



Agenda

**REGULAR MEETING
GOVERNING BODY
CITY OF LENEXA, KANSAS
17101 W. 87th STREET PARKWAY**

**MARCH 4, 2025
7:00 PM
COMMUNITY FORUM**

CALL TO ORDER

Pledge of Allegiance

ROLL CALL

APPROVE MINUTES

February 18, 2025 City Council meeting draft minutes
(located in the Appendix)

MODIFICATION OF AGENDA

PROCLAMATIONS

National Women's History Month
Multiple Sclerosis Education and Awareness Month

CONSENT AGENDA

Item Numbers 1 through 3

The matters listed on the Consent Agenda are routine and approved collectively with no separate discussion on each individual item. Any item on the Consent Agenda may be removed from the Consent Agenda for separate consideration by a member of the Governing Body, the City Manager, or by a member of the public in attendance at the meeting. In the event the item is removed from the Consent Agenda, it will be placed on the regular agenda.

1. Bid award to J.M. Fahey Construction Company for the Santa Fe Trail Drive Street and Trail Improvements Project

This project will construct curb and gutter, storm sewer, and concrete trail from 95th Street & Santa Fe Trail Drive to Park Street. Trail construction will continue past Park Street to Pflumm Road. Mill and overlay with intermittent curb and gutter replacement from Park Street to Quivira Road is included. J.M. Fahey Construction Company bid \$2,517,277 to construct the project.

2. Bid award to McAnany Construction Inc. for the 2025 Pavement Management Program - Thoroughfare and Industrial Streets Mill and Overlay Project

This project treats 16.1 lane-miles with an asphalt mill and overlay. Work also includes removing and replacing deteriorated curbs and gutters, replacing sidewalk panels, and adding ADA ramps as needed. McAnany Construction Inc. bid \$2,050,000 to perform the work.

3. Approval of an interlocal agreement with the Johnson County Board of County Commissioners for the 81st Street to 81st Terrace, East of Maurer Stormwater Rehabilitation Project

Annually, City staff submits projects to Johnson County for cost share consideration under the Johnson County Stormwater System Rehabilitation Program. This cost share funding is only for rehabilitation of an existing pipe system and does not include funds for flood control, water quality, or adding additional capacity. The cost share is 50/50. The estimated reimbursement for this project is \$72,264.

END OF CONSENT AGENDA

PUBLIC HEARINGS

4. Consideration of an amendment to Project Plan 2 in the Mining Redevelopment Tax Increment Financing (TIF) District
 - a. Conduct a public hearing
 - b. Ordinance adopting the Second Amended and Restated Redevelopment Project Plan 2 and amending Ordinance 5976
 - c. Approval of a Third Amendment to the Disposition & Development Agreement with Renner Associates, LLC

Project Plan 2 in the Mining TIF District was amended in 2023 to allow for the construction of a mixed-use project with commercial and residential uses. The developer now desires to remove the multi-family portions of Project Plan 2 and re-tenant the existing five-story office building with potential first floor retail uses, which requires amending the Project Plan 2 and the associated Disposition & Development Agreement with Renner Associates, LLC.

NEW BUSINESS

5. Resolution amending the fiscal year 2025-2029 Capital Improvement Program to increase the budget for the Lenexa Old Town Activity Center Project

During the course of the demolition and reconstruction of the Lenexa Old Town Activity Center, several unknown and unforeseen conditions were identified that were required to be repaired or upgraded to ensure the facility met architectural and engineering standards, City Code requirements, environmental considerations, and end-user expectations. These conditions, coupled with weather delays over the last year, necessitated staff's request for a Capital Improvement Program amendment of \$325,000 to address any other further unforeseen conditions prior to project close-out.

COUNCILMEMBER REPORTS

STAFF REPORTS

6. Community Development annual report

END OF RECORDED SESSION

BUSINESS FROM FLOOR

Comments will be accepted from the audience on items not listed on the agenda. Please limit remarks to a maximum of five (5) minutes per person/issue.

ADJOURN

APPENDIX

7. February 18, 2025 City Council meeting draft minutes
8. Women's History Month Proclamation
9. Multiple Sclerosis Education and Awareness Month Proclamation
10. Item 4 -- Project Plan 2
11. Item 6 -- Community Development Annual Report

Dist. Governing Body; Management Team; Agenda & Minutes Distribution List

IF YOU NEED ANY ACCOMMODATIONS FOR THE MEETING, PLEASE CONTACT THE CITY ADA COORDINATOR, 913/477-7550. KANSAS RELAY SERVICE 800/766-3777. PLEASE GIVE 48 HOURS NOTICE

ASSISTIVE LISTENING DEVICES ARE AVAILABLE FOR USE IN THE COMMUNITY FORUM BY REQUEST.



**CITY COUNCIL
MEMORANDUM**

ITEM 1

SUBJECT: Bid award to J.M. Fahey Construction Company for the Santa Fe Trail Drive Street and Trail Improvements Project

CONTACT: Tim Green, Deputy Community Development Director

DATE: March 4, 2025

ACTION NEEDED:

Award a bid to J.M. Fahey Construction Company for the Santa Fe Trail Drive Street and Trail Improvements Project ("Project").

PROJECT BACKGROUND/DESCRIPTION:

The Project will widen Santa Fe Trail Drive from 95th Street to Park Street and add curbs and gutters, storm sewer, sidewalk, street lighting, and trail to the corridor. A mill and overlay with intermittent curb replacements will occur between Park Street and Quivira Road, excluding the concrete pavement sections at Pflumm Road and at Noland Road. In addition, new curb ramps will be constructed at the Santa Fe Trail Drive & Noland Road intersection. Detailed plans were prepared by the consulting firm BHC. Sealed bids were opened on February 20, 2025, with the following results:

Engineer's Estimate	\$2,567,798
*J.M. Fahey Construction Company	\$2,517,277
McAnany Construction	\$2,700,000

*low bidder

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

This Project is budgeted in the 2025-2029 Capital Improvement Program (Project No. 60125) and will be funded from a combination of the Excise Tax, Pavement Management Program, and Complete Streets Funds.

STAFF RECOMMENDATION:

Award the bid.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Integrated Infrastructure & Transportation

Guiding Principles

Strategic Community Investment

ATTACHMENTS

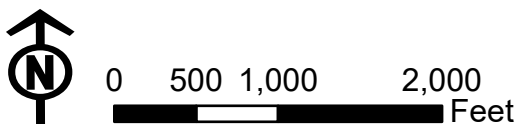
1. Map



Data Source: City of Lenexa and Johnson County Kansas
For further information, please call 913-477-7500

Santa Fe Trail Drive Street and Trail Improvements

Project No. 60125





**CITY COUNCIL
MEMORANDUM**

ITEM 2

SUBJECT: Bid award to McAnany Construction Inc. for the 2025 Pavement Management Program - Thoroughfare and Industrial Streets Mill and Overlay Project

CONTACT: Nick Arena, Municipal Services Director

DATE: March 4, 2025

ACTION NEEDED:

Award the bid to McAnany Construction Inc. for the 2025 Pavement Management Program (PMP) - Thoroughfare and Industrial Streets Mill and Overlay Project ("Project").

PROJECT BACKGROUND/DESCRIPTION:

This Project is part of the PMP and will treat 16.1 lane-miles with a two-inch asphalt mill and overlay on the following streets:

- Canyon Creek Boulevard from the south city limits to Prairie Star Parkway
- Woodland Road from 95th Street to 83rd Street
- 79th Street from Pflumm Road to Nieman Road
- Renner Business Center
- Horn Business Center

Work also includes removing and replacing deteriorated curbs and gutters, replacing sidewalk panels, and adding ADA ramps as needed.

Bids were opened on February 26, 2025, with the following results:

Engineer's Estimate	\$2,911,183.90
McAnany Construction Inc.*	\$2,050,000.00
Freeman Concrete Construction	\$2,092,152.94
Superior Bowen Asphalt Company	\$2,114,478.77

*low bidder

The City has worked with McAnany Construction Inc., in the past on mill and overlay projects, and staff is satisfied with their quality of work.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

This bid award is for \$2,050,000 and will be paid through the PMP (CIP Project No. 68013), which is funded by a portion of the 3/8-cent sales tax, property tax revenue, and the City's share of motor fuels tax revenue (Special Highway Fund).

STAFF RECOMMENDATION:

Award the bid.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Integrated Infrastructure & Transportation

Guiding Principles

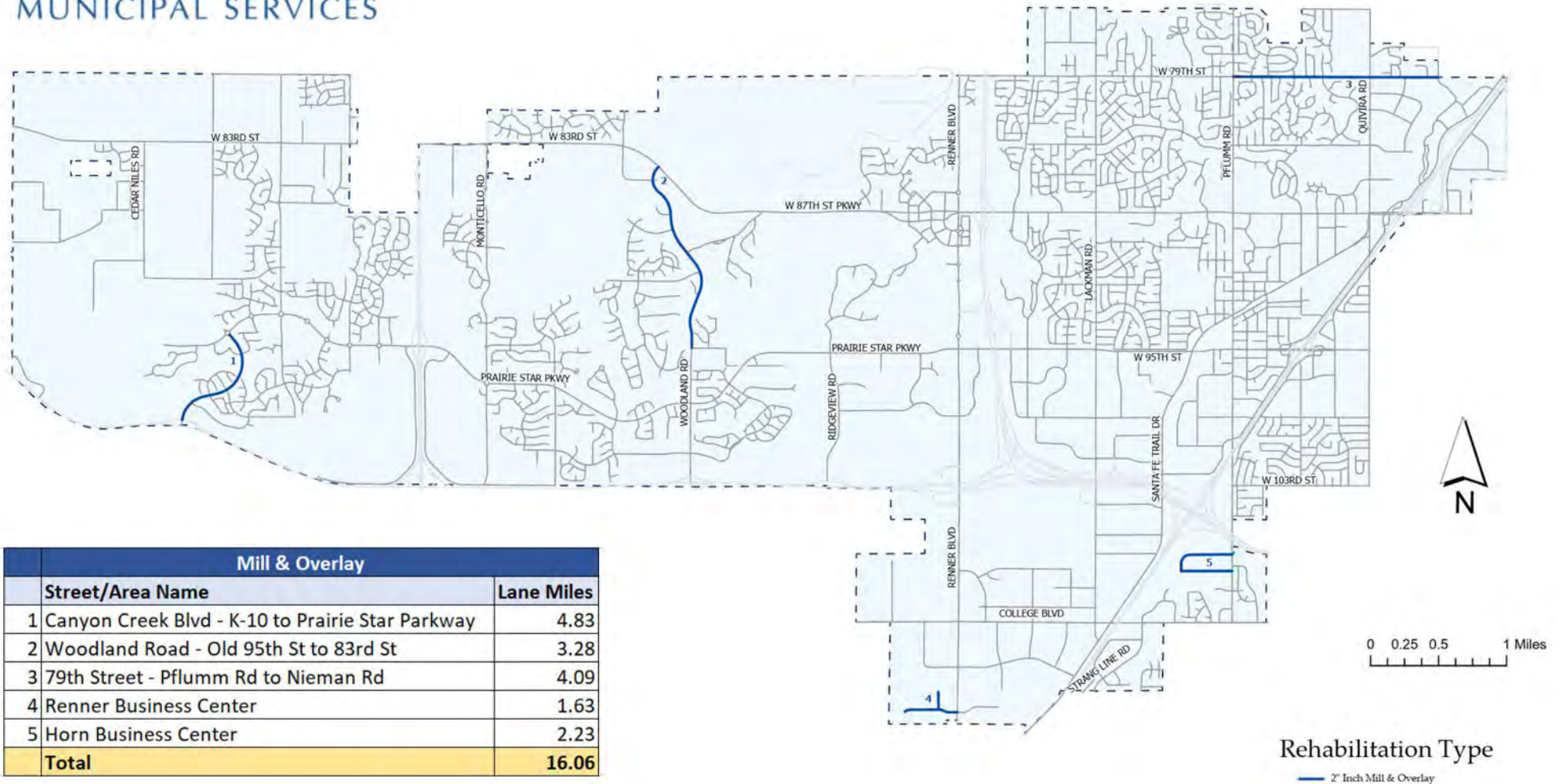
Strategic Community Investment

Superior Quality Services

ATTACHMENTS

1. Map

2025 PMP Thoroughfare Program





**CITY COUNCIL
MEMORANDUM**

ITEM 3

SUBJECT: Approval of an interlocal agreement with the Johnson County Board of County Commissioners for the 81st Street to 81st Terrace, East of Maurer Stormwater Rehabilitation Project

CONTACT: Tim Green, Deputy Community Development Director

DATE: March 4, 2025

ACTION NEEDED:

Approve an interlocal agreement with the Johnson County Board of County Commissioners for the 81st Street to 81st Terrace, East of Maurer Stormwater Rehabilitation Project ("Project").

