



## Agenda

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

**AUGUST 5, 2025  
7:00 PM  
COMMUNITY FORUM**

### **CALL TO ORDER**

Pledge of Allegiance

### **ROLL CALL**

### **APPROVE MINUTES**

July 15, 2025 City Council meeting draft minutes (located in the Appendix)

### **MODIFICATION OF AGENDA**

### **PRESENTATIONS**

NAACP Silver Life Membership presented by  
Wandra Minor, Johnson County NAACP

### **CONSENT AGENDA**

#### **Item Numbers 1 through 9**

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 Kansas Heavy Construction for the 87th Street Parkway & Bluejacket Street Stormwater Improvements Project

*Routine inspections by City staff identified numerous pipes in need of rehabilitation near 87th Street Parkway & Bluejacket Street. Kansas Heavy Construction bid \$1,969,629.90 to perform the work.*

2. Acceptance for maintenance
  - a. Acceptance of the Lenexa City Center Multi-Purpose Trail Relocation public improvements for maintenance

*An existing multi-use trail was relocated in order to accommodate the Kiewit Engineering Campus expansion. The project included grading and concrete trail construction. The work was privately funded.*

- b. Acceptance of the 99th Street & Clare Road Project for maintenance

*This project extended 99th Street east to future Clare Road and extended Clare Road south from 97th Terrace to connect with 99th Street. Improvements included arterial road standards, sidewalks, a multi-use trail, storm sewers, street lighting, traffic signal upgrades, and water quality facilities. The final contract amount with V.F. Anderson Builders, LLC was \$6,395,765.27.*

3. Approval of the purchase of 6,000 tons of rock salt to be used for the 2025-2026 winter season

*This purchase will replenish the City's rock salt storage for treating roads this winter. The award is through a cooperative bid for a total of \$316,980.*

4. Approval of the purchase of batteries from Colorado Standby for the traffic signal backup energy system

*These batteries will be used with a traffic signal backup energy system, which will provide up to 24 hours of runtime for the traffic signal during a power outage. The traffic signal backup batteries cost a total of \$89,950 from Colorado Standby.*

5. Approval of an engineering agreement with HNTB Corporation for the design of the 87th Street Parkway & Scarborough Street Intersection Improvements and Pedestrian Accommodations Project

*This agreement is for a design for the installation of traffic signals and pedestrian facilities for both eastbound and westbound 87th Street Parkway at Scarborough Street. The design's total cost is \$177,288.*

6. Approval of an engineering agreement with Olsson, Inc. for the design of the K-10 Highway & Canyon Creek Boulevard Improvements Project

*This agreement is for a design to widen Canyon Creek Boulevard to accommodate a northbound left-turn lane and widen the westbound K-10 Highway exit ramp to accommodate a right-turn lane. The design's total cost is \$78,367.*

7. Approval of an engineering agreement with Wilson & Company Inc. Engineers for the design of the 95th Street & Lackman Road Intersection Improvements Project

*This agreement is for a design for the replacement of traffic signals, modifications to pedestrian accommodations, and additional turn lanes at this intersection. The design's total cost is \$298,940.*

8. Approval of an agreement with Spaces, Inc. for the furniture in the LiveWell Health Clinic

*Workstations and furniture for private offices, conference/training rooms, and the lobby have been selected for the LiveWell Health Clinic located inside Lenexa City Hall. The total cost is \$124,081.79.*

9. Resolution authorizing the sale, possession, and consumption of alcohol at the 2025 Lenexa Chili Challenge

*The 2025 Lenexa Chili Challenge will be held October 10-11, 2025. To permit the sale, possession, and consumption of alcoholic liquor at the event, the City must approve a resolution which recognizes the Lenexa Chili Challenge as a special event as defined by state law, designate the boundaries of the event where alcohol may be consumed, and identify the public streets to be closed. The resolution will approve the Rotary Club of Lenexa as a designated vendor to sell alcohol at the Chili Challenge.*

## END OF CONSENT AGENDA

## PUBLIC HEARINGS

10. Consideration of establishing Project Plan 6 in the Mining TIF District (Ross Canyon Multi-Family Project - Phase 1)
  - a. Public hearing to consider establishing Mining TIF Project Plan 6
  - b. Ordinance approving Mining TIF Project Plan 6
  - c. Approval of a Disposition and Development Agreement with Petra Lenexa, LLC
  - d. Resolution determining the intent of the City to issue approximately \$130,500,000 in industrial revenue bonds to help acquire, construct, and equip a multifamily development

*Tax Increment Financing (TIF) Project Plan 6 contemplates construction of approximately 353 multifamily units in five buildings, as well as*

*associated infrastructure located on approximately 11 acres adjacent to 93rd Street between Mill Creek Road and Renner Boulevard in the Mining TIF District. After the public hearing, the Governing Body will consider adoption of TIF Project Plan 6. If passed by a 2/3 vote, the Governing Body will consider adoption of a Disposition and Development Agreement with Petra Lenexa, LLC setting forth the terms and conditions for reimbursement of TIF-eligible costs with TIF revenues generated from the TIF District. The Governing Body will also consider issuing approximately \$130,500,000 in industrial revenue bonds for the project.*

**NEW BUSINESS**

None

**COUNCILMEMBER  
REPORTS**

**STAFF REPORTS**

**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**

11. July 15, 2025 City Council meeting draft minutes

12. Item 10 -- Project Plan 6

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 Kansas Heavy Construction for the 87th Street Parkway & Bluejacket Street Stormwater Improvements Project

**CONTACT:** Tim Green, Deputy Community Development Director

**DATE:** August 5, 2025

**ACTION NEEDED:**

Award a bid to Kansas Heavy Construction for the 87th Street Parkway & Bluejacket Street Stormwater Improvements Project ("Project").

**PROJECT BACKGROUND/DESCRIPTION:**

This Project includes rehabilitation of the storm sewer system near 87th Street Parkway & Bluejacket Street. Approximately 1,488 linear feet of pipe will be lined and 1,522 linear feet of pipe will be replaced. The Project will also replace 236 linear feet of reinforced concrete box.

Detailed plans were prepared by Walter P. Moore. Bids were opened on July 16, 2025, with the following results:

Engineer's Estimate	\$2,220,252.00
<b>Kansas Heavy Construction*</b>	<b>\$1,969,629.90</b>
Infrastructure Solutions	\$2,155,000.00
Wiedenmann, Inc.	\$2,326,387.00

\* Low Bidder

The City has worked with Kansas Heavy Construction in the past and has been satisfied with their quality of work.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

This Project is funded in the 2025-2029 Capital Improvement Program (Project No. 90012).

**STAFF RECOMMENDATION:**

Award the bid.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**

Integrated Infrastructure & Transportation

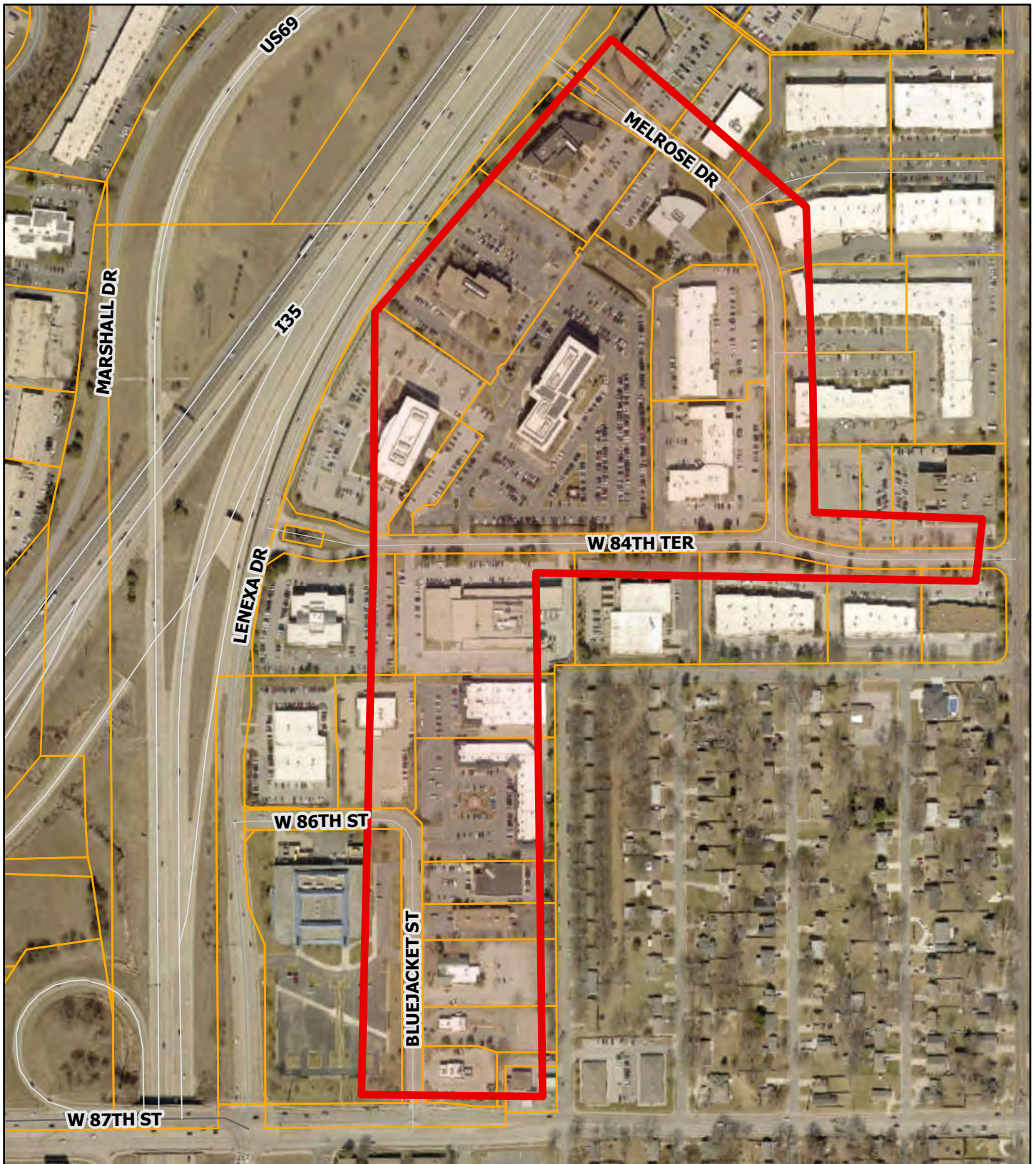
**Guiding Principles**

Sustainable Policies and Practices  
Strategic Community Investment

**ATTACHMENTS**

1. Map





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

## 87th Street Parkway & Bluejacket Street Stormwater Improvements



0 200 400 800  
Feet



**CITY COUNCIL  
MEMORANDUM**

**ITEM 2a**

**SUBJECT:** Acceptance of the Lenexa City Center Multi-Purpose Trail Relocation public improvements for maintenance

**CONTACT:** Tim Green, Deputy Community Development Director

**DATE:** August 5, 2025

**ACTION NEEDED:**

Accept the Lenexa City Center Multi-Purpose Trail Relocation public improvements for maintenance.

