



Unified Government of Wyandotte County and Kansas City, Kansas

Economic Development & Finance Standing Committee

Fifth 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*

AGENDA

Monday, August 3, 2026

5:00 PM

- 1. Call to Order/Roll Call**
- 2. Revisions to Agenda**
- 3. Approval of standing committee minutes from June 1, 2026**
- 4. Committee Agenda**

4.1 RESOLUTION: MIDTOWN STATION

Synopsis: A resolution regarding the RFP with Eastside Innovation, the developer of the Midtown Station Project.

*On June 29, 2026, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Davis, voted 4/1 to approve and forward to the Board of Commissioners. This item was initially scheduled to be heard at the July 16, 2026, **Board of Commissioners meeting**, and was referred back to this committee for further discussion.*

Tracking #: 21752

4.2 **PRESENTATION: SECOND QUARTER 2026 FINANCIAL REPORT**

Synopsis: Presentation of the second quarter Financial Report for 2026.

For Information Only.

Tracking #: 21748

4.3 **PRESENTATION: OVERVIEW OF ECONOMIC DEVELOPMENT INCENTIVES**

Synopsis: Presentation of Economic Development Incentives Update Tracking Report; STAR Bonds, Industrial Revenue Bonds, Community Improvement Districts, Transportation Development Districts, Tax Increment Financing Districts, and Neighborhood Revitalization Act.

For Information Only.

Tracking #: 21602

5. Public Agenda

6. Adjourn

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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, June 1, 2026

5:00 PM – 8:37 PM

Attendance:

Committee Members Present:

- Commissioner Bynum (Chair)
- Commissioner Howard (Arrived virtually at 5:15 p.m.)
- Commissioner Burns
- Commissioner Pacheco
- Commissioner Stites
- Commissioner Davis
- Commissioner Kump (Non-Voting)
- 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)
- Dr. Shelley Kneuvean (Chief Financial Officer)
- Debbie Jonscher (Deputy Chief Financial Officer)

- Wendy Green (Deputy Chief Counsel)
- Chelsee Chism (Economic Development Director)
- Michelle Wooten (Deputy Treasurer)
- Wesley McKain (Manager in Health Department)

Call to Order:

Commissioner Bynum called the meeting to order at 5:10 P.M.

Revisions to Agenda: (Discussion Begins 02:03)

The Clerk reported there was an agenda update issued, adding a document to Item No. 4.4.

Approval of Previous Minutes: (Discussion Begins 02:14)

Commissioner Burns moved to approve the minutes from June 2 and September 8, 2025, and March 30 and April 27, 2026, meetings. The motion was seconded by Commissioner Davis.

Vote: Motion carried 6-0

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

Committee Agenda:

Item 4.1 - PRESENTATION: FIRST QUARTER INVESTMENT REPORT 2026 (Discussion Begins 02:50)

Michelle Wooten, Deputy Treasurer/Cash Manager, presented the item.

Key Details:

- Report covers January 1 through March 31, 2026
- Average yield: 2.72% (down from 2.89% in Quarter 4 2025)
- Below target T-bill benchmark of 3.67%
- Days to maturity: 130 days (down from 180 days)
- Portfolio composition: 71% cash, 29% invested
- Total interest earned: \$2.5 million

- Investment breakdown: \$35 million (9%) in CDs, \$74 million (20%) in US agency securities
- Two maturities occurred in Q1 with no new purchases

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 4.2 - FIRST QUARTER FINANCIAL REPORT 2026 (Discussion Begins 05:43)

Shelley Kneuvean, Chief Financial Officer, presented the item.

Key Highlights:

City General Fund:

- Property taxes at 58% of annual projection
- Motor vehicle taxes at 32%
- Sales and use taxes up 27% (positive indicator)
- BPU pilot estimates slightly down at 23%
- Salary and benefits at 21% of budget
- Fund balance at 20% (below 25% policy target)
- Structurally imbalanced budget using \$1.1 million fund balance

County General Fund:

- Similar revenue patterns to city fund
- Used \$867,000 of fund balance
- Fund balance at 6% (well below policy targets)

Parks Combined Fund:

- Transfer from general fund at 25% per quarter
- Used fund balance intentionally for capital projects
- Fund balance at 32% (healthy position)

Dedicated Sales Tax Fund:

- Funds fire and police (25 positions each) and infrastructure
- Sales taxes at 26% of anticipated revenue

Sanitary Sewer Fund:

- Charges for services at 23% of total
- Fund balance at 61% of operating costs (healthy per policy)
- Salary and benefits below budget at 20%

Cash and Investments:

- Total: \$377.8 million
- Employee health insurance fund: \$25 million (self-insured model)
- Two investment redemptions totaling \$20 million in Quarter 1

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 4.3 - Health Department Grant Resolution (Discussion Begins 43:38)

Wesley McKain, Manager in Health Department, presented the item.

Key Details:

- Health Forward Foundation grant: \$75,000
- No match required
- Funds staff for Community Health Improvement Plan (CHIP)
- Grant supports KCK Homes for Generations program, Kansas Abandoned Housing Act utilization, code rewrite, and eviction prevention policy

Commissioner Davis made a motion to approve the resolution and fast-track item to the June 4, Board of Commissioners meeting. The motion was seconded by Commissioner Howard.

Vote: Motion carried 7-0

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

Item 4.4 - Midtown Station Project Update (Discussion Begins 47:45)

JaEvon Marshall, East Side Innovation, Jonathan Arnold, Arnold Development Group, Kevin McGinnis, Keystone Community Corporation and Chelsea Chism, Economic Development Director, presented the items.

Project Overview:

- 90-acre site development
- Approximately 2,000 units over five phases
- Total project cost: over \$1 billion
- Mixed-use development with innovation district, electric expo, hotel, retail, and residential components

Timeline Presentation by Chelsea Chism:

- Developer selected November 2024 following RFP process
- Funding agreement sent November 2024
- \$30,000 funding agreement paid April 2026

Development Team Presentations:

Jonathan Arnold provided project background:

- Referenced award-winning Second and Delaware project in Kansas City, Missouri
- Explained delays due to federal incentive uncertainty and market conditions
- Emphasized commitment to high-performance, sustainable building practices
- Detailed five-phase development plan

Kevin McGinnis outlined innovation district component:

- 80,000 square feet in phase one
- 501(c)(3) operator (not owner)
- Serving 150+ entrepreneurs across seven programs
- Partnerships with nine higher education institutions and 15+ corporations

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

- **Corey Hall (Kansas City, Kansas) (Comments Begins 1:20:33)**
- **Craig Moore (Founder of Black Excellence Inc.) (Comment Begins 1:22:57)**

The commissioner closed the public hearing.

For the record, Commissioner Bynum stated that a 100% land conveyance and a 100% TIF incentive would both be deal breakers for the Midtown Station project.

The Committee reached consensus to direct staff and legal counsel to engage in intensive 30-day negotiations with the development team, focusing on the non-Star Bond components. The matter will be returned to the Committee for further consideration at the June 29, 2026, meeting.

No formal motion was taken on this item.

Adjournment: (Discussion Begins 3:41:34)

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

Vote: Motion carried 7-0

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

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Report to Economic Development & Finance Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT
		Economic Development
AGENDA ITEM #4.1.		
RESOLUTION: MIDTOWN STATION		
BACKGROUND		
A resolution regarding the RFP with Eastside Innovation, the developer of the Midtown Station Project.		
RECOMMENDATION		
Approve		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
N/A		
LEGAL/ POLICY CONSIDERATIONS		
ATTACHMENTS		
Midtown Station Resolution, Midtown Station LOI Overview, Additional Documentation		

Approved by Mayor/Administrator to add to agenda.

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE TERMINATION OF
THE AWARD OF THE REQUEST FOR PROPOSAL**

WHEREAS, a Request for Qualifications was issued by the Unified Government of Wyandotte County/Kansas City, Kansas (“Unified Government”) requesting qualified developers for the redevelopment of three Unified Government owned sites, one of which was the former Indian Springs Mall site, in 2023; and

WHEREAS, the Unified Government selected three developers in September 2023, one of which was Eastside Innovation Kansas LLC (“Eastside Innovation”); and

WHEREAS, the Unified Government issued a Request for Proposals for the redevelopment of the former Indian Springs Mall site in February 2024 which was open only to the three developers chosen through the RFQ process; and

WHEREAS, Eastside Innovation was awarded the project for the redevelopment of the former Indian Springs Mall site through the RFP process in October 2024; and

WHEREAS, Eastside Innovation, through its attorney, was provided a funding agreement and was requested to provide funds in the amount of \$30,000 in November 2024 so that negotiations on a development agreement could begin in earnest as the execution of a funding agreement and the provision of funds for said agreement are standard for economic development projects; and

WHEREAS, a series of meetings took place between Eastside Innovation, Unified Government Staff, and Wyandotte Economic Development Council between March 2025 and July 2025 with Eastside Innovation sending a proposed term sheet to Unified Government staff on July 7, 2025, but not a signed funding agreement or funds; and

WHEREAS, further communication occurred from August 2025 through December 2025 with Unified Government staff submitting a response to the proposed term sheet to Eastside Innovation in September 2025; and

WHEREAS, legal counsel for the Unified Government sent a letter to Eastside Innovation on March 17, 2026, requesting missing information and documentation as well as the executed funding agreement and the funds requested in November 2024; and

WHEREAS, Eastside Innovation responded by email on March 23, 2026 to legal counsel for the Unified Government by providing documentation previously sent to Unified Government staff and suggesting an additional response would be forthcoming; and

WHEREAS, legal counsel for the Unified Government sent a response letter to Eastside Innovation on March 27, 2026, reiterating the need for the requested documentation and information that had yet to be provided as well as an executed funding agreement and funds by

close of business April 6, 2026 or the award of the project would be terminated per Section 2.07 of the RFP; and

WHEREAS, legal counsel for the Unified Government received a redlined version of the funding agreement from Jonathan Arnold with Arnold Development Group, a partner of Eastside Innovation in the project, on March 27, 2026, with an email stating a comprehensive response would be provided the following week; and

WHEREAS, a joint response was provided to the Unified Government staff by Eastside Innovation, Arnold Development Group, and Keystone Community Corporation on April 1, 2026; and

WHEREAS, a final revised funding agreement was send to Arnold Development Group, Eastside Innovation and Keystone Community Corporation on April 6, 2026, by legal counsel for the Unified Government by email stating an executed copy and funds in the amount of \$30,000 was required to be received by close of business April 10, 2026, in order for their group to proceed as well as providing a list of concerns with some of their referenced incentives; and

WHEREAS, an executed funding agreement and funds in the amount of \$30,000 was received from Eastside Innovation and Eastside Opportunity Ventures the afternoon of April 10, 2026 along with a response letter and documentation from an attorney representing the development group of Eastside Innovation, Arnold Development Group and Keystone Community Corporation; and

WHEREAS, Unified Government staff and legal counsel for the Unified Government continue to have concerns regarding the proposed terms for the development.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS:**

Section 1. The award of the project for the redevelopment of the former Indian Springs Mall site to Eastside Innovation Kansas, LLC is hereby revoked.

Section 2. Unified Government staff is hereby directed to review, revise, and reissue the RFP for the redevelopment of the former Indian Springs mall site.

Section 3. The Mayor, the County Administrator, and the Unified Government's other officers, agents, and employees are hereby authorized and directed to take such further action, and execute such other documents, certificates, and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 4. Effective Date. This Resolution shall be effective upon its adoption by the Unified Government Board of Commissioners.

**ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED
GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS
THIS ____ DAY OF MAY 2026.**

Christal E. Watson
Mayor/CEO

ATTEST:

Monica Sparks, Unified Government Clerk

Approved as to Form:

Wendy M. Green, Deputy Chief Counsel

MIDTOWN STATION | LETTER OF INTENT

UG Offer	Midtown Station Counteroffer
Land Acquisition: \$6.12M (Appraised Value)	\$5,974,000
Phase 1 – \$1,224,000	Phase 1 – \$750,000
Phase 2 – \$1,224,000	Phase 2 – \$750,000
Phase 3 – \$1,224,000	Phase 3 – \$1,224,000
Phase 4 – \$1,224,000	Phase 4 – \$1,500,000
Phase 5 – \$1,224,000	Phase 5 – \$1,750,000
Payment due to the UG in immediately available funds at the closing for the corresponding parcel/Phase Public Incentives:	Payment due to the UG in immediately available funds at the closing for the corresponding parcel/Phase TIF:
	100% in Phase 1
	95% in Phase 2
Tax Increment Financing (TIF) District – 75% (property tax)	90% in Phase 3
	85% in Phase 4
	80% in Phase 5
No property tax TIF on Project components that are contributing sales tax to STAR Bonds.	Requested 85% Sales Tax TIF for all Phases if STAR Bonds are not approved by the State Want property tax TIF and STAR Bond sales tax contributed on components subject to STAR Bonds
STAR Bonds – Specific amount requested	STAR Bonds – unresponsive on amount (says “to be sized through underwriting”)
IRB for Sales Tax Exemption on Construction Materials	IRB for Sales Tax Exemption on Construction Materials



MIDTOWN STATION

FORMER INDIAN SPRINGS
MALL SITE

Economic Development & Finance
Committee Meeting

June 1, 2026

GENERAL TIMELINE

- November 2024 – Eastside Innovation selected by UG for RFP
- November 2024 – Funding Agreement provided to Developer
- January 2025 – UG Received Independent Appraisal (\$6.1M)
- February 2025 – Meeting w/ UG, WYDEC, Developer and KCATA
- June 2025 – Meeting with Developer & UG Staff on Brownfield Status
- July 2025 – Developer provides initial term sheet
- September 2025 – UG & WYDEC provides response to Developer's Term Sheet.
 - UG requests information related to project phasing, detailed budget; verification regarding STAR Bonds; public private ratio; project partners, capital stack, Funding Agreement.
- October 2025 – UG requests updated pro forma and STAR Bond determination
- December 2025 – Developer submits revisions to Term Sheet
- March (17 & 27) 2026 – UG Legal follows up on requests from September 2025
- April 2026 – Funding Agreement provided
- May 2026 – UG Staff follows up on requests from September 2025 and March 2026

NEGOTIATION SUMMARY

Incentive / Tool / Request	7/3/2025 Developer	9/12/2025 UG	12/24/2025 Developer Email
Land Acquisition / Purchase Price	\$0 purchase price - no ad valorem taxes will be due prior to vertical development. If development fails property may revert to UG	UG proposed different options to pay the \$6.12M in phases or over time.	\$100,000 (April 2026)
UG Infrastructure Grant	2 Million	No	
Tax Increment Financing (TIF) district	20 years, phased project implementation UG to extend the TIF clock for latter phases. \$44.8 Million in TIF/Star bond may be generated. Cap retail space at \$2.25 per SqFt any amount over will be reimbursed to developer. TIF base set at \$0	UG will amend existing TIF. TIF only used up to 75% - Property tax Cap - the UG will not rebate property taxes. Base value TIF base \$879,655 No property tax incentive for retail portion of the site in compliance with STAR Bond legislation.	20 year 75% property tax abatement for non-commercial components
Sales Tax and Revenue (STAR) Bond District	UG to serve as a public sponsor. Star bond proceeds \$27.7 million. District will capture 100% of state sales tax 6.5% 20 years	Waiting on projections from developer - non food purchases 8.43% sales will pledged. - Food purchases 1.93%	will be discussed with the state once an agreement in made with the UG
Community Improvement District (CID)	CID for maintenance program 1% on grocery store 1% to other retail sales	Generally supportive of developer's CID request. Developer needs to provide the number of CID districts, amount of CID financing being requested	1% CID
Transient Guest Tax TGT - Bed Tax	Collect for 20 years 100% of collections	may consider will not exceed 50%	50%
Industrial Revenue Bonds - Sales Tax Exemption		UG supports	sales tax exemption
LIHTC	4% program needs UG support	supportive, prefer a blend of market and affordable	Needs UG support
ITC		Support	Needs UG support
Opportunity Zones		support continuing in OZ 2.0	
Additional Requests			
Supportive of grant requests	to assist in securing external funding	support	
Community Benefit ordinance		may submit	
UG to assign primary point of contact Planning	Expedite zoning, permitting, and plan review	support	
Property taxes on the land will adhere to the value provided by County Appraiser			
Permitting Fees	waive all	Support	
Brownfields	UG identify and securing any brownfield grants	willing to negotiate working on remediation efforts	
KHRC		UG requires additional details	
RAISE grant	UG to take the lead in applying for \$20 million	Developer to prepare initial draft	
Phasing plan		Developer to provide detailed plan of phases and performance obligations	
Funding Agreement		Developer must execute and submit payment to establish project fund before parties can move forward in negotiating development agreement.	
BPU interconnection agreement	work collaboratively	support	

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Public Incentives:	TIF:
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Report to Economic Development & Finance Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT
	Shelley Kneuvean, Chief Financial Officer skneuvean@wycokck.org x5849	Finance
AGENDA ITEM #4.2.		
PRESENTATION: SECOND QUARTER 2026 FINANCIAL REPORT		
BACKGROUND		
Presentation of the 2nd Quarter Financial Report		
RECOMMENDATION		
For information only		
None		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
None		
LEGAL/ POLICY CONSIDERATIONS		
None		
ATTACHMENTS		
2nd Quarter Financial Report - April - June 2026, 2nd Quarter 2026 Financial Report FINAL		

Approved by Mayor/Administrator to add to agenda.