PROJECT BACKGROUND/DESCRIPTION:

Annually, City staff submits projects to Johnson County for cost share consideration under the Johnson County Stormwater System Rehabilitation Program. This cost-share funding is only for rehabilitation of an existing pipe system and does not include funds for flood control, water quality, or adding capacity. The cost share is 50/50. The City received approval for the Project in 2024. The Project has been designed, bid, and awarded to Wiedenmann Construction. The referenced agreement will allow the City to submit an invoice to Johnson County for reimbursement.

The agreement uses the County's standard form, is reviewed and approved by the City Attorney, and is available for review in the City Clerk's office.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

This Project is included in the 2025-2029 Capital Improvement Program (Project No. 90064). The estimated reimbursement for this Project is \$72,264.

STAFF RECOMMENDATION:

Approve the agreement.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

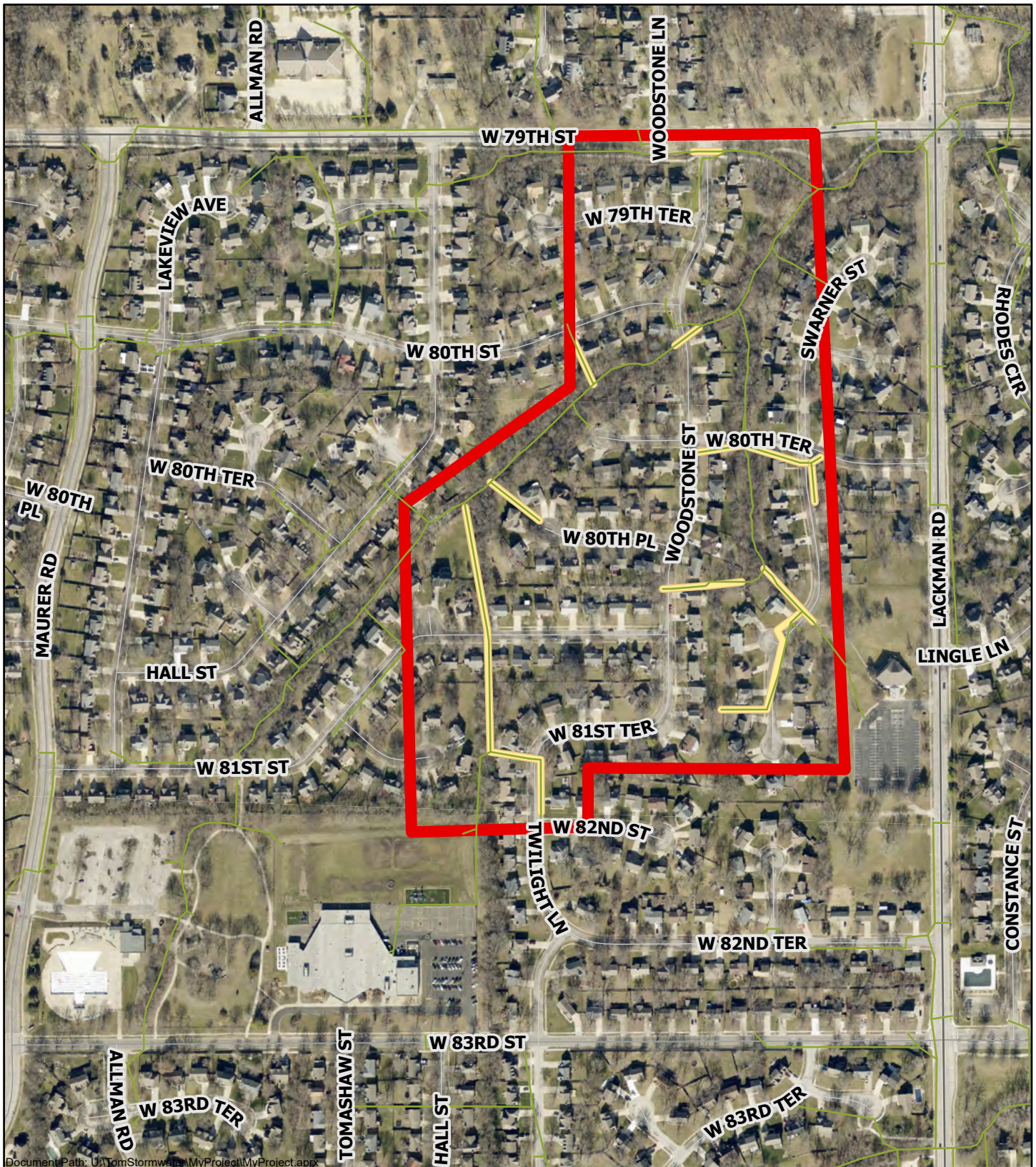
Integrated Infrastructure & Transportation

Guiding Principles

Sustainable Policies and Practices

ATTACHMENTS

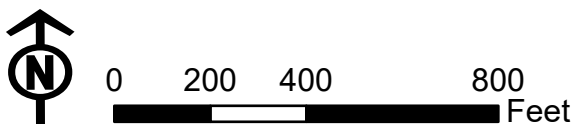
1. Map



Document Path: U:\TomStormwater\MyProject\MyProject.aprx

Data Source: City of Lenexa and Johnson County Kansas
For further information, please call 913-477-7500

81st Street to 81st Terrace - East of Maurer Stormwater Improvement Project





**CITY COUNCIL
MEMORANDUM**

ITEM 4

SUBJECT: Consideration of an amendment to Project Plan 2 in the Mining Redevelopment Tax Increment Financing (TIF) District

CONTACT: Sean McLaughlin, City Attorney

DATE: March 4, 2025

ACTION NEEDED:

- a. Conduct a public hearing;
- b. Pass an ordinance adopting the Second Amended and Restated Redevelopment Project Plan 2 and amending Ordinance 5976; and
- c. Approve a Third Amendment to the Disposition & Development Agreement with Renner Associates, LLC.

PROJECT BACKGROUND/DESCRIPTION:

After holding a public hearing, the Governing Body will consider approving an amendment to Redevelopment (TIF) Project Plan 2 in the Mining TIF District ("Project Plan 2"), which is located in the northeast corner of 95th Street & Renner Boulevard. In May 2008, the Governing Body adopted Ordinance 5033 approving and adopting Project Plan 2, which consisted of the construction of a five-story office building ("Original Project"). In 2023, due to difficult office market conditions, the City adopted Ordinance 5976 and amended Original Project Plan 2 to convert the office building into a residential multi-family project ("Residential Project").

In late 2024, an opportunity presented itself to re-tenant the existing building into an office headquarters, remove the multi-family uses from the Residential Project, as well as potentially incorporate first floor retail uses. The revised final plan that incorporates these changes will be heard at the March 3, 2025 Planning Commission meeting. The proposed Second Amended and Restated Redevelopment Project Plan 2 updates the project description to remove the multi-family component and include the anticipated office and retail uses as well as updates to the feasibility study. The City published notice of the proposed amendment to Project Plan 2 in accordance with K.S.A. 12-1772(f).

The proposed Third Amendment to the DDA with Renner Associates, LLC ("Developer") incorporates the proposed Second Amended and Restated Redevelopment Project Plan 2 updates. The Third Amendment to the DDA allows the Developer to receive reimbursement up to \$606,272.00, which is equal to the amount the Developer would have received under the Original Project, if an office tenant had remained in the building. The DDA, including the proposed amendment, is in substantially the same form as the City's standard form and is available for review in the City Clerk's office.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

Project Plan 2 was established in 2008, at which time the TIF increment was captured. The eligible reimbursable private TIF expenses total \$7.2 million. The Developer's reimbursement under the proposed amendments is capped at \$606,272. The City's feasibility study shows that TIF increment plus other available revenues and funds are expected to be sufficient to pay for the approved TIF reimbursable expenses.

STAFF RECOMMENDATION:

Pass the ordinance and approve the amendment, as approved by the City Attorney.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040
Thriving Economy

Guiding Principles
Responsible Economic Development

ATTACHMENTS

1. Map
2. Ordinance
3. Project Plan 2 located in the Appendix



Data Source: City of Lenexa and Johnson County Kansas
For further information, please call 913-477-7500

Renner 95 Project



0 100 200 400 Feet

ORDINANCE NO. _____

ORDINANCE APPROVING THE SECOND AMENDED AND RESTATED REDEVELOPMENT PROJECT PLAN 2 WHICH AMENDS THE AMENDED AND RESTATED REDEVELOPMENT PROJECT PLAN 2 WITHIN A REDEVELOPMENT DISTRICT IN THE CITY OF LENEXA, KANSAS [“CITY”] GENERALLY REFERRED TO AS THE MINING TIF DISTRICT, AND AMENDS ORDINANCE NO. 5976

WHEREAS, pursuant to K.S.A. 12-1770 *et seq.*, as amended (the “Act”) cities are authorized to assist in the development and redevelopment of eligible areas located within cities in order to promote, stimulate and develop the general and economic welfare of the state of Kansas and its communities; and

WHEREAS, in order to promote, stimulate and develop the general and economic welfare of the City of Lenexa, Kansas (“City”), on March 2, 2004, the City adopted Ordinance No. 4604 establishing a Redevelopment District pursuant to the Act, generally referred to as the Mining TIF District and on December 20, 2005, the Governing Body adopted Ordinance No. 4825 expanding the boundaries of the district and establishing the Amended Mining Redevelopment District (“Mining TIF District” or “District”); and

WHEREAS, the Mining TIF District area includes land within the City generally described as an area of approximately 475 acres located in the northwest quadrant of U.S. Interstate Highway 435 and 95th Street with approximately 22 acres located on the northeast corner; and

WHEREAS, on or about May 6, 2008, the Governing Body adopted Ordinance No. 5033 approving and adopting a Redevelopment Plan within the Mining TIF District, which consisted of the construction of a 5-story office building (“**Original Project Plan 2**”); and

WHEREAS, in 2023, due to difficult office market conditions, Developer received approval to convert the office building into residential multi-family project and, on November 1, 2023, the City adopted Ordinance No. 5976 adopting the Amended and Restated Project Plan Two for the Mining Redevelopment District amending the Original Project Plan 2 (the “**Residential Project Plan 2**”); and

WHEREAS, in late 2024, a new opportunity to retain office uses in the Original Project Plan 2 presented itself that would allow removal of the residential portions of the Residential Project Plan 2 and re-tenant the existing 5-story office building as well as potentially redevelop the building into a mixed-use project with first floor retail uses (“**Project**”); and

WHEREAS, on or about February 18, 2025, the City adopted Ordinance No. _____ amending Ordinance No. 5976 and adopting the Second Amended and Restated Project Plan 2 for the Mining Redevelopment District and reestablishing the Original Project Plan 2 with amendments; and

WHEREAS, the City desires to approve the Second Amended and Restated Project Plan 2 ("Second Amended Project Plan 2"); and

WHEREAS, pursuant to the Act, Second Amended Plan 2 includes a summary of the feasibility study and a description and map of the area to be redeveloped, has been on file in the office of the City Clerk and available for viewing during regular office hours; and

WHEREAS, the City published notice of and held a public hearing on the proposed Second Amended Project Plan 2 in accordance with K.S.A. 12-1772(f); and

WHEREAS, a revised comprehensive feasibility study has been completed which indicates the benefits derived from this Second Amend Project Plan 2 are significant. Revenues from the Second Amended Project Plan 2 area when combined with other available revenues, including private debt and equity, are expected to be sufficient to pay for the eligible redevelopment project costs.

WHEREAS, developer understands and agrees that it will be required to execute an amended Disposition and Development Agreement that sets forth the terms for the implementation of Second Amended Project Plan 2. Such agreement shall be in substantially the same form as the City's standard form and shall address issues involved in the redevelopment project, including, but not limited to, the eligible TIF expenses; performance requirements; reporting requirements; reimbursement procedures; and remedies upon default.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LENEXA, KANSAS:

SECTION ONE: The Redevelopment Project Plan 2 is hereby amended as reflected in the Second Amended and Restated Project Plan 2, attached hereto as Exhibit "1" and incorporated herein by reference.

SECTION TWO: Upon passage and publication of this ordinance, Ordinance No. 5976 approving the Amended and Restate Redevelopment Project Plan 2 is hereby amended.

SECTION THREE: The Second Amended and Restated Project Plan 2 shall be available for review in the Lenexa City Clerk's office during regular business hours.

SECTION FOUR: This Ordinance shall be in full force and effect from and after its passage by the Governing Body and publication of an ordinance summary once in the official newspaper of the City.

PASSED by the Lenexa Governing Body this 18th day of February, 2025.

SIGNED by the Mayor this 18th day of February, 2025.