**PROJECT BACKGROUND/DESCRIPTION:**

The existing multi-use trail was relocated in order to accommodate the Kiewit Engineering Campus expansion. The project included grading and concrete trail construction.

Staff performed a final inspection on July 17, 2025, and advised that all work had been completed in accordance with the plans and specifications. The maintenance bonds for this project shall go into force upon acceptance by the Governing Body on August 5, 2025, and will expire on August 5, 2027.

The contractor was Kiewit Building Group, Inc.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

The work was privately funded.

**STAFF RECOMMENDATION:**

Accept for maintenance.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**

Integrated Infrastructure & Transportation

**Guiding Principles**

Responsible Economic Development

**ATTACHMENTS**

1. Map





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

## Lenexa City Center Multi-Purpose Trail Relocation Public Improvements



0 75 150 300  
Feet





**CITY COUNCIL  
MEMORANDUM**

**ITEM 2b**

**SUBJECT:** Acceptance of the 99th Street & Clare Road Project for maintenance

**CONTACT:** Tim Green, Deputy Community Development Director

**DATE:** August 5, 2025

**ACTION NEEDED:**

Accept the 99th Street and Clare Road Project ("Project") for maintenance.

**PROJECT BACKGROUND/DESCRIPTION:**

This Project constructed 99th Street as a four-lane, divided roadway from the end-of-pavement at 98th Street east 2,550 feet to future Clare Road. In addition, the Project constructed Clare Road from the end of pavement at 97th Terrace south 1,350 feet to the proposed 99th Street extension. Although planned for a full four-lane street, only the east two lanes of Clare Road were constructed. The improvements included:

- a standard arterial roadway section,
- sidewalks,
- a multi-use trail,
- storm sewers,
- street lighting,
- traffic signal improvements, and
- water quality facilities.

Staff performed a final inspection on July 15, 2025, and advised that all work had been completed in accordance with the plans and specifications. The maintenance bonds for this Project shall go into force upon acceptance by the Governing Body on August 5, 2025, and will expire on August 5, 2027.

The contractor was V.F. Anderson Builders, LLC.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

The Project was included in the 2024-2028 Capital Improvement Program (Project No. 60100). This Project was funded by General Obligation Bonds and excise tax. The final contract amount with V.F. Anderson Builders, LLC was \$6,395,765.27.

**STAFF RECOMMENDATION:**

Accept for maintenance.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**

Integrated Infrastructure & Transportation

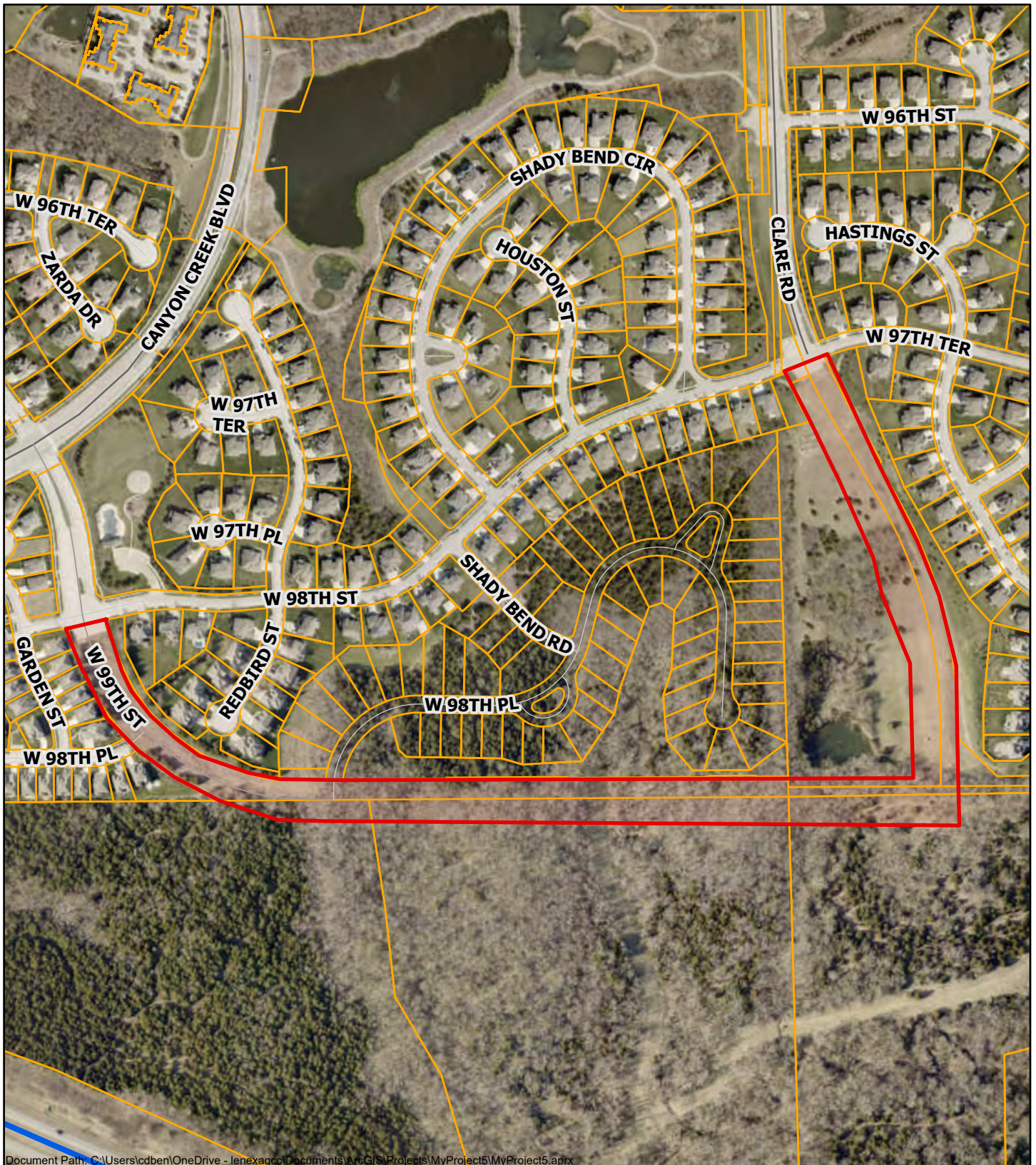
**Guiding Principles**

Strategic Community Investment

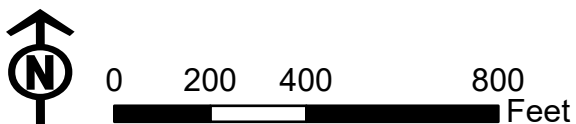
## **ATTACHMENTS**

1. Map





## 99th Street & Clare Road







**CITY COUNCIL  
MEMORANDUM**

**ITEM 3**

**SUBJECT:** Approval of the purchase of 6,000 tons of rock salt to be used for the 2025-2026 winter season

**CONTACT:** Nick Arena, Municipal Services Director

**DATE:** August 5, 2025

**ACTION NEEDED:**

Approve the purchase of 6,000 tons of rock salt for the 2025-2026 winter season.

**PROJECT BACKGROUND/DESCRIPTION:**

Crews responded to seven weather events during the 2024-2025 winter season using 5,828 tons of rock salt.

This purchase of 6,000 tons of rock salt will restock what was used from the previous winter season and fully restock all the City's locations for the upcoming 2025-2026 winter season. The salt will be stored in the four storage structures listed below.

Location	Capacity in Tons
Meritex Underground	8,000
Service Center Fabric Structure	4,000
New Freedom Fields Fabric Structure	2,000
Service Center Fabric Structure	750

The City of Overland Park was the lead agency for the multi-city bid for rock salt. Other participating agencies include the Blue Valley School District, Johnson County, Leawood, Mission, Olathe, Roeland Park, and Shawnee. Two bids were received, with Central Salt, LLC, as the low bidder. The agreement allows the City the sole option to renew the terms of the contract for two additional one-year periods.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

The price per ton in 2023 and 2024 was \$49.90. The contract price per ton in 2025 is \$52.83, a \$2.93 (5.9%) increase. The total purchase price is \$316,980, including delivery to any location. This purchase is included in the Snow Operations budget.

**STAFF RECOMMENDATION:**

Approve the purchase.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**  
Healthy People

**Guiding Principles**  
Superior Quality Services

**ATTACHMENTS**

None



**CITY COUNCIL  
MEMORANDUM**

**ITEM 4**

**SUBJECT:** Approval of the purchase of batteries from Colorado Standby for the traffic signal backup energy system

**CONTACT:** Steve Schooley, Transportation Manager

**DATE:** August 5, 2025

**ACTION NEEDED:**

Approve the purchase of batteries from Colorado Standby for the traffic signal backup energy system.

**PROJECT BACKGROUND/DESCRIPTION:**

In May 2025, the Governing Body approved the purchase of batteries from Big Battery for traffic signal battery backup systems. Since that time, staff has had a difficult time fulfilling the purchases from Big Battery. Staff has found a similar, but improved, battery that will work better with our backup battery system. These batteries have a marine-quality housing and are sized to fit better in the traffic signal cabinets. These batteries have extended run time, a long life expectancy, can operate through thousands of cycles, come with an extended warranty, and communicate with the backup control system. These batteries are purchased online. Pricing from online merchants is summarized below:

Merchant	Cost (each)	Number	Total Cost
Colorado Standby	\$1,799	50	\$89,950
Tiny Boat Nation	\$1,899	50	\$94,950
Solar Guys Pro	\$1,999	50	\$99,950
EMO Electric	\$1,999	50	\$99,950

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

This purchase is budgeted in the Small Equipment Reserve Fund using funds from fiscal years 2024 and 2025. For \$1,799 per battery, the 50 batteries needed for the backup systems would cost \$89,950.

**STAFF RECOMMENDATION:**

Approve the purchase.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**

Integrated Infrastructure & Transportation

**Guiding Principles**

Superior Quality Services

**ATTACHMENTS**

None





**CITY COUNCIL  
MEMORANDUM**

**ITEM 5**

**SUBJECT:** Approval of an engineering agreement with HNTB Corporation for the design of the 87th Street Parkway & Scarborough Street Intersection Improvements and Pedestrian Accommodations Project

**CONTACT:** Tim Green, Deputy Community Development Director

**DATE:** August 5, 2025

**ACTION NEEDED:**

Approve an engineering agreement with HNTB Corporation ("HNTB") for the design of the 87th Street Parkway & Scarborough Street Intersection Improvements and Pedestrian Accommodations Project ("Project").

**PROJECT BACKGROUND/DESCRIPTION:**

This has been a multi-phased Project, and this last phase of public improvements includes traffic signals at eastbound and westbound 87th Street Parkway at Scarborough Street, sidewalk enhancements along Scarborough Street, street trees, amenity zone development, bus stop enhancements (shelter, bench, trash receptacle, and kiosk), and pedestrian connectivity to Renner Boulevard via trails within the interior of the parcel located between Scarborough Street and Renner Boulevard.

The selection team recommends HNTB based on its annual Statement of Interest received from consultants to perform this type of work.

