



Agenda

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

**MAY 6, 2025
7:00 PM
COMMUNITY FORUM**

CALL TO ORDER

Pledge of Allegiance

ROLL CALL

APPROVE MINUTES

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

MODIFICATION OF AGENDA

PROCLAMATIONS

Municipal Clerks Week May 4-10
Emergency Medical Services Week May 18-24

CONSENT AGENDA

Item Numbers 1 through 14

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 Excel Constructors Inc. for the Western Fueling Station & Salt Storage Project at Freedom Fields

This project will replace the 750-ton salt structure with a larger 2,000-ton structure and add a fueling station with two diesel and two gasoline pumps for City vehicles. Excel Constructors Inc. bid \$2,326,477.56 to construct the project.

2. Award a contract to K&W Underground for the 2025 Fiber Optics and Conduit Installation Project and waive the sealed bid process

This project will install new fiber in an existing conduit along Monticello Road, along Maurer Road, and at the radio tower at Old City Hall for the City's

communication network. The contract amount with K&W Underground to perform the work is \$120,286.63.

3. Approval of the purchase of snow equipment from American Equipment Co. to outfit four one-ton trucks

This purchase includes snow plows, salt spreaders, and beds for four one-ton trucks for the Municipal Services Department. The total cost of the equipment is \$288,732.

4. Approval of the purchase of Ubiqquia streetlight nodes from Stanion Wholesale Electric Company

These streetlight nodes are used to monitor, manage and control streetlights and other lighting systems. Nodes use a cellular connection to alert staff of damaged or stolen wire, and lights that are out due to failed fixture or power loss saving staff time and expense maintaining the street lighting system while improving the level of service to the public. The cost of the nodes from Stanion Wholesale Electric Company is \$119,000.

5. Approval of the purchase of batteries for the traffic signal backup energy system from Big Battery

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 \$123,804.10 from Big Battery.

6. Approval of the purchase of traffic signal cabinet locks from Mid-American Signal Corporation

The current locks on traffic signal cabinets are due for replacement. The purchase from Mid-American Signal Corporation cost \$99,872.

7. Approval of an engineering agreement with JEO Consulting Group for the design of the Santa Fe Trail Drive & Pflumm Road Traffic Signal Project

A design for the replacement of traffic signals and modifications to pedestrian accommodations at this intersection is needed due to the necessary coordination with the railroad and evaluation of railroad timings. This agreement with JEO Consulting Group is for that design at a total cost of \$157,130.

8. Approval of an engineering agreement with HNTB Corporation for final design services for the 83rd Street from Gleason Road to Clare Road Improvements Project

Phase 1 of the 83rd Street from Gleason Road to Clare Road Improvements Project included an engineering survey, a traffic study, and a concept design. Additional effort was also focused on traffic and concept analysis of the broader 83rd Street study limits from K-7 to the western city limits. This final design services contract with HNTB Corporation will include public engagement, preliminary and final design for \$954,488.

9. Approval of amendment one to the development agreement with Prairie Star Partners, LLC related to the 99th Street & Clare Road Project (Wheatley Point West)

Prairie Star Partners, LLC is the owner of property located at the northwest corner of 99th Street & Clare Road. This amendment to the development agreement updates and clarifies the responsibilities of each party regarding the construction of temporary sidewalk, estimated to cost \$24,768.

10. Approval of an agreement with Musco Sports Lighting, LLC for the purchase and installation of lights at Rolling Magic Skate Park

Lighting was part of the original reconstruction plan for the skate park and the City is ready to proceed with the purchase and installation of that lighting. Musco Sports Lighting, LLC will do the work for \$98,000.

11. Approval of an agreement with PGAV Architects, Inc. for the Municipal Services Campus Master Plan

This Master Plan will evaluate the current campus layout and infrastructure, identify opportunities for improvement, and develop a strategic, long-term vision that optimizes operational efficiency, enhances staff productivity, supports sustainable design practices, security, space needs, accessibility, and circulation. Staff selected PGAV Architects, Inc. for a total cost of \$180,000.

12. Resolution approving subordination and collateral assignment agreements in connection with economic development agreements with AC2CCL, LLC for the development of the Restaurant Row Project

In 2023, the City approved the Restaurant Row Community Improvement District ("CID") and City Center TIF Project Plan 1J ("TIF"), and the issuance of up to \$3.5 million in IRBs to help finance the construction of two restaurant/retail buildings totaling 17, 800 square feet located on the southwest corner of 87th Street Parkway & Renner Boulevard in City Center ("Project"). AC2CCL, LLC is refinancing the Project which requires City consent.