CITY OF LENEXA, KANSAS

[SEAL]

Julie Sayers, Mayor

ATTEST:

Jennifer Martin, City Clerk

APPROVED AS TO FORM:

Sean McLaughlin, City Attorney



**CITY COUNCIL
MEMORANDUM**

ITEM 5

SUBJECT: Resolution amending the fiscal year 2025-2029 Capital Improvement Program to increase the budget for the Lenexa Old Town Activity Center Project

CONTACT: Mike Nolan, Assistant City Manager
Logan Wagler, Parks & Recreation Director

DATE: March 4, 2025

ACTION NEEDED:

Adopt a resolution amending the fiscal year 2025-2029 Capital Improvement Program (CIP) to increase the budget for the Lenexa Old Town Activity Center Project ("Project").

PROJECT BACKGROUND/DESCRIPTION:

During the course of the demolition and reconstruction of the Lenexa Old Town Activity Center, several unknown and unforeseen conditions were discovered that were required to be repaired or upgraded to ensure the facility met architectural and engineering standards, City Code requirements, environmental considerations, and end-user expectations. These conditions include, but are not limited to:

- Conflicts in legacy building plans with field conditions that necessitated structural, architectural, and mechanical changes;
- Underpinning of concrete slabs, additional foundation wall systems, concrete block wall sections and structural slab embeds;
- Changes to grading for the appropriate ADA ingress/egress at the northeast corner of the building;
- Termination of an unknown live gas line that was uncovered while demolishing the Senior Center;
- Abatement of mold discovered in the gym insulation that was first found when replacing exterior panels;
- Soil conditions that necessitate enhancements to the subgrade for the pickleball courts and surrounding outdoor area;
- Mechanical room upgrades, including adding weatherproof barrier and insulation to bare exterior block walls; and
- Several other minor mechanical, electrical, and plumbing items that were discovered when opening up walls, floors, and ceilings.

The discovery and correction of these issues has exhausted all financial contingencies the Project team was carrying in the Project budget. Staff has worked with Turner Construction and Multistudio over the last

month to avoid requesting an increase to the project budget. Unfortunately, these surprises during construction were too large to overcome.

In addition, weather delays totaling 48 days have pushed the contractual date for substantial completion to March 25, 2025. A formal ribbon-cutting and grand opening ceremony will be planned for later in the spring once staff has had a chance to fully move in and commission the entirety of the facility.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

The Project is budgeted in the 2025-2029 Capital Improvement Program (CIP Project No. 80019). The proposed CIP amendment would increase the projected budget from \$12,152,000 to 12,477,000 and would be funded using unallocated fund balance in the Capital Improvement Fund (CIF).

Original Project Budget	\$12,152,000
CIP Amendment	\$325,000
Total Revised Project Budget	\$12,477,000

STAFF RECOMMENDATION:

Adopt the resolution.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040
Inviting Places

Guiding Principles
Strategic Community Investment

ATTACHMENTS

- 1. Resolution

RESOLUTION NO. _____

A RESOLUTION AMENDING THE 2025-2029 CAPITAL IMPROVEMENT PROGRAM TO INCREASE THE BUDGET FOR THE LENEXA OLD TOWN ACTIVITY CENTER PROJECT.

WHEREAS, on December 17, 2024, the City of Lenexa adopted by Resolution 2024-80, a financial planning instrument known as the 2025-2029 Capital Improvement Program ("CIP"); and

WHEREAS, since adoption of the CIP, the City has determined the need to increase the budget of the Lenexa Old Town Activity Center Project to address unforeseen conditions during construction; and

WHEREAS, City desires to amend the CIP to reflect such change and more accurately depict the current status of the above-referenced project and the entire program.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF LENEXA, KANSAS:

SECTION ONE: The Governing Body hereby amends the City's 2025-2029 Capital Improvement Program (CIP) to increase the budget of the Lenexa Old Town Activity Center project by \$325,000 and reflect a total cost of \$12,477,000 as approved at the March 4, 2025, City Council meeting. The increased project costs will be funded through unallocated Capital Improvement Funds.

SECTION TWO: This resolution shall become effective upon adoption by the Governing Body.

ADOPTED by the City Council this 4th day of March, 2025.

SIGNED by the Mayor this 4th day of March, 2025.

CITY OF LENEXA, KANSAS

[SEAL]

Julie Sayers, Mayor

ATTEST:

Jennifer Martin, City Clerk

APPROVED AS TO FORM:

Sean L. McLaughlin, City Attorney



**CITY COUNCIL
MEMORANDUM**

ITEM 6

SUBJECT: Community Development annual report

CONTACT: Scott McCullough, Community Development Director

DATE: March 4, 2025

PROJECT BACKGROUND/DESCRIPTION:

Staff will present the 2024 annual report for the Community Development department.

ATTACHMENTS

1. Report located in the Appendix

APPENDIX



**MINUTES OF THE
FEBRUARY 18, 2025
LENEXA CITY COUNCIL MEETING
COMMUNITY FORUM, 17101 W 87th STREET PARKWAY
LENEXA, KS 66219**

CALL TO ORDER

Mayor Sayers called the meeting to order at 7 PM.

ROLL CALL

Councilmembers Handley, Eiterich, Charlton, Nicks, Arroyo, Williamson, Denny, and Herron were present with Mayor Sayers presiding.

Staff present included Beccy Yocham, City Manager; Todd Pelham, Deputy City Manager; Mike Nolan, Assistant City Manager; Scott McCullough, Community Development Director; Sean McLaughlin, City Attorney; Jennifer Martin, City Clerk; and other City staff.

APPROVE MINUTES

Councilmember Denny made a motion to approve the February 4, 2025 City Council meeting draft minutes and Councilmember Eiterich seconded the motion. Motion passed unanimously.

MODIFICATION OF AGENDA

There were no modifications to the agenda.

PRESENTATIONS

Johnson County World Cup Transit Partnership

Aaron Otto, Johnson County, presented on the Johnson County World Cup Transit Partnership, providing an update on the Board of County Commissioners' actions to date for transit from the airport to Johnson County during the World Cup. He reported that Lenexa City Center and the Overland Park Convention Center would be the two primary locations for transport. He talked about the route and potential funding, including a grant, as well as Johnson County, Lenexa, and Overland Park being asked to match some funding.

Mike Nolan talked about a Memorandum of Understanding possibly being presented to the City Council for consideration at its March 4th meeting.

Councilmember Denny asked if there were coordinating efforts with anyone on the Missouri side of the metro and Mr. Otto said the intention is for this to bring people to Johnson County in Kansas and to also transport them over to the World War I Memorial where Fan Fest will be, although there will be some interstate coordination.

Mayor Sayers talked about how this also supports Pitch Lenexa and said she is happy to support this.

APPOINTMENTS

Mayor Sayers presented the slate of council, commission, and board members for reappointment, as well as Sunny Dharod and Jermaine Jamison for appointment to the Planning Commission, noting that the memo and supporting documents were included in the packet.

Councilmember Nicks made a motion to approve the appointments and Councilmember Arroyo seconded the motion. Motion passed unanimously.

CONSENT AGENDA

1. Approval of the purchase of a 20,000 gallon fuel tank from Hoidale, Inc. for the future Western Fueling Station & Salt Storage Facility at Freedom Fields and waiving the sealed bid process
A new 20,000-gallon fuel tank will be installed as part of the Western Fueling Station & Salt Storage Facility at Freedom Fields. To keep the project on schedule, the tank must be ordered ahead of the construction bid process due to a 24-week lead time for fabrication and delivery. Staff recommends purchasing the fuel tank from Hoidale, Inc. at a total cost of \$85,107.65.
2. Approval of the purchase of 27 outdoor warning siren solar power systems from Blue Valley Public Safety, Inc. and waiving the sealed bid process
The City operates and maintains 33 outdoor warning sirens, 27 of which are solar powered. The solar powered sirens are operating with their original equipment that was installed in 2007-2008 and need to be replaced. Blue Valley Public Safety, Inc. has managed the emergency warning sirens for all of Johnson County for 30 years. The total cost of replacing the power units for these warning sirens is \$171,579.60.
3. Approval of an agreement with AdventHealth Services, LLC to be the Presenting Sponsor of the 2025 Lenexa Farmers Market
Presenting Sponsors for major City festivals and events are required to be approved by the City Council pursuant to the City's Sponsorship Policy. AdventHealth Services, LLC responded to a recent Request for Sponsorships and is being recommended as the Presenting Sponsor for the 2025 Lenexa Farmers Market.
4. Approval of a preliminary plan for ARC Physical Therapy to operate as a medical clinic under the retail and service, limited, business park use classification in an existing business park located at 11360 Strang Line Road within the BP-2, Planned Business Park District
ARC Physical Therapy requests approval of a preliminary plan that would allow continued operations of their business under the retail and service, limited, business park use within the BP-2, Planned Manufacturing District.
5. Approval of a final plan for a restaurant known as Five Four, located at approximately 8651 Scarborough Street within the CC, Planned City Center Zoning District

The applicant proposes to construct a 10,969 square-foot, one-story restaurant in the AdventHealth Life Campus. The site is on the east side of Scarborough Street midway between 86th Street and 87th Street Parkway. The proposed final plan is part of Area 2, a block in the AdventHealth Life Campus.

6. Resolution terminating the Lease Agreement with Lenexa Logistic 4 Investment, Inc. and conveying certain real and personal property associated with the City's industrial revenue bonds (Building 4, Lenexa Logistics Centre South)
In 2014, the City issued \$13,925,000 in industrial revenue bonds (IRBs) and approved a tax abatement for a commercial/warehouse facility located at 16851 W. 113th Street. The abatement ended in 2024 and the proposed resolution authorizes the Mayor and City staff to execute all documents necessary to terminate the IRBs.
7. Consideration of an amendment to the fiscal year 2025-2029 Capital Improvement Program and approval of an agreement with SunSmart Technologies for the installation of solar panels at the Lenexa Justice Center
 - a. Resolution amending the 2025-2029 Capital Improvement Program to increase the budget for the Lenexa Sustainability Program for the installation of solar panels at the Lenexa Justice Center
 - b. Approval of an agreement with SunSmart Technologies for the installation of solar panels at the Lenexa Justice Center
This Capital Improvement Program amendment and companion agreement is for the design and installation of an 884-panel solar array on the roof of the Lenexa Justice Center training building at a total cost of \$695,885. In addition to a direct \$208,766 rebate through a federal program, the system is estimated to recover its capital cost in eight years, including an estimated first-year utility savings of \$51,311 and a 25-year utility savings of \$1,993,244.
8. Ordinance authorizing a portion of the cost of certain stormwater improvements to be financed by the City's general obligation bonds, Series 2022A
In August 2022, the City issued general obligation bonds Series 2022A for the Oakhill Stormwater Improvements Project ("Project") in the amount of \$2,165,000. The Project was completed and came in under budget with \$222,614.27 in bond funds remaining. Staff is requesting authorization to reallocate the remaining bond funds to the 81st Street to 81st Terrace - East of Mauer Stormwater Project approved in the 2025-2029 Capital Improvement Plan.

END OF CONSENT AGENDA

Councilmember Eiterich made a motion to approve items 1 through 8 on the consent agenda and Councilmember Handley seconded the motion. Motion passed unanimously.

BOARD RECOMMENDATIONS

9. Approval of a preliminary and final plan for Ad Astra Park, a city park, located at 8265 Maurer Road in the R-1, Residential Single-Family (Low-Density) District

The applicant requests approval of both a preliminary and final plan of a city park located at 8265 Maurer Road. The preliminary and final plans are a required part of the process for the Ad Astra Pool Reconstruction Project.

Scott McCullough, Community Development Director, said the Ad Astra Park Renovation project at 8265 Maurer Road is a city park renovation currently being reviewed for both preliminary and final plan. The preliminary plan was delayed due to the canceled January Planning Commission meeting, so the plans are being presented together to maintain project momentum.

Mr. McCullough said this project is located northeast of 83rd Street & Maurer Road, near Christa McAuliffe Elementary School. The approximately 10-acre park property is zoned R-1 and is designated as an institutional use per the comprehensive plan.

Mr. McCullough said the plan reduces parking from 189 to 158 spaces, improving efficiency with 90-degree, two-way movement design. Park improvements include the redesigned parking lot and pool; a new restroom facility and supporting buildings for the pool; landscaping updates to maintain existing trees; a new drive connection between 83rd Street and Maurer Road with adjacent parking; and a solar array design.

Mr. McCullough said both the Planning Commission and staff recommend approval of both plans, with minor design adjustments to be finalized at the building permit stage.

Logan Wagler, Parks and Recreation Director, said he was happy with the robust public engagement process that led to this plan.

Councilmember Nicks reported liking the plan and asked what theme was selected. Mr. Wagler said the space motif to tie in with Ad Astra and Christa McAuliffe was chosen.

