`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, August 3, 2026**
**5:01 PM – 6:56 PM**

**Attendance:**

**Committee Members Present:**

- Commissioner Davis (Chair)
- Commissioner Howard
- Commissioner Burns
- Commissioner Pacheco
- Commissioner Stites
- BPU Board Member Mr. Haley

**Committee Members Absent:**

- Commissioner Bynum

**Staff Present:**

- Maiyee Lor (Deputy Unified Government Clerk)
- Alan Howze (Interim County Administrator)
- Wendy Green (Deputy Chief Counsel)
- Dr. Shelley Kneuvean (Chief Financial Officer)
- Debbie Jonscher (Deputy Chief Financial Officer)

**Call to Order:**

Commissioner Davis called the meeting to order at 5:01 P.M.

**Revisions to Agenda:**

No revisions to the agenda were reported.

**Approval of Previous Minutes: (Discussion Begins 02:01)**

Commissioner Burns moved to approve the minutes of June 1, 2026, meeting. The motion was seconded by Commissioner Howard.

Vote: Motion carried 5-0

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

**Committee Agenda:**

**Item 4.1 - RESOLUTION MIDTOWN STATION (Discussion Begins 02:31)**

Commissioner Davis noted that it originated from the June 29, 2026, Economic Development and Finance Standing Committee meeting, during which the committee voted on a resolution recommending termination of the Midtown Station RFP process. That recommendation was subsequently returned to the standing committee by Mayor Watson for further consideration. Commissioner Davis further noted that he had spoken with Commissioner Bynum, the Committee Chair prior to the meeting, and that Commissioner Bynum had expressed her preference that this item be handled as a discussion and vote only, with no additional outside presentation or public comment.

Commissioner Davis turned the matter over to Interim County Administrator, Alan Howze for Staff Presentation and an update summarizing the following developments since the June 29, 2026, meeting:

- Mayor Watson convened a meeting on Friday, July 10, 2026, with Howze, Wyandotte County Economic Development Council (WYEDC), and the Midtown Development Group to explore whether a path forward existed.

- The meeting was characterized as productive, and it resulted in a proposal to conduct an independent third-party financial feasibility analysis of the Midtown Station project as currently proposed.
- The firm Peckham Guyton Albers Viets (PGAV) was identified to conduct the study. PGAV was noted to have performed Star Bond analyses for the State of Kansas and to be well-qualified for this type of analysis. PGAV was selected from the UG's on-call list with the assistance of WYEDC).
- An initial call with PGAV took place the week of July 10, and a draft scope of work was received. That scope was shared with the Midtown Station team on Tuesday of the following week, and the team's responses were received on the following Friday.
- The estimated cost of the study was approximately $40,000, with the position of UG staff that the developer would bear the full cost of the study, with payment to be made in advance of Peckham Guyton Albers Viets commencing work.
- Two options were presented to the committee:
    1. Grant an extension to the September 28, 2026, Economic Development & Finance (EDF) meeting to allow time for the feasibility study to be completed and presented.
    2. Send the item forward to the full commission for consideration.

Commissioner Howard made a motion to forward the item to the full Board of Commissioners for further review. Commissioner Howard rescinded the motion.

Commissioner Howard stated, I want it on record that to the people who can't speak, I want them to understand why they're not able to speak. It is because it's in the charter. That it is at the chair's discretion that you all not speak, the current chair.

Commissioner Stites made a motion to defer the Midtown Resolution item to the next available Economic Development & Finance Standing Committee meeting on August 31, 2026, to allow time for the parties to finalize the feasibility study scope, execute a written payment agreement, and initiate the PGAV study. Commissioner Howard seconded the motion.