SECOND QUARTER 2026 FINANCIAL REPORT

April - June 2026

Prepared by

Dr. Shelley Kneuvean
Chief Financial Officer &
Finance and Budget
Departments

August 2026

Second Quarter, April – June 2026

BUDGET TO ACTUALS as of June 30, 2026

The first section of the report is a summary comparison of the Unified Government's major funds: City General Fund, County General Fund, Parks Consolidated Fund, Dedicated Sales Tax Fund, and the Sanitary Sewer fund. The data provided in this report is unaudited which is done at year end and is the best estimate as of the end of June 2026.

Further, it should be noted this report reflects the actual expenditure as a cash basis budget for expenditures and transfers to other funds and does not include encumbrances (defined as obligated funds but not yet spent).

Categories for revenues are provided in detail specifying the breakdown between types of taxes to include real property taxes based on the adopted mill rate and motor vehicles taxes based on values determined by the state for cars, boats, trucks, etc.; sales and use taxes; and other taxes or fees are broken out by major categories including the BPU pilot, franchise taxes paid by other utilities, and miscellaneous other taxes.

Expenses include functional classifications including personnel (salaries and benefits), contractual services, commodities, capital outlay, grants and claims, debt service, and transfers. A contingency is also budgeted. These classifications follow Government Accounting Standards.

CITY GENERAL FUND REVENUES & EXPENSES 2026

The 2026 City General Fund budget was \$191.6 million in revenue and \$192.8 million in expenses, with a net change to fund balance of (\$1,122,232). This is a structurally imbalanced budget indicating the planned expenses exceed the anticipated revenue for the year. Best practice is to have a structurally balanced budget.

Revenues

Compared to the adopted budget of \$191.6 million, revenues were \$114.2 million or 60% of the budgeted revenues as of the second quarter.

Included in the annual budget of the City General Fund is approximately \$10.6 million in revenue reported as "Annual Appropriation for Star Bonds" and an offsetting expense budgeted in the category of debt service related to the 1999 Speedway Star Bonds and the 1999 Speedway Taxable TIF bonds. These are the only STAR bonds accounted for in this manner due to a requirement of the bond covenants. This results in a net zero difference to the bottom line at budget adoption for revenues and expenses. These bonds are paid from a state-held fund, the Speedway Bond Finance Fund, which includes all captured

sales taxes to repay the bonds. Based on an analysis of this fund, there is adequate funding to fully pay off the bonds in 2027. However, because of the Guaranteed Annual Appropriation Clause included as part of the bond documents, the Unified Government is required to budget this item annually in case there are inadequate funds. At year end when the bonds are paid by the dedicated Speedway STAR bonds fund, the amount is removed from both the revenue and the expenses in the fourth quarter report and final comprehensive financial audit. When the debt is retired in 2027, both the revenue and expense will be removed from future budgeted appropriations which will provide more accurate budget comparisons.

There are three main revenue sources for the city general fund: property taxes, sales and uses taxes, and BPU PILOTS.

- Real property taxes are at \$40.7 million as of the second quarter or 97% of the budget and motor vehicles taxes are at \$1.8 million or 58% of the budget. During the second quarter, the first ½ payment of property taxes is reported although some taxpayers pay the entire amount. The second ½ payment is due in May and will be captured in the second quarter report. Motor vehicles taxes are slightly higher than anticipated but are paid monthly between January and September based on the first letter of the last name of the vehicle owner.
- Sales taxes are at \$33.4 million or 54% of budgeted revenues.

As a note, for the fourth quarter of 2025, the one-time realized revenues related to the Plaza at the Speedway and American Royal project from the terminated Tax Increment Financing fund were reclassified from sales & use taxes to transfers in accordance with GAAP and GASB requirements. Although it is reported on a different line for year end in this quarterly report as it will be in the final 2025 audit (transfers in); the reclassification does not change the bottom line for the fund.

- The BPU PILOT revenue estimate was estimated with a small increase over 2025 levels to reflect actual trends working with BPU and considering the city senior/disabled BPU pilot waiver program and the impact the General Motors plant closure and related businesses for a portion of last year. Compared to the adopted budget for 2026, collections are approximately 46% of the budgeted amount for the second quarter.
- Another category is “miscellaneous taxes” which includes the occupation business tax, casino taxes and casino state revenue share, liquor taxes, delinquent taxes paid, special assessments, and payment in lieu of tax payments related to Industrial Revenue Bonds. Compared to the budget of \$8 million, \$6.4 million was collected during the second quarter or 79% of budget.
- Budgeted revenue for charges for services was adjusted down in 2026 compared to 2025 based on actuals and in the second quarter actual were \$1.6 million or 48% of the budgeted revenue.

Expenses

Compared to the adopted budget of \$192.8 million, expenses were \$92.2 million or 48% of the budgeted expenses for the second quarter.

Personnel costs, which represent the organization's largest expense category, have exceeded budget at year-end for several consecutive years. This is the first year the organization implemented a change to authorize only budgeted positions for hiring, rather than relying on historical personnel spending trends. For the second quarter expenses were \$73.3 million or 51% of the budget. If this trend continues, the Unified Government should not significantly overspend salaries and benefits as has been the case in previous years.

2026 City General Fund Net Revenue & Fund Balance

- At budget adoption, the 2026 net revenue was expected to be negative by (\$1,122,232).
- As budget adoption, the estimated fund balance at year end is projected to be \$39,109,359 or 20% of budgeted expenditures (updated with 2025 audited final numbers). By Commission policy, the Unified Government requires 17% fund balance with a goal of 25% equal to roughly three months operating expenses (Resolution 35-18).

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS						
STATEMENT OF REVENUES AND EXPENSES						
CITY GENERAL FUND						
YTD Second Quarter April - June 2026						
	BUDGET FISCAL YEAR FY 2024	YTD ACTUALS 12/31/2024	BUDGET FISCAL YEAR FY 2025	YTD ACTUALS EST 12/31/2025	BUDGET FISCAL YEAR FY 2026	YTD ACTUALS 6/30/2026
Operating Revenues:						
Property Taxes						
Real Property	\$ 37,225,741	\$ 37,874,973	\$ 35,149,327	\$ 34,734,968	\$ 42,000,176	\$ 40,637,710
Motor Vehicle	3,143,605	3,259,639	3,206,691	3,460,561	3,127,672	1,758,749
Sales & Use Taxes	57,078,624	60,851,837	58,795,674	62,977,759	61,870,199	33,683,013
Other Taxes	-	-	-	-	-	-
BPU Pilot	39,150,000	38,885,308	37,100,000	36,303,767	37,700,000	17,308,224
Franchise Taxes	10,672,000	9,952,202	10,100,947	10,468,329	10,153,447	5,345,632
Miscellaneous Taxes	16,229,746	4,949,820	8,355,596	8,173,065	8,037,575	6,352,736
Annual Appropriations for Star Bonds	-	-	10,334,389	1	10,594,214	1
Licenses, Permits and Fees	1,264,229	1,244,575	1,267,179	1,236,885	1,266,544	718,733
Intergovernmental	840,800	943,085	835,700	890,175	842,554	668,591
Charges for Services	3,623,630	4,609,180	5,130,551	2,923,514	3,324,688	1,588,243
Fines, Forfeitures and Penalties	1,958,200	2,191,600	2,044,390	2,294,328	2,099,167	1,337,453
Interest Income	800,000	1,897,564	800,000	1,843,936	2,000,000	1,359,676
Transfers In	3,280,000	3,435,032	3,680,000	11,319,493	3,920,000	1,960,000
Miscellaneous	3,929,053	4,515,686	3,762,988	4,667,786	4,292,495	867,758
Reimbursements	-	309,685	# 442,321	363,758	# 402,335	595,975
Other Financing Sources	-	-	-	-	-	-
Total Operating Revenues	179,195,628	174,920,186	181,005,753	181,658,323	191,631,066	114,182,493
Operating Expenses:						
Salaries & Benefits	\$ 133,020,000	\$ 135,093,101	\$ 133,930,000	\$ 135,744,354	\$ 142,615,405	\$ 73,319,027
Contractual Services	19,924,745	20,258,532	19,595,721	19,979,933	22,743,866	12,997,522
Commodities	3,630,653	3,789,328	4,776,127	4,271,836	4,861,240	1,668,523
Capital Outlay	3,287,950	2,728,693	2,254,568	1,117,861	1,762,532	943,612
Grants and Claims	6,984,836	5,462,235	6,707,608	5,913,620	7,113,386	3,227,767
Debt Service	10,723,433	638,797	10,972,296	637,907	11,235,339	33,063
Transfers Out	2,492,050	2,995,187	2,152,050	11,401,544	1,807,050	41,026
Miscellaneous / Other	2,495	594	2,495	-	2,495	-
Contingency	611,985	-	611,985	-	611,985	-
Total Operating Expenses	180,678,147	170,966,467	181,002,850	179,067,055	192,753,298	92,230,540
Increase/(Decrease) in Net Revenue	\$ (1,482,519)	\$ 3,953,718	\$ 2,903	\$ 2,591,268	\$ (1,122,232)	\$ 21,951,953
ACFR BUDGETARY BASIS FUND BALANCE						
Beginning of year	33,686,593	² \$ 33,686,593	² 37,640,323	² 37,640,323	² 40,231,591	³ 39,109,359
End of year	\$ 32,204,074	² \$ 37,640,311	² \$ 37,643,225	² \$ 40,231,591	³ \$ 39,109,359	20%

¹ Figures include the \$10.6 million in Star Bonds revenues and offsetting expenses required to be budgeted in the general fund, but paid from a special state fund.

² Updated with 2025 final audited numbers

³ Estimated, unaudited figure

COUNTY GENERAL FUND

2026 County General Fund Revenues & Expenses

The 2026 County General Fund budget was \$93.3 million in revenue and \$94.1 million in expenses, with a net change to fund balance of (\$867,480). This is a structurally imbalanced budget indicating the planned expenses exceed the anticipated revenue for the year. Best practice is to have a structurally balanced budget.

Revenues

As compared to the adopted budget of \$93.2 million, revenues were \$79.3 million or 85% of the budgeted revenues as of the second quarter.

The largest revenue source for the County General Fund is real property taxes, which are at \$62.5 million as of the second quarter, or 97%. During the second quarter, the first ½ payment of property taxes is reported although some taxpayers pay the entire amount. The second ½ payment is due in May and will be captured in the second quarter report. Motor vehicles taxes are slightly higher than anticipated.

Sales tax is budgeted at \$9.6 million, and actuals are at \$5.2 million or 55% as of the second quarter.

Expenses

As compared to the adopted budget of \$94.1 million, expenses were \$45.1 million or 48% of the budgeted expenses as of the second quarter.

Personnel costs, which represent the organization's largest expense category, have exceeded budget at year-end for several consecutive years. This is the first year the organization implemented a change to authorize only budgeted positions for hiring, rather than relying on historical personnel spending trends. For the second quarter expenses were \$29.4 million or 45% of the budget. If this trend continues, the Unified Government will not overspend salaries and benefits as has been the case in previous years. However, the most unpredictable portion of this category is Sheriff's Office overtime required to staff the jail properly which is dependent on the jail population.

2026 County General Fund Net Revenue & Fund Balance

- At budget adoption, the 2026 net revenue was expected to be negative by (\$867,480).
- At budget adoption, the estimated fund balance at year end is projected to be \$5,802,088 or 6.2% of budgeted expenditures (updated with 2025 audited final numbers). By Commission policy, the Unified Government requires 17% fund balance with a goal of 25% equal to roughly three months operating expenses (Resolution 35-18).

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS
STATEMENT OF REVENUES AND EXPENSES
COUNTY GENERAL FUND
YTD Second Quarter April - June 2026

	BUDGET FISCAL YEAR FY 2024	YTD ACTUALS 12/31/2024	BUDGET FISCAL YEAR FY 2025	YTD ACTUALS EST 12/31/2025	BUDGET FISCAL YEAR FY 2026	YTD ACTUALS 6/30/2026	
Operating Revenues:							
Property Taxes							
Property Taxes	\$ 55,479,087	\$ 54,196,178	\$ 54,646,669	\$ 54,561,744	\$ 64,180,249	\$ 62,463,571	97%
Motor Vehicle	4,557,327	4,895,698	4,886,068	5,019,302	4,592,943	2,688,684	59%
Sales & Use Taxes	9,217,864	9,385,799	9,012,568	9,774,593	9,587,568	5,244,894	55%
Other Taxes	2,528,000	2,505,343	4,882,542	5,380,545	4,761,947	3,533,105	74%
Licenses, Permits and Fees	1,190,500	1,005,776	1,036,000	1,067,839	1,036,000	543,905	53%
Ingovernmental	60,650	2,384,788	62,180	78,490	56,195	30,871	55%
Charges for Services	1,835,500	1,270,302	2,411,436	1,520,544	1,537,350	814,805	53%
Fines, Forfeitures and Pentalties	2,327,586	2,479,522	2,486,955	2,718,550	2,421,988	1,421,814	59%
Interest Income	3,600,000	3,568,385	2,500,000	3,067,629	3,400,000	1,748,241	51%
Transfers In	-	-	1,774,659	2,275,568	-	-	-
Miscellaneous	1,178,515	2,096,911	1,095,025	1,755,595	1,074,823	562,752	52%
Reimbursements	-	124,993	121,320	519,286	606,523	244,430	40%
Other Financing Sources	-	-	-	-	-	-	-
Total Operating Revenues	81,975,029	83,913,694	84,915,423	87,739,685	93,255,586	79,297,073	85%
Operating Expenses:							
Salaries & Benefits	\$ 56,500,000	\$ 59,228,120	\$ 57,077,000	\$ 62,757,319	\$ 64,684,404	\$ 29,395,558	45%
Contractual Services	19,527,612	19,957,470	19,827,246	19,380,306	22,313,567	13,389,108	60%
Commodities	2,481,166	2,488,156	2,784,521	2,315,998	2,555,539	701,943	27%
Capital Outlay	2,095,000	1,297,311	189,800	518,924	1,261,500	369,867	29%
Grants and Claims	1,185,785	1,021,092	1,172,787	863,714	1,172,787	427,968	36%
Transfers Out	1,853,000	3,169,903	1,720,000	2,585,373	1,784,000	773,140	43%
Miscellaneous / Other	1,218	(16)	1,776,233	(18)	1,218	(10)	-1%
Contingency	365,051	-	350,051	-	350,051	-	-
Total Operating Expenses	84,008,832	87,162,036	84,897,638	88,421,616	94,123,066	45,057,575	48%
Increase/(Decrease) in Net Revenue	\$ (2,033,803)	\$ (3,248,342)	\$ 17,785	\$ (681,932)	\$ (867,480)	\$ 34,239,498	
ACFR BUDGETARY BASIS FUND BALANCE							
Beginning of year	\$ 10,599,843	\$ 10,599,843	\$ 7,351,500	\$ 7,351,500	\$ 6,669,568	\$ 5,802,088	6.2%
End of year	\$ 8,566,040	\$ 7,351,501	\$ 7,369,286	\$ 6,669,568	\$ 5,802,088	\$ 5,802,088	

¹ Includes \$2,332,632 in ARPA Revenue Replacement Funds

² Updated with 2025 final audited numbers

³ Estimated, unaudited figure

PARKS CONSOLIDATED FUND

2026 Parks Consolidated Fund Revenues & Expenses

The 2026 Parks Consolidated Fund budgeted revenue is \$9.3 in revenue and \$9.6 in budgeted expenses at budget adoption with planned spending of excess fund balance for one-time expenses.

Revenues

The primary revenue for the consolidated Park Fund is the County property tax for operation and maintenance of county parks and the transfer from the City General Fund to Parks for operation and maintenance of city parks. Compared to the adopted budget of \$9.2 million, revenues were \$6.1 million or 66% of the budgeted revenues for the second quarter.

Expenses

As compared to the adopted budget of \$9.6 million, expenses were \$3.9 million or 41% of the budgeted expenses as of the second quarter.

2026 Parks Consolidated Fund Net Revenue & Fund Balance

- At budget adoption, the 2026 net revenue was expected to be negative by (\$345,895).
- At budget adoption, the estimated fund balance at year end was projected to be \$3,123,452 or 32% of budgeted expenditures (updated with 2025 audited final numbers). By Commission policy, the Unified Government requires 17% fund balance with a goal of 25% equal to roughly three months operating expenses (Resolution 35-18). To have a 25% fund balance, approximately \$2.4 million would be required. This indicates some future capacity to spend down fund balance for one-time expenses such as capital projects (approximately \$780K).