Councilmember Handley said he loved the investment and asked about traffic flow through the site. Mr. Wagler said a road table is in the design and will help manage the school traffic.

Councilmember Nicks asked about future aquatics in the Parks and Recreation Master Plan and Mr. Wagler said a splash pad at a western Lenexa park would be considered.

Councilmember Arroyo asked if there would be trees removed to make the parking lot changes and Mr. Wagler said yes, but that new ones would be added. He added that some of the trees being removed are ash trees.

Mayor Sayers asked about the open area in the northeast quadrant and Mr. Wagler said that greenspace could allow for expanding community garden efforts into this park or a future capital investment.

Councilmember Williamson made a motion to approve Item 9 and Councilmember Charlton seconded the motion. Motion passed unanimously.

10. Ordinance approving a five-year special use permit for a church/place of worship for Real Church located at 15602-15618 College Boulevard in the BP-1, Planned Business District
The applicant proposes to operate a church, classified as a church or place of worship use, within the BP-1, Planned Business Park Zoning District at 15602-15618 College Boulevard, which requires a special use permit.

Mr. McCullough said Real Church is requesting a special use permit (SUP) for a property west of Lackman Road and east of Lakeview Avenue. They will occupy 18,000 square feet within a 38,000-square-foot, multi-tenant building currently zoned BP-1 (Business Park), which requires a permit for a church or place of worship. The space, currently used for business, will be renovated to include a 200-seat sanctuary (with average attendance of 150). Sunday services will run from 10:00–11:30 a.m., with childcare offered during that time, plus youth gatherings throughout the week.

Danny Slavens, Real Church, said the projected maximum occupancy is 480 based on 6,000 square feet and Mr. McCullough said that would be determined during the permit and Certificate of Occupancy review.

Mr. McCullough talked about the Golden criteria that were reviewed, specifically the effect on nearby properties and parking impacts. Staff believes parking will be sufficient.

Mr. McCullough said both Planning Commission and staff recommend approval.

Mr. Slavens thanked the Council for not canceling this meeting for the weather. He said they have lost 30 days of building because of the Planning Commission meeting being canceled in January. He said they love being in Lenexa and look forward to giving back to the community.

Councilmember Charlton asked Mr. Slavens if they own the entire building and Mr. Slavens said they only own the west half.

Councilmember Arroyo made a motion to approve Item 10 and Councilmember Charlton seconded the motion. Motion passed unanimously.

11. Ordinance approving amendments to City Code Section 4-1-B-23-AK pertaining to the supplementary use regulations applied to certain homeless shelters operated as an accessory use to a church or place of worship
Project 1020, the operator of a cold weather homeless shelter at Shawnee Mission Unitarian Universalist Church, requested that the City amend its supplementary use regulations pertaining to certain homeless shelters to increase guest occupancy for its cold weather shelter from 30 to 50 people and modify the number of staff/volunteers required to be present in the facility during shelter operational hours.

Mr. McCullough said this item is a request to amend the Unified Development Code (UDC). He reviewed the what the UDC currently permits with regards to churches/places of worship being permitted to have a homeless shelter as an accessory use. He presented a map showing the eight locations of religious institutions in Lenexa that currently meet the criteria.

Mr. McCullough presented an excerpt from the use regulations schedule in the Comprehensive Plan and explained when uses are permitted by right and when a Special Use Permit (SUP) is required. He then reviewed the requirements for a qualifying facility to obtain a Certificate of Occupancy (CO) for the shelter use.

Mr. McCullough said that Project 1020 has requested to increase the maximum occupancy to 50 and to reduce the required overnight staffing.

Mr. McCullough presented a non-exclusive list of issues that staff believes should be considered for this application. He talked about the code change applying citywide, not just for Project 1020 or the Shawnee Mission Unitarian Universalist Church (SMUUCH) facility; ensuring the accessory use is compatible with area uses; ensuring the maximum occupancy remains accessory to the building's primary use; the countywide issue of homelessness; maintaining building and fire code requirements; and compliance with the occupancy limit.

Mr. McCullough presented staff's analysis, saying staff believes the increase to 50 occupancy is at the limit of balancing the shelter needs against the impacts to the surrounding uses and they can be served without additional emergency responders. He said the request provides an opportunity for the City to enhance the enforcement mechanisms in the code and that enhanced enforcement emphasizes the occupancy limit to shelter operators, the County, and other cities.

Mr. McCullough reviewed the proposed ordinance which would increase the maximum occupancy to 50 for those churches/places of worship that meet the existing size and location criteria; adjust staffing to align with operational functions; establish occupancy violations as a civil penalty against the shelter operator and/or the property owner with the ability to revoke the CO; and provide the opportunity for a violator to appeal a fine or CO revocation through an administrative hearing in Municipal Court.

Mr. McCullough said staff recommends approval of the ordinance as proposed. He noted that the Planning Commission recommended a stipulation to restrict the total number of guests across all eligible churches/places of worship that meet the size and location criteria to 250 people, but said Legal staff has determined that stipulation to be potentially unlawful, so staff cannot support approval with the stipulation. He then reviewed the options for Governing Body action..

Mayor Sayers asked the Governing Body to share their thoughts and questions on the possible actions to be taken. She said she agreed with staff on striking the Planning Commission stipulation from any motion made and that she believes it would be best to try to reach consensus and not remand this item.

Councilmember Herron said he would not support a remand and would support the ordinance as presented because it fits Lenexa's vision and values. Project 1020 has the capacity to handle the increase in occupancy and the staff presentation and analysis supports it. He said he believes this community cares for the less fortunate and feels this is doing the right thing. He added that this action could give others the courage to step up and do their part.

Councilmember Denny said he listened to the Planning Commission meeting audio and could tell the Planning Commission struggled with this decision. He noted that two senior commissioners were absent from the discussion. He said he is in support of the ordinance as originally proposed but would also support a remand to the Planning Commission to get the opinions of those commissioners. He added that the remand would make this decision less timely.

Councilmember Williamson agreed that the Planning Commission stipulation was arbitrary and a legal liability and said she was not interested in a remand. She said she would prefer to override the Planning Commission and approve the ordinance as proposed by staff. She commented about Police and Fire supporting the changes and said she wants Lenexa to be a leader.

Councilmember Arroyo asked why the maximum occupancy was not set at 50 to begin and Mr. McCullough talked about how the ordinance and limit were designed to align with the group home use, which has an occupancy of 10.

Beccy Yocham, City Manager, said that 30 was the number everyone felt comfortable with at that time, being an accessory use to the church, noting there was also a settlement agreement as a result of litigation where the parties agreed on 30.

Councilmember Arroyo said she supports the ordinance as originally written, increasing the limit and adding the enforcement. She said she is frustrated that there is not more support from other cities in the county to help with the homeless issue. She talked about her positive impressions of Project 1020 during a recent visit, telling a story about an exchange she had with a guest while she was there.

Councilmember Handley said that safety was a chief concern and hearing that police and fire support the changes, he is able to support them. He asked if any other churches have reached out with interest in an SUP and Mr. McCullough said not. He said he sees no need for a remand. He said he understands how some people might feel that expanding the maximum occupancy at this time is rewarding the occupancy violations but does not think that is so since the need has been demonstrated and enforcement is being expanded. He is in support as proposed by staff.

Councilmember Eiterich said she supports what Councilmember Handley said, a remand would not be timely or necessary. She said she would rather see the ordinance approved as proposed. She talked about how staff was cautious in determining the criteria to begin with, but after six years now, she can see how [Project 1020] can operate successfully. She also recently visited the facility and thinks the setup is incredible compared to other shelters that have been toured. She

is in support of approving the ordinance as originally proposed.

Councilmember Charlton asked about Lenexa being one of two cities with homeless shelter in the code. Mr. McCullough said he believes Shawnee has added it to their code, but he does not know the details of it.

Councilmember Charlton said he attended the Planning Commission meeting to see who came to speak at the public hearing. He talked about the Planning Commission having a hard time making a decision and how the stipulation brought them to a place where they could support the ordinance. He said he is in support of a remand to Planning Commission for more feedback, talking about wanting to be cautious and not rush through this decision. He added he would like to keep the limit at 30 and to make occupancy of more than 30 an additional level of SUP.

Ms. Yocham said there have been discussions about requiring additional review, such as a special use permit, for increasing a threshold from 30 to 50; however, there are concerns about adding subjectivity to the process due to religious land use laws. She said that if the Council wishes to pursue this, further exploration is possible, but it would require a remand or a new ordinance. She said she would not be comfortable making a change like that in this meeting but is open to Council's direction for further review.

Councilmember Handley asked if there would be additional improvements required for a building or church to meet the standards necessary for the increased capacity, if it was originally approved for 30 occupants. Mr. McCullough said the facility would need to apply for a new CO and a site-specific assessment, considering factors such as space size, layout, access to essential facilities (e.g., showers, bathrooms), the number of required fixtures, fire safety systems, and exit routes, would take place.

Ms. Yocham said this is less about the building code and more about the land use code.

Councilmember Nicks said he listened to the Planning Commission meeting audio and sensed that the Planning Commission struggled with the proposed ordinance changes, particularly with the occupancy increase from 30 to 50 and the potential impact of multiple facilities allowing larger numbers. He said he felt the Planning Commission ultimately forwarded the issue to the City Council for further study, recognizing that the proposed cap of 250 was introduced late in their discussion and may not be defensible.

Councilmember Nicks argued that the matter should be remanded back to the Planning Commission for further review, particularly on enforcement measures, staffing requirements, and the appeal process. He supported reducing the number of violations before penalties take effect and maintaining strict staffing requirements, particularly regarding security. He also endorsed the appeal process, believing a judge should determine if shelters are complying with the rules.

Councilmember Nicks also expressed concern about the broader impact of increasing shelter capacity, citing community investments, local business concerns,

and the potential for the city to become a magnet for shelters while other cities do not take similar action. He said that surrounding cities and county officials should be encouraged to adopt similar policies rather than concentrating the burden in Lenexa.

Councilmember Nicks said he supported remanding the proposal back to the Planning Commission to ensure a thorough review rather than setting a precedent that rule-breaking leads to rewards.

Mayor Sayers reflected on the six-year discussion surrounding this issue, emphasizing that the current ordinance took two years to develop and was based on significant learning. She emphasized that SMUUCH is the only entity that has stepped up to address the problem by meeting the required facility improvements, such as fire safety and showers.

Mayor Sayers argued that the Planning Commission's concerns about multiple churches suddenly joining the effort and creating a capacity issue are unfounded, as no other organizations have shown readiness or willingness to participate, even for emergency sheltering. She praised SMUUCH's commitment, citing their ability to build a strong volunteer network and provide nightly support, including meals from outside community members. She said even her mother-in-law has contributed meals, underscoring the broader community's engagement in supporting the shelter due to a lack of similar resources elsewhere.

Mayor Sayers said that fears of rapid expansion are not backed by evidence and that SMUUCH has demonstrated a strong, sustainable commitment to addressing homelessness. She is in support of the proposed ordinance without the stipulation.

Councilmember Denny made a motion to approve Item 11 as originally proposed without the Planning Commission stipulation and Councilmember Herron seconded the motion.

Councilmember Nicks emphasized the importance of following the standard process, where staff makes recommendations, the Planning Commission holds public hearings, deliberates, and then sends a recommendation to the City Council. He said that given the new understanding that the proposed 250-person stipulation is likely not feasible, the matter should be sent back to it for further review. He talked about understanding the Planning Commission's concerns about multiple churches joining the effort and the potential for expanded capacity across Lenexa; while saying he does not think the seven other churches are going to step up. He said he supports remanding the issue back to the Planning Commission for further study.

Councilmember Eiterich said she does not think the Planning Commission would recommend anything they do not want the Governing Body to approve or for any item to be remanded. She talked about a remand only delaying this further.

Councilmember Williamson said this is a warming shelter that is only open four months of the year. She has also listened to the Planning Commission meeting audio and thinks a remand would only delay the decision and it is not necessary.

Councilmember Handley talked about the concerns raised about increasing the capacity to 50, particularly those voiced during the public hearing. However, after researching and consulting with Chief Layman, he reported finding no data supporting a significant rise in crime in that area over the past five years. This, along with other research and staff input, has reassured him about moving forward with approving the ordinance as originally proposed.

Councilmember Handley reflected on his time as a Planning Commissioner, saying that the Commission typically works with clear, black-and-white decisions and that finding a compromise late in a discussion suggests they found a solution they could support. He said remanding this back to the Planning Commission implies they made a mistake, which he disagreed with. He said he believes the Commission provided a recommendation they were comfortable with, and the City Council should proceed without further delay.

Councilmember Nicks said that since the 250-person cap requires further study, not remanding the issue would undermine the process. He said remanding it would allow the Commission to reconsider its recommendation. He talked about the importance of following the correct procedural steps.