13. Resolution amending the parameters for 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; the work 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 Maurer Stormwater Project approved in the 2025-2029 Capital Improvement Plan.

14. Ordinance amending certain Lenexa City Code sections under Chapter 3-8 Public Offenses

The City closely follows Kansas state statutes for certain criminal offenses, including Battery, Assault, Criminal Damage to Property, and Giving a False Alarm. Over the years, several changes have been made to these state statutes. This ordinance updates the language under each City Code section to ensure the City remains consistent with state law.

END OF CONSENT AGENDA

PUBLIC HEARINGS

15. Consideration of establishing Project Plan 3I in the City Center Tax Increment Financing District (AdventHealth - Medical Office Building 2 & Parking Garage)
 - a. Public hearing to consider establishing Project Plan 3I
 - b. Ordinance approving TIF Project Plan 3I by a 2/3 vote of the Governing Body
 - c. Approval of a Disposition and Development Agreement with Shawnee Mission Medical Center, Inc.

Tax Increment Financing (TIF) Project Plan 3I contemplates construction of a 65,000-square-foot medical office building, structured and surface parking, sidewalks, landscaping and associated infrastructure, located in the southwest corner of 87th Street Parkway & Renner Boulevard in the City Center TIF District. After the public hearing, the Governing Body will consider adoption of TIF Project Plan 3I. If passed by a 2/3 vote, the Governing Body will consider adoption of a Disposition and Development Agreement with Shawnee Mission Medical Center, Inc. dba AdventHealth, setting forth the terms and conditions for

reimbursement of TIF-eligible costs with TIF revenues generated from the TIF District.

16. Consideration of establishing Project Plan 3J in the City Center Tax Increment Financing District (Village at City Center North – Mixed-Use Retail & Commercial Project)
 - a. Public hearing to consider establishing Project Plan 3J
 - b. Ordinance approving TIF Project Plan 3J by a 2/3 vote of the Governing Body
 - c. Approval of a Disposition and Development Agreement with Shawnee Mission Medical Center, Inc.
Tax Increment Financing (TIF) Project Plan 3J contemplates construction a one-story, 9,495-square-foot restaurant building and a two-story, 25,000-square-foot mixed-use building, as well as associated infrastructure located in the northeast corner of 87th Street & Scarborough Street in the City Center TIF District. After the public hearing, the Governing Body will consider adoption of TIF Project Plan 3J. If passed by a 2/3 vote, the Governing Body will consider adoption of a Disposition and Development Agreement with Shawnee Mission Medical Center, Inc. dba AdventHealth setting forth the terms and conditions for reimbursement of TIF-eligible costs with TIF revenues generated from the TIF District.
17. Consideration of establishing the Village at City Center North Mixed-Use Retail & Commercial Community Improvement District
 - a. Public hearing to consider establishing the Village at City Center North Mixed-Use Retail & Commercial Community Improvement District (CID)
 - b. Ordinance establishing the CID
 - c. Approval of a Development Agreement with CB AH #1, LLC
The proposed Community Improvement District (CID) includes the Village at City Center North Mixed-Use Retail & Commercial development area located on the AdventHealth Campus at the northeast corner of 87th Street Parkway & Scarborough Street. The CID revenues generated from the CID area will be used by CB AH #1, LLC for approved CID costs. The CID Development Agreement sets the terms and conditions for performance and reimbursement.

NEW BUSINESS

None

**COUNCILMEMBER
REPORTS**

STAFF REPORTS

- 18. Property Tax Rebate Program
- 19. Traffic Signal Battery Backup Pilot Program update

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

- 20. April 15, 2025 City Council meeting draft minutes
- 21. Municipal Clerks Week Proclamation
- 22. Emergency Medical Services Week Proclamation
- 23. Item 9 -- Prairie Star Partners, LLC - Amendment One to the Development Agreement
- 24. Item 15 -- Project Plan 3I
- 25. Item 16 -- Project Plan 3J
- 26. Item 19 -- Traffic Signal Battery Backup Pilot Program Presentation

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 Excel Constructors Inc. for the Western Fueling Station & Salt Storage Project at Freedom Fields

CONTACT: Nick Arena, Municipal Services Director

DATE: May 6, 2025

ACTION NEEDED:

Award the bid to Excel Constructors Inc. ("Excel") for the Western Fueling Station & Salt Storage Project ("Project") at Freedom Fields.