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS
STATEMENT OF REVENUES AND EXPENDITURES
Parks Consolidated Fund
YTD First Quarter April - June 2026

	BUDGET FISCAL YEAR FY 2024	AMENDED FISCAL YEAR FY 2024	YTD ACTUAL EST 12/31/2024	BUDGET FISCAL YEAR FY 2025	YTD ACTUAL EST 12/31/2025	BUDGET FISCAL YEAR FY 2026	YTD ACTUAL EST 6/30/2026	
Operating Revenues:								
Property Taxes								
Property Taxes	\$ 3,181,643	\$ 3,173,347	\$ 3,124,650	\$ 2,776,854	\$ 2,774,501	\$ 2,859,242	\$ 2,786,102	97%
Motor Vehicle	266,787	286,968	327,940	248,284	294,103	204,616	136,685	67%
Sales & Use Taxes			-					
Other Taxes				136,666	147,597	111,657	51,685	46%
Intergovernmental (Transfer from City GF)	4,900,000	4,900,000	4,900,000	4,900,000	4,900,000	5,000,000	2,500,000	50%
Transfer in	-	-	-	-	86,309		-	
Charges for Services	872,400	850,100	871,591	897,100	694,147	1,002,410	526,445	53%
Miscellaneous (incl licenses / permits)	113,350	123,550	274,550	116,350	392,178	111,350	116,838	105%
Total Operating Revenues	9,334,180	9,333,965	9,498,731	9,075,255	9,288,835	9,289,276	6,117,756	
Operating Expenses:								
Salaries & Benefits	\$ 5,960,102	\$ 5,323,503	\$ 5,098,902	\$ 6,000,000	\$ 4,931,982	\$ 6,172,316	\$ 2,171,192	35%
Contractual Services	2,179,823	2,223,681	2,045,633	2,129,581	2,112,821	2,367,629	1,375,644	58%
Commodities	732,250	790,967	770,944	708,757	755,483	824,486	333,499	40%
Capital Outlay	190,000	1,172,000	379,689	-	4,000	90,000	-	
Grants and Claims	10,005	10,005	6,357	10,005	7,649	10,005	(55)	-1%
Transfers Out	294,000	195,000	1,113,875	15,000	483,234	15,000	7,500	50%
Miscellaneous / Other	1,110	1,110	-	1,110	-	1,110	-	
Contingency	150,000	150,000	-	200,000	-	154,625	-	
Total Operating Expenses	9,517,290	9,866,266	9,415,400	9,064,453	8,295,169	9,635,171	3,887,780	
Increase/(Decrease) in Net Revenue	\$ (183,110)	\$ (532,301)	\$ 83,331	\$ 10,802	\$ 993,667	\$ (345,895)	\$ 2,229,976	
ACFR BUDGETARY BASIS FUND BALANCE								
Beginning of year	2,392,349	¹ 2,392,349	¹ 2,392,349	¹ 2,475,680	¹ 2,475,680	² 3,469,347	²	
End of year	<u>\$ 2,209,239</u>	¹ <u>\$ 1,860,048</u>	¹ <u>\$ 2,475,680</u>	¹ <u>\$ 2,486,481</u>	² <u>\$ 3,469,347</u>	² <u>\$ 3,123,452</u>	32%	
¹ Updated with 2025 final audited numbers								
² Estimated, unaudited figure								

DEDICATED SALES TAX FUND

The Dedicated Sales Tax fund is a 3/8th cent city sales tax that expires June 30, 2030. The revenue from this tax is split between city public safety functions (fire and police only) and neighborhood infrastructure.

2026 Dedicated Sales Tax Revenues & Expenses

The 2026 Dedicated Sales Tax Fund adopted budget was \$14.95 million in revenue and \$18.2 million in expenses, with planned spending of the excess fund balance for one-time expenses of approximately \$3.3 million.

Revenues

As compared to the adopted budget of \$14.95 million, revenues were \$3.8 million or 26% of the budgeted revenues for the second quarter.

Expenses

As compared to the adopted budget of \$18.2 million, expenses were \$9.5 million or 52% of the budgeted expenses for the second quarter.

2026 Dedicated Sales Tax Fund Net Revenue & Fund Balance

- At budget adoption, the 2026 net revenue was expected to be negative by approximately (\$3.3 million) due to planned spending of a portion of the excess fund balance.
- At budget adoption, the estimated fund balance at year end was projected to be \$1.8 million or 10% of budgeted expenditures (updated with 2025 final audited numbers).
- By Commission policy, the Unified Government requires 5-10% fund balance (Resolution 7-26-18). However, of the total expenses, \$8.8 million are related to annual operating expenses funding city policy and fire (salaries & benefits, contractual services, and commodities). Given that, the fund balance is 20% of the operating expenses (excluding capital) which helps to hedge against a downturn in sales tax without affecting personnel costs.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS
STATEMENT OF REVENUES AND EXPENSES
Dedicated Sales Tax-FND212
YTD Second Quarter April - June 2026

	BUDGET FISCAL YEAR FY 2024	YTD ACTUAL 12/31/2024	BUDGET FISCAL YEAR FY 2025	YTD ACTUAL 12/31/2025	BUDGET FISCAL YEAR FY 2026	YTD ACTUAL 6/30/2026	
Operating Revenues:							
Taxes							
Sales & Use taxes	\$ 13,787,000	\$ 14,668,670	\$ 14,246,000	\$ 14,763,680	\$ 14,943,000	\$ 7,574,628	51%
Intergovernmental	-	-	-	-	-	-	
Fines Forfeitures and Penalties	-	104,178 ¹	-	-	-	-	
Miscellaneous	10,500	782,923	10,500	512,073	10,102	-	
Total Operating Revenues	13,797,500	15,555,771	14,256,500	15,275,753	14,953,102	7,574,628	51%
Operating Expenses:							
Salaries & Benefits	\$ 5,984,813	5,755,818	\$ 6,204,531	6,232,714	\$ 6,686,387	2,824,441	42%
Contractual Services	1,304,383	1,183,223	1,235,653	1,287,043	1,235,581	483,071	39%
Commodities	1,162,974	1,110,695	578,704	578,354	878,776	723,842	82%
Capital Outlay	7,541,900	6,989,942 ¹	7,419,900	5,934,571	7,951,100	5,385,255	68%
Grants	-	-	65,000	-	65,000	50,000	77%
Transfers Out	1,014,000	1,014,000	1,014,000	2,686,620	1,404,000	-	
Total Operating Expenses	17,008,070	16,053,678	16,517,788	16,719,302	18,220,844	9,466,609	52%
Increase/(Decrease) in Net Revenue	\$ (3,210,570)	\$ (497,907)	\$ (2,261,288)	\$ (1,443,549)	\$ (3,267,742)	\$ (1,891,981)	
ACFR BUDGETARY BASIS FUND BALANCE							
Beginning of year	7,003,306 ²	7,003,306 ²	6,505,399 ²	6,505,399 ²	5,061,850 ³	-	
End of year	\$ 3,792,736 ²	\$ 6,505,399 ²	\$ 4,244,111 ²	\$ 5,061,850 ³	\$ 1,794,108 ³	10%	
¹ Does not include rollover funds to be adjusted at year end close out							
² Updated with 2025 final audited numbers							
³ Estimated, unaudited figure							

SANITARY SEWER FUND

The Sanitary Sewer Fund is an enterprise fund with revenues paid by rate payers and funds the sanitary sewer system and Environmental Services Division of the Public Works Department.

2026 Sanitary Sewer Revenues & Expenses

The sanitary sewer fund is an enterprise fund where the revenues from the rate payers are restricted to be used only for expenses related to operating and maintaining the system. This fund pays for personnel, operations, maintenance, capital projects, and debt service related to maintaining the sanitary sewer system.

Revenues

As compared to the adopted budget of \$58.2 million, revenues were \$27.4 million or 47% of the budgeted revenues as of the second quarter.

Expenses

As compared to the adopted budget of \$61.4 million, expenses were \$27.9 million or 46% of the budgeted expenses as of the second quarter.

2026 Sewer Fund Net Revenue & Fund Balance

- At budget adoption, the 2026 net revenue was expected to be negative by approximately (\$3.2 million) due to spending a portion of the excess fund balance. As such, the estimated fund balance at year end was projected to be \$38.4 million or 63% of budgeted expenditures (updated with 2025 final audited numbers).

However, because fund balance is utilized to fund capital projects with cash in lieu of issuing debt, when possible, the fund balance is typically higher in this fund. This provides cash for the projects approved and appropriated by the Commission.

- By Commission policy, the Unified Government requires 40-50% fund balance (R-35-18).

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

STATEMENT OF REVENUES AND EXPENSES

Sewer Fund - Fund 560

YTD Second Quarter April - June 2026

	BUDGET FISCAL YEAR FY 2024	YTD ACTUAL 12/31/2024	BUDGET FISCAL YEAR FY2025	YTD ACTUAL 12/31/2025	BUDGET FISCAL YEAR FY2026	YTD ACTUAL 6/30/2026	
Operating Revenues:							
Taxes	\$ 13,500	\$ 10,577	\$ 13,500	\$ 10,562	\$ 13,500	\$ 9,743	72%
Licenses, Permits and Fees	322,289	\$ 404,350	322,289	\$ 414,865	422,289	103,931	25%
Charges for Services	51,130,500	\$ 51,836,440	55,264,060	\$ 53,685,718	56,207,977	25,522,436	45%
Interest Income	375,000	\$ 1,489,598	500,000	\$ 2,344,495	1,500,000	1,730,581	115%
Transfers In	-	-	-	-	-	-	-
Miscellaneous	69,843	\$ 660,320	69,843	3,582,706	69,843	19,411	28%
Total Operating Revenues	51,897,632	54,401,285	56,169,692	60,038,346	58,213,609	27,386,102	47%
Operating Expenses:							
Salaries & Benefits	\$ 12,085,968	\$ 11,701,866	\$ 12,328,510	\$ 11,702,091	\$ 14,013,686	\$ 5,749,042	41%
Contractual Services	5,169,109	4,903,193	5,322,617	4,744,843	5,559,649	2,877,044	52%
Commodities	6,041,661	4,313,764	6,041,661	5,408,009	6,019,331	3,117,724	52%
Capital Outlay	7,942,000	7,448,362 ¹	7,620,000	12,885,310	8,110,000	4,059,764	50%
Grants and Claims	6,449,999	6,273,599	6,449,999	6,313,599	6,449,999	3,138,267	49%
Transfers Out to Debt	12,359,516	12,359,516	13,729,880	13,765,621	18,213,053	8,356,526	46%
Debt	2,801,575	1,201,248	2,801,575	1,201,248	2,801,575	600,624	21%
Reserve and Contingency	250,000	-	250,000	-	250,000	-	-
Total Operating Expenses	53,099,828	48,201,548	54,544,242	56,020,721	61,417,293	27,898,991	45%
Increase/(Decrease) in Net Revenue	\$ (1,202,196)	\$ 6,199,737	\$ 1,625,450	\$ 4,017,625	\$ (3,203,684)	\$ (512,889)	
ACFR BUDGETARY BASIS FUND BALANCE							
Beginning of year	31,373,126	31,373,126 ¹	37,572,863	37,572,863	41,590,488		
End of year	\$ 30,170,930	¹ \$ 37,572,863	¹ \$ 39,198,313	\$ 41,590,488	\$ 38,386,804	63%	
		□					
¹ Updated with 2025 final audited numbers							

BANK BALANCES & INVESTMENTS

The second section of this report is a summary of the cash bank balances and the investment portfolio. Cash and Investments are governed by the Cash and Investment Management Policy which is adopted by the Commission annually.

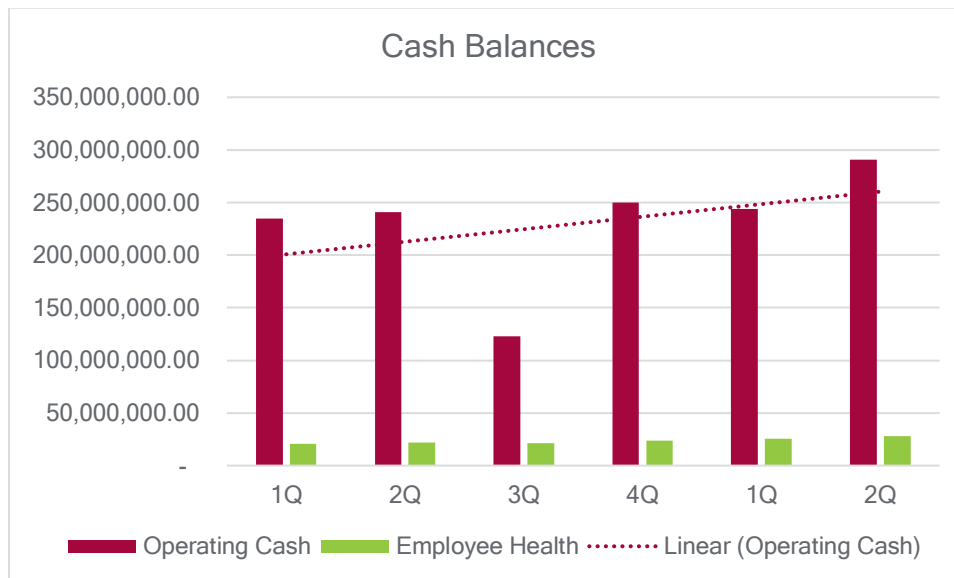
Bank Balances & Investments Summary

Type	Amount
Operating Cash	\$290,958,000
Employee Health Self Insurance Restricted Fund	\$28,035,000
Certificates of Deposit	\$35,000,000
Agency / U.S. Treasury	\$73,481,372
TOTAL	\$427,474,372

A major factor that affects the cash balance is the County function that receives tax payments for all taxing entities and then does distribution of the taxes per state law five times a year. As of the end of the second quarter, three of the five tax distributions were completed by the Treasury Department. The Unified Government receives these payments and disburses them to the appropriate taxing districts pursuant to state law. Distributions occur in January, March, June, September, and October.

Tax Distributions

2026 Tax Distributions by Taxing Entity and Distribution Date						
Taxing Entity	Distribution					Total
	January	March	June	September	October	
State of Kansas	\$ 21,158,542.88	\$ 4,247,854.48	\$ 16,989,443.25			\$ 42,395,840.61
City of Bonner Springs	\$ 3,131,934.17	\$ 445,504.26	\$ 2,408,184.37			\$ 5,985,622.80
City of Lake Quivira	\$ 37,810.29	\$ 2,483.31	\$ 32,695.31			\$ 72,988.91
City of Edwardsville	\$ 2,799,566.70	\$ 351,813.40	\$ 1,648,476.03			\$ 4,799,856.13
Unified School District 500	\$ 21,562,660.05	\$ 4,937,166.97	\$ 17,167,905.53			\$ 43,667,732.55
USD 500 Library	\$ 6,087,779.66	\$ 1,432,711.70	\$ 4,853,884.25			\$ 12,374,375.61
Unified School District 202	\$ 4,840,256.54	\$ 854,098.54	\$ 3,967,172.72			\$ 9,661,527.80
Turner Recreation Commission	\$ 680,813.01	\$ 128,535.04	\$ 555,559.56			\$ 1,364,907.61
Unified School District 203	\$ 8,003,650.74	\$ 2,199,458.78	\$ 7,427,717.89			\$ 17,630,827.41
Unified School District 204	\$ 6,123,769.70	\$ 812,154.52	\$ 4,722,674.41			\$ 11,658,598.63
Kansas City Kansas Community College	\$ 27,589,638.16	\$ 5,959,921.70	\$ 22,546,884.51			\$ 56,096,444.37
Wolcott Drainage District	\$ 1,446.23	\$ 1,231.19	\$ 582.12			\$ 3,259.54
Fairfax Drainage District	\$ 1,082,768.54	\$ 358,396.00	\$ 884,170.10			\$ 2,325,334.64
Kaw Valley Drainage District	\$ 815,487.97	\$ 187,748.60	\$ 567,713.55			\$ 1,570,950.12
KCK Public Library	\$ 1,907,557.74	\$ 394,326.36	\$ 881,391.89			\$ 3,183,275.99
City of Kansas City Kansas	\$ 35,857,025.09	\$ 8,712,460.81	\$ 30,747,378.65			\$ 75,316,864.55
Wyandotte County Kansas	\$ 43,341,815.74	\$ 9,051,484.77	\$ 36,995,061.54			\$ 89,388,362.05
	\$ 185,022,523.21	\$ 40,077,350.43	\$ 69,191,545.63	\$ -	\$ -	\$ 377,496,769.32



Investments

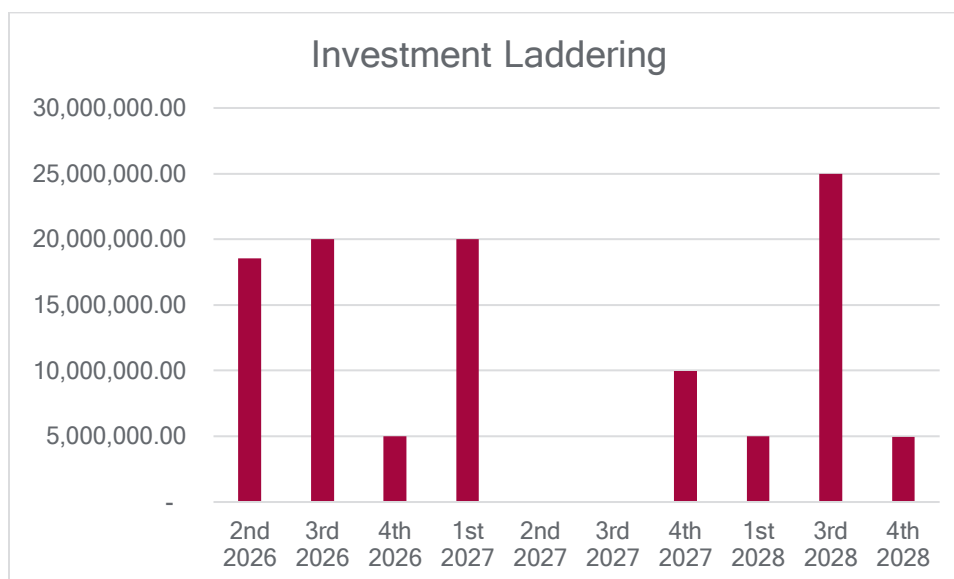
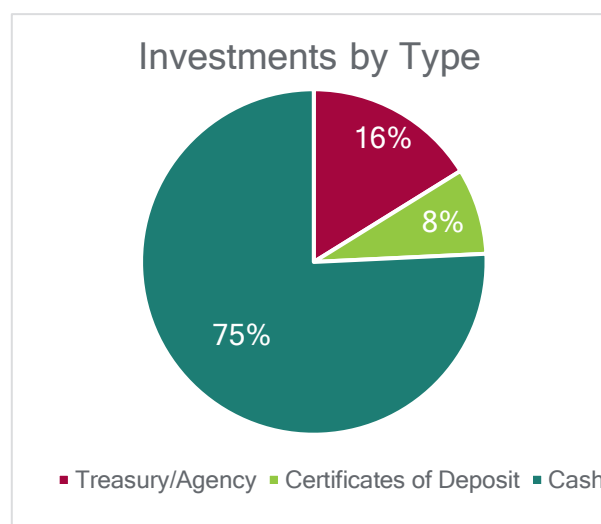
By Kansas State Statute 12-1675 the Unified Government can only invest in interest bearing accounts, certificates of deposit which have a physical location in the County, agency funds, or US Treasury funds (excluding mortgage back securities), or the state municipal investment pool established by K.S.A. 12-1677a for no more than 4 years (based on the approved state waiver granted annually).