This agreement uses the City's standard form and is available for review in the City Clerk's office.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

The Project is included in the 2025-2029 Capital Improvement Program (Project No. 60090). The total cost of this agreement is \$177,288.

**STAFF RECOMMENDATION:**

Approve the agreement.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**

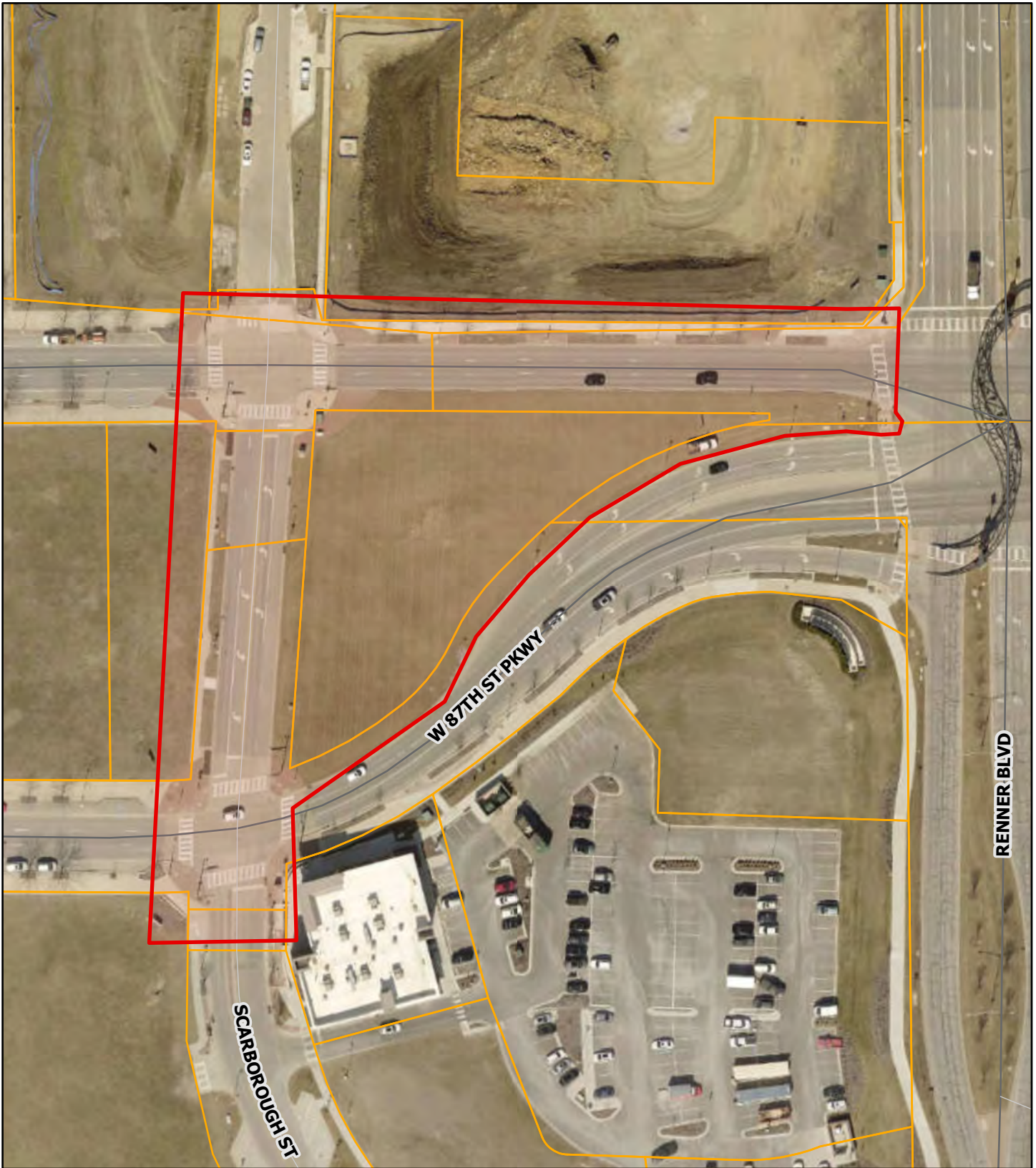
Integrated Infrastructure & Transportation

**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

## 87th Street Parkway & Scarborough Street Intersection Improvements & Pedestrian Accommodations



0 50 100 200  
Feet



**CITY COUNCIL  
MEMORANDUM**

**ITEM 6**

**SUBJECT:** Approval of an engineering agreement with Olsson, Inc. for the design of the K-10 Highway & Canyon Creek Boulevard Improvements Project

**CONTACT:** Tim Green, Deputy Community Development Director

**DATE:** August 5, 2025

**ACTION NEEDED:**

Approve an engineering agreement with Olsson, Inc. ("Olsson") for the design of the K-10 Highway & Canyon Creek Boulevard Improvements Project ("Project").

**PROJECT BACKGROUND/DESCRIPTION:**

Due to increased traffic from recent and planned development in the area, additional turn lanes are needed at the interchange of K-10 Highway & Canyon Creek Boulevard. This area is a high-growth area of residential and commercial development based on the updated Comprehensive Plan. The Project will widen Canyon Creek Boulevard from the K-10 Highway bridge to just north of the westbound K-10 Highway entrance and exit ramps to accommodate a northbound left-turn lane. The Project also widens the westbound K-10 Highway exit ramp to add a right-turn lane.

The selection team recommends HNTB based on its annual Statement of Interest received from consultants to perform this type of work.

This agreement uses the City's standard form and is available for review in the City Clerk's office.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

The Project is included in the 2025-2029 Capital Improvement Program (Project No. 60068). The total cost of this agreement is \$78,367.

**STAFF RECOMMENDATION:**

Approve the agreement.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**

Integrated Infrastructure & Transportation

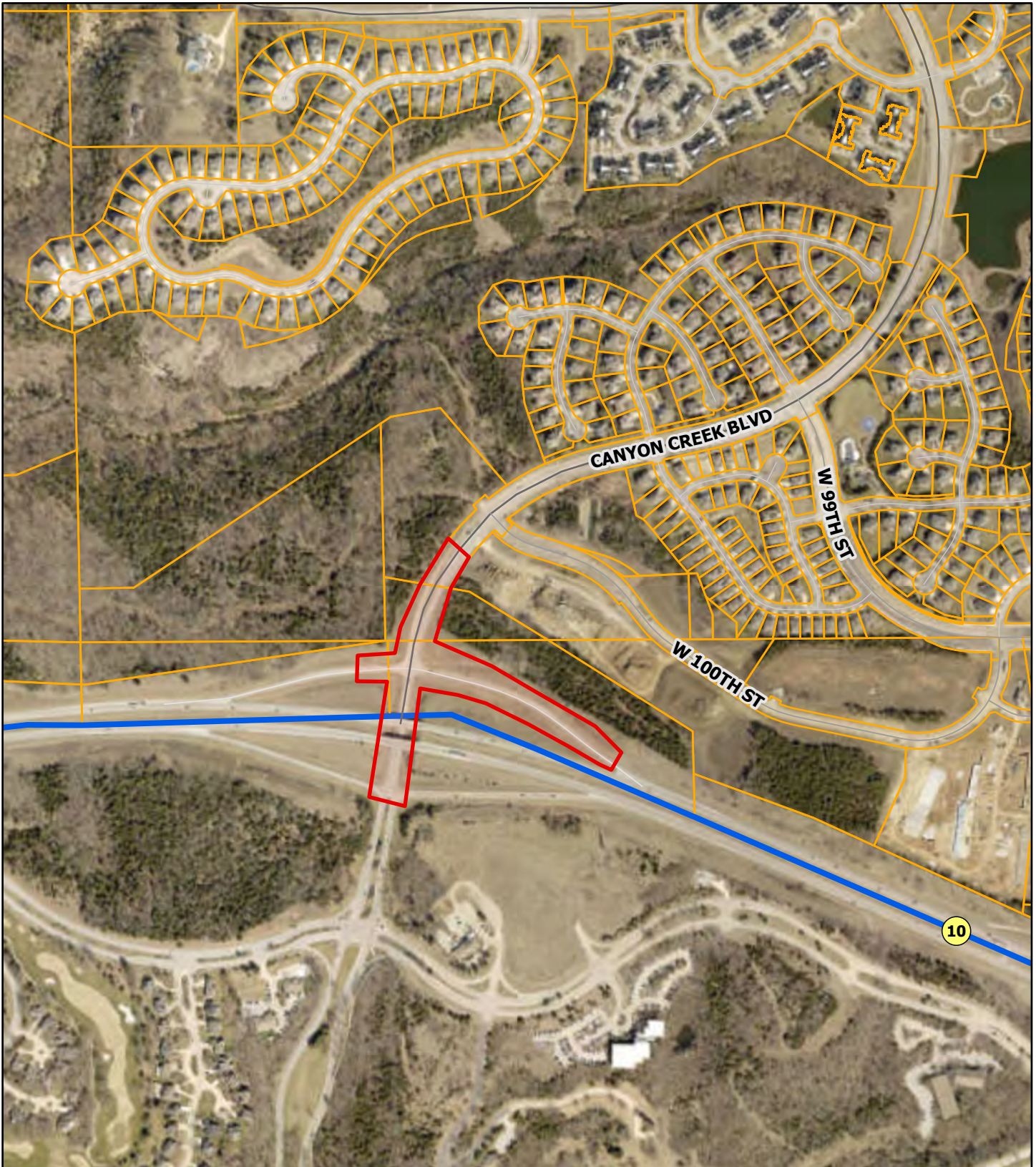
**Guiding Principles**

Strategic Community Investment

**ATTACHMENTS**

1. Map





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

## K-10 Highway & Canyon Creek Boulevard Intersection Improvements



0 300 600 1,200  
Feet



**CITY COUNCIL  
MEMORANDUM**

**ITEM 7**

**SUBJECT:** Approval of an engineering agreement with Wilson & Company Inc. Engineers for the design of the 95th Street & Lackman Road Intersection Improvements Project

**CONTACT:** Tim Green, Deputy Community Development Director

**DATE:** August 5, 2025

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**ACTION NEEDED:**

Approve an engineering agreement with Wilson & Company Inc. Engineers ("Wilson") for the design of the 95th Street & Lackman Road Intersection Improvements Project ("Project").

**PROJECT BACKGROUND/DESCRIPTION:**

A preliminary design contract for 95th Street from Renner Boulevard to Noland Road was executed September 17, 2024. The original project began as a maintenance project, but the scope of the project changed with the 2024-2028 Capital Improvement Program (CIP). Wilson performed preliminary design services to define the scope of the Project and define the total budget for the Project. The Project will be the first phase of the 95th Street Improvements - Renner to Noland project.

This Project includes:

- a new signal at 95th Street & Lackman Road,
- intersection realignment,
- additional turn lanes,
- minor storm sewer work,
- intersection lighting,
- mill and overlay, and
- sidewalk/trail improvements for the intersection.

This agreement uses the City's standard form and is available for review in the City Clerk's office.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

The Project is included in the 2025-2029 CIP (Project No. 60063). The total cost of this agreement is \$298,940.

**STAFF RECOMMENDATION:**

Approve the agreement.