Councilmember Charlton said that changes to the UDC often go unnoticed by the public until after the Planning Commission process is complete. He said he is concerned that public engagement increases only after the official public hearing has passed, leading to a surge of opinions after decisions are already being considered by the City Council. To ensure greater public input now that awareness has grown, he said he supports remanding the issue back to the Planning Commission, allowing for more community feedback before a final decision is made.

Mayor Sayers said the public has been split every time the topic has been discussed and she does not think that would change.

Councilmember Charlton shared a personal reflection about the significance of Holy Trinity to the Archdiocese and the Lenexa community, pointing out its importance in the broader conversation.

Councilmember Herron called the question.

Motion passed 6-2 with Councilmembers Nicks and Charlton voting against.

PUBLIC HEARINGS

12. Public hearing to appear and show cause why the fire damaged structure at 19430 W. 87th Lane should not be condemned and ordered repaired or demolished as an unsafe or dangerous structure - **CANCELED AT THE REQUEST OF STAFF**

This public hearing was canceled at staff's request.

NEW BUSINESS

There was no new business.

COUNCILMEMBER REPORTS

Councilmember Denny said that based on the State of the City address given by Mayor Sayer's today, the city is in good hands. Mayor Sayers said she enjoyed presenting on the many projects and accomplishments of 2024, particularly those that had been in the works since Covid.

STAFF REPORTS

There were no staff reports.

END OF RECORDED SESSION

BUSINESS FROM FLOOR

Matthew Lee, 10229 Theden Circle, shared his concerns and opposition to an interchange at Lone Elm Road & K-10 Highway, saying this type of project has not been done elsewhere so close to neighborhoods and it would increase property crime. He said the Manchester Park neighborhood continues to be opposed to the project.

Bruce Milford, 9710 Millridge Drive, talked about his opposition to the Lone Elm & K10 interchange, his concerns about increased traffic with so many kids attending schools in the area. He said children's safety should be top priority and this project does not align with Lenexa's "hometown vibe." He urged the Governing Body to protect and preserve neighborhoods.

ADJOURN

Councilmember Eiterich made a motion to adjourn and Councilmember Arroyo seconded the motion. Motion passed unanimously.

The meeting adjourned at 8:32 PM.

Proclamation

WHEREAS, American women have made contributions to the growth and strength of our Nation in countless recorded and unrecorded ways; and,

WHEREAS, American women play a critical role in every aspect of the Nation as a significant portion of the labor force; and,

WHEREAS, American women served as early leaders in the forefront of every major progressive social change movement and have served our country courageously in the military; and

WHEREAS, American women have been leaders, not only in securing their own rights of suffrage and equal opportunity, but also in the abolitionist movement, the emancipation movement, the industrial labor movement, the civil rights movement, and other movements, especially the peace movement, which create a more fair and just society for all; and

WHEREAS, despite these contributions, the role of American women in history has been consistently overlooked and undervalued in the study of American history.

NOW, THEREFORE, I, Julie Sayers, Mayor of Lenexa, Kansas do hereby proclaim March 2025 in the City of Lenexa to be

WOMEN'S HISTORY MONTH

IN WITNESS WHEREOF, I have hereunto set my hand this 4th day of March, 2025.

Proclamation

WHEREAS, Multiple Sclerosis is a chronic, often disabling, unpredictable disease that attacks the central nervous system; and

WHEREAS, MS affects nearly 1 million people in the Nation with about 200 new cases diagnosed weekly; and

WHEREAS, the disease generally strikes people between the ages of 20 and 50, the cause of MS symptoms remain unknown, and there is currently no cure; and

WHEREAS, common symptoms of this disease include fatigue, weakness, tremors, balance and vision problems, depression, numbness, and difficulty walking, although the disease varies greatly from person to person; and

WHEREAS, March is when communities learn about and become more aware of the disease, helping those who suffer lead more productive and satisfying lives; and

WHEREAS, advances in the research and treatment are ongoing and provide hope to those affected by the disease.

NOW, THEREFORE, I, Julie Sayers, Mayor of Lenexa, Kansas do hereby proclaim March 2025 in the City of Lenexa to be

MULTIPLE SCLEROSIS EDUCATION & AWARENESS MONTH

IN WITNESS WHEREOF, I have hereunto set my hand this 4th day of March, 2025.



Julie Sayers
Mayor of Lenexa, Kansas

SECOND AMENDED AND RESTATED REDEVELOPMENT PROJECT PLAN 2 FOR THE MINING REDEVELOPMENT DISTRICT

(Renner 95 Mixed-Use Project)

In accordance with K.S.A. 12-1770 *et seq.*, as amended (the “**Act**”), To promote, stimulate and develop the general and economic welfare of the City of Lenexa, Kansas (“**City**”), the Lenexa City Council on March 2, 2004, adopted Ordinance No. 4604 establishing a Redevelopment District (the “Original District”). The Original District was amended on December 20, 2005, by Ordinance No. 4825 to include 475 acres (the “**District**,” also referred to as the “**Mining TIF District**”) and legally described in attached **Exhibit A**.

The City has identified multiple development projects located within the Mining TIF District. The Act allows one or more TIF projects to be undertaken by a city within an established district and any such project plan may be implemented in separate development stages. There are currently multiple approved TIF Project Plans within the Mining TIF District.

On May 6, 2008 the Governing Body adopted Ordinance No. 5033 approving and adopting Redevelopment Project Plan 2 within the Mining TIF District consisting of the construction of a 5-story office building (the “**Original Project Plan 2**”). The office building was constructed in 2008-09 and occupied until 2019. In 2023, due to difficult office market conditions, Developer received approval to convert the office building into a residential multi-family project and, on November 1, 2023, the City adopted Ordinance No. 5976 adopting the Amended and Restated Project Plan Two for the Mining Redevelopment District amending the Original Project Plan 2 (the “**Residential Project Plan 2**”). Subsequently, in late 2024, a new opportunity to retain office uses in the building presented itself that would allow removal of the residential portions of the Residential Project Plan 2 and re-tenant the existing 5-story office building as well as potentially redevelop the building into a mixed-use project with first floor retail uses (“**Project**”).

The Second Amended and Restated Redevelopment Project Plan 2 (the “**Project Plan 2**”, also referred to as the “**Project Plan**”) includes the approximately 10.55 acres located in the northeast corner of the intersection of Renner Boulevard and 95th Street and is legally described on **Exhibit B** (the “**Project Plan 2 Area**”). The improvements anticipated within the Project Plan 2 Area consist of the redevelopment of an existing 5-story office building with potential first floor retail uses, which are described in more detail in **Section 5** herein (the “**Project**”). Project Plan 2 shall extend for a period of twenty (20) years from the date the Original TIF Project Plan 2 was approved by the City (the “**Project Plan Term**”). The Tax Increment (as defined by the Act) generated from the real property in the Project Plan 2 Area during the Project Plan Term is referred to herein as the TIF Revenues (the “**TIF Revenues**”).

1. Comprehensive Feasibility Study.

City Staff prepared a Comprehensive Financial Feasibility Study (“**Feasibility Study**”) for Project Plan 2. Projections on development in the Project Plan 2 Area were provided by Renner Associates, LLC (the “**Developer**”). The Feasibility Study incorporates a number of conservative assumptions, including a constant mill levy of 90.543, which excludes 20 mills from the school levy and the 1.5 State mill levy and it assumes a two percent (2%) annual increase in appraised valuation after substantial completion of the project. The Feasibility Study also assumes substantial completion of each the Project by December 31, 2025, with an appraised value of approximately \$15,044,400 million.

It is expected that the Developer will advance funds necessary to construct the improvements described in **Section 5** herein and to pay the estimated TIF eligible private project reimbursable costs set forth on **Exhibit C** attached hereto (the “**Private TIF Reimbursable Costs**”), and that Developer will subsequently be reimbursed with TIF Revenues received by the City from the Project Plan 2 Area on a “pay-as-you-go” basis, in accordance with the terms of a Disposition & Development Agreement (the “**DDA**”). The City will not issue full faith and credit tax increment bonds for this Project. Further, the City does not anticipate issuing special obligation tax increment bonds (“**TIF Bonds**”) for the Project, however, upon the future request of Developer, the City shall reasonably consider any such request to issue TIF Bonds if the market can feasibly support such a bond issue and if the TIF Revenues and any other collateral provided for such TIF Bonds provide reasonable assurance that the principal of and interest on the TIF Bonds will be paid on a timely basis. A decision on whether or not a TIF Bond issue is feasible and adequately secured will be the City’s final decision and within the City’s sole discretion. The City is under no obligation to issue TIF Bonds. The Private TIF Reimbursable Costs are generally described on **Exhibit C**, attached hereto.

Developer will enter into a DDA with the City which will describe the Private TIF Reimbursable Costs in more detail and set forth the amount, priority, process and terms for reimbursement. Reimbursement of Private TIF Reimbursable Costs is dependent upon the amount of TIF Revenues and shall be paid in accordance with the amounts and priority set forth in the DDA. In no event will any Private TIF Reimbursable Costs be reimbursed in an amount that exceeds the amount of TIF Revenues available.

TIF Reimbursable Costs must (1) be approved by the City; (2) meet the definition of “redevelopment project cost” set out in K.S.A. 12-1770a(o), as amended; (3) be an eligible expense under the City’s adopted TIF Policy and/or Procedures, unless otherwise permitted in the DDA; (4) be authorized in this Project Plan 2 and in the Mining TIF District Plan; (5) be in compliance with the terms for reimbursement and prioritization described with particularity in the DDA; and (6) not previously reimbursed by any other public source of revenue. The City approval of Private TIF Reimbursable Costs is subject to available TIF Revenues and further subject to the terms and conditions for reimbursement set forth in the DDA.

Based on the current projections and cash flow analysis contained in the Feasibility Study, it is determined that the Project benefits, TIF Revenues and other available sources, including private revenues, exceed the Private TIF Reimbursable Costs, and that the TIF Revenues and other available revenue sources, including private debt and Developer equity, should be sufficient to reimburse Developer and City for a portion of the Private TIF Reimbursable Costs. For any improvements constructed by Developer in Project Plan 2, the Developer is responsible for all expenses, including but not limited to Private TIF Reimbursable Costs. The City is under no obligation to provide financial assistance to supplement TIF Revenues actually received, nor to increase the duration or allocation of TIF Revenues for reimbursement.

The City has authorized a maximum reimbursement to the Developer for eligible **Private TIF Reimbursable Costs** which is described on **Exhibit C** subject to available TIF Revenues and the terms and conditions set forth in a DDA. Project Plan 2 also authorizes the City to be reimbursed for the Annual Administrative Fee associated with each distribution of TIF Revenues. Developers shall be reimbursed for TIF Reimbursable Costs with TIF Revenues received by the City during the Project Plan Term in accordance with the DDA.

The City reserves the right to amend the specific approved TIF Reimbursable Costs, and the amount and prioritization thereof, in accordance with the terms of the DDA. City may also amend this Project Plan 2 in accordance with state law provided that such amendments shall not, without the consent of Developer, alter or affect the financial terms of this Project Plan 2 benefitting Developer.

In summary, the City conservatively anticipates the ad valorem property tax increment from Project Plan 2 will generate approximately \$7,774,442 over the Project Plan 2 Term. However, changes in mill levies, the phasing of the Private Project, assessed valuations and legislation, in addition to other factors outside the Parties' control may change the amount of available property tax increment. The Developer will be responsible for all expenses of Developer, including costs associated with constructing the Project as well as the Private TIF Reimbursable Costs even if they exceed the TIF Revenue generated from Project Plan 2. If the TIF Revenues do not meet the estimate, the City shall be under no obligation to provide financial assistance to Developer beyond the TIF Revenues actually generated from the Project Plan 2 Area in accordance with the distribution formula set out in the approved DDA. A summary of the assumptions and anticipated TIF Revenue is included in **Appendix I**.

2. Redevelopment District Plan and Redevelopment (TIF) Project Plan 2.

Redevelopment District Plan (Mining TIF District Plan)

The Mining TIF District encompasses approximately 475 acres located in the northwest quadrant of Interstate Highway 435 ("**I-435**") and 95th Street in Lenexa, Kansas, as legally described on **Exhibit B** attached hereto. The Redevelopment District Plan for the Mining TIF District contemplates residential, commercial and golf course development, as well as reclamation, remediation and special construction to address the undermined areas.

In accordance with the Mining District Plan, tax increment may be used to pay for eligible project expenses within specific project plan areas for such items including but not limited to public infrastructure; land acquisition; site preparation; street improvements and their appurtenances; sidewalks; storm and sanitary sewers; utility improvements as permitted in the Act; parks; surface and structured parking facilities; landscaping; water mains; storm water detention; sculptures, public art and similar amenities; plazas and open space; reimbursement for special assessments levied pursuant to KSA 12-6a01 *et seq.* for eligible public infrastructure authorized in the District Plan; and other authorized uses set forth in the District Plan and permitted by the Act and the City TIF Policy & Procedures.