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS								
BANK BALANCES & INVESTMENTS PER GENERAL LEDGER								
YTD June 30, 2026								
FINANCIAL INSTITUTION	FUND NO.	FUND	Date Purchased	Date Maturity		CHECKING	INVESTMENTS	Interest Rate
UMB Operating Cash	2561	Cash	n/a	n/a		\$ 290,958,000	\$ -	2.320%
UMB Operating Employee Health Ins	9193	Cash	n/a	n/a		\$ 28,035,000	\$ -	2.320%
Security Bank of Kansas City	n/a	Investment Certificate of Deposit	8/21/2025	8/21/2026	12 month		\$ 10,000,000	3.900%
Capital Federal Savings	n/a	Investment Certificate of Deposit	8/21/2025	8/21/2026	12 month		\$ 10,000,000	3.900%
Capital Federal Savings	n/a	Investment Certificate of Deposit	2/6/2025	2/5/2027	24 month		\$ 15,000,000	4.170%
Mischler Financial	n/a	US Treasury	7/6/2022	6/30/2026	48 month		\$ 18,546,728	2.820%
Mischler Financial	n/a	Agency	12/9/2025	12/1/2026	12 month		\$ 5,004,253	3.625%
Mischler Financial	n/a	US Treasury	3/26/2024	2/26/2027	36 month		\$ 4,995,597	4.500%
Mischler Financial	n/a	Agency	12/9/2025	12/9/2027	24 month		\$ 9,982,725	3.500%
Oppenheimer & Co.	n/a	US Treasury	3/26/2024	3/20/2028	48 month		\$ 4,981,850	4.350%
Mischler Financial	n/a	Investment FHLB	8/19/2025	9/8/2028	36 month		\$ 24,997,488	3.750%
Mischler Financial	n/a	Agency	12/9/2025	11/28/2028	36 month		\$ 4,972,731	3.375%
TOTAL						\$ 318,993,000	\$ 108,481,372	
							\$ 427,474,372	

The UG is experiencing lower interest rate earnings on the cash account, which is approximately 2% as compared to the recent higher returns. The interest rate earnings on these accounts are tied to the treasury rates in the banking contract less a set percentage and fluctuate monthly.

Primary investments by type include cash at 75%, CDs at 8%, and Treasuries at 16%.

In order to maintain the flexibility of taking advantage of favorable market conditions, the Investment Policy limits the length of the investment strategically and encourages laddering the terms over time.



DEBT SUMMARY

The third section of the report is a summary of the outstanding debt by type, original principal, annual principal and interest payments, and year-end balances.

KSA 10-102 defines “municipal bonds” as “all bonds issued by any municipality which constitute a general obligation of the municipality, except railroad aid bonds.” KSA 10-311 states, “Revenue bonds issued by a municipality shall not be included in computing the total bonded indebtedness of such municipality for the purpose of determining the limitations on bonded indebtedness of such municipality.”

For debt, the Unified Government is governed by Kansas State Statutes, 12-345, 12-355, and 12-365. This limits the total municipal debt issuance (generally general obligation bonds) to no more than 30% of the

assessed value within the County as certified to the County Clerk on the preceding August 25. The general obligation debt for the Unified Government is below the statutory cap as this is calculated on the portion of general obligation debt and excludes other types of debt.

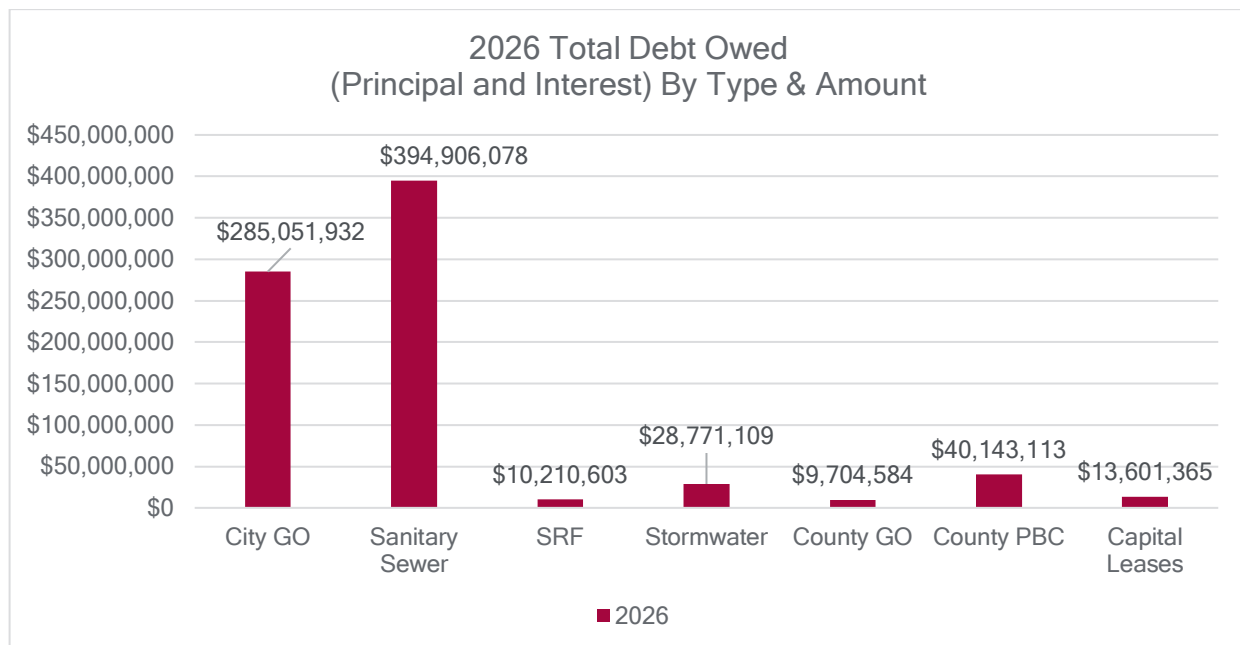
The Unified Government utilizes several types of debt instruments including general obligation bonds for the City and the County, the Public Building Commission for both City and County buildings, state revolving funds, sanitary sewer general obligation bonds (repaid with sanitary sewer revenue), and stormwater general obligation bonds (repaid with stormwater revenue); and capital leases for capital equipment paid by appropriate funds.

OUTSTANDING DEBT

Total outstanding debt for 2026 as of the second quarter is \$782.4 million including the State Revolving Loan Fund and capital leases.

ANNUAL PRINCIPAL AND INTEREST PAYMENTS

For 2026, annual debt payments for principal and interest total \$60.5 million from applicable funds. During the second quarter, a total of \$81 million was issued in the first quarter (Series 2025A bonds for general fund projects and sewer projects budgeted in FY2025) and \$63.2 million in the second quarter for general fund and sewer projects (Series 2025B for projects in the FY2026 budget).



UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

DEBT SUMMARY

FY 2026

	Original Principal Issued 2025	Payments FY25 P/I Amount *	Additions FY25 P/I Amount *	Balance P/I 12/31/2025	Original Principal Issued 2026	Payments FY26 P/I Amount *	Additions FY26 P/I Amount *	Balance P/I 12/31/2026
Debt Issuance								
Capital Lease Obligations	31,867,375	3,751,467	3,830,121	\$17,350,494	27,943,085	3,749,129	-	\$13,601,365
City Regular GO Bonds	361,583,968	31,732,451	39,243,525	\$301,214,041	345,203,968	30,776,610	14,614,501	\$285,051,932
City Sanitary Sewer Bonds	216,071,176	12,229,879	89,634,612	\$248,871,465	299,996,176	16,713,053	162,747,665	\$394,906,078
City State Revolving Fund	19,890,000	1,201,248	-	\$11,411,851	19,890,000	1,201,248	-	\$10,210,603
City Stormwater Bonds	27,676,865	2,048,794	-	\$21,941,370	32,471,865	2,064,493	8,894,232	\$28,771,109
City Levee Bonds	2,060,000	257,000	-	\$0	-	-	-	\$0
City Public Building Commission	1,134,600	127,760	-	\$127,597	1,134,600	127,597	-	\$0
County Regular GO Bonds	19,754,995	2,018,717	-	\$11,713,490	19,754,995	2,008,906	-	\$9,704,584
County Public Building Commission	54,566,012	3,977,394	-	\$44,030,686	53,786,012	3,887,573	-	\$40,143,113
	\$734,604,991	\$57,344,710	\$132,708,258	\$656,660,994	\$800,180,701	\$60,528,607	\$186,256,398	\$782,388,784

¹ excludes City GO debt issued for TIF districts paid by the increment generated from the project and debt service payments

on joint projects by the UG and BPU paid by electric utility revenue

² excludes debt service payments covered by electric utility revenue

³ Lease Finance Schedule 31 Principal (267,300) & Interest (26,198.60)

and Schedule 32 Principal (2,909,998.85) & Interest (626,623.15) which were issued in December 2025

⁴ Excludes Bonds paid off - portion of 2013-B (525,000); 2014-B (1,465,000); Includes bonds issued: 2025-A (24,700,000)

⁵ Includes Bonds issued: 2025-A (56,320,000)

⁶ Includes 10/31/25 payoff of 2013-D with Downtown Hotel CID revenues (1,125,000 Principal, 9,429.38 Interest) resulting in 67,800.62 interest savings 2026-2028

⁷ 2025-A Principal (24,700,000) & Interest (14,611,325.56) which was issued in March 2025

⁸ 2025-A Principal (56,320,000) & Interest (33,314,612.22) which was issued in March 2025

⁹ Excludes LF Schedules Paid off (2010 - CMIP 8675 578,956); 2018 Sch 16 (2,304,733.99); 2020 Sch 21 (99,998.99); 2020 Motorola (940,601)

¹⁰ Excludes Bonds paid off: 2013-D (4,285,000); 2015-B (1,740,000); 2015-D (16,440,000); and a portion of 2020-B (3,180,000)

¹¹ 2026-B Principal (9,265,000) & Interest (5,349,501.04) which was issued in July 2026

¹² Excludes Bonds paid off: 2015-D (3,815,000)

¹³ 2026-A Principal (33,810,000) & Interest (28,906,801.39) which was issued in March 2026

2026-B Principal (53,930,000) & Interest (46,100,863.61) which was issued in July 2026

¹⁴ 2026-A Principal (4,795,000.00) & Interest (4,099,231.51) which was issued in March 2025

¹⁵ Excludes Bonds paid off: 2015-B (2,060,000)

¹⁶ Excludes Bonds paid off: PBC 2015-A (780,000)



SECOND QUARTER FINANCIAL REPORT

APRIL – JUNE, 2026

OVERVIEW OF MAJOR FUNDS & DEDICATED SALES TAX



GENERAL FUNDS CITY AND COUNTY

2026 Budget Revenue:
\$191,631,066

Budget Expense:
\$192,753,298

Change in Net Revenue:
(\$1,122,232)



PARKS COMBINED FUND

2026 Budget Revenue:
\$93,255,586

2026 Budget Expense:
\$94,123,066

Change in Net Revenue:
(\$867,480)



DEDICATED SALES TAX

2026 Budget Revenue:
\$14,953,102

2026 Budget Expense:
\$18,220,844

Change in Net Revenue:
(\$3,267,742)



SANITARY SEWER FUND

2026 Budget Revenue:
\$58,213,609

2026 Budget Expense:
\$61,417,293

Change in Net Revenue:
(\$3,203,684)

Revenue

- ## Expenses

- Net Revenue: (\$1,122,232)

Year End Fund Balance: 20%

Updated with final 2025 ACFR Numbers

¹ Figures include the \$10.6 million in Star Bonds revenues and offsetting expenses required to be budgeted in the general fund, but paid from a special state fund.

² Updated with 2025 final audited numbers

³ Estimated, unaudited figure

3	Estimated, unaudited figure
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PARKS COMBINED FUND

Revenue

- Property tax are at 97%; motor vehicles are at 67%
- Transfer from City General Fund 50%

Expenses

- Salaries & Benefits are at 35%
- Contractual services are at 58%
- Commodities are at 40%

Net Revenue: (\$345,895)

Year End Fund Balance: 32%

Updated with 2025 ACFR Numbers

Opportunity for capital projects of \$780K

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS								
STATEMENT OF REVENUES AND EXPENDITURES								
Parks Consolidated Fund								
YTD First Quarter April - June 2026								
	BUDGET FISCAL YEAR FY 2024	AMENDED FISCAL YEAR FY 2024	YTD ACTUAL EST 12/31/2024	BUDGET FISCAL YEAR FY 2025	YTD ACTUAL EST 12/31/2025	BUDGET FISCAL YEAR FY 2026	YTD ACTUAL EST 6/30/2026	
Operating Revenues:								
Property Taxes								
Property Taxes	\$ 3,181,643	\$ 3,173,347	\$ 3,124,650	\$ 2,776,854	\$ 2,774,501	\$ 2,859,242	\$ 2,786,102	97%
Motor Vehicle	266,787	286,968	327,940	248,284	294,103	204,616	136,685	67%
Sales & Use Taxes			-					
Other Taxes				136,666	147,597	111,657	51,685	46%
Intergovernmental (Transfer from City GF)	4,900,000	4,900,000	4,900,000	4,900,000	4,900,000	5,000,000	2,500,000	50%
Transfer in	-	-	-	-	86,309		-	
Charges for Services	872,400	850,100	871,591	897,100	694,147	1,002,410	526,445	53%
Miscellaneous (incl licenses / permits)	113,350	123,550	274,550	116,350	392,178	111,350	116,838	105%
Total Operating Revenues	9,334,180	9,333,965	9,498,731	9,075,255	9,288,835	9,289,276	6,117,756	
Operating Expenses:								
Salaries & Benefits	\$ 5,960,102	\$ 5,323,503	\$ 5,098,902	\$ 6,000,000	\$ 4,931,982	\$ 6,172,316	\$ 2,171,192	35%
Contractual Services	2,179,823	2,223,681	2,045,633	2,129,581	2,112,821	2,367,629	1,375,644	58%
Commodities	732,250	790,967	770,944	708,757	755,483	824,486	333,499	40%
Capital Outlay	190,000	1,172,000	379,689	-	4,000	90,000	-	
Grants and Claims	10,005	10,005	6,357	10,005	7,649	10,005	(55)	-1%
Transfers Out	294,000	195,000	1,113,875	15,000	483,234	15,000	7,500	50%
Miscellaneous / Other	1,110	1,110	-	1,110	-	1,110	-	
Contingency	150,000	150,000	-	200,000	-	154,625	-	
Total Operating Expenses	9,517,290	9,866,266	9,415,400	9,064,453	8,295,169	9,635,171	3,887,780	
Increase/(Decrease) in Net Revenue	\$ (183,110)	\$ (532,301)	\$ 83,331	\$ 10,802	\$ 993,667	\$ (345,895)	\$ 2,229,976	
ACFR BUDGETARY BASIS FUND BALANCE								
Beginning of year	2,392,349	¹ 2,392,349	¹ 2,392,349	¹ 2,475,680	¹ 2,475,680	² 3,469,347	² 3,469,347	
End of year	\$ 2,209,239	¹ \$ 1,860,048	¹ \$ 2,475,680	¹ \$ 2,486,481	² \$ 3,469,347	² \$ 3,123,452	32%	
¹ Updated with 2025 final audited numbers								
² Estimated, unaudited figure								