Vote: Motion carried 6-0

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

**Item 4.2 – PRESENTATION: SECOND QUARTER 2026 FINANCIAL REPORT (Discussion Begins 1:28:33)**

Dr. Shelley Kneuvean, Chief Financial Officer, presented the Second Quarter 2026 Financial Report to the committee. She noted that this report represents a comparison of budgeted amounts to actual figures through the second quarter of fiscal year 2026 (through July 31, 2026). The following major funds were reviewed:

**City General Fund:**

- Property tax collections were at approximately 97% of budget, consistent with the December and May payment schedule, with additional delinquent and late payments still expected.
- Motor vehicle revenues were at 56% of budget, consistent with the staggered renewal schedule by last name initial throughout the year.
- Sales and use taxes were at 54% of budget, slightly exceeding projections — described as positive news.
- BPU PILOT (Payment in Lieu of Taxes) was at approximately 46% of collections, slightly below projections. Kneuvean attributed the shortfall in part to energy efficiency improvements in appliances and Heating, Ventilation, and Air Conditioning (HVAC) systems reducing electricity usage.
- $10.6 million paper-only revenue and expense related to the Speedway Sales Tax and Revenue (STAR) Bonds, which nets to zero. This was required by bond covenants written approximately 20 years ago and does not represent actual expenditures. Speedway STAR Bonds are expected to be paid off in the 2027 budget year, after which this item will no longer appear.
- Salaries and benefits were at 51% of budget — described as positive and consistent with the updated budgeting practice of only filling fully funded positions, a change from prior years when salary expenditures exceeded budget.
- Year-end fund balance (updated with FY2025 audited figures) was projected at 20%, below the commission-adopted policy target of 25%.

**County General Fund:**

- Revenue figures mirrored the city general fund in terms of property taxes, motor vehicles, and sales taxes.
- Salaries and benefits were at 45% of budget described as exceptional, and a significant improvement from prior years of high overtime usage.
- Year-end fund balance was projected at 6.2%. Updated using the FY2025 audited figures, with the budget utilizing $867,000 of fund balance to fund normal operations.

**Parks Combined Fund:**

- Salaries and benefits were notably below budget due to a high vacancy rate.
- Year-end fund balance was above the 25% target, providing approximately $780,000 available for potential one-time expenditures or capital projects, which would bring the fund to the 25% target.

**Dedicated Sales Tax Fund:**

- Sales taxes were at 51% of budget.
- Salaries and benefits were at 42% of budget.
- Year-end fund balance was at 10% — noted as healthy for this fund, which operates under a commission-adopted policy of a 5–10% fund balance due to its focus on capital equipment and one-time purchases.
    A. The fund funds 25 police officers and 25 firefighters, with the remainder allocated to one-time capital purchases.

**Sanitary Sewer Fund:**

- Charges for services and other revenue were initially reported at 72% on the PowerPoint slide; a typographical error, correcting it to approximately 50%, with actual collections of $25.5 million against a budget of $56.2 million.
- Expense levels were below projections, and the overall fund was expected to remain in good standing.
- The fund balance target is 40–50%, and the fund was currently at 63% — described as healthy and positioned to fund capital projects and provide emergency reserves.

**Cash and Investments:**

- The current interest rate on overnight funds was approximately 2.3%, lower than in recent years due to market conditions.

- As of the end of the second quarter, approximately $108 million was invested, slightly reduced due to timing of CD reinvestments that occurred in early Q3. New investments were obtained at approximately 4%, compared to expiring COVID-era investments in the 1–2% range.

**Debt Overview:**

- Outstanding debt as of the second quarter included new issuances in FY2026:
    A. 2026 A Series**:** $33.8 million in principal
    B. 2026 B Series**:** $53.9 million in principal
    C. Combined principal and interest additions totaling approximately $186 million were added in FY2026

Approximately 42 cents of every dollar in city property tax revenue currently goes toward debt service — clarifying that this figure applies to the city's share of property tax revenue only, not the total property tax bill or all revenue sources.

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

- **Eva Garcia Meza (Kansas City, Kansas) (Comments Begin 1:44:49)**

The Chairman closed the public hearing.

Debbie Jonscher, Deputy Chief Financial Officer, added an important clarification that the 42% debt figure refers specifically to city property tax revenue and not to the total property tax bill, which includes collections for multiple taxing jurisdictions.

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

**Item 4.3 – PRESENTATION: OVERVIEW OF ECONOMIC DEVELOPMENT INCENTIVES (Discussion Begins 1:54:54)**

This presentation will be set over at the request of the Chair due to time constraints.

**Adjournment: (Discussion Begins 1:55:11)**

Commissioner Burns moved to adjourn. The motion was seconded by Commissioner Howard.

Vote: Motion carried 6-0

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

SH