Redevelopment (TIF) Project Plan 2

Project Plan 2 incorporates approximately 10.55 acres, plus right-of-way, of improvements located in the Mining TIF District. The Project Plan 2 Area is planned to include site improvements described in **Section 5** herein (the “**Project**”) and is legally described in **Exhibit B**.

3. Map of Redevelopment Project Plan 2 Area.

A map of the Project Plan 2 Area is attached as **Exhibit D**.

4. Relocation Assistance Plan.

No relocation will occur as a result of Project Plan 2 and therefore no relocation assistance plan is provided.

5. Description of the Buildings and Facilities Proposed to be Constructed or Improved.

Developer is planning a potential mixed-use development consisting of an existing 5-story office building with potential first floor retail and associated infrastructure such as storm water facilities, streets, curbs, gutters, parking facilities, sidewalks, landscaping and related improvements, and all other private improvements typically included in mixed-use office development. The Private TIF Reimbursable Costs incurred as a result of the Private Project constructed as part of Project Plan 2 include, but are not limited to: land acquisition, architectural and engineering costs not associated with vertical improvements; site development; mine mitigation; geotechnical; parking; lighting; landscaping; hardscape; associated utilities in the right of way; amenities; temporary construction interest associated with the Private Project financing; public improvements; and other eligible costs permitted by the Act, the City TIF Policy & Procedures and the DDA. The Private TIF Reimbursable Costs are described in more detail in **Exhibit C** and in the DDA.

6. Other Relevant Information.

- a. Reimbursement of TIF Reimbursable Costs shall be made with TIF Revenues actually received by the City from the Project Plan 2 Area and deposited into the special fund established by the City in accordance with K.S.A. 12-1778 (the **"Mining Project Plan 2 Fund"**).
- b. If sufficient TIF Revenues are not available to pay all of the Private TIF Reimbursable Costs, the City is under no obligation to reimburse Private TIF Reimbursable Costs from any other public source.
- c. Prior to any reimbursement of Private TIF Reimbursable Costs, each entity receiving reimbursement with TIF Revenues (excluding the City) shall enter into a separate, valid and enforceable DDA with the City. The procedure for distribution, reimbursement and priority of payment of the Private TIF Reimbursable Costs shall be set out in the DDA and consistent with this Project Plan 2.

EXHIBIT A

LEGAL DESCRIPTION OF MINING REDEVELOPMENT DISTRICT

Beginning at the Northwest corner of the Northeast Quarter of Section 31, Township 12 South, Range 24 East; thence South along the West line of the Northeast Quarter of said Section 31, to the Southwest corner of the Northeast Quarter of said Section 31; thence East along the South line of the Northeast Quarter of said Section 31, to the Southeast corner, and continuing East along the South line of the Northwest Quarter of Section 32, Township 12S, Range 24 East to the Easterly right-of-way line of Renner Boulevard as it now exist; thence South along the Easterly right-of-way line of said Renner Boulevard and its Southerly extension, to the Northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 32; thence East along the North line of the Southwest Quarter of the Southwest Quarter of said Section 32 to the center line of the Interstate Route 435, as it now exists; thence Southerly along the centerline of said Interstate Route 435 to the South line of the Southwest Quarter of said Section 32; thence West along the South line of the Southwest Quarter of said Section 32 to the Southwest corner of said Section 32; thence West along the South line of said Section 31, to the Southwest corner of said Section 31; thence North along the West line of Section 31, to the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 31; thence East along the North line of the Southwest Quarter of the Northwest Quarter of said Section 31, to the Northeast corner of the Southwest Quarter of the Northwest Quarter of said Section 31, said point also being the Southwest corner of the Northeast Quarter of said Northwest Quarter of said Section 31; thence North along the West line of the Northeast Quarter of the Northwest Quarter of said Section 31, to the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 31; thence East along the North line of the Northeast Quarter of the Northwest Quarter of said Section 31, to the Point of Beginning, containing approximately 475 acres.

EXHIBIT B

MINING TIF PROJECT PLAN 2 AREA

LEGAL DESCRIPTION OF REDEVELOPMENT DISTRICT PROJECT PLAN TWO AREA

All of Lot 1, RENNER CORPORATE CENTRE, FIRST PLAT, a subdivision
of land in the City of Lenexa, Johnson County, Kansas.

EXHIBIT C TIF Reimbursable Costs

The following items are estimated costs eligible for reimbursement with TIF Revenues generated from Project Plan 2. The items are described in more detail in the DDA.

Description of Expenditure	Reimbursement to:	Estimate Reimbursement
Maximum Eligible Private TIF Reimbursable Costs paid by Developer, including but not limited to the following: Land acquisition, retention pond, engineering, geotechnical, interest during construction, site development construction, and LEED Certification	Developer	\$7,291,700
Maximum Aggregate Private TIF Reimbursable Costs	Developer	\$7,291,700 ¹
Maximum Aggregate Public TIF Reimbursable Costs	Developer	\$3,725,676
Annual Administrative TIF Fee: 0.5% of the annual TIF Revenues reimbursed to Developer	City	TBD
TOTAL MAXIMUM AGGREGATE OF TIF REIMBURSABLE COSTS		\$11,017,376²

¹ The City has only authorized a maximum reimbursement to the Developer of \$7,291,700 for eligible Private TIF Reimbursable Costs. The Developer will be responsible for all expenses of Developer, including costs associated with constructing the Project as well as the Private TIF Reimbursable Costs even if they exceed the TIF Revenue generated from Project Plan 2.

² The Total Maximum Aggregate of TIF Reimbursable Costs does not include a sum for the Annual Administrative TIF Fee as this amount is to be determined as it is based upon the annual amount of TIF Revenues disbursed to Developer and shall be disbursed in addition to (i.e., shall not decrease) the Total Maximum Aggregate of TIF Reimbursable Costs.

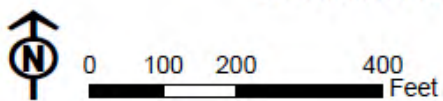
Notwithstanding any other provision of this Plan to the contrary, reimbursable expenditures shall at all times be consistent with the Act, including judicial interpretation of the Act.

Exhibit D

Project Plan 2 Area



Renner 95 Mixed-Use Project
Community Improvement District



APPENDIX 1 – Feasibility Study

Year of TIF (1)	Tax Year (2)	Distribution Year (3)	Total Assessed Value (4)	Base Year Assessed Value (5)	Captured Assessed Value (Column 3 - Column 4) (6)	Projected Property Tax Increment (7)
0	2007	2008	\$26,567	\$26,567	\$0	\$0
1	2008	2009	\$26,567	\$26,567	\$0	\$0
2	2009	2010	\$2,314,170	\$26,567	\$2,287,603	\$214,781
3	2010	2011	\$4,123,500	\$26,567	\$4,096,933	\$392,785
4	2011	2012	\$4,126,500	\$26,567	\$4,099,933	\$400,703
5	2012	2013	\$3,875,501	\$26,567	\$3,848,934	\$374,998
6	2013	2014	\$4,392,251	\$26,567	\$4,365,684	\$428,370
7	2014	2015	\$4,481,001	\$26,567	\$4,454,434	\$447,256
8	2015	2016	\$4,665,501	\$26,567	\$4,638,934	\$472,847
9	2016	2017	\$4,835,501	\$26,567	\$4,808,934	\$494,589
10	2017	2018	\$4,825,251	\$26,567	\$4,798,684	\$486,342
11	2018	2019	\$4,842,001	\$26,567	\$4,815,434	\$470,059
12	2019	2020	\$4,884,751	\$26,567	\$4,858,184	\$469,257
13	2020	2021	\$5,086,751	\$26,567	\$5,060,184	\$488,718
14	2021	2022	\$5,088,501	\$26,567	\$5,061,934	\$483,146
15	2022	2023	\$5,356,751	\$26,567	\$5,330,184	\$483,624
16	2023	2024	\$5,011,001	\$26,567	\$4,984,434	\$452,502
17	2024	2025	\$3,761,101	\$26,567	\$3,734,534	\$338,136
18	2025	2026	\$3,836,323	\$26,567	\$3,809,756	\$344,947
19	2026	2027	\$3,913,049	\$26,567	\$3,886,482	\$351,894
20	2027	2028	\$3,991,310	\$26,567	\$3,964,743	\$179,490
Total Projected Property Tax Increment						\$7,774,442
					Net Mill Levy	90.543
Assumptions:						
a)	TIF Mill Levy is 90.543 mills in all years.					
b)	Estimated assessed value upon completion of full project (1/1/2024) is \$3,761,101;					
c)	Base year assessed valuation is \$26,567 for parcels IP63950000 0001.					
c)	Assessed value increases by 2% annually after completion.					
d)	Property tax collection rate will be 100%.					
e)	Property tax increment is distributed twice each year and the final tax year (2027) is a half distribution.					

20
24

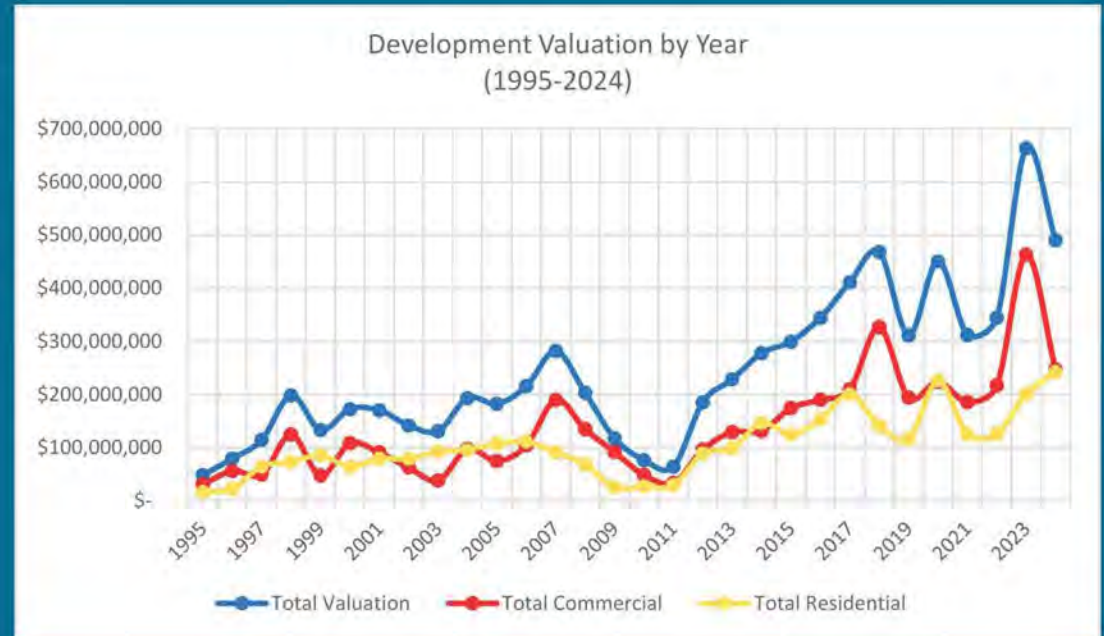
COMMUNITY DEVELOPMENT ANNUAL REPORT

Lenexa
KANSAS

DEVELOPMENT REPORT BY THE NUMBERS

	Total Valuation
Residential	\$ 242,931,274
Commercial	\$ 247,045,744
Total	\$ 489,977,018