- Sales taxes are at 51%

- ## Expenses

Net Revenue: (\$3,267,742) budget;
Spending fund balance for capital

Year End Fund Balance: 10%
Updated with 2025 ACFR Number

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS									
STATEMENT OF REVENUES AND EXPENSES									
Dedicated Sales Tax-FND212									
YTD Second Quarter April - June 2026									
		BUDGET FISCAL YEAR FY 2024	YTD ACTUAL 12/31/2024	BUDGET FISCAL YEAR FY 2025	YTD ACTUAL 12/31/2025	BUDGET FISCAL YEAR FY 2026	YTD ACTUAL 6/30/2026		
Operating Revenues:									
Taxes									
Sales & Use taxes	\$	13,787,000	\$ 14,668,670	\$ 14,246,000	\$ 14,763,680	\$ 14,943,000	\$ 7,574,628	51%	
Intergovernmental		-	-	-	-	-			
Fines Forfeitures and Penalties		-	104,178	-	-	-			
Miscellaneous		10,500	782,923	10,500	512,073	10,102	-		
Total Operating Revenues		13,797,500	15,555,771	14,256,500	15,275,753	14,953,102	7,574,628	51%	
Operating Expenses:									
Salaries & Benefits	\$	5,984,813	5,755,818	\$ 6,204,531	6,232,714	\$ 6,686,387	2,824,441	42%	
Contractual Services		1,304,383	1,183,223	1,235,653	1,287,043	1,235,581	483,071	39%	
Commodities		1,162,974	1,110,695	578,704	578,354	878,776	723,842	82%	
Capital Outlay		7,541,900	6,989,942	7,419,900	5,934,571	7,951,100	5,385,255	68%	
Grants		-	-	65,000	-	65,000	50,000	77%	
Transfers Out		1,014,000	1,014,000	1,014,000	2,686,620	1,404,000			
Total Operating Expenses		17,008,070	16,053,678	16,517,788	16,719,302	18,220,844	9,466,609	52%	
Increase/(Decrease) in Net Revenue		\$ (3,210,570)	\$ (497,907)	\$ (2,261,288)	\$ (1,443,549)	\$ (3,267,742)	\$ (1,891,981)		
ACFR BUDGETARY BASIS FUND BALANCE									
Beginning of year		7,003,306	7,003,306	6,505,399	6,505,399	5,061,850			
End of year		3,792,736	6,505,399	4,244,111	5,061,850	1,794,108		10%	
¹ Does not include rollover funds to be adjusted at year end close out ² Updated with 2025 final audited numbers ³ Estimated, unaudited figure									

SANITARY SEWER FUND

Revenue

- Charges for Services and other revenues at 72%

Expenses

- Salaries & Benefits are at 41%
- Contractual services are at 52%
- Commodities are at 52%
- Capital outlay is at 50%

Net Revenue: (\$3,203,684)

Spending fund balance for capital

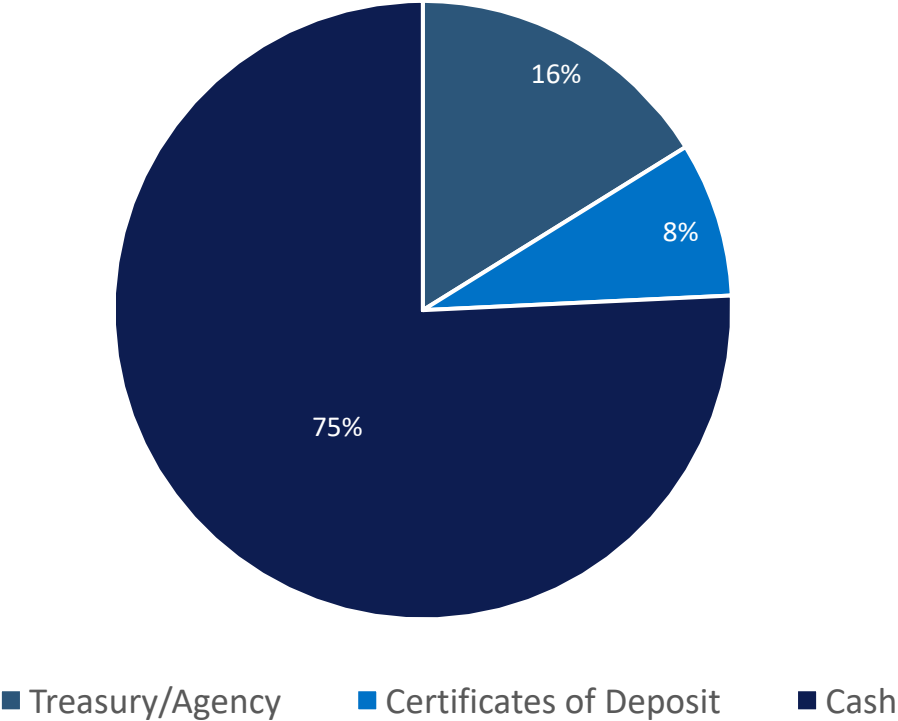
Year End Fund Balance: 63%

Updated with 2025 ACFR Number

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS									
STATEMENT OF REVENUES AND EXPENSES									
Sewer Fund - Fund 560									
YTD Second Quarter April - June 2026									
	BUDGET FISCAL YEAR FY 2024	YTD ACTUAL 12/31/2024	BUDGET FISCAL YEAR FY2025	YTD ACTUAL 12/31/2025	BUDGET FISCAL YEAR FY2026	YTD ACTUAL 6/30/2026			
Operating Revenues:									
Taxes	\$ 13,500	\$ 10,577	\$ 13,500	\$ 10,562	\$ 13,500	\$ 9,743		72%	
Licenses, Permits and Fees	322,289	\$ 404,350	322,289	\$ 414,865	422,289	103,931		25%	
Charges for Services	51,130,500	\$ 51,836,440	55,264,060	\$ 53,685,718	56,207,977	25,522,436		45%	
Interest Income	375,000	\$ 1,489,598	500,000	\$ 2,344,495	1,500,000	1,730,581		115%	
Transfers In	-	-	-	-	-	-			
Miscellaneous	69,843	\$ 660,320	69,843	3,582,706	69,843	19,411		28%	
Total Operating Revenues	51,897,632	54,401,285	56,169,692	60,038,346	58,213,609	27,386,102		47%	
Operating Expenses:									
Salaries & Benefits	\$ 12,085,968	\$ 11,701,866	\$ 12,328,510	\$ 11,702,091	\$ 14,013,686	\$ 5,749,042		41%	
Contractual Services	5,169,109	4,903,193	5,322,617	4,744,843	5,559,649	2,877,044		52%	
Commodities	6,041,661	4,313,764	6,041,661	5,408,009	6,019,331	3,117,724		52%	
Capital Outlay	7,942,000	7,448,362 ¹	7,620,000	12,885,310	8,110,000	4,059,764		50%	
Grants and Claims	6,449,999	6,273,599	6,449,999	6,313,599	6,449,999	3,138,267		49%	
Transfers Out to Debt	12,359,516	12,359,516	13,729,880	13,765,621	18,213,053	8,356,526		46%	
Debt	2,801,575	1,201,248	2,801,575	1,201,248	2,801,575	600,624		21%	
Reserve and Contingency	250,000		250,000		250,000				
Total Operating Expenses	53,099,828	48,201,548	54,544,242	56,020,721	61,417,293	27,898,991		45%	
Increase/(Decrease) in Net Revenue	\$ (1,202,196)	\$ 6,199,737	\$ 1,625,450	\$ 4,017,625	\$ (3,203,684)	\$ (512,889)			
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Beginning of year	31,373,126	31,373,126 ¹	37,572,863	37,572,863	41,590,488				
End of year	\$ 30,170,930	¹ \$ 37,572,863 ¹	\$ 39,198,313	\$ 41,590,488	\$ 38,386,804		63%		
¹ Updated with 2025 final audited numbers									

CASH & INVESTMENTS

Investments by Type

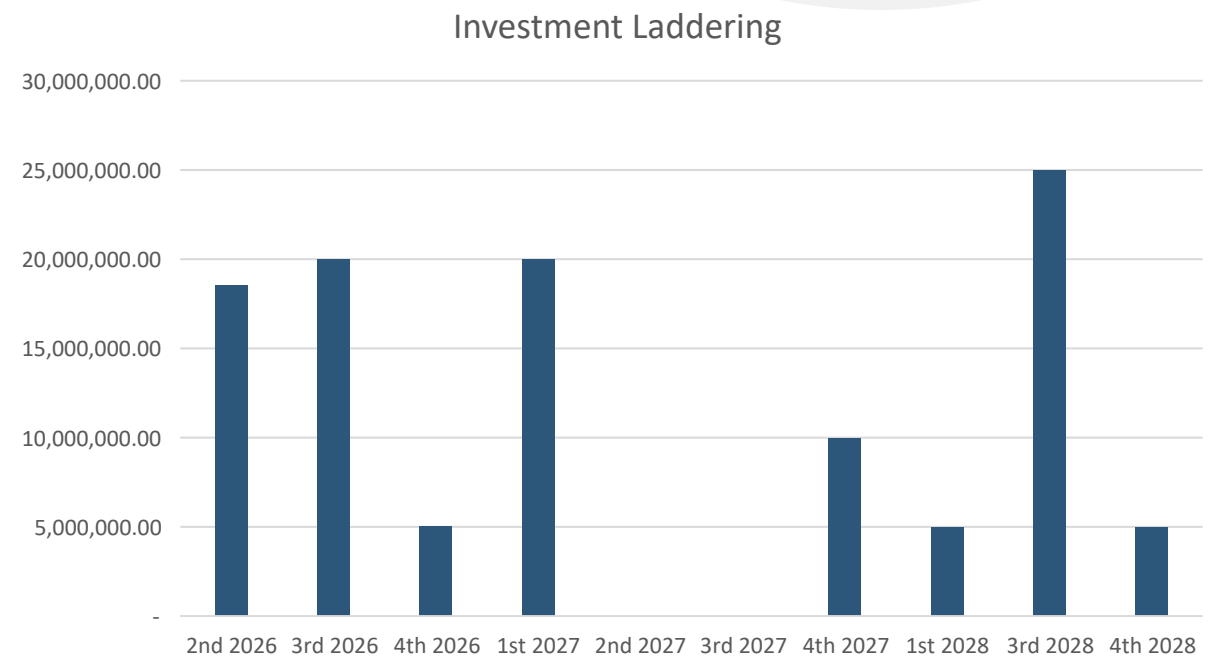
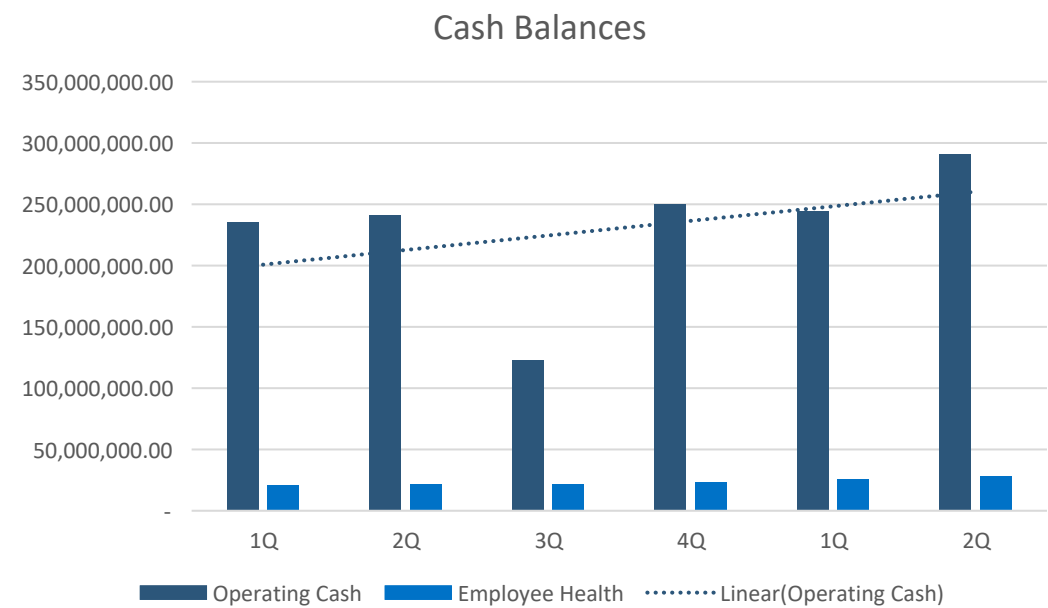


SUMMARY

- Operating cash includes funds held for other taxing districts and earns approximately 2.3% interest (down from last year)
- Employee Health Self Insurance Fund is restricted and earns approximately 2.3% interest
- Total investments: \$108 million; total cash is \$318 million

Type	Amount
Operating Cash	\$290,958,000
Employee Health Self Insurance Restricted Fund	\$28,035,000
Certificates of Deposit	\$35,000,000
Agency / U.S. Treasury	\$73,481,372
TOTAL	\$427,474,372

CASH AND INVESTMENTS



SUMMARY OF OUTSTANDING DEBT PRINCIPAL AND INTEREST PAYMENTS

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY AND KANSAS CITY, KANSAS

DEBT SUMMARY

FY 2026

		Original Principal Issued 2025		Payments FY25 P/I Amount *		Additions FY25 P/I Amount *		Balance P/I 12/31/2025		Original Principal Issued 2026		Payments FY26 P/I Amount *		Additions FY26 P/I Amount *		Balance P/I 12/31/2026
Debt Issuance																
Capital Lease Obligations		31,867,375	³	3,751,467		3,830,121	³	\$17,350,494		27,943,085	⁹	3,749,129		-		\$13,601,365
City Regular GO Bonds	¹	361,583,968	⁴	31,732,451	⁶	39,243,525	^{6, 7}	\$301,214,041		345,203,968	^{10, 11}	30,776,610		14,614,501		\$285,051,932
City Sanitary Sewer Bonds		216,071,176	⁵	12,229,879		89,634,612	⁸	\$248,871,465		299,996,176	^{12, 13}	16,713,053		162,747,665	¹³	\$394,906,078
City State Revolving Fund		19,890,000		1,201,248		-		\$11,411,851		19,890,000		1,201,248		-		\$10,210,603
City Stormwater Bonds		27,676,865		2,048,794		-		\$21,941,370		32,471,865	¹⁴	2,064,493		8,894,232	¹⁴	\$28,771,109
City Levee Bonds		2,060,000		257,000		-		\$0		-	¹⁵	-		-		\$0
City Public Building Commission		1,134,600		127,760		-		\$127,597		1,134,600		127,597		-		\$0
County Regular GO Bonds	²	19,754,995		2,018,717		-		\$11,713,490		19,754,995		2,008,906		-		\$9,704,584
County Public Building Commission	²	54,566,012		3,977,394		-		\$44,030,686		53,786,012	¹⁶	3,887,573		-		\$40,143,113
		\$734,604,991		\$57,344,710		\$132,708,258		\$656,660,994		\$800,180,701		\$60,528,607		\$186,256,398		\$782,388,784



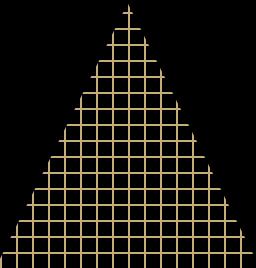
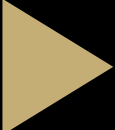
QUESTIONS



Report to Economic Development & Finance Standing Committee

MEETING DATE	PRESENTER	DEPARTMENT
	Shelley Kneuvean, Chief Financial Officer skneuvean@wycokck.org x5849	Finance
AGENDA ITEM #4.3.		
PRESENTATION: OVERVIEW OF ECONOMIC DEVELOPMENT INCENTIVES		
BACKGROUND		
Overview of active Economic Development Incentives Update Tracking Report; STAR Bonds, Industrial Revenue Bonds, Community Improvement Districts, Transportation Development Districts, Tax Increment Financing Districts, and Neighborhood Revitalization Act.		
RECOMMENDATION		
For information only		
None. For information only.		
BUDGET IMPACTS / FINANCIAL CONSIDERATIONS		
N/A		
LEGAL/ POLICY CONSIDERATIONS		
None.		
ATTACHMENTS		
ECONOMIC DEVELOPMENT OVERVIEW Updated Condensed 6-18-26		

Approved by Mayor/Administrator to add to agenda.



ECONOMIC DEVELOPMENT OVERVIEW

DR. SHELLEY KNEUVEAN

APRIL 2026



TYPES OF ECODEVO TOOLS



STAR BONDS



TAX INCREMENT
FINANCING



INDUSTRIAL
REVENUE BONDS



(TDD / CID /
NRA)

What is the State of Kansas STAR Bond Program?