## **VISION / GUIDING PRINCIPLES ALIGNMENT:**

### **Vision 2040**

Integrated Infrastructure & Transportation

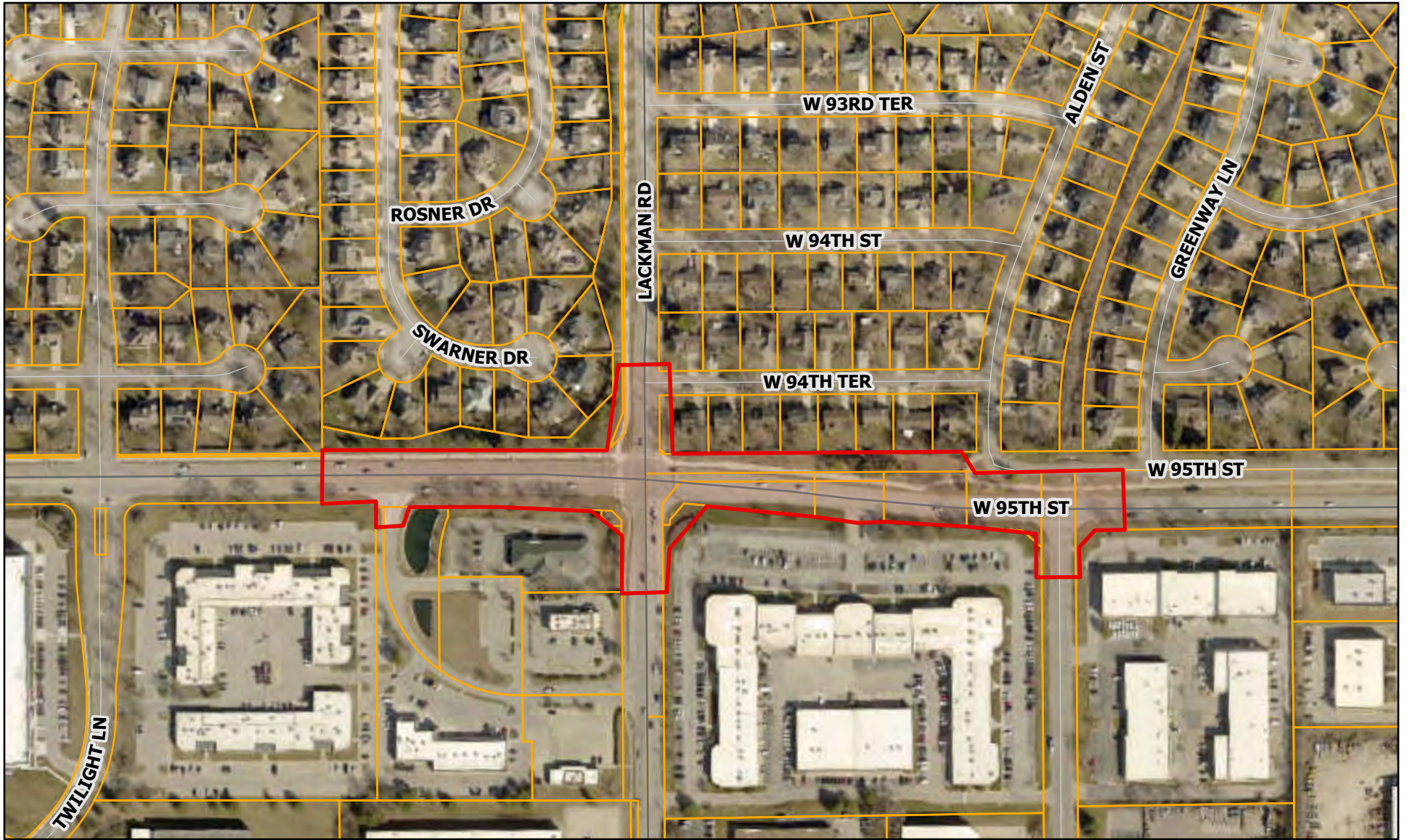
### **Guiding Principles**

Strategic Community Investment

## **ATTACHMENTS**

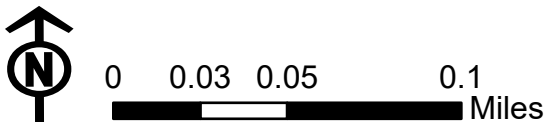
1. Map





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

## 95th Street & Lackman Road Intersection Improvements





**CITY COUNCIL  
MEMORANDUM**

**ITEM 8**

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**SUBJECT:** Approval of an agreement with Spaces, Inc. for the furniture in the LiveWell Health Clinic

**CONTACT:** Todd Pelham, Deputy City Manager

**DATE:** August 5, 2025

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**ACTION NEEDED:**

Approve an agreement with Spaces, Inc. ("Spaces") for the furniture in the LiveWell Health Clinic ("LiveWell").

**PROJECT BACKGROUND/DESCRIPTION:**

Workstations and furniture for private offices, conference/training rooms, and the lobby have been selected for LiveWell. This package includes furniture for all the medical offices within LiveWell, workstations for three private offices in the Community Development Department, and furnishings for the training and conference room addition.

When determining the furniture needs of the LiveWell space, staff worked closely with the Finkle + Williams interior design team, paying careful attention to how each space would be used and how the various users of LiveWell would interact with the space. In addition to meeting the demands of the space and its users, staff wanted to ensure that the product chosen was a quality product that would meet the performance requirements of a medical office.

The project team developed specifications for the exact furniture that met the needs of LiveWell. A Request for Proposals was issued June 17, 2025. Proposals were opened July 1, 2025 with the following results:

Architect's Estimate	\$141,165.00
<b>Spaces Inc.*</b>	<b>\$124,081.79</b>
Encompas Corporation	\$127,995.00

\*lowest proposal

The proposals were separated into three general areas: product costs, freight charges, and installation charges. Spaces provided the lowest total cost that met the specifications, as well as the aesthetic and performance requirements of the project team. The Spaces proposal was also within the furniture budget that was developed as a component of the total project cost for LiveWell.

The workstations and private office furniture are comprised of the Allsteel furniture line. Allsteel was highly recommended by Finkle + Williams and is an industry leader with excellent customer service, reputation, and warranty. The remaining furniture and many of the seating options in the conference rooms and lobby of LiveWell will be provided from different open furniture lines with pricing negotiated by Spaces. All the

vendors submitted proposals on the same specifications, quantities, and open product lines.

This agreement uses the City's standard form and is available for review in the City Clerk's office.

**FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

The contract amount is \$124,081.79. The total cost of the furniture is within the project's budget in the Capital Improvement Program (Project No. 80025).

**STAFF RECOMMENDATION:**

Approve the agreement.

**VISION / GUIDING PRINCIPLES ALIGNMENT:**

**Vision 2040**  
Healthy People

**Guiding Principles**  
Values-based Organizational Culture

**ATTACHMENTS**

None





**CITY COUNCIL  
MEMORANDUM**

**ITEM 9**

**SUBJECT:** Resolution authorizing the sale, possession, and consumption of alcohol at the 2025 Lenexa Chili Challenge

**CONTACT:** Logan Wagler, Parks & Recreation Director

**DATE:** August 5, 2025

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**ACTION NEEDED:**

Adopt a resolution authorizing the sale, possession, and consumption of alcohol at the 2025 Lenexa Chili Challenge.

**PROJECT BACKGROUND/DESCRIPTION:**

The City will host the 2025 Lenexa Chili Challenge from October 10-11, 2025, in Old Town Lenexa ("Chili Challenge"). The City intends to contract with the Rotary Club of Lenexa to provide and sell alcoholic beverages at the Chili Challenge.

The boundaries of the Chili Challenge will include a portion of the following streets:

- Santa Fe Trail Drive from Pflumm Road to Caenen Lake Road;
- 92nd Street from Haskins Street to Santa Fe Trail Drive; and
- Walnut Street from Pflumm Road to Haskins Street.

Pursuant to Kansas law, alcohol may only be consumed upon public streets, alleys, roads, sidewalks, or highways as part of a special event, so long as the local governing body has approved, by resolution, the special event and authorized the closure of any applicable streets to vehicular traffic during the special event, and a temporary permit for the sale of alcoholic liquor has been issued to each person or organization intending to sell alcoholic liquor at the special event by the Kansas Division of Alcoholic Beverage Control.

The Rotary Club of Lenexa is required to obtain a temporary permit in order to provide and sell alcoholic liquor at the Chili Challenge. For the Rotary Club to secure the temporary permit, the City needs to adopt a resolution recognizing the Chili Challenge as a special event defined by state law, authorizing the sale and consumption of alcoholic liquor on public streets closed as part of the Chili Challenge, and authorizing the closure of the public streets from 7 AM on Friday, October 10, 2025, until 7 PM on Saturday, October 11, 2025.

**STAFF RECOMMENDATION:**

Adopt the resolution.