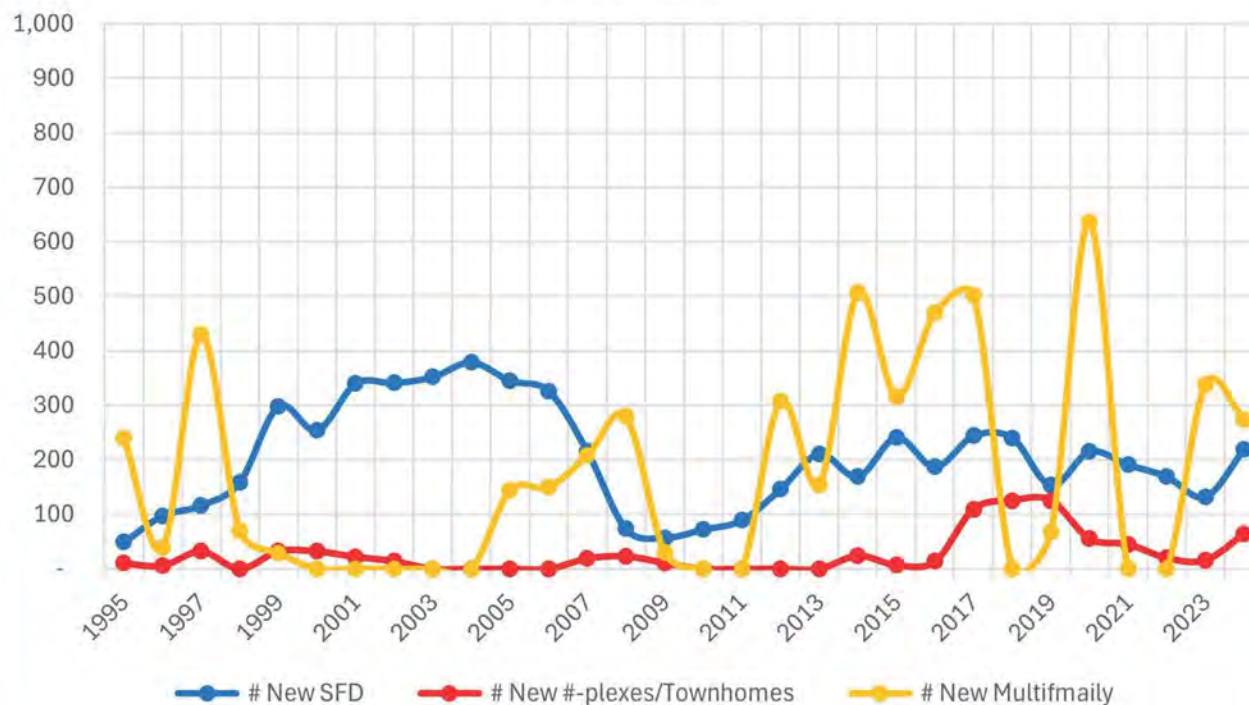
Year	Total Valuation
2024	\$ 489,977,018
2023	\$ 663,635,517
2022	\$ 344,048,435
2021	\$ 311,847,916
2020	\$ 450,312,527



DEVELOPMENT REPORT

RESIDENTIAL BY THE NUMBERS

New Housing Units
(1995-2024)

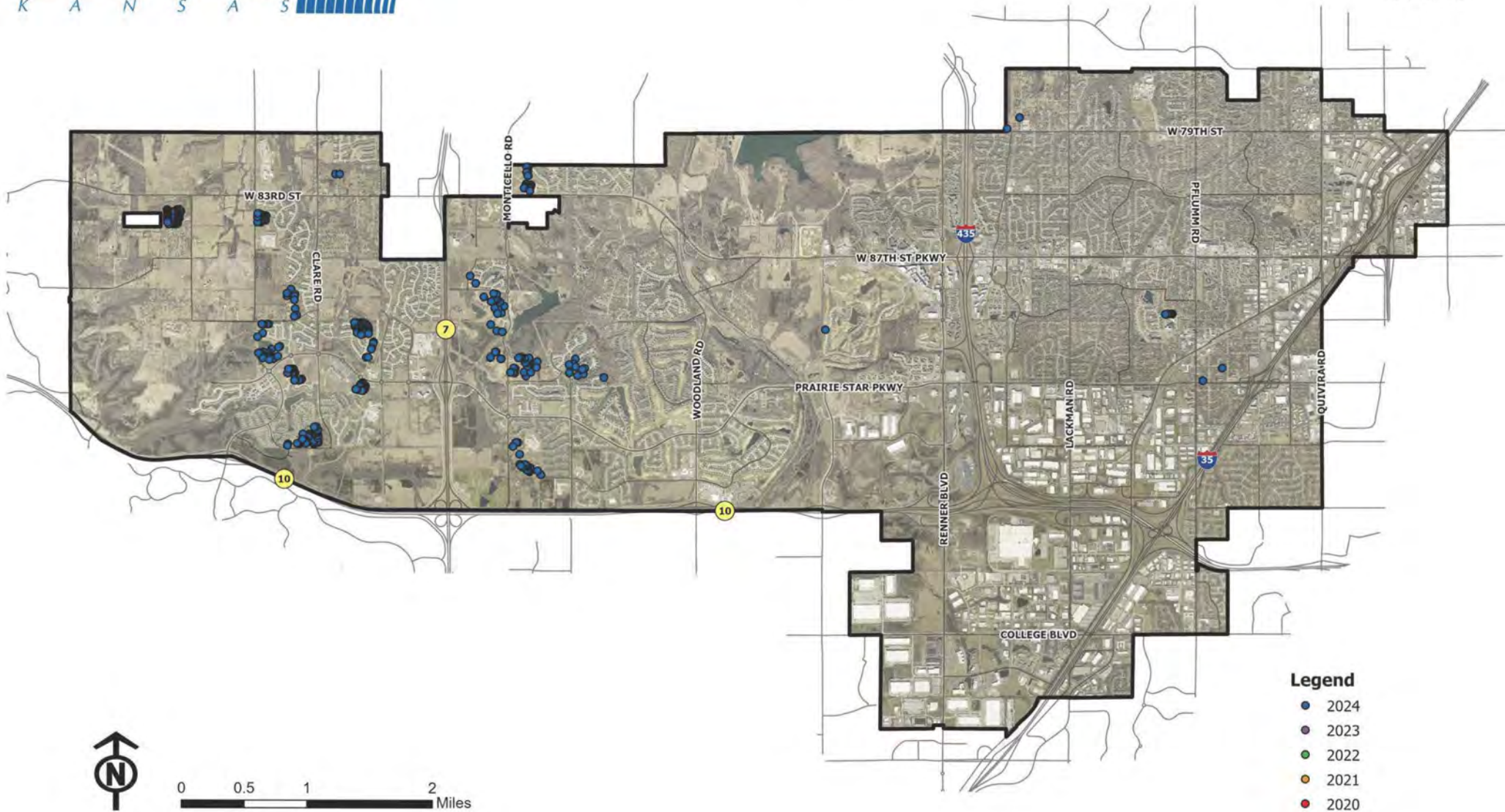


Lenexa saw almost \$250M in residential development in 2024, which is the most residential development ever recorded in Lenexa.

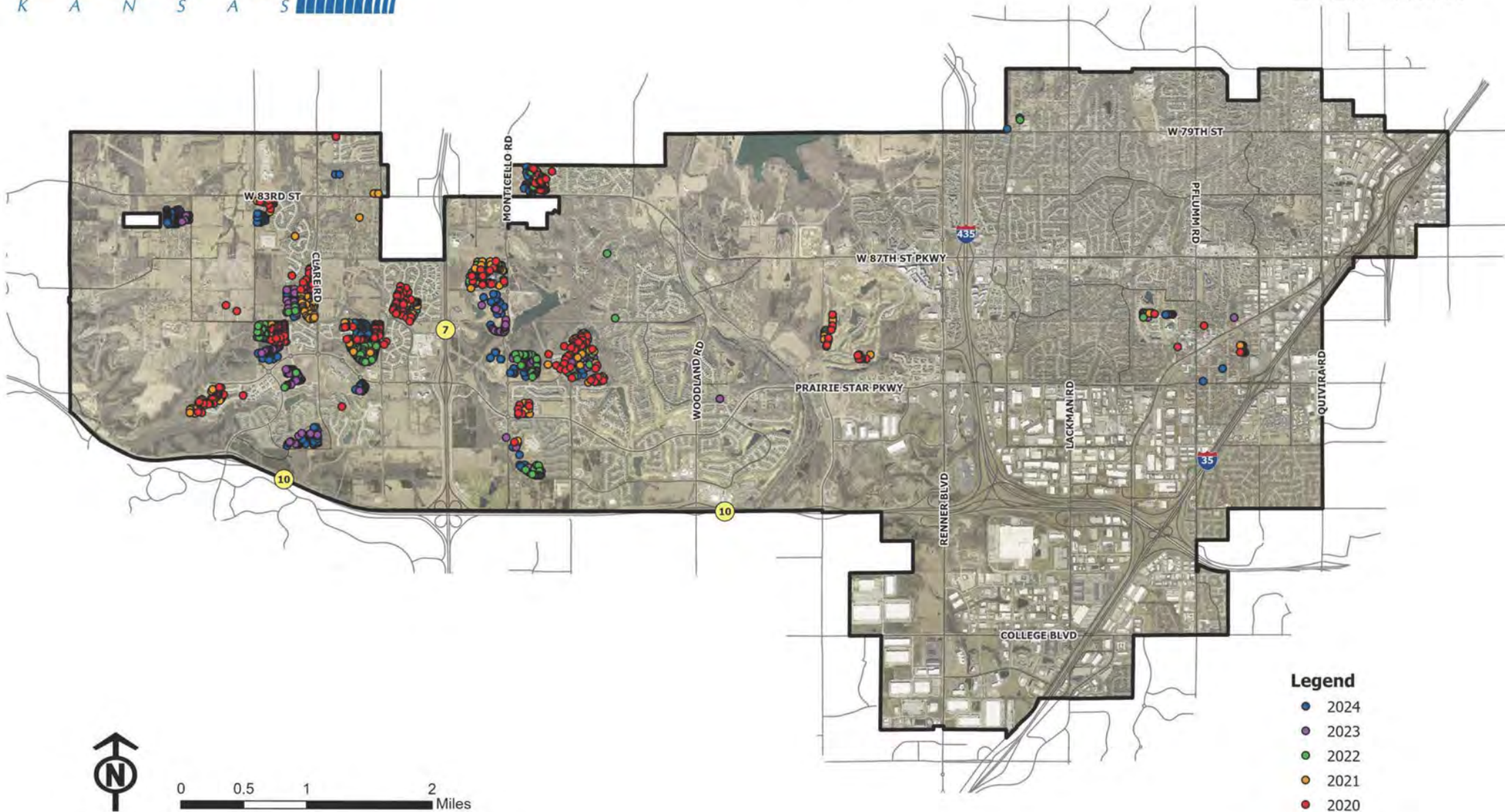
New Units Permitted in 2024:

- 219 Single-Family
- 64 Duplex
- 274 Multifamily

New Single-Family Residential Permits 2024

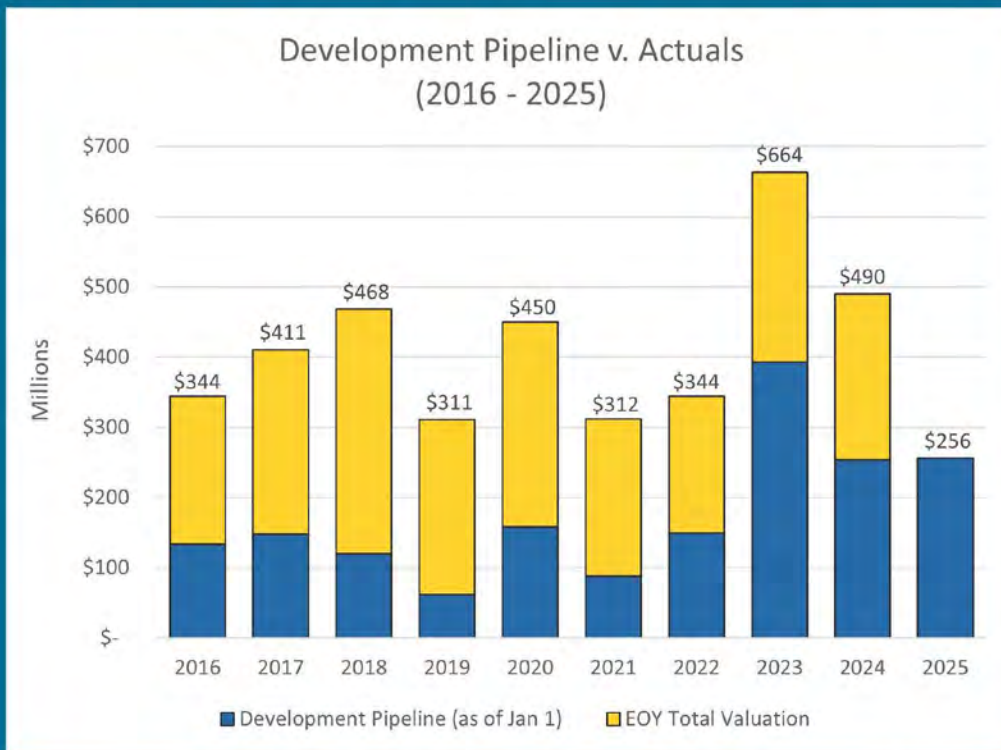


New Single-Family Residential Permits 2020 - 2024



DEVELOPMENT REPORT

DEVELOPMENT PIPELINE



Development pipeline beginning in 2025 is the second highest valuation in recent history.