Authorized by KSA 12-17, 160
established in 1993 and
renewed in 2025 (through
2031)

- **Financing tool** that allows Kansas municipalities to issue bonds to finance development of major commercial, entertainment, and tourism projects; **MUST** be approved by the State of Kansas
- Bonds are a public financing tool like a loan to fund improvements and infrastructure for an eligible project & authorized certified expenses; funds a portion of the full development costs & balance is funded by private financing
- Bonds are paid off through the new sales tax generated by the attraction and surrounding development (called the tax increment) – 76% of which is state sales tax
- Does **not obligate** Unified Government or the taxpayers of Wyandotte County & City of Kansas City to repay the bonds; risk is fully taken by bond holders
- Does not include property tax abatement unless there is specific enabling legislation in that regard

CAPTURES SALES TAX INCREMENT FOR PLEDGED SALES TAXES

BASE IS SET BY STATE DEPARTMENT OF
REVENUE for year prior to district commencing or reset

INCREMENT CAPTURED

- State Sales Tax 6.25% - or 76% of the total
- Kansas City Sales Tax 1.0%
- County Sales Tax Wyandotte County & City of Kansas
City Kansas only 1% (approximately 93% of total)

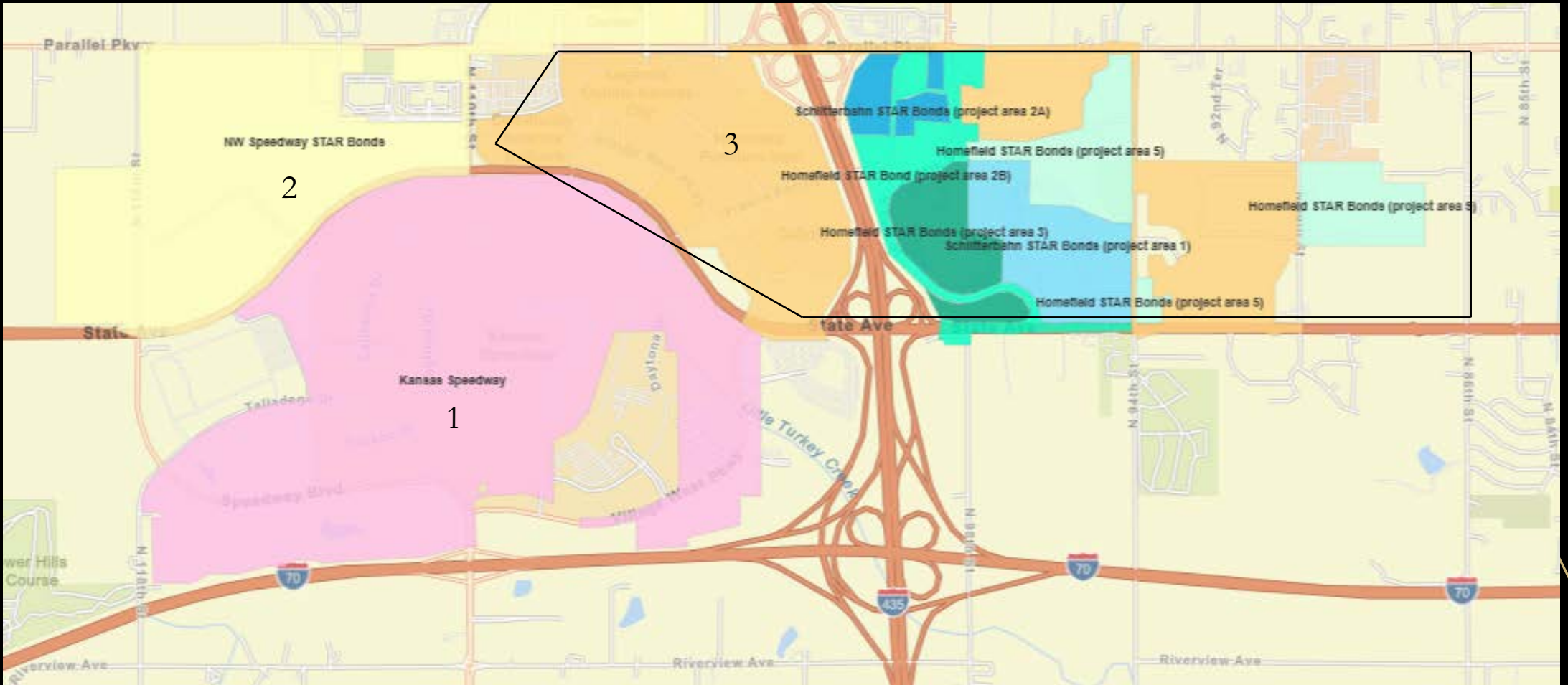
LOCAL SALES TAX NOT CAPTURED

- Transient Guest Tax 10% as of April 1
- EMS Tax .5%
- Dedicated Sales Tax .375%

STATE MAY PLEDGE ADDITIONAL STATE
REVENUES TO PROJECTS

STAR BONDS

STAR Bonds Map – 3 Active Districts



Legends West & East – How it started...



Sports & Tourism



Commercial & Lodging



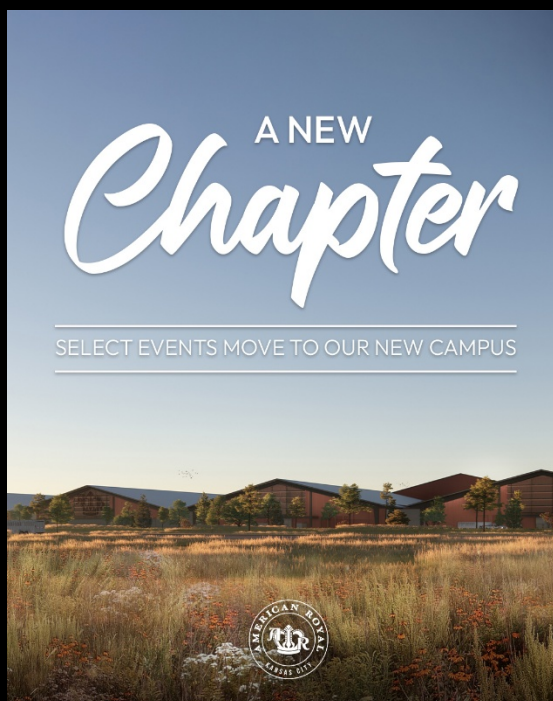
Class A Office



Entertainment & More Tourism

American Royal
Livestock Barns & Exhibit Hall
– 390,000 sq ft

Education Center – 80,000 sq ft



And it continues....



The Future ... Chiefs & Surrounding Development

New indoor / covered stadium to be done by 2031 in KCK/WyCo

\$3 billion minimum investment, 65,000 seats
\$1.8 billion public financing (60%)
\$1.2 billion private investment (40%)

Stadium will be owned by State - no property taxes anticipated

Additional surrounding development - \$1B of which \$325M in WyCo required

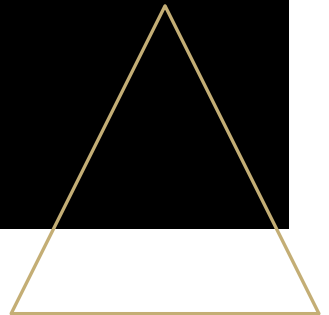
Artist Rendering





How does this affect the taxpayer?

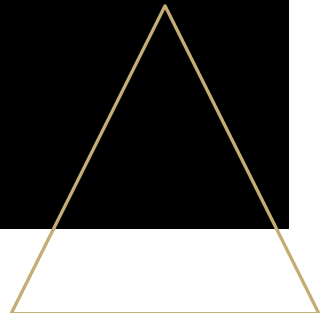
- The public financing is repaid through the new growth in sales taxes from the new development in the district; **no UG backing**
- Consumers pay the same sales tax rate in the district as they would otherwise (6.25% state, 1% city, 1% county) – for the STAR bonds they do not pay any more sales tax than they would otherwise
- The funds are redirected or designated to repay the bonds if pledged to the STAR bonds
- The developer is responsible for the private financing through loans, private bonds, and other capital financing
- This does not affect the property taxes being paid by residents





STAR BONDS – 3 Districts, 6 Active Bonds

1. **Prairie Delaware – Kansas Speedway** (west side of 435) – 1 Bond Active (1999, refinanced in 2014)
 - Terminates in 2027
2. **Northwest Speedway** (American Royal, west side of 435) – 1 Bond to Date
 - Terminates in 2046
3. **Vacation Village** (west and east side of 435) - 4 Bonds (3 project areas/subdistricts)
 - Schlitterbahn (auto mall, etc.) – terminates in 2035
 - US Soccer (Village west/Tanger, Homefield Training) – terminates in 2034
 - Homefield (Menards, Margaritaville, Camping World, etc.) – terminates in 2041 (2 bonds, 2022 & 2025)



Local Revenue Generated from Star Bond Areas

District / Issuance Year	Amount of Bonds	Local Revenue to Repay Bonds 2025	Annual Local Revenue 2025
Prairie Delaware (Kansas Speedway) 1999; portion refunded 2014	\$24.3 million – 30-year bond; terminates 2027 Special enabling legislation	\$280,581	\$0
Vacation Village			
Project Area 1 & 2A Schlitterbahn– 2015	\$72.9 million – 20-year bond; terminates 2035	\$1,669,596	\$2,609,771
Project Area 2B, 3, & 5 Homefield – 2022; 2025	\$145 million total approved, 2 bonds approved to date, 20-year bond; terminates 2041	\$1,851,682	\$2,697,483
Project Area 4 US Soccer - 2015	\$65.2 million – 20-year bond; terminates 2034	\$1,383,837	\$29,404,789
Northwest Speedway (American Royal) - 2026	\$123 million, 20-year bond; terminates 2046	TBD	\$10,662,915
	\$430.4 million in total bonds	\$5,185,696	\$45,374,958 Total
			\$32,388,215 UG *

KCK = \$27.3 million; WyCo = \$5.1 million; Other Taxing Districts \$12.99 million – includes property, sales, and transient guest tax

Total Annual Tax Revenue =
\$50.6 million

Total UG Local Revenue to Repay
STAR Bonds = \$5.2 million

Total Annual Tax Revenue To Taxing
District not captured by STAR Bond
District = **\$45.4 million**

- UG = \$32.4 million
- Other Taxing Districts = \$12.99 million

Every \$1 generates \$7.75 in tax revenue =
775% return on investment

Key bondholders

Total Net Benefit
& Return on
Investment
from Legends
From STAR
Bonds Districts
Only
Not including BPU pilots

Additional Development at Legends Tax Generation - *Not in Star Bonds Districts*

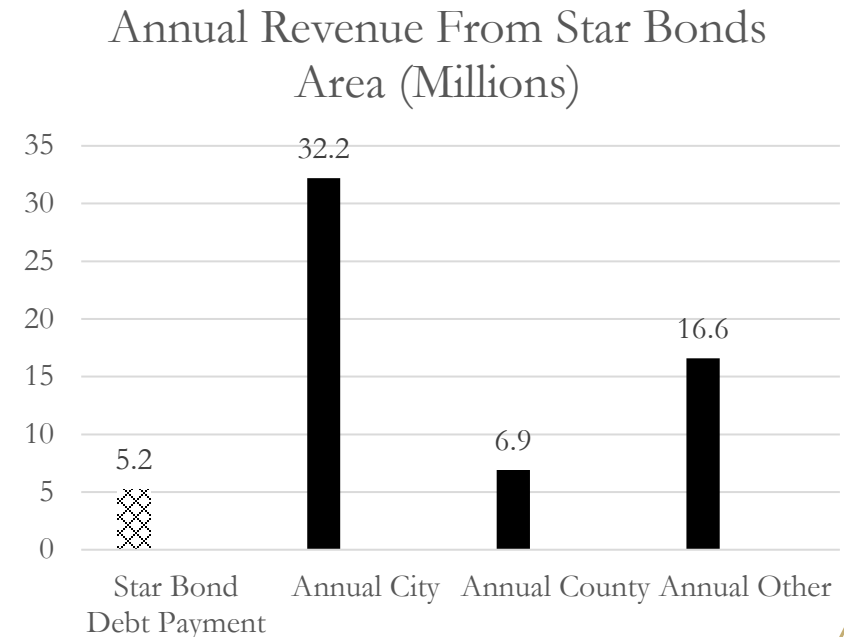
- Property Taxes = \$6,486,369 (approximately \$2,854,000 UG City and County)
- City Sales Tax = \$2,573,392
- County Sales Tax = \$374,157
- EMS Tax = \$381,429
- Dedicated Sales Tax = \$572,143
- TOTAL: \$10.4 Million All Taxing Districts; est. \$6.76 Million Unified Government

Existing examples: Cerner Buildings (State Farm Insurance), Target, JC Penney's, Aldis, Village West Discount Liquors, Chateau Avalon, Hollywood Casino, Urban Outfitters

Future examples: Buc-ees (under construction)

Total Annual Tax Revenue from Legends (not captured by STAR bonds) - \$55.8 million

- **Kansas City Kansas = \$32.2 million**
 - STAR Bond Districts = \$27.3 million
 - Other Development = \$4.9 million
- **Wyandotte County = \$6.9 million**
 - STAR Bond Districts = \$5.1 million
 - Other Development = \$1.8 million
- **Other Taxing Districts = \$16.6 million**
 - STAR Bond Districts = \$12.99 million
 - Other Development = \$3.6 million





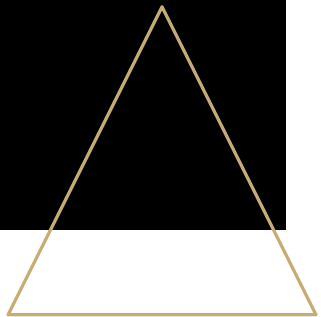
Pay off of STAR & Base Reset =

- 2000, 2004, 2010, & 2013 Bonds were paid off in 2016
- New base was set in 2016 – base frozen from 2016 to 2034 to \$9,381,242 (in addition to the \$55.8 million on slide 17)

City General Fund portion of the frozen base:

- \$4,835,692 City sales/use tax
- \$3,363,707 City share of county sales/use tax

County General Fund portion of the frozen base:

- \$1,181,843 County share of county sales/use tax
- 



Plaza at the Speedway Base Reset

Tax Increment Financing bonds paid off in 2023

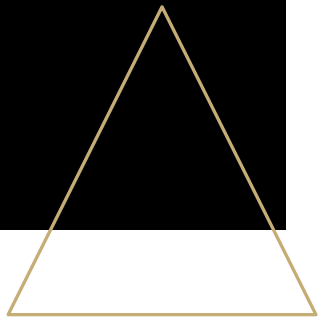
One-time captured funds of \$8,317,582 (\$7,373,486 city and \$944,096 county appropriated to capital projects in 2025)

New base set by state now distributed to taxing districts back to 2016

\$2,876,525 from new calculated based in 2025 to City General Fund beginning 2026

\$267,079 calculated based in 2025 to County General Fund beginning 2026

Increment over the base will be captured by the STAR bonds related to the American Royal

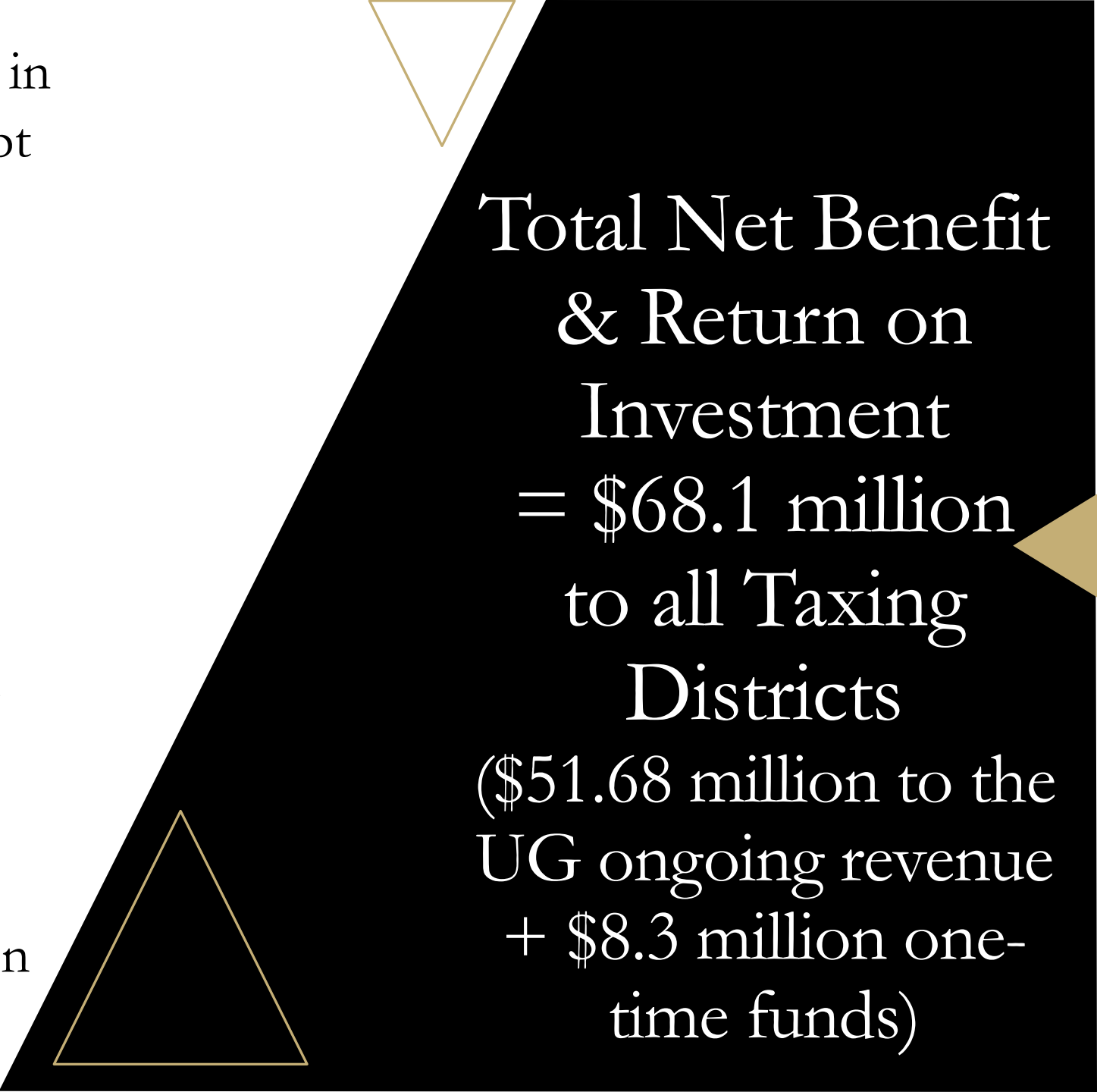


Amount Collected by the Businesses in
Star Bonds not captured to repay debt
= \$45.4 million

Amount Collected by the Businesses
outside of Star bonds districts but
adjacent
= \$10.4 million

Amount Collected through new base
calculations

- Village West \$9.4 million
- PATS \$2.9 million
- Plus one-time funds of \$8.3 million