## VISION / GUIDING PRINCIPLES ALIGNMENT:

### Vision 2040

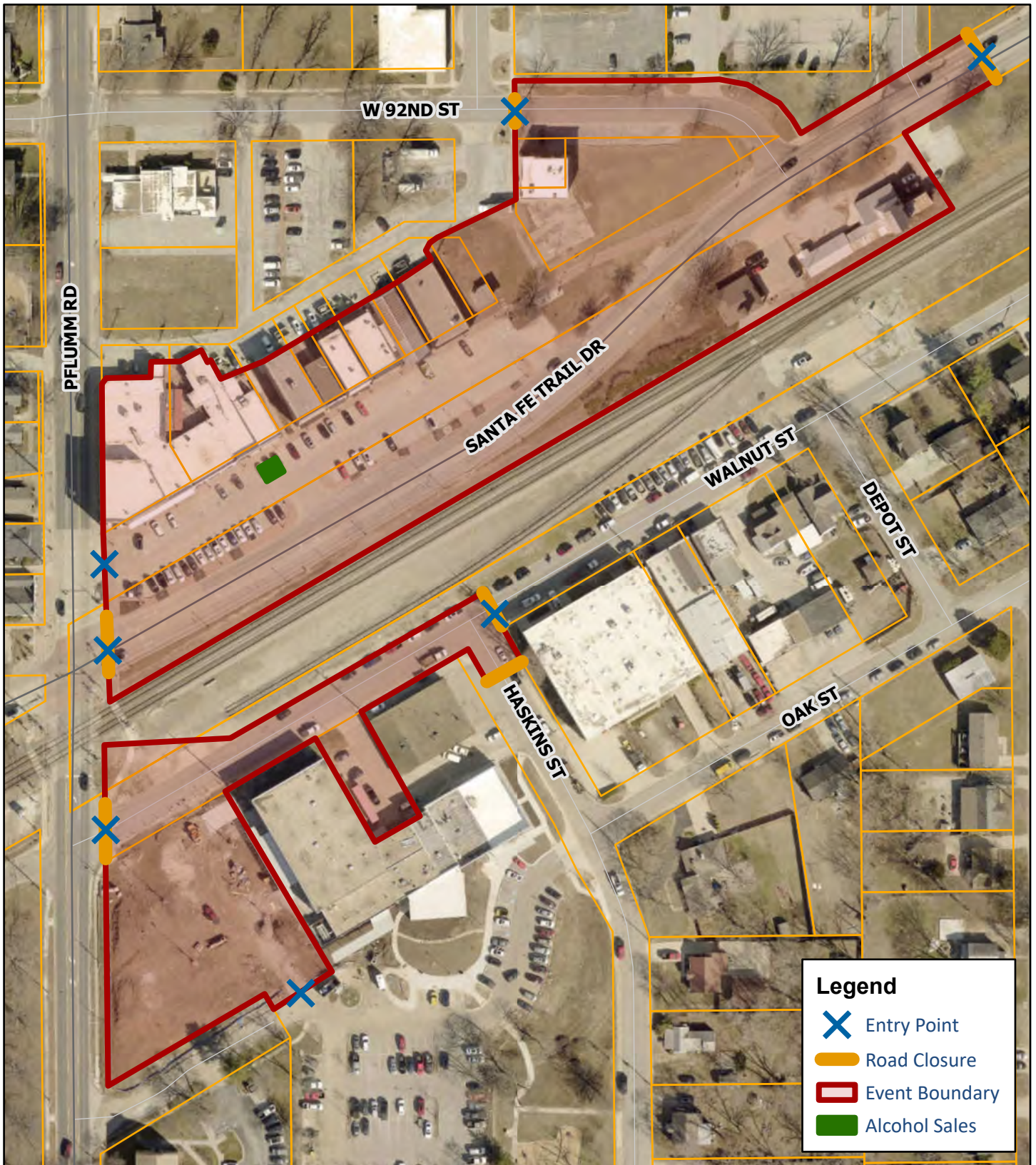
Inviting Places

### Guiding Principles

Extraordinary Community Pride

## ATTACHMENTS

1. Map
2. Resolution



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

## Lenexa Chili Challenge

October 10 - 11, 2025



0 75 150 300 Feet

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AUTHORIZING THE SALE, POSSESSION, AND CONSUMPTION OF ALCOHOL AT THE 2025 LENEXA CHILI CHALLENGE.**

WHEREAS, the 2025 Lenexa Chili Challenge (“Chili Challenge”) will take place October 10 and 11, 2025, in Old Town Lenexa; and

WHEREAS, the City intends to contract with the Rotary Club of Lenexa to provide and sell alcohol at the Chili Challenge for consumption on the premises, including consumption on certain public streets, roads and sidewalks closed to vehicular traffic; and

WHEREAS, pursuant to K.S.A. 41-719, alcohol may be consumed on public streets, alleys, roads, sidewalks or highways as part of an event, so long as a temporary permit for the sale of alcoholic liquor has been issued by the State and the local governing body has approved the event and authorized the closure of any applicable streets to vehicular traffic during the special event; and

WHEREAS, in accordance with K.S.A. 41-719, the City desires to close certain streets, alleys, roads and sidewalks within the boundaries depicted on Exhibit A, attached hereto and incorporated herein by reference, to vehicular traffic and to allow the consumption of alcohol within said boundaries during the Chili Challenge.

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

**SECTION ONE:** In accordance with K.S.A. 41-719, the Governing Body hereby authorizes the consumption of alcoholic liquor on public streets, alleys, roads, sidewalks or highways that are closed to vehicular traffic as part of the 2025 Lenexa Chili Challenge.

**SECTION TWO:** The Governing Body hereby authorizes the Rotary Club of Lenexa to provide and sell alcohol at the 2025 Lenexa Chili Challenge, provided the Rotary Club of Lenexa first obtains a temporary permit for the sale of alcoholic liquor from the State of Kansas, Division of Alcoholic Beverage Control.

**SECTION THREE:** The Governing Body hereby authorizes the closure of the following streets to vehicular traffic during the 2025 Lenexa Chili Challenge:

- Santa Fe Trail Drive from Pflumm Road to Caenan Lake Road;
- 92nd Street from Haskins to Santa Fe Trail Drive; and
- Walnut Street from Pflumm Road to Haskins Street

These streets are anticipated to close at 7:00 a.m. on Friday, October 10, 2025 and re-open at 7:00 p.m. on Saturday, October 11, 2025.



**SECTION FOUR:** The boundaries of the 2025 Lenexa Chili Challenge, within which alcoholic liquor may be possessed or consumed, shall be as designated on the attached Exhibit A. The Community Development Director or designee will mark the boundaries of the approved event area by signs, a posted map, or other means that will reasonably identify the area in which alcoholic liquor may be possessed or consumed.

**ADOPTED** by the City Council this 5th day of August, 2025.

**SIGNED** by the Mayor this 5th day of August, 2025.

CITY OF LENEXA, KANSAS

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Julie Sayors, Mayor

ATTEST:

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Jennifer Martin, City Clerk

APPROVED AS TO FORM:

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Spencer L. Throssell, Assistant City Attorney



**CITY COUNCIL  
MEMORANDUM**

**ITEM 10**

**SUBJECT:** Consideration of establishing Project Plan 6 in the Mining TIF District (Ross Canyon Multi-Family Project - Phase 1)

**CONTACT:** Sean McLaughlin, City Attorney

**DATE:** August 5, 2025

**ACTION NEEDED:**

- a. Conduct a public hearing to consider establishing Mining TIF Project Plan 6;
- b. Pass an ordinance approving Mining TIF Project Plan 6 by a 2/3 vote of the Governing Body;
- c. Approve a Disposition and Development Agreement (DDA) with Petra Lenexa, LLC by a simple majority; and
- d. Adopt a resolution determining the intent of the City to issue approximately \$130,500,000 in industrial revenue bonds (IRBs) to help acquire, construct, and equip a multifamily development.

**PROJECT BACKGROUND/DESCRIPTION:**

After staff's presentation, the Governing Body will conduct a public hearing to consider establishing Mining (TIF) Project Plan 6 ("Project Plan 6") located on approximately 11 acres adjacent to 93rd Street between Mill Creek Road and Renner Boulevard. Project Plan 6 consists of approximately 353 class-A multifamily units in five buildings along with associated infrastructure improvements ("Private Project Improvements"). The Private Project Improvements will be done by Petra Lenexa, LLC ("Developer").

The TIF increment generated from the Project Plan 6 area will be used to reimburse the Developer for a portion of its TIF-eligible costs associated with the Private Project Improvements. The eligible costs, priority, and terms of reimbursement to the Developer for the Private Project Improvements are set forth in the DDA with the Developer. The DDA provides that the Developer shall be reimbursed with 100% of the TIF increment for 12 years and then 50% for one year ("Developer Term") following substantial completion of the Project. The Private Project Improvements eligible for reimbursement include site work, utilities, and infrastructure, as well as substantial mine mitigation and filling costs.

At the end of the Developer Term and until the end of the 20-year TIF term, the City is entitled to receive 100% of the TIF increment from the Project Plan 6 area for reimbursement of public TIF-eligible costs including public street reconstruction and repaving.

Finally, the City received an application from the Developer to issue approximately \$130,500,000 in IRBs for the construction of the project. The Developer requested the IRBs to receive a sales tax exemption on the construction materials for the project.

### **FINANCIAL IMPLICATIONS/FUNDING SOURCES:**

The Mining TIF District was established in 2004. The eligible reimbursable TIF expenses total \$23 million, of which \$15 million are private (Developer) TIF-eligible costs and \$8 million are public (City) TIF-eligible costs. The feasibility study conservatively estimates TIF increment generated from the project at \$20,191,650 over the TIF term. The TIF costs exceed the estimated TIF increment, which is expected because the feasibility study is conservative. This is a pay-as-you-go TIF, so reimbursement is only made to the extent TIF revenues are actually received by the City. The Developer will use private funds, revenues, and financing to pay for the approved TIF reimbursable expenses that exceed the actual TIF increment. The applicant is responsible for repayment of the bonds and all fees related to the bond issue.

### **STAFF RECOMMENDATION:**

Pass the ordinance, approve the DDA, and adopt the resolution.

### **VISION / GUIDING PRINCIPLES ALIGNMENT:**

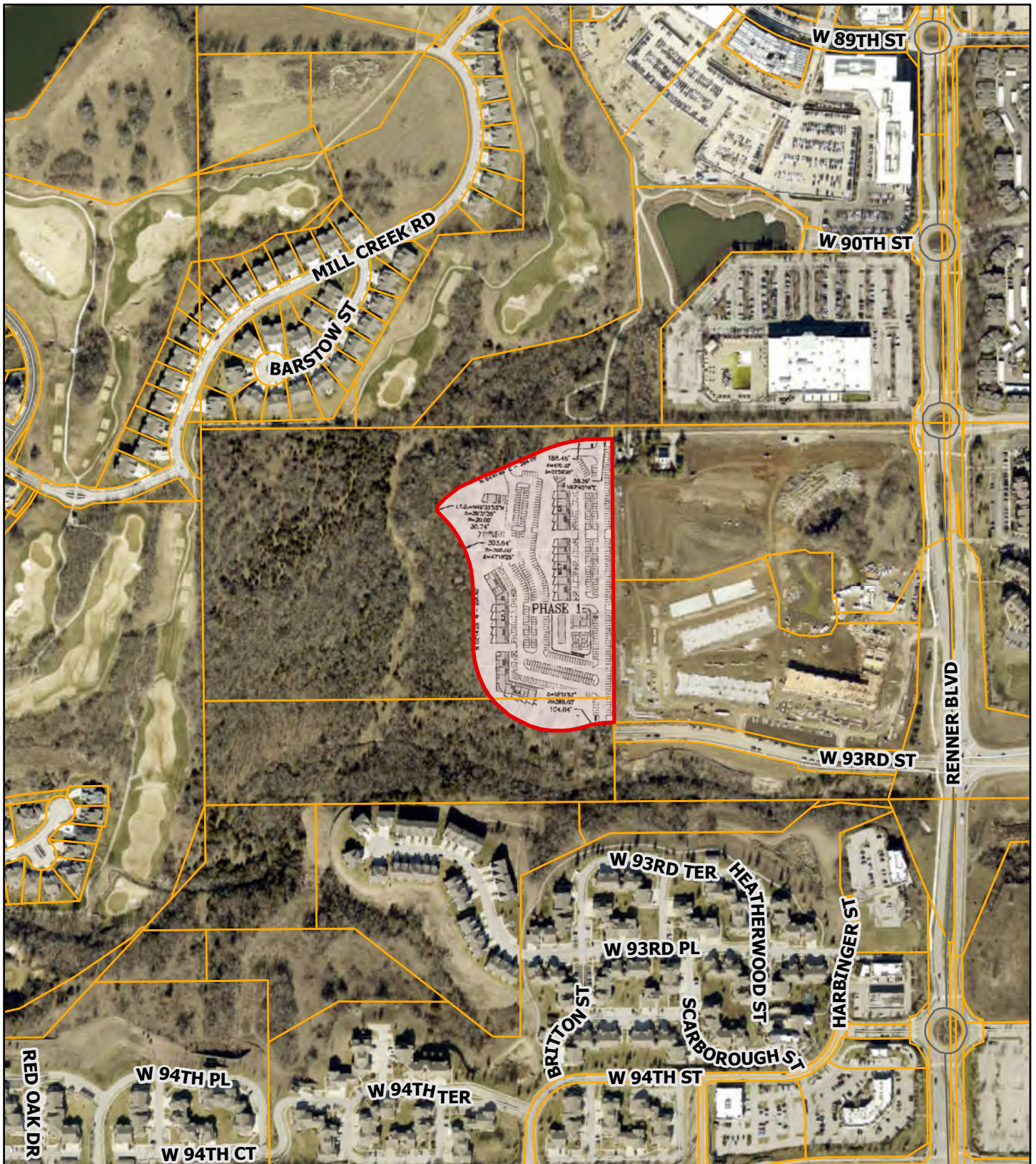
**Vision 2040**  
Thriving Economy

**Guiding Principles**  
Responsible Economic Development

### **ATTACHMENTS**

1. Map
2. Ordinance
3. Resolution
4. Project Plan 6 located in the Appendix





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

## Ross Canyon Phase One



0 250 500 1,000  
Feet



**ORDINANCE NO. \_\_\_\_\_**

**ORDINANCE APPROVING AND ADOPTING REDEVELOPMENT PROJECT PLAN 6, FOR A REDEVELOPMENT DISTRICT IN THE CITY OF LENEXA, KANSAS [“CITY”] GENERALLY REFERRED TO AS THE MINING TIF DISTRICT. (ROSS CANYON MULTI-FAMILY PROJECT – PHASE 1)**

