

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

SH