returned at 7:04 pm)
- Commissioner Chuck Stites
- Commissioner Andrew Davis

Commissioners Absent:

- None

Staff Present:

- David Johnston (County Administrator)
- Monica L. Sparks (Unified Government Clerk)
- Angela Lawson (Acting Chief Counsel)
- Chelsea Chism (Director of Economic Development)

1. Call to Order:

Mayor Watson called the meeting to order at 5:30 PM.

Public Hearing Agenda: (Discussion Begins 1:50)

Mayor Watson stated the meeting purpose: "This item is a public hearing to allow citizens to provide comments to the Commission regarding pledging local sales and use tax as a source of payment for Star bonds issued by the Kansas Development Finance Authority related to a sports stadium." Todd LaSala, outside legal counsel, made a brief presentation regarding the item:

Key Points:**1. Project Components:**

- 65,000-seat domed NFL stadium (\$3 billion budget) in Wyandotte County
- Entertainment district (\$325 million, with \$162.5 million for sales tax producing uses)
- Chief's headquarters/practice facility in Olathe (\$3 million budget)
- Additional qualified development (\$375 million) anywhere in district

2. Timeline Requirements:

- December 22, 2025: Project announcement
- February 20, 2026: UG deadline to decide on pledge (60 days from announcement)
- May 15, 2026: Site control deadline
- October 1, 2026: Documents completion deadline
- August 1, 2031: Stadium opening target
- December 31, 2038: Entertainment district completion deadline

3. Project Site:

- 235 acres bounded by State Avenue, Parallel Parkway, and 118th Street

4. Increment Pledge Requested:

- City's 1% sales and use tax (not committed elsewhere)
- County's 93% share of 1% county sales tax
- UG's transient guest tax up to 8%
- Term: Up to 30 years

5. Taxes NOT Included in Pledge:

- 0.5% EMS sales tax
- 0.375% public safety and neighborhood infrastructure tax
- Sales/use taxes committed to other purposes
- Transient guest tax above 8%

6. Ordinance Conditions:

- Star bond district boundaries must match project area
- UG approval required for boundary changes
- UG approval required for definitive documents
- UG appointment of one community benefit committee member
- Outside date for pledge: December 31, 2030

7. Bond Structure:

- Kansas Development Finance Authority (KDFA) will issue bonds
- UG will NOT guarantee bonds
- UG will NOT be financially responsible for shortfalls

The Mayor opened the public hearing. Comments were received.

- **Matthew (Matt) Kleinman** – Kansas City, Kansas (**Comments Begin: 18:08**)
- **Deon Whitten** – Kansas City, Kansas (**Comments Begin: 20:40**)
- **Virginia Hubble** – Wyandotte County (**Comments Begin: 23:03**)
- **James Bain** (introduced as *Edward* Bain) – Kansas City, Kansas (**Comments Begin: 25:35**)
- **Paula Flattery Aaron** – Strawberry Hill, Kansas City, Kansas (**Comments Begin: 27:41**)
- **LaTonya Goodloe** – Kansas City, Kansas (**Comments Begin: 29:59**)

- **Nikki Richardson** – Kansas City, Kansas (**Comments Begin: 32:01**)
- **Mike Kane** – Kansas City, Kansas (**Comments Begin: 34:00**)
- **Carol Marinovich** – Kansas City, Kansas (**Comments Begin: 35:45**)
- **Tracey Johnson** – Kansas City, Kansas (**Comments Begin: 37:29**)
- **Timothy (Tim) Kelly** – 11 N. 118th Street, Kansas City, Kansas (**Comments Begin: 39:52**)
- **Will Klinger** – (**Comments Begin: 41:50**)
- **Dave Druton** – Kansas City, Kansas (**Comments Begin: 42:52**)
- **Kelly White** – Kansas City, Kansas (**Comments Begin: 45:14**)
- **Carolyn Wyatt** – Kansas City, Kansas (**Comments Begin: 47:03**)
- **Christopher Overfelt** – Kansas City, Kansas (**Comments Begin: 48:45**)
- **Karen Daniels** – Kansas City, Kansas (**Comments Begin: 50:45**)
- **Fannie Hill** – War Cry Ministry (**Comments Begin: 53:01**)
- **Fred Postlethwait** (**Comments Begin: 55:48**)
- **Adrian Lewis** – Kansas City, Kansas (**Comments Begin: 58:36**)
- **Jeremy Shoemaker** – Kansas City, Kansas (**Comments Begin: 1:00:56**)
- **Chris O'Connor** – Kansas City, Missouri (business in KCK) (**Comments Begin: 1:02:47**)
- **CeCe Harlin** – Wyandotte County (**Comments Begin: 1:04:17**)
- **Scott Harding** – Wyandotte County Property Tax Protesters group (**Comments Begin: 1:04:55**)
- **Jarvis Rhone** – Kansas City, Kansas (**Comments Begin: 1:07:16**)
- **Eva Garcia Meza** – Kansas City, Kansas (**Comments Begin: 1:08:57**)
- **Steve Sessions** – Kansas City, Kansas (**Comments Begin: 1:11:21**)
- **James Connely** – Wyandotte County (**Comments Begin: 1:13:48**)
- **Joseph (Joe) Taylor** – Overland Park, Kansas (**Comments Begin: 1:15:16**)
- **Stephanie Pujol Burch** – Kansas City, Kansas (**Comments Begin: 1:17:55**)
- **Dr. Diana Clemons** – Former Wyandotte County resident (**Comments Begin: 1:19:22**)
- **Karen Schibi** – Kansas City, Kansas (**Comments Begin: 1:22:00**)
- **Kregg King** – Wyandotte County (**Comments Begin: 1:24:15**)

- **Jackie Gildo** –KCK (**Comments Begin: 1:25:44**)
- **Elizabeth Ingram** – Wyandotte County, Kansas City, Kansas (**Comments Begin: 1:27:35**)
- **Rachel Russell** – Kansas City, Kansas (**Comments Begin: 1:28:50**)
- **Mark Curry** – Kansas City, Kansas (**Comments Begin: 1:31:16**)
- **Rev. Tony Carter** – Salem Baptist Church, Pastor Emeritus (**Comments Begin: 1:32:59**)
- **Joy McCann** – Kansas City, Missouri (moving to KCK) (**Comments Begin: 1:35:20**)
- **Dr. Brenda Scruggs** – Wyandotte County (**Comments Begin: 1:36:56**)
- **Stephanie Barton** – Wyandotte County (**Comments Begin: 1:39:15**)
- **Reginald Jones** – 50-year Wyandotte County resident (**Comments Begin: 1:40:43**)
- **Cory Hall** – Wyandotte County resident (**Comments Begin: 1:43:23**)
- **Glenn Jackson** – Kansas City, Kansas (**Comments Begin: 1:45:47**)
- **Alex Sanchez** – Kansas City, Kansas (**Comments Begin: 1:46:53**)
- **Charles Kraigmeyer** – Kansas City, Kansas (**Comments Begin: 1:49:10**)

The public hearing was closed.

Mayor Watson opened the meeting to Commissioners to make comments. (**Comments Begin: 1:50:38**)

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

13. Adjournment: (Discussion Begins 2:18:33)

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

Vote: Motion carries 10/0

- Ayes: Lopez, Stites, Davis, Bynum, Kump, Howard, Burns, Ramirez, Hill, Pacheco
- Nays: None
- Absent: None

MAYOR WATSON

ADJOURNED THE MEETING AT 7:49 P.M.

February 3, 2026

Monica L. Sparks, CMC
Unified Government Clerk

MLS