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 (“Original District”); and

WHEREAS, 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 Renner Boulevard and 95<sup>th</sup> Street with approximately 22 acres located on the northeast corner; and

WHEREAS, in a continued effort to promote, stimulate and develop the general economic welfare of the City, the City prepared a redevelopment project plan within the Mining TIF District (“Project Plan 6”). Project Plan 6 was found by the Lenexa Planning Commission on June 30, 2025 to be consistent with the intent of the comprehensive plan for the development of the City; and

WHEREAS, the purpose of Project Plan 6 is for Petra Lenexa (the “Developer”) to construct approximately 353 class-A, multi-family units in five buildings along with associated infrastructure and site improvements (the “Project”); and

WHEREAS, Project Plan 6 shall utilize the TIF increment generated from the Project Plan 6 area to reimburse Developer for various approved TIF eligible expenses associated with the Project, as described in more detail in Project Plan 6 and the associated Disposition & Development Agreement (“DDA”); and

WHEREAS, pursuant to Resolution No. 2025-034, adopted on July 1, 2025, the City gave notice of its intent to consider Project Plan 6 and conduct a public hearing on the proposed Project Plan 6 on August 5, 2025, all in accordance with the Act; and

WHEREAS, a comprehensive feasibility study has been completed which indicates the benefits derived from Project Plan 6 over the twenty (20) year project plan period are significant. Revenues from the redevelopment project area and other available revenues are expected to be sufficient to pay for the approved TIF reimbursable costs; and

WHEREAS, pursuant to the Act, Project Plan 6 includes a summary of the feasibility study and a description and map of the area to be redeveloped, and has been on file in the office of the City Clerk and available for viewing during regular office hours; and

WHEREAS, Developer understands and agrees that it will be required to execute a DDA that sets forth the terms for the implementation of Project Plan 6. 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:** Redevelopment Project Plan 6, a copy of which is on file and available for inspection in the office of the City Clerk, is hereby adopted and approved.

**SECTION TWO:** In accordance with the Act, following publication of this Ordinance, the City Clerk is authorized and directed to transmit a copy of the description of the land within the Redevelopment District, a copy of this Ordinance adopting Project Plan 6 and a map indicating the boundaries within the Redevelopment District to the County Clerk, County Assessor, County Treasurer and Board of County Commissioners of Johnson County, Kansas, and the Board of Education of Unified School District No. 512 of Johnson County, Kansas.

**SECTION THREE:** This Ordinance shall be in full force and effect from and after its passage by a 2/3 vote of the Governing Body; this Ordinance is published once by summary in the official newspaper of the City.

**PASSED** by two-thirds vote of the Lenexa Governing Body this 5<sup>th</sup> day of August, 2025.

**SIGNED** by the Mayor this 5<sup>th</sup> day of August, 2025.

[SEAL]

\_\_\_\_\_  
Julie Sayers, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Martin, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Sean McLaughlin, City Attorney



**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION DETERMINING THE INTENT OF THE CITY OF LENEXA, KANSAS, TO ISSUE ITS INDUSTRIAL REVENUE BONDS IN THE APPROXIMATE PRINCIPAL AMOUNT OF \$130,500,000 TO FINANCE THE COSTS OF ACQUIRING AND EQUIPPING CONSTRUCTION MATERIALS FOR THE MIXED-USE PROJECT FOR THE BENEFIT OF PETRA LENEXA, LLC (ROSS CANYON MULTI-FAMILY PROJECT).**

**WHEREAS**, the City of Lenexa, Kansas (the “City”), desires to promote, stimulate and develop the general welfare and economic prosperity of the City and its inhabitants and to further promote, stimulate and develop the general welfare and economic prosperity of the state of Kansas; and

**WHEREAS**, the City is authorized and empowered under the provisions of K.S.A. 12-1740 to 12-1749d, inclusive (the “Act”), to issue industrial revenue bonds to pay the cost of certain facilities (as defined in the Act) for the purposes set forth in the Act and to lease such facilities to private persons, firms or corporations; and

**WHEREAS**, Petra Lenexa, LLC, a Kansas limited liability company (the “Company”), made application requesting the City issue its taxable industrial revenue bonds in one or more series in the aggregate principal amount not to exceed \$130,500,000 (the “Bonds”) for the purpose of financing the cost of acquiring and equipping construction materials for the Ross Canyon multi-family project which consists of multi-family as well as associated infrastructure located on approximately 11 acres adjacent to 93<sup>rd</sup> Street between Mill Creek Road and Renner Boulevard (the “Project”), and continue to lease the Project to the Company or its successors and assigns, subject to City consent and all pursuant to the Act; and

**WHEREAS**, it is found and determined to be advisable and in the interest and for the welfare of the City and its inhabitants that the City finance the costs of the Project by the issuance of Bonds under the Act in an approximate principal amount of \$130,500,000, such Bonds to be payable solely out of rentals, revenues and receipts derived from the lease of the Project by the City to the Company or its successors and assigns.

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

**Section 1. Approval of Project.** The Governing Body of the City finds and determines that the acquisition and equipping construction materials for the Project will promote, stimulate and develop the general welfare and economic prosperity of the City through the promotion and advancement of physical or mental health, industrial, commercial, agricultural, natural resources or recreation development of the City and the issuance of the City's Bonds to pay such costs will be in furtherance of the public purposes set forth in the Act.

**Section 2. Intent to Issue Bonds.** The Governing Body of the City determines and declares the intent of the City to acquire and equip the Project using the proceeds of the Bonds to be issued in one or more series and used in accordance with the Act.

**Section 3. Provision for the Bonds.** Subject to the conditions of this Resolution, the City expresses its intent to: (i) issue its Bonds in one or more series to pay the costs of acquiring, constructing and equipping the Project, with such maturities, interest rates, redemption terms and other provisions as may be determined by ordinance of the City; (ii) provide for the base lease from the Company to the City and a lease (with an option to purchase) of the Project from the City to the Company; and (iii) to effect the foregoing, adopt such resolutions and ordinances and authorize the execution and delivery of such instruments and the taking of such action as may be necessary or advisable for the authorization and issuance of the Bonds by the City and take or cause to be taken such other action as may be required to implement the aforesaid.

**Section 4. Conditions to Issuance.** Issuance of the Bonds and the execution and delivery of any documents related to the Bonds are subject to (i) passage and publication of an ordinance authorizing the Bonds and obtaining any other necessary governmental approvals; (ii) agreement by the City, the Company and the purchaser of the Bonds upon (a) mutually acceptable terms for the Bonds and for the sale and delivery thereof; and (b) mutually acceptable terms and conditions of any documents related to the issuance of the Bonds and the Project, including, but not limited to, provisions relating to the security for the payment of the Bonds, and provisions relating to the maintenance of the Project; (iii) the Company's compliance with the City's policies relating to the issuance of industrial revenue bonds, including payment of the City's origination fee and all costs of issuance; and (iv) delivery of an opinion of Bond Counsel with respect to the validity of the Bonds in a form acceptable to the City and the purchaser of the Bonds and delivery of an opinion from counsel to the Company for the benefit of the city in a form acceptable to the City..

**Section 5. Sale of the Bonds/Authority to Proceed.** The sale of the Bonds shall be the responsibility of the Company and shall be privately place with the Company, an affiliate of the Company or Company's lender; provided, however, all arrangements for the sale of the Bonds shall be acceptable to the City. The Company is authorized to proceed with the acquiring and equipping of construction materials for the Project, including the necessary planning and engineering for the Project and entering into contracts and purchase orders in connection therewith and to advance such funds as may be necessary to accomplish such purposes, and to the extent permitted by law, the Company may be reimbursed for such expenditures out of the proceeds of the Bonds, when and if issued, to the extent permitted by law. Notwithstanding such authorization, the Company proceeds at its own risk and if for any reason, the Bonds are not issued, the City shall have no liability to the Company for any reason, including the repayment to the Kansas Department of Revenue of any retailers' sales tax exemption utilized by the Company for which the Company shall indemnify and hold the City harmless.

**Section 6. Limited Obligations of the City.** The Bonds and the interest thereon shall be special, limited obligations of the City payable solely out of the amounts derived by

the City under a Lease Agreement with respect to the Bonds and as provided herein and are secured by a transfer, pledge and assignment of and a grant of a security interest in the Trust Estate to the Trustee and in favor of the owners of such Bonds, as provided in the Indenture. The Bonds shall not constitute a general obligation of the City, the State or of any other political subdivision thereof within the meaning of any State constitutional provision or statutory limitation and shall not constitute a pledge of the full faith and credit of the City, the State or of any other political subdivision thereof and shall not be payable in any manner by taxation, but shall be payable solely from the funds provided for as provided in the Indenture. The issuance of the Bonds shall not, directly, indirectly or contingently, obligate the City, the State or any other political subdivision thereof to levy any form of taxation therefor or to make any appropriation for their payment.

**Section 7. Required Disclosure.** Any disclosure document prepared in connection with the private placement of the Bonds shall contain substantially the following disclaimer:

NONE OF THE INFORMATION IN THIS OFFICIAL STATEMENT, OTHER THAN WITH RESPECT TO INFORMATION CONCERNING THE CITY CONTAINED UNDER THE CAPTIONS "THE CITY" AND "LITIGATION - THE CITY" HEREIN, HAS BEEN SUPPLIED OR VERIFIED BY THE CITY, AND THE CITY MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION.

**Section 8. Benefit of Resolution.** This Resolution will inure to the benefit of the City and the Company. The City may, at the written request of the Company and approval of the City Counsel, assign the Company's interest in this Resolution to another entity, and such assignee will be entitled to the benefits of this Resolution assigned and the proceedings related thereto.