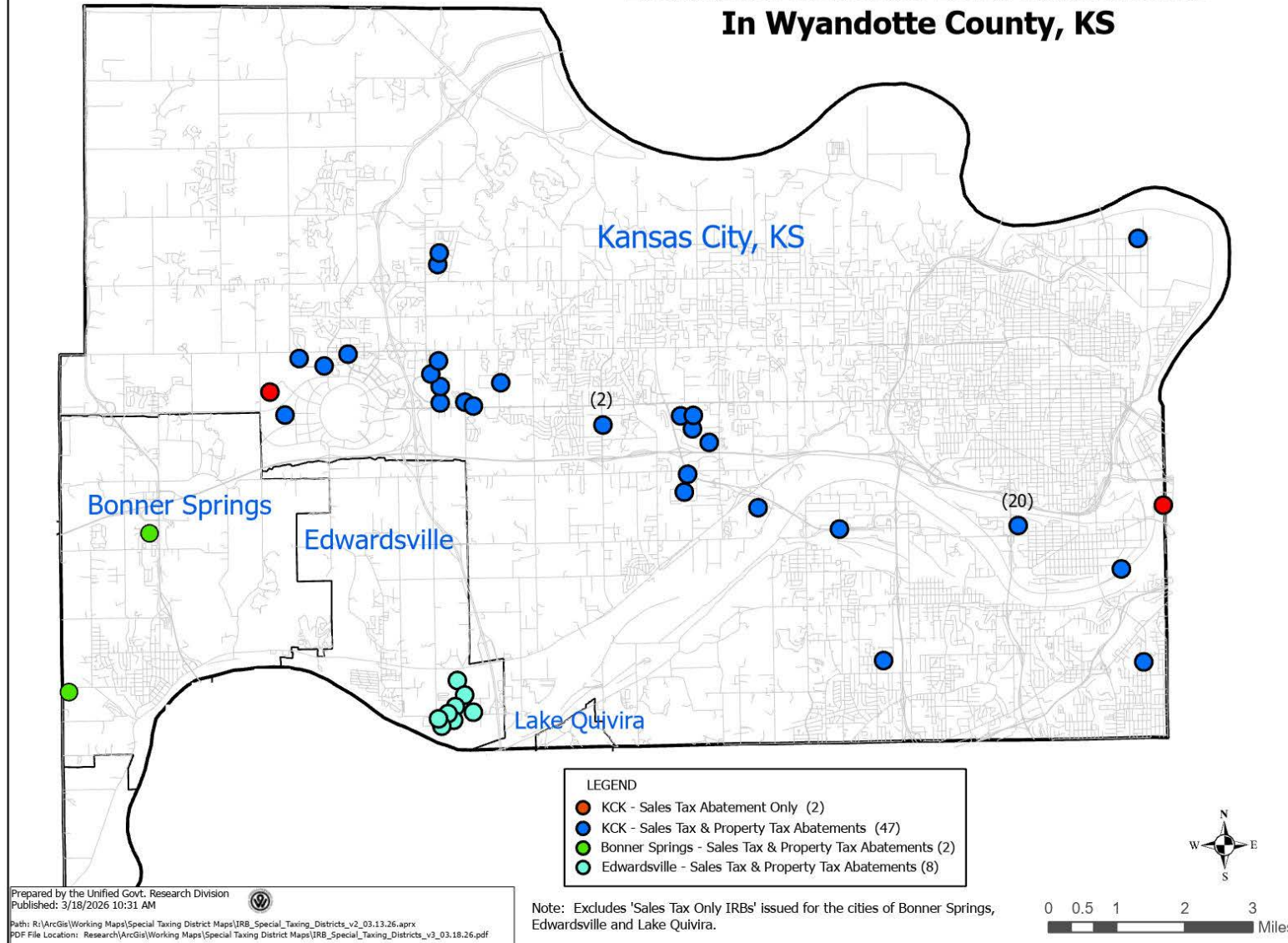
Total Net Benefit
& Return on
Investment
= \$68.1 million
to all Taxing
Districts
(\$51.68 million to the
UG ongoing revenue
+ \$8.3 million one-
time funds)

Where does this money go?

- City of Kansas City General Fund – pays for police, fire, public works/infrastructure, city parks and recreation, municipal court, transit, buildings and logistics, internal service departments, etc. – 2016 bonds paid off resulting in \$9.3 million in newly realized revenues were used to reduce property taxes
- Wyandotte County – pays for **state mandated services** such as the Sheriff/Jail, District Attorney, District Court, Register of Deeds, Appraiser, Treasurer/DMV, Election Board, Health Department, etc.
- Other taxing districts – state of Kansas, school districts, community college, library district



Industrial Revenue Bond Abatements In Wyandotte County, KS



Industrial Revenue Bonds

KSA 12-1740

- Industrial & Manufacturing Uses
- Commercial & Office Development
- Nonprofit or Institutional Projects
- Certain Types of MF Housing

Property tax abatement up to 10 years and/or sale tax exemption on construction; may negotiate a payment in lieu of taxes

INDUSTRIAL REVENUE BONDS KCK



49 Active IRB Bonds in Wyandotte County – no financial backing by UG, company buys the bonds, no risk to UG



2 IRBs with Sales Tax Exemptions ONLY (American Royal & The Yards)



47 IRBs with Tax Abatement - **\$1,997,941,893 total investment**



47 IRB Making Payments in Lieu of Taxes (PILOT) –
37 in KCK; 8 in Edwardsville; 2 in Bonner Springs

PILOTS are distributed to all taxing districts proportionately
3 ending in 2025 & 8 ending in 2026 (properties become taxable)



\$54.6 million TOTAL negotiated PILOT payments on active
IRBs (distributed to applicable taxing districts)

2025 \$4,557,438 – Payment in lieu of property taxes

2026 \$5,219,884 - Payment in lieu of property taxes

Thousands of jobs created

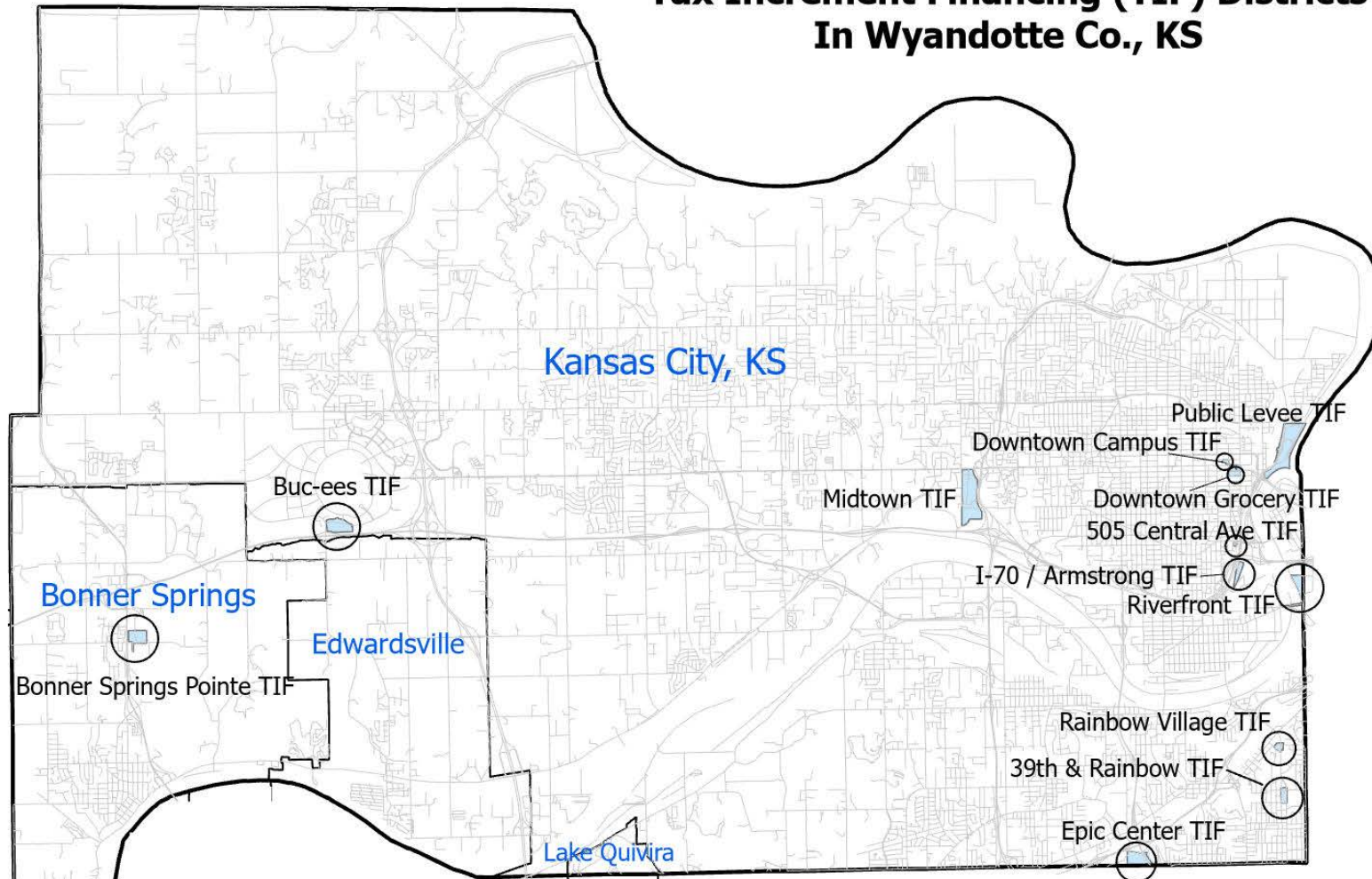
Examples of IRBs

- Ecovyst
- Turner Logistics Park
- Marvin Windows
- Urban Outfitters

Estimated 2,900 jobs



Tax Increment Financing (TIF) Districts In Wyandotte Co., KS



Inactive TIF Districts - Midtown is Indian Springs and Downtown Campus is Reardon Convention Center; Epic Center proposed Menards; 505 Central Ave proposed apartments



0 0.5 1 2 3 Miles

Tax Increment Financing KSA 12-1770

8 Active TIFs / 4 Inactive

Generally, for redevelopment (blight removal), conservation area (prevent blight), or major commercial / mixed use eligible project costs & infrastructure

Base is frozen; and up to 20 years property tax increment and the local sales tax above the base year to be used for incentive

May issue bonds or pay as you go (3 have bonds) –generally no UG backing, no financial risk

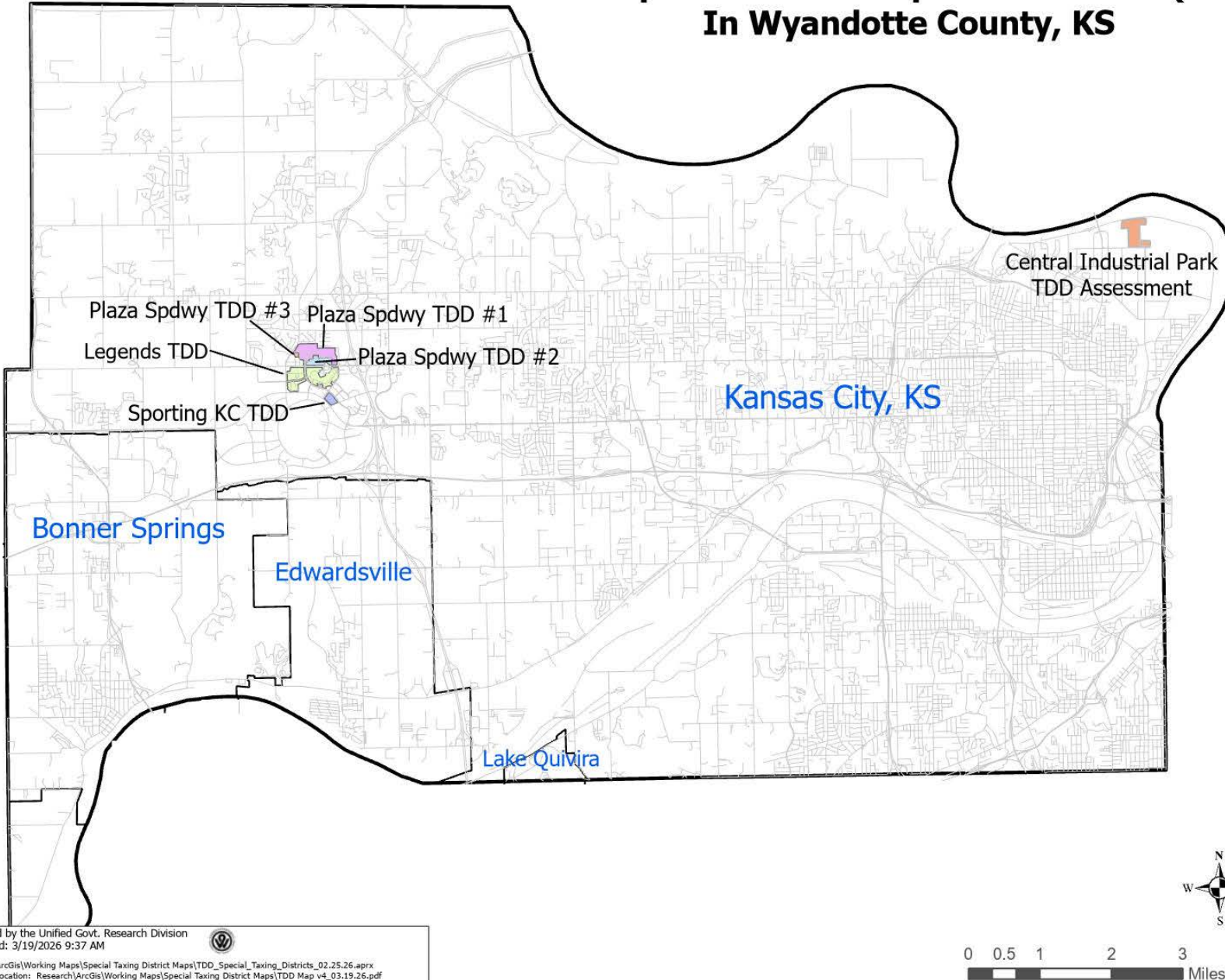
Examples of TIFs



Rock Island Bridge Entertainment District, Apartments in the West Bottoms, & Downtown Grocery Store



Transportation Development Districts (TDD) In Wyandotte County, KS



Transportation Development District (TDD) KSA 12-17, 140

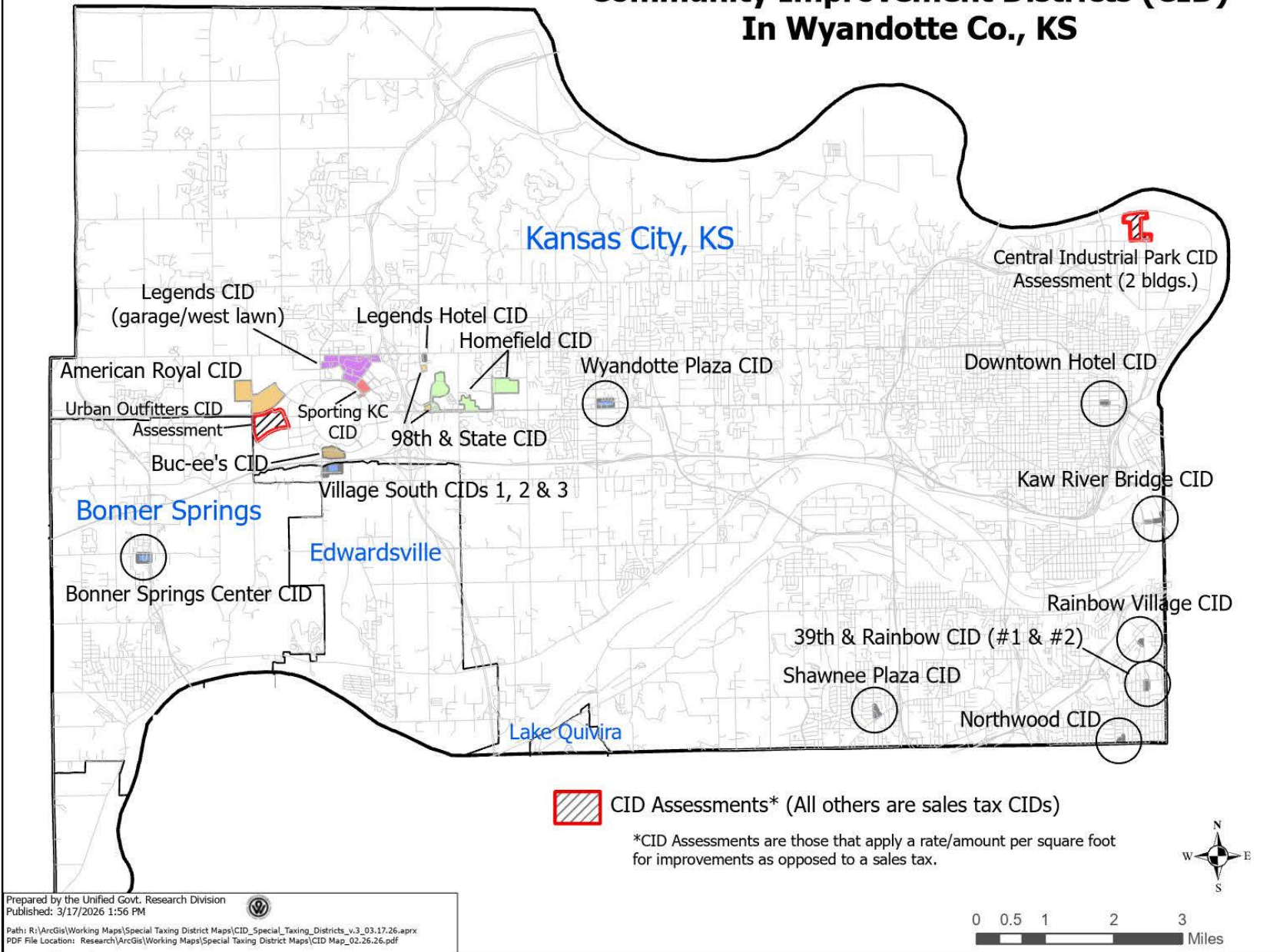
Up to 22 years

All property owners in the district must agree; allows up to an additional 2% special sales tax in the defined district; may issue special assessments charged to property owners to fund transportation related expenses only