Highlights

- 127 applications reviewed
- 70 applications presented to the Planning Commission
- 182 new single-family lots reviewed
- 1,917 new multifamily units reviewed
- 24 commercial applications, covering 86 acres of development
- 850 total acres of land reviewed by staff

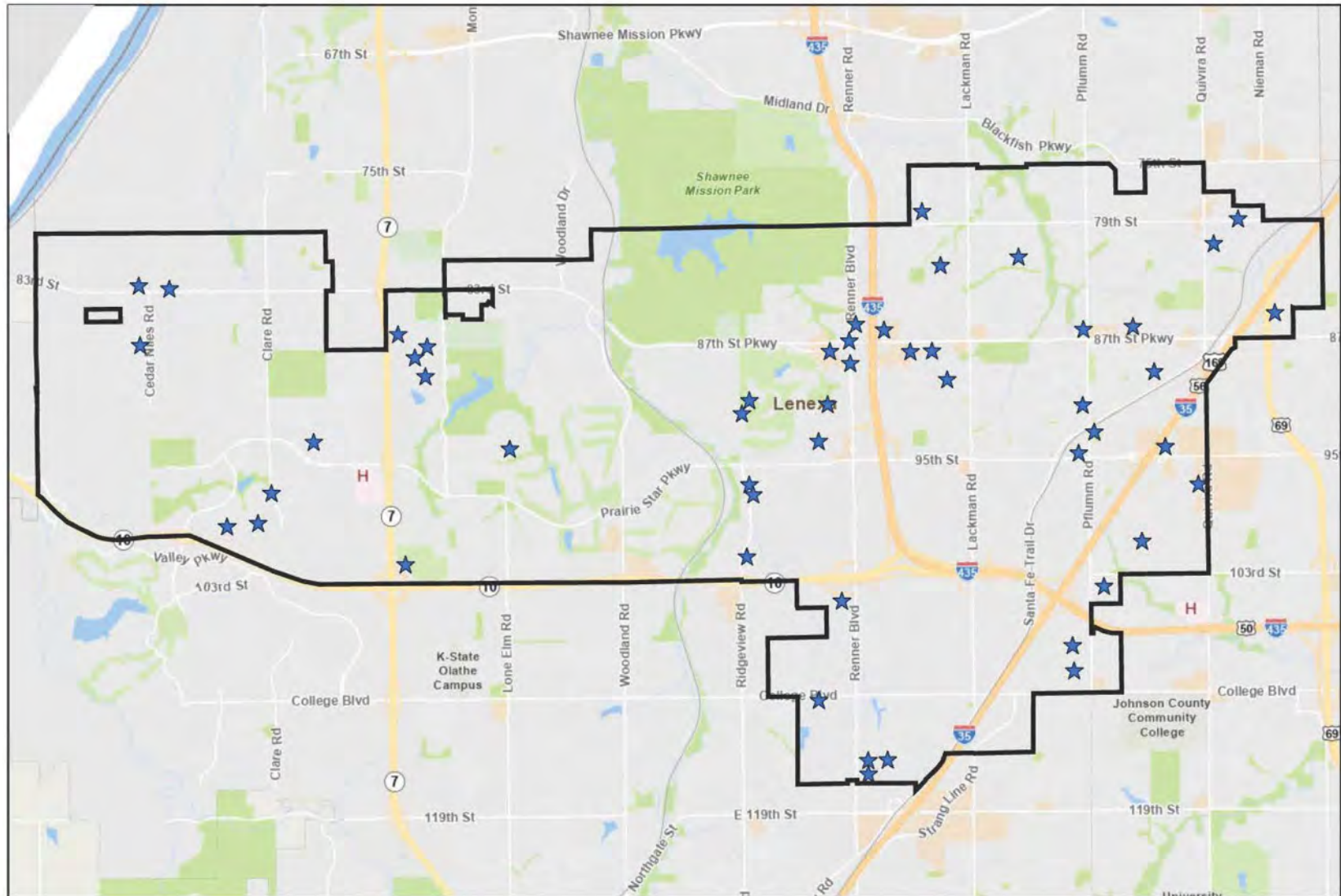
PLANNING & DEVELOPMENT

Planning Applications 2024

Type	Applications
Concept Plan	0
Preliminary Plan	7
Revised Preliminary Plan	4
Final Plan	8
Revised Final Plan	9
Preliminary Plat	3
Final Plat	14
Revised Final Plat	5
Rezoning	2
Special Use Permit	12
Special Use Permit Renewal	1
Variance	1
Deviation	5
Vacation	5
Appeal to BZA	1
Lot Split	9
Formal Pre-Application	32
Staff Plan Review Only	9
Total	127

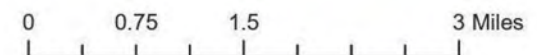


Planning Commission Cases



Legend

★ Cases Considered by the Planning Commission in 2024



LICENSING & PERMITTING

Highlights

- Over 4,000 business licenses processed
- Over 1,150 rental licenses processed
- Over 100 hours of continuing education by staff

Activity In 2024

Licensing	Revenue	Licenses Issued
Business Licenses	\$587,997	4,229
Pet Permits	\$27,853	3,066
Special Pet Permits	\$9,000	90
Special Events		
Type 1	\$75	1
Registrations / Repeat	\$340	17
Block Party	\$450	15
Rental Licenses	\$253,685	1,153
Total	\$879,400	8,571

Permits	Revenue
Building Permits	\$1,980,417
Right of Way Permits	\$118,397
Public Improvement Permits	\$211,884
Sign Permits	\$18,190
Site Development Permits	\$1,050
Total	\$2,329,938



Highlights

- Awarded \$3.5 million in federal Congestion Mitigation and Air Quality (CMAQ), Carbon Reduction Program (CRP) and Transportation Alternatives Program (TAP) funds.

ENGINEERING & CONSTRUCTION

Engineering Permits Issued in 2024

Engineering	Permits
Land Disturbance	11
Site Development	11
Public Improvements	12
Flood Plain	5
Total	39





ENGINEERING & CONSTRUCTION

Major Projects Completed in 2024

- 99th & Clare Road Improvements
- Prairie Star Parkway & Lone Elm Road Intersection Improvements
- 83rd Street & Monticello Road Intersection Improvements
- CDBG Streetlighting Improvements
- Oak Park/Century Estates Storm Sewer Rehabilitation





ENGINEERING & CONSTRUCTION

Major On-Going Projects of 2024

- Lenexa Old Town Activity Center
- 95th Street & Loiret Blvd Intersection Improvements





ENGINEERING & CONSTRUCTION

Design Projects of 2024

- 83rd Street — Clare Road to Gleason Road
- Santa Fe Trail Drive — 95th Street to Noland Road
- Gateway Monument Signage



TRAFFIC



Highlights of 2024

- 167 new street lights installed
- New traffic signals installed at 87th St. Pkwy. & Elmridge St.
- New traffic signal installed at 83rd St. & Monticello Rd.
- To date, 923 smart street light nodes have been installed, providing improved monitoring and management of the City's street lighting system.



Highlights

- Awarded \$2.2 million in Johnson County funding for three upcoming Stormwater projects
- The stormwater cost share program awarded \$26,000 in partial reimbursements for enhancements like native plants and trees, rain gardens, rain barrels, cisterns, and permeable pavers.

STORMWATER

Stormwater Data 2024

Erosion & Sediment Control	
Inspections	1,967
Failed Inspections	224
Stop Work Orders	0
Illicit Discharge	
Outfall Inspections	304
Private BMP	
Inspections	149
Failed Inspections	38
Pipe Maintenance	
Pipe Lining	4,596 ft.
Pipe Replacement	1,300 ft.





Highlights

- 3,165 permits issued
- 233 Certificates of Occupancy issued

BUILDING SAFETY

Inspection and Enforcement

- 10,675 inspections completed
- As a result of record setting development in 2023, the Building Safety division performed a record number of building code inspections in 2024.



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BUILDING SAFETY

Major Projects Permitted in 2024

Major Projects Permitted	Valuation
Alto Apartments & Garage	\$66,511,412
AC & Residence Inn by Marriott	\$40,666,666
Timber Rock Assisted Senior Living	\$35,250,000
Kiewit Building #3	\$30,000,000
Data Bank	\$27,000,000
Advent Health Medical Office Building	\$10,401,087



Highlights

- Began weekly proactive commercial enforcement for illegal signs, potholes, inoperable vehicles, and exterior maintenance violations.

COMMUNITY STANDARDS

Enforcement Numbers 2024

Rental Inspections	587
Single-Family	570
Multi-Family	17
Code Violations	3,252
Charges	55
Abatements	99
Massage Establishment Inspections	26



EXTERIOR GRANT PROGRAM

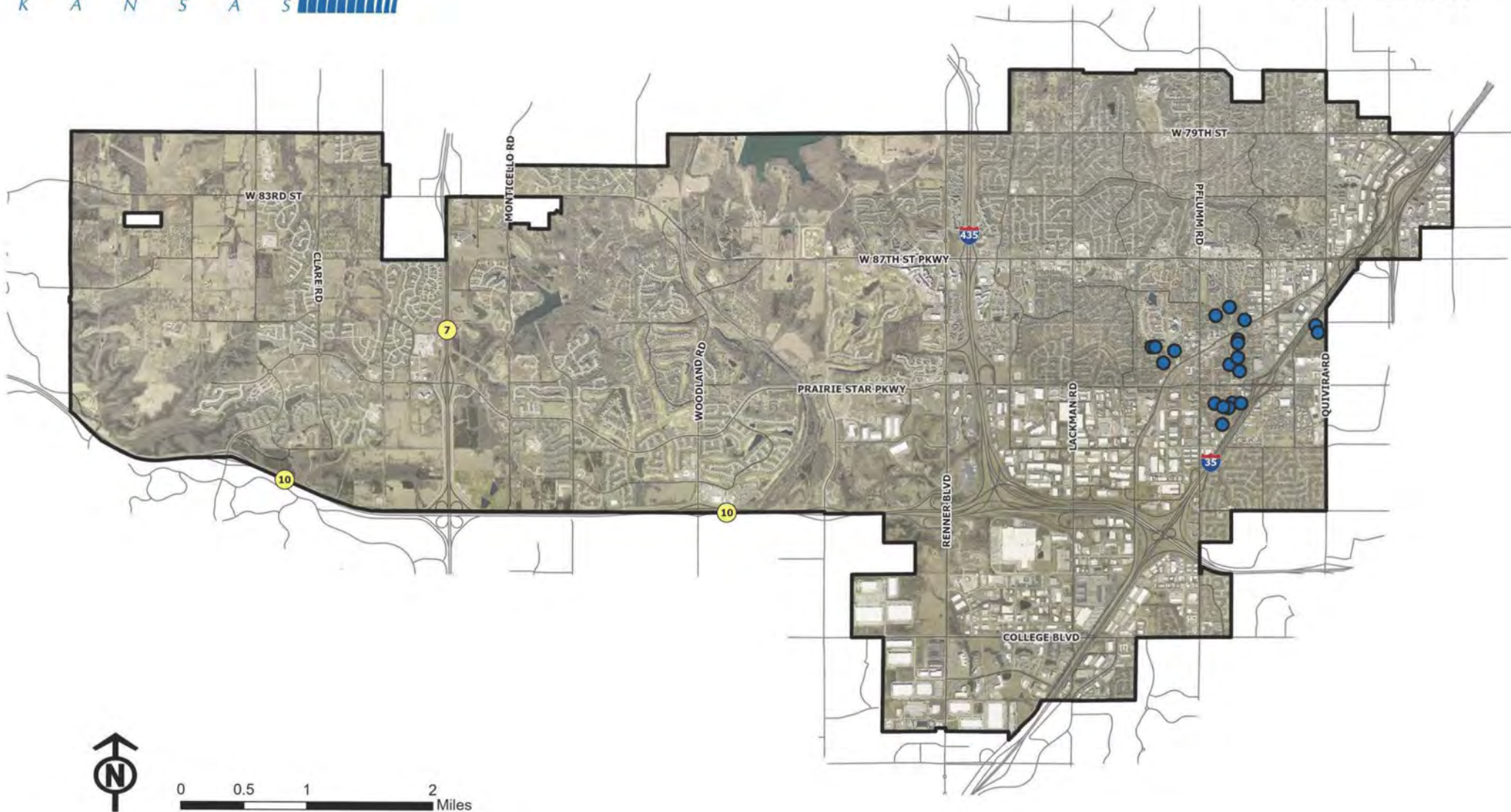
Results



2024 Numbers

	Funded	Unfunded
Applications	20	35
Rental Units	1	1
Median Age of Home	1955	1972
Median Appraised Value	\$250,100	\$299,300
Total Investment	\$243,693	

The 2024 Exterior Grant Program provided \$84,915 for improvements to single-family homes in Lenexa and generated \$243,693 in total investment in Lenexa neighborhoods. \$90,000 has been allocated for the program in 2025.



**GO
CHIEFS!**