**Section 9. Further Action.** The City's Bond Counsel, the City's Financial Advisor, together with the officers and employees of the City, are authorized to work with the purchaser of the Bonds, the Company, their respective counsel and others, to prepare for submission to and final action by the City all documents necessary to effect the authorization, issuance and sale of the Bonds and other actions contemplated hereunder.

**Section 10. Effective Date.** This Resolution shall take effect and be in full force immediately after its passage by the City Council of the City and remain in effect until December 31, 2026 unless (i) the Bonds have been issued by the City or (ii) the Company has obtained from the City a building permit for the Project and is diligently pursuing construction to completion.

**PASSED** by the Lenexa City Council on August 5, 2025.

**SIGNED** by the Mayor on August 5, 2025.

**CITY OF LENEXA, KANSAS**

(Seal)

\_\_\_\_\_  
Julie Sayers, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Martin, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Sean McLaughlin, City Attorney





**MINUTES OF THE  
JULY 15, 2025  
LENEXA CITY COUNCIL MEETING  
COMMUNITY FORUM, 17101 W 87<sup>th</sup> STREET PARKWAY  
LENEXA, KS 66219**

**CALL TO ORDER**

Mayor Sayers called the meeting to order at 7 PM.

**ROLL CALL**

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

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 July 1, 2025 City Council meeting draft minutes and Councilmember Eiterich seconded the motion. Motion passed unanimously.*

**MODIFICATION OF AGENDA**

Jennifer Martin, City Clerk, announced there would be an Executive Session following Business from the Floor.

**CONSENT AGENDA**

1. Acceptance for maintenance
  - a. Acceptance of the Silverleaf, Second Plat, public improvements for maintenance  
*This project constructed public street, stormwater, and streetlight improvements in the Silverleaf, Second Plat subdivision. The work was privately funded.*
  - b. Acceptance of the AdventHealth Hospital Amenity Zone public improvements for maintenance  
*This project constructed a public amenity zone including sidewalk, landscaping, and entrances for the AdventHealth Lenexa City Center Hospital. The work was privately funded.*
  - c. Acceptance of the 107th Street and 108th Streets West of Pflumm Stormwater Improvements Project for maintenance

*This project replaced and rehabilitated more than 2,500 feet of pipe and was awarded \$444,651 in Johnson County Stormwater Management Program funding. The total project cost was \$1,039,019.80.*

2. Approval of an agreement with INCO USA, LLC for the 2025 Sidewalk and Trail Repair Program  
*This program includes repairing deteriorated sidewalks in the Stoneridge East, Stoneridge West, Maple Falls, and Country Ridge neighborhoods and completing a sidewalk gap on Lackman Road between 95th Street and 99th Street. INCO USA, LLC bid \$489,840.00 for the contract.*
3. Resolution approving adjustments to the pay ranges contained in the fiscal year 2025 Pay Plan and authorizing the City Manager to implement the updated pay plan  
*The City's pay plan is a key component in recruiting and retaining a quality workforce. Staff worked with Lockton Companies, Inc. to review the plan's internal equity and market competitiveness. Staff recommends changes to the pay grades and salary ranges. The estimated cost of annual pay increases and the market pay adjustments is \$2.35 million.*

### **END OF CONSENT AGENDA**

*Councilmember Williamson made a motion to approve items 1 through 3 on the consent agenda and Councilmember Charlton seconded the motion. Motion passed unanimously.*

### **BOARD RECOMMENDATIONS**

4. Consideration of a preliminary plan/plat for an industrial development known as STAG Westlake located at 14050 Marshall Drive in the BP-2, Planned Manufacturing District  
*The applicant proposes two identical 186,300-square-foot industrial buildings and related site improvements. The preliminary plat includes two lots, utility easements, and an access easement.*

Stephanie Sullivan, Planning Manager, presented a preliminary plan/plat for the STAG Westlake industrial development located at 14050 Marshall Drive, near the intersection of I-435 and I-35. She presented a location map reflecting the 30-acre site, which consists of two parcels currently zoned BP-2, aligning with the Comprehensive Plan's designation for business park use. The site includes an existing 270,000 square foot industrial building occupied by Westlake and a smaller 10,000 square foot building slated for demolition. She noted that the proposed plan aligns with the zoning and future land use designation, so no rezoning is required.

Ms. Sullivan talked about how the proposed project would be developed in two phases. Phase 1 includes construction of a new 186,000 square foot industrial building on the west side of the site, maintaining the existing Westlake building. Access along Marshall Drive will be adjusted slightly to align with neighboring driveways for improved safety. Phase 2 involves construction of a second, identical

186,000 square foot building and further realignment of site access points to enhance traffic flow and safety.

Ms. Sullivan presented the preliminary elevations showing typical box-style industrial buildings. She said the preliminary landscape plan meets City requirements, with further design details to be finalized during the final plan stage. She added that the plat will remain as two lots, with a lot line adjustment to ensure proper alignment between buildings, and easements will be provided as necessary.

Ms. Sullivan said that both staff and the Planning Commission recommend approval.

The applicant was present and had no additional comments.

*Councilmember Charlton made a motion to approve Item 4 and Councilmember Arroyo seconded the motion. Motion passed unanimously.*

### **NEW BUSINESS**

5. Resolution calling for a public hearing on September 2, 2025 to consider exceeding the revenue neutral property tax rate and a public hearing on September 2, 2025 to consider the fiscal year 2026 annual budget  
*State law requires cities to publish notice and conduct a public hearing prior to adopting a property tax rate that exceeds the revenue neutral property tax rate. In addition, state law requires cities to publish notice and conduct a public hearing prior to adoption of the annual budget. Staff proposes to hold both public hearings on September 2, 2025 regarding the fiscal year 2026 budget. The estimated property tax rate is 26.459 mills for the 2026 budget, which exceeds the revenue neutral property tax rate of 25.142 mills as calculated by Johnson County. However, the estimated property tax rate is 0.500 mill lower than the levy for the 2025 budget.*

Nate Blum, Chief Financial Officer, said this resolution sets the September 2<sup>nd</sup> public hearings for the City's intent to exceed the Revenue Neutral Property Tax Rate and for the fiscal year (FY) 2026 budget. He explained that the proposed budget includes a mill levy of 26.459 mills, compared to the revenue neutral rate of 25.142 mills as calculated by Johnson County. He said the total proposed budget is \$261.1 million, which includes \$173.4 million in expenditures and an estimated \$87.7 million in reserve balances at the end of 2026.

Mr. Blum said this action allows staff to publish the required public hearing notices and establishes the maximum expenditure and tax rate. Once published, the budget and mill levy cannot be increased but may be reduced before final adoption.

*Councilmember Williamson made a motion to approve Item 5 and Councilmember Nicks seconded the motion. Motion passed unanimously.*

### **COUNCILMEMBER REPORTS**

There were no councilmember reports.

### **STAFF REPORTS**

There were no staff reports.

## **END OF RECORDED SESSION**

### **BUSINESS FROM FLOOR**

Gaylene VanHorn, 8131 Rosehill Road, shared her concerns regarding the budget and City spending, saying that it burdens property tax-paying residents and favors developers through generous incentives. She asked that the budget be reduced, prioritizing essential services such as public safety, infrastructure, and affordable single-family housing. She also questioned how reported departmental efficiencies were quantified, whether they influenced incentive pay, and how such payments are distributed, including amounts for department heads. She compared city salary practices to private sector norms. She asked the City to exercise fiscal restraint, increase transparency, and ensure elected officials represent the interests of residents, not just developers.

Jeff Lysaught, 9226 Cottonwood Canyon Drive, shared his concerns about rising taxes, increasing crime, and overdevelopment, urging the City to focus on fiscal accountability, public safety, and responsible growth. He asked that the City operate with the residents in mind, delivering first-class services while demonstrating a return on investment for taxpayers. He questioned the property tax increase despite strong use tax growth, new housing developments adding to the tax base, and a reserve fund above the 35% guideline. He also said he was opposed the 6% salary pool. He suggested the use of AI-driven tools for budgeting and called for greater transparency and detailed financial reporting for the public. He also spoke of inappropriate behavior during the Community Days parade, urging better event oversight. He asked the Council to consider these issues ahead of its September 2<sup>nd</sup> Council meeting.

Mary Thibault, 9315 Park Street, shared her appreciation for the Santa Fe Trail improvements west of Old Town Lenexa, noting the upgrades to sidewalks, bike trails, and storm drainage. She acknowledged the years of effort leading to the project and thanked the City for investing in improvements that directly benefit her neighborhood.

### **EXECUTIVE SESSION**

Mayor Sayers said, "I will entertain a motion for the City Council to recess into executive session in the Green Room to discuss potential litigation. The justification for such executive session is for consultation with an attorney for the city which would be deemed privileged in an attorney-client relationship in accordance with K.S.A. 75-4319(b)(2). Present in the executive session will be the Governing Body and City Manager Beccy Yocham, Deputy City Manager Todd Pelham, Police Chief Dawn Layman, City Attorney Sean McLaughlin, and Deputy City Attorney Mackenzie Harvison. The executive session will start at 7:30 PM and last 30 minutes and the open meeting will resume at 8 PM in the Green Room."

*Councilmember Denny made a motion to recess into executive session and Councilmember Eiterich seconded the motion. Motion passed unanimously.*



At 8 PM, Mayor Sayers opened the door and said, "it is 8 PM and the Governing Body reconvened into the public meeting and no votes were taken or decisions made during the executive session. I will entertain a motion to adjourn the public meeting."

### **ADJOURN**

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

The meeting adjourned at 8 PM.

## REDEVELOPMENT PROJECT PLAN 6 FOR THE MINING REDEVELOPMENT DISTRICT

(Ross Canyon Multi-Family Project - Phase 1)

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 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.

Project Plan 6 (the “**Project Plan 6**”, also referred to as the “**Project Plan**”) will include approximately 11 acres located adjacent to 93<sup>rd</sup> Street between Mill Creek Road and Renner Boulevard and is legally described on **Exhibit B** (the “**Project Plan 6 Area**”). The improvements anticipated within the Project Plan 6 Area consist of the construction of approximately 353 class-A, multi-family units in five buildings including associated site work, utilities and parking facilities and are described in more detail in **Section 5** herein (the “**Private Project**”). The Project Plan also contemplates reimbursement to the City for public infrastructure located within the Mining TIF District, as TIF eligible expenses (the “**Public Project**”). Collectively, the Private Project and Public Project constitute the “**Project**”. Project Plan 6 shall extend for a period of twenty (20) years from the date the Project Plan is 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 6 Area during the Project Plan Term is referred to herein as the TIF Revenues (the “**TIF Revenues**”).