6 TDDs in KCK

May issue bonds or pay as you go – generally no UG backing, (3 districts issued bonds of which some have been paid in full)

Community Improvement Districts (CID) In Wyandotte Co., KS



Community Improvement Districts -KSA 12-6a26

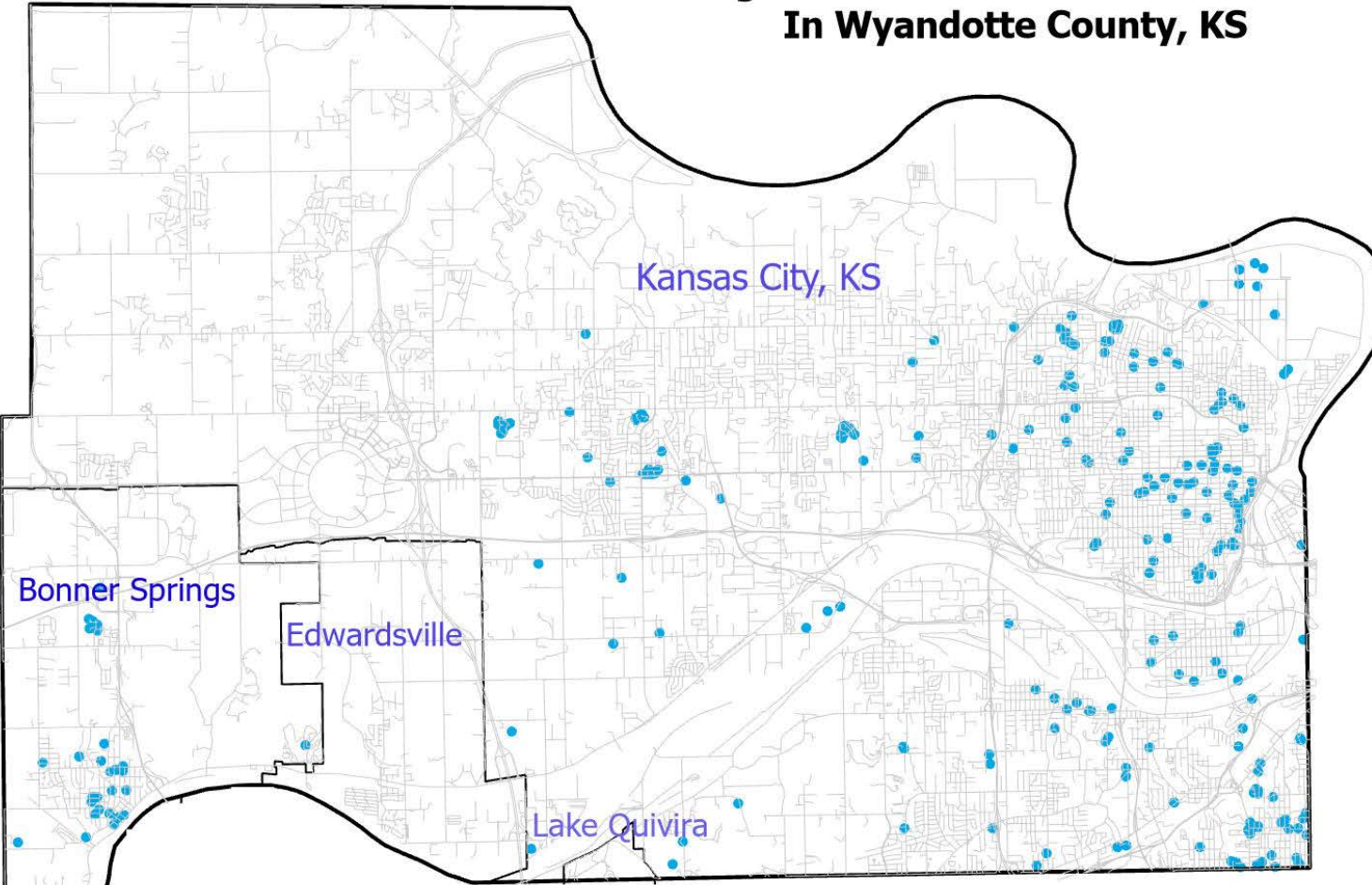
Up to 22 years

55% of property owners in the district must agree; allows an additional .10% - 2% special sales tax to be paid by customers in the district; may issue special assessments charged to property owners

17 CIDs in KCK , 3 in Edwardsville, 1 in Bonner Springs

May issue bonds or pay as you go (3 have bonds) – generally no UG backing

Neighborhood Revitalization Rebates In Wyandotte County, KS



Prepared by the Unified Govt. Research Division
Published: 3/19/2026 10:24 AM
Path: R:\ArcGis\Working Maps\Special Taxing District Maps\NRA_Special_Taxing_Districts_03.19.26.aprx
PDF File Location: Research\ArcGis\Working Maps\Special Taxing District Maps\NRA_v1_03.19.26.pdf

Neighborhood Reinvestment Act

KSA 12-17, 114 - 120

Governing by local policy
recently updated, up to 10
years

Rebates a portion of the
incremental increase in
property taxes from
improvements on housing
or commercial property to
property owner

325 Parcels with Tax
Rebate - \$4.6 million
rebated for 2025 (range
\$303.46 to \$293,051)

NRA Expirations

List of Addresses
Available Upon
Request

Final Year	Number of Parcels	Amount (based on 2025)	Estimated property tax amount to UG (City and County)	Estimated Amount to Other Taxing Districts
2025	31	\$606,882	\$267,028	\$339,854
2026	31	\$630,420	\$277,385	\$353,035
2027	14	\$144,912	\$63,761	\$81,151
2028	28	\$643,004	\$282,922	\$360,082
2029	50	\$442,932	\$194,890	\$248,042
2030	28	\$347,745	\$153,008	\$194,737
2031	29	\$365,920	\$161,005	\$204,915
2032	16	\$134,155	\$59,028	\$75,127
2033	35	\$825,421	\$363,185	\$462,236
2034	63	\$465,590	\$204,859	\$260,730
	325	\$4,606,980	\$2,207,071	\$2,579,909



Next Steps

- Economic Development Department, County Administrator's Office, and Finance will evaluate current economic development incentive policies
- Recommendations will be brought forward in the Fall 2026



“Economic
Development is not
about building projects
– it’s about building
opportunity.”

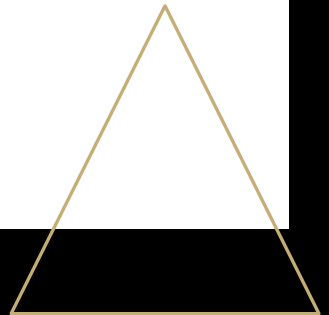


Exhibits



STAR Bonds Analysis

- See attached summary



Village West Retail Bonds – Issued in 2000 – waterfall financing structure so as one bond issue was repaid, the revenues were then captured to repay additional bonds issued in the district

- 2000 – 2004 / 2012 Refunding Early (senior) Village West Retail (NFM, Cabelas, 855,000 square feet of retail, dining, entertainment in Legends Outlet Development) - \$262.2 million paid off 2016
- 2010 Children's Mercy Park (Sporting KC) bonds – \$150.3 million paid off 2016
- 2013 – Community America Ballpark (T-bones /Monarchs Stadium) - \$8.1 million paid off with excess revenues from STAR bonds district

New base calculated in 2016 and increment to 2015 –a total of \$9,381,242 was the new base (not included in about amounts).

US Soccer Training Center receive increment above new base (active bonds listed on slide 14)

Plus
Paid Off STAR
Bonds

IRBs Issued to Date

Year	Corporation	Amount of IRB Investment	Address
2014	PQ Corporation	\$ 33,709,232	1700 Kansas Avenue
2014	PQ Corporation	\$21,029,770	1700 Kansas Avenue
2015	NPIF2 Kansas Avenue, LLC	\$18,000,000	5100 Kansas Avenue
2015	Northpoint Development, LLC (VW Apts II)	\$34,000,000	11030 Delaware Parkway
2015	PQ Corporation	\$13,500,000	1700 Kansas Avenue
2015	PQ Corporation	\$14,000,000	1700 Kansas Avenue
2016	PQ Corporation	\$20,184,662	1700 Kansas Avenue
2016	PQ Corporation	\$4,000,000	1700 Kansas Avenue
2016	Northpoint Development, LLC (Central Ind. Park)	\$55,000,000	200 Kindelberger Road
2016	Kansas Training Development, LLC	\$63,400,000	1913 Pinnacle Way
2017	RELP Turner, LLC/JDM Partners	\$138,010,000	6925 Riverview Avenue
2017	PQ Corporation	\$6,084,313	1700 Kansas Avenue
2017	PQ Corporation	\$1,876,324	1700 Kansas Avenue
2018	Boyer KCK MOB, L.C.	\$11,000,000	1601 N 98th Street
2018	PQ Corporation	\$11,839,918	1700 Kansas Avenue
2018	PQ Corporation	\$1,407,109	1700 Kansas Avenue
2019	PQ Corporation	\$19,498,511	1700 Kansas Avenue
2019	PQ Corporation	\$211,894	1700 Kansas Avenue
2020	NorthPoint Development/Turner Industrial 1	\$28,000,000	6700 Orville Avenue
2020	PQ Corporation	\$14,963,549	1700 Kansas Avenue
2020	PQ Corporation	\$1,144,877	1700 Kansas Avenue
2021	NorthPoint Development/Turner Industrial 2	\$29,000,000	6810 Orville Avenue
2021	NorthPoint Development/Turner Industrial 1	\$22,000,000	6825 Riverview Avenue
2021	Ecovyst Catalyst Technologies, LLC	\$2,768,504	1700 Kansas Avenue
2021	Ecovyst Catalyst Technologies, LLC	\$5,329,544	1700 Kansas Avenue

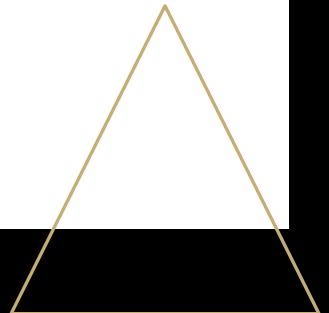
2021	Premier Investments, LLC	\$5,500,000	1101 S. 5th Street
2022	NorthPoint Development/Turner Industrial 3	\$23,616,507	900 N 69th Street
2022	NorthPoint Development/Turner Industrial 3	\$21,386,844	905 N 69th Street
2022	Ecovyst Catalyst Technologies, LLC	\$3,027,434	1700 Kansas Avenue
2022	URBN US Retail, LLC	\$403,000,000	11681 State Avenue
2023	HFBB KCK, LLC	\$45,000,000	1501 N 90th Street
2023	HFS KCK LLC	\$65,000,000	9250 State Avenue
2023	Milhaus Properties LLC/94th & State, LLC	\$45,000,000	1204 N 94th Street
2023	Ecovyst Catalyst Technologies, LLC	\$633,537	1700 Kansas Avenue
2024	Legends 267, LLC	\$65,500,000	1879 Village West Parkway
2024	Ecovyst Catalyst Technologies, LLC	\$5,822,074	1700 Kansas Avenue
2024	KC The Yards 2, LLC *	\$51,803,111	400 State Line Road
2024	Carnation Partners LLC/Striem, LLC	\$11,500,000	4500 Dover Street
2024	HFMGV KCK, LLC	\$135,000,000	1491 N 98th Ter
2024	TWG Victory Hills, LP (Series A & B)	\$37,500,000	745 N. 78th Street
2024	Village West Apartments III, LLC	\$45,700,000	11403 Parallel Parkway
2025	Atlas9 KC JV, LLC/HFS KCK, LLC	\$30,000,000	1100 N 98th Street
2025	Infinity Windows, LLC	\$65,000,000	9822 Leavenworth Road
2025	Marshalltown Company, LLC	\$27,000,000	9400 Leavenworth (435 Logistics Park)
2025	Mies Real Estate Holdings, LLC	\$17,450,000	6036 Speaker Road
2025	Ecovyst Catalyst Technologies, LLC	\$9,544,179	1700 Kansas Avenue
2025	Hudson Apartments, LLC	\$64,000,000	3600 Rainbow Blvd
2026	American Royal Association *	\$250,000,000	1899 American Royal Way

- Two Sales Tax Exemption Only



IRBs not issued to date

- Rock Island Bridge (Resolution R-25-24) - \$17M, sales tax only, under construction
- Woodside Rosedale Apartments (Resolution R-63-23) – \$52.93M, under construction
- 505 Central (Resolution R-52-24) – not under construction
- Downtown Campus (Resolution R-64-23) – \$23.26M, on hold
- Buc-ees (Resolution R-103-25) - \$43M, sales tax only, under construction
- Brotherhood Bank (Resolution R-66-22) - \$28M, not under construction
- Sauer Castle (Resolution R-52-25) - \$11.5M, under construction
- Village of the Legends (Resolution R-17-23) – \$19M, senior living not under construction
- Criterion Development Partners LLC (Resolution R-41-23) – State & 115th Apartments \$62M, not under construction
- Turner Logistics (Resolution R-36-19 & R-23-26) – \$250M (increase from \$155M) 5 buildings constructed, 1 under construction, and 2 to be constructed



Tax Increment Financing Districts

Name	Use	Pledged Increment	Amount of Incentive	Expiration Date
39 th & Rainbow	Rainbow Real Estate Partners, 2 buildings by KU Med medical and commercial / restaurants like Tanners	Property tax only	\$11.35M Bonds	2031
I-70 & Armstrong	Prime Investment warehouse/distribution	Sales & Property tax	\$1.5M Bonds	2028
Public Levee	Kaw Point Industrial Building warehouse/distribution	Property tax only	\$15M PayGo	2034
Rainbow Village	Rainbow Legacy Investors Home2Suites & closed Applebees	Property tax only	\$4.9M PayGo	2036
Downtown Grocery Store	MERC	Sales & Property tax	\$1.42M Bonds	2039
Riverfront	KCYards/The Helm Apartments	Property tax only	\$6.34M PayGo	2040
Riverfront	Rock Island Bridge	Sales & Property tax	\$2.975M PayGo	2041
Buc-ees	Buc-ees	Sales tax only	\$3.35M PayGo	2045 20 years

4 TIFs approved with no development - no active incentive

- Epic Center (proposed Menards at 18th * I35)
Property tax only 2040
- 505 Central Avenue (proposed apartments)
- Midtown (Indian Springs)
- Downtown Campus (Reardon Convention Center)

Transportation Development Districts

Name	Use	Amount of of Incentive	Expiration Date
Red Speedway Inc	Legends Shopping Area	Bonds	2028
Plaza at the Speedway	All certified costs reimbursed /still collecting TDD tax	#1 0.6% Bonds paid off #2 0.4% Bonds paid off #3 0.6% PayGo	2031
Kansas Unified Developer LLC	Sporting / Speedway Parking Lot (CID, TDD, and ticket tax)	.9% Bonds with annual appropriation	2031
Fairfax 74	NorthPoint Kindelberger Road signage \$.15 / sft	Special assessment 2 buildings certified; Building 1 paid off in 2023 and Building 2 in 2026	2035

Community Improvement Districts	Development	Amount of Incentive/ Percentage	Expiration Date
Bear Partners, LLC	Shawnee Plaza	PayGo 1%	2026
Legends 267, LLC & W-LD Legends Owner VII, LLC	Legends Garage & West Lawn	Bonds 1%	2026
Rainbow Real Estate, LLC	39 th & Rainbow #1 & #2	PayGo 0.6% & 0.4%	2026 & 2034
Kansas Unified Developer LLC	Sporting / Speedway Parking Lot	Bonds with annual appropriation .1% (CID, TDD, and ticket tax)	2033
Legacy Wyandotte, LLC	Wyandotte Plaza	Bonds 1%	2034
Hilton Supply Management	Downtown Hotel	PayGo 2%	2035
Fairfax74, LLC c/o NorthPoint Development	Central Industrial Park Fairfax 2 buildings certified to date	PayGo Special Assessment \$1.05sft per bldg. Building 1 paid off in 2023 and Building 2 in 2026	2035
Southgate R C Road Investors c/o Lane 4 Property Management	Northwood	PayGo 1.1%	2037
Rainbow Legacy Investors II, LLC	Rainbow Village Home2Suites & Applebee's	PayGo 1.25%	2039
Buc-ee's Kansas City, LLC	Buc-ees	PayGo 1%	2040 15 years
Urban Outfitters, Inc.	Urban Outfitters	Special Assessment \$300K to fund transit Max \$6M over 20 years	2042
Legends Hotel, LLC	Fairfield Inn	PayGo 1.5%	2046
Flying Truss, LLC	Rock Island Bridge	PayGo 2%	2046
American Royal Association	American Royal	PayGo 1% Cap for CID \$30M unless STAR bonds < \$155M, then STAR + CID \$185M max	2048
HFS KCK, LLC	Homefield 98 th & State	PayGo 2%	2048