### 1. Feasibility Study.

City Staff prepared a Financial Feasibility Study (“**Feasibility Study**”) for Project Plan 6. Projections on development in the Project Plan 6 Area were provided by Petra Lenexa, LLC (the “**Developer**”). The Feasibility Study incorporates a number of conservative assumptions, including a constant mill levy of 90.873, 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 Private Project by December 31, 2026 with an assessed value of approximately \$10.148 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 6 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 City has also identified public improvements (the “**Public TIF Reimbursable Costs**”) that are eligible for TIF reimbursement in accordance with the terms of the DDA. Collectively, the Private TIF Reimbursable Costs and Public TIF Reimbursable Costs are referred to as the “**TIF Reimbursable Costs**” and 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 6 and in the Mining TIF District Plan; (5) be in compliance with the terms for reimbursement and prioritization described with particularity in a subsequent 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 a 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 TIF Reimbursable Costs. For any improvements constructed by Developer in Project Plan 6, 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 of \$15,000,000 to the Developer for eligible **Private TIF Reimbursable Costs** as generally described on **Exhibit C** subject to available TIF Revenues and the terms and conditions set forth in a DDA. Project Plan 6

also authorizes the City to be reimbursed for the Annual Administrative Fee associated with each distribution of TIF Revenues, as well as up to \$8,000,000 in **Public TIF Reimbursable Costs**. The Public TIF Reimbursable Costs are eligible for TIF reimbursement in accordance with the terms of the DDA, provided there is TIF increment available and provided the City chooses to perform and pay for such public improvements. Developers and City 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 6 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 6 benefitting Developer.

In summary, the City conservatively anticipates the ad valorem property tax increment from Project Plan 6 will generate approximately \$20,191,650 over the Project Plan 6 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 6. 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 6 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 6.**

### 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 6

Project Plan 6 incorporates approximately 11 acres plus right of way of improvements located in the Mining TIF District. The Project Plan 6 Area is will include site improvements described in **Section 5** herein (the “**Project**”) and is legally described in **Exhibit B**.

### **3. Map of Redevelopment Project Plan 6 Area.**

A map of the Project Plan 6 Area is attached as **Exhibit D**.

### **4. Relocation Assistance Plan.**

No relocation will occur as a result of Project Plan 6 and therefore no relocation assistance plan is provided.

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

Developer intends to construct approximately 353 class-A multi-family units in five buildings and associated infrastructure and improvements, such as storm water facilities, streets, curbs, gutters, parking facilities, sidewalks, landscaping and related improvements, and all other private improvements typically included in office and retail development. The Private TIF Reimbursable Costs incurred as a result of the Private Project constructed as part of Project Plan 6 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.

Project Plan 6 also includes Public TIF Reimbursable Costs, which include: public street improvements including reconstruction and repaving associated with the City’s pavement management program within the District including but not limited to the following costs: assessments, costs for Right-of-Way acquisition, asphalt pavement, concrete pavement, curb and gutter, sidewalk, storm drainage, street lighting, landscaping and other related improvements (the “Public Improvements”). Except as provided herein, the Public Improvements constitute Public TIF Reimbursable Costs.

### **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 6 Area and deposited into

the special fund established by the City in accordance with K.S.A. 12-1778 (the **"Mining Project Plan 6 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 6.

## **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 6 AREA

All that part of the Southeast Quarter of Section 31 Township 12 South, Range 24 East of the Sixth Principal Meridian in the City of Lenexa, Johnson County, Kansas, with said part being originally described on this 21st day of May 2025 by me, Thomas M. Smith, Professional Surveyor, Kansas License No. 759, and being more particularly described as follows:

COMMENCING at the Northwest Corner of the Southeast Quarter of Section 31, Township 12 South, Range 24 East; thence North  $87^{\circ}40'24''$  East, along the North Line of said Southeast Quarter of Section 31, a distance of 1450.36 feet to a point of intersection on said North Line of the Southeast Quarter of Section 31 with the northerly prolongation of the West Line of REFLECTIONS, FIRST PLAT, a platted subdivision of land in the City of Lenexa, Johnson County, Kansas; thence departing said North Line of the Southeast Quarter of Section 31, South  $02^{\circ}16'53''$  East, along said northerly prolongation of said West Line of said REFLECTIONS, FIRST PLAT, a distance of 47.45 feet, to the true POINT OF BEGINNING of land being described; thence continuing South  $02^{\circ}16'53''$  East, along said northerly prolongation of the West Line of said REFLECTIONS, FIRST PLAT and the West Line of said REFLECTIONS, FIRST PLAT, a distance of 998.78 feet; thence departing said West line of said REFLECTIONS, FIRST PLAT, South  $87^{\circ}05'16''$  West, a distance of 7.52 feet to a point of curvature; thence westerly and southwesterly along a curve the left, said curve being tangent to the last described course and having a radius of 368.00 feet, a delta angle of  $16^{\circ}11'52''$  and an arc length of 104.04 feet to a point of reverse curvature; thence westerly and northwesterly along a curve the right, having an initial tangent bearing of South  $70^{\circ}53'23''$  West, having a radius of 298.00 feet, a delta angle of  $106^{\circ}52'09''$  and an arc length of 555.84 feet to a point of tangency; thence North  $02^{\circ}14'28''$  West, a distance of 201.40 feet to a point of curvature; thence westerly and southwesterly along a curve the left, said curve being tangent to the last described course and having a radius of 368.00 feet, a delta angle of  $47^{\circ}18'25''$  and an arc length of 303.84 feet to a point of reverse curvature; thence westerly and northeasterly along a curve the right, having an initial tangent bearing of North  $49^{\circ}32'53''$  West, having a radius of 20.00 feet, a delta angle of  $38^{\circ}31'35''$  and an arc length of 30.74 feet to a point of compound curvature; thence easterly and northeasterly along a curve the right, having an initial tangent bearing of North  $38^{\circ}31'35''$  East, having a radius of 303.00 feet, a delta angle of  $26^{\circ}10'14''$  and an arc length of 138.40 feet to a point of tangency; thence North  $64^{\circ}41'49''$  East, a distance of 284.09 feet to a point of curvature; thence easterly and northeasterly along a curve the right, said curve being tangent to the last described course and having a radius of 470.00 feet, a delta angle of  $22^{\circ}58'28''$  and an arc length of 188.46 feet to a point of tangency; thence North  $87^{\circ}40'16''$  East, a distance of 58.26 feet to the place of beginning.

Containing 479,669 square feet or 11.012 acres, more or less



## EXHIBIT C

### TIF Reimbursable Costs

The following items are estimated costs eligible for reimbursement with TIF Revenues generated from Project Plan 6. The items are described in more detail in the DDA.

Description of Expenditure	Reimbursement to:	Estimate Reimbursement
<b>Eligible TIF Fees (excluding the Annual Administrative Fee)</b>	Developer <sup>1</sup>	\$50,000
<b>Itemized Eligible Private TIF Reimbursable Costs paid by Developer, including but not limited to the following:</b> Land Acquisition; Site Development; A/E (excluding vertical buildings owned or leased by the Developer); Mine Mitigation; Surface Parking; Utility Costs; Private Street Improvements; Landscaping; and Temporary Construction Interest	Developer	\$14,950,000
<b>Maximum Aggregate Private TIF Reimbursable Costs</b>	Developer	\$15,000,000 <sup>2</sup>
<b>Public TIF Reimbursable costs including: public streets reconstruction and repaving and associated costs.</b>	City	\$8,000,000
<b>Annual Administrative TIF Fee:</b> 0.5% of the annual TIF Revenues reimbursed to Developer	City	TBD
<b>TOTAL MAXIMUM AGGREGATE OF TIF REIMBURSABLE COSTS</b>		<b>\$23,000,000<sup>3</sup></b>

<sup>1</sup> This sum shall be reimbursed to Developer if paid to City by Developer, and if not, it shall be deducted from the first TIF Reimbursable Cost payment (and thereafter until paid in full) and paid to the City. This sum excludes the Annual Administrative TIF Fee as it is TBD based upon eligible TIF Revenues disbursed.

<sup>2</sup> The City has only authorized a maximum reimbursement to the Developer of \$15,000,000 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 6.

<sup>3</sup> 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.

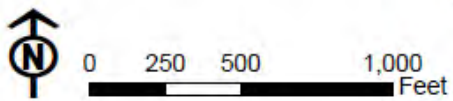
Notwithstanding any other provision of this Plan to the contrary, reimbursable expenditures shall at all times be consistent with the Act, including judicial interpretation of the Act.

## Exhibit D



Data Source: City of Lenexa and Johnson County Kansas  
For further information, please call 913-427-1500.

### Ross Canyon Phase One



**APPENDIX 1 – Feasibility Study  
Mining TIF District  
TIF Revenue Projections – Ross Canyon Multi-Family Phase 1**

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)	Developer Increment	City Increment
1	2025	2026	\$50,816	\$840	\$49,976	\$4,537	\$0	\$4,537
2	2026	2027	\$5,074,375	\$840	\$5,073,535	\$460,591	\$460,591	\$0
3	2027	2028	\$10,148,750	\$840	\$10,147,910	\$921,258	\$921,258	\$0
4	2028	2029	\$10,351,725	\$840	\$10,350,885	\$939,684	\$939,684	\$0
5	2029	2030	\$10,558,760	\$840	\$10,557,920	\$958,480	\$958,480	\$0
6	2030	2031	\$10,769,935	\$840	\$10,769,095	\$977,651	\$977,651	\$0
7	2031	2032	\$10,985,334	\$840	\$10,984,494	\$997,205	\$997,205	\$0
8	2032	2033	\$11,205,041	\$840	\$11,204,201	\$1,017,151	\$1,017,151	\$0
9	2033	2034	\$11,429,142	\$840	\$11,428,302	\$1,037,496	\$1,037,496	\$0
10	2034	2035	\$11,657,725	\$840	\$11,656,885	\$1,058,247	\$1,058,247	\$0
11	2035	2036	\$11,890,880	\$840	\$11,890,040	\$1,079,414	\$1,079,414	\$0
12	2036	2037	\$12,128,698	\$840	\$12,127,858	\$1,101,003	\$1,101,003	\$0
13	2037	2038	\$12,371,272	\$840	\$12,370,432	\$1,123,025	\$1,123,025	\$0
14	2038	2039	\$12,618,697	\$840	\$12,617,857	\$1,145,487	\$572,744	\$572,744
15	2039	2040	\$12,871,071	\$840	\$12,870,231	\$1,168,398	\$0	\$1,168,398
16	2040	2041	\$13,128,492	\$840	\$13,127,652	\$1,191,768	\$0	\$1,191,768
17	2041	2042	\$13,391,062	\$840	\$13,390,222	\$1,215,605	\$0	\$1,215,605
18	2042	2043	\$13,658,883	\$840	\$13,658,043	\$1,239,918	\$0	\$1,239,918
19	2043	2044	\$13,932,061	\$840	\$13,931,221	\$1,264,718	\$0	\$1,264,718
20	2044	2045	\$14,210,702	\$840	\$14,209,862	\$1,290,014	\$0	\$1,290,014
<b>Total Projected Property Tax Increment</b>						<b>\$20,191,650</b>	<b>\$12,243,949</b>	<b>\$7,947,702</b>

<b>Net Mill Levy</b>	<b>90.783</b>
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Assumptions:

- a) TIF Mill Levy is 90.783 mills in all years.  
Estimated assessed value upon completion of phase 1 (1/1/2027) is
- b) \$10,148,750;  
Base year assessed valuation is \$840 for parcels IF241231-4003 &
- c) IF241231-4008.  
Assessed value increases by 2% annually after
- d) completion.
- e) Property tax collection rate will be 100%.
- f) Property tax increment is distributed twice each year.