PROJECT BACKGROUND/DESCRIPTION:

This Project will replace the current 750-ton salt structure located at Freedom Fields with a larger 2,000-ton structure. The structure is used by Municipal Services and Parks & Recreation crews during winter events to reload trucks with salt. This salt structure is past its useful life and is in need of replacement. Also, with the addition of over 100 lane-miles of roadway in western Lenexa over the past decade, the size of the structure has become inadequate for storing the amount of salt needed during a typical winter in this part of the community.

Additionally, having a second fueling station (there is currently only one, located at 7700 Cottonwood Street) for staff to refuel service vehicles has been a need identified by front-line staff for many years. While planning for the replacement of the salt structure at the site, Freedom Fields was identified as the ideal place to co-locate an additional fueling station to improve operational efficiency by reducing travel time and fuel consumption in the process of refueling. Locating a second fueling station at Freedom Fields will benefit not only the winter weather crews, but the Community Development, Fire, Parks & Recreation, and Police employees who are working in western Lenexa and need to refuel. The new fueling station will include two diesel and two gasoline pumps and will have a rain canopy with self-contained, double-lined, above-ground tanks.

Concrete pavement will be installed, and the site will be fully fenced with access control capabilities and security cameras installed. Bids were opened April 23, 2025, with the following results:

<i>Engineer's Estimate</i>	<i>\$3,143,493.00</i>
Excel Constructors*	\$2,326,477.56
Centric	\$2,442,116.22
Sands Construction Company	\$2,671,589.75
Mega KC	\$3,035,923.00

*low bidder

Municipal Services has not previously worked with Excel. References were contacted, and Excel received very positive reviews on similar projects in other communities. Staff reviewed the bids and believes it is in the best interest of the City to accept the bid.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

This Project is included in the 2025-2029 Capital Improvement Program (Project No. 85043). The total Project budget is \$4.5 million. Excel bid \$2,326,477.56 for the construction.

To date, the following costs have been approved by the City Council or are under consideration:

<i>Excel Constructors Inc. Construction Contract</i>	<i>\$2,326,477.56</i>
2,000-Ton Salt Structure	\$224,475.00
20,000-Gallon Above-Ground Fuel Tank	\$85,107.65
Fuel Island Equipment and Installation	\$329,361.17
Total	\$2,965,421.38

With a favorable bid price from Excel, the Project is well within its budget. In addition to these items, staff will also self-perform several items, including the installation of security cameras and equipment, making fiber optic network connections, and extensive landscaping.

STAFF RECOMMENDATION:

Award the bid.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Integrated Infrastructure & Transportation

Guiding Principles

Superior Quality Services

ATTACHMENTS

None



**CITY COUNCIL
MEMORANDUM**

ITEM 2

SUBJECT: Award a contract to K&W Underground for the 2025 Fiber Optics and Conduit Installation Project and waive the sealed bid process

CONTACT: Tim Green, Deputy Community Development Director
Steve Schooley, Transportation Manager

DATE: May 6, 2025

ACTION NEEDED:

Award a contract to K&W Underground for the 2025 Fiber Optics and Conduit Installation Project ("Project") and waive the sealed bid process.

PROJECT BACKGROUND/DESCRIPTION:

As part of the continuing maintenance and expansion of the City's fiber optic system, new fiber will be installed in the following locations for the City's communication network:

- along Monticello Road from 83rd Street to Prairie Star Parkway,
- along Maurer Road from 87th Street Parkway to 79th Street, and
- at the radio tower at Old City Hall, which will allow for the fiber connections through that building to be removed.

This Project will populate existing conduits with fiber for the City's communication network, providing connections to:

- Black Hoof Park,
- the boat dock at Lake Lenexa,
- the new fueling station on Monticello Road,
- the new Ad Astra Pool, and
- school zone flashing beacons along Maurer Road near 83rd Street.

Staff recommends waiving the sealed bid process and awarding the project to K&W Underground, which has performed the majority of the City's previous fiber installations and is familiar with the system.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

This Project is included in the 2025-2029 Capital Improvement Program (Project No. 85045). The total contract is \$120,286.63.

STAFF RECOMMENDATION:

Award the contract.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Integrated Infrastructure & Transportation

Guiding Principles

Strategic Community Investment

ATTACHMENTS

None



**CITY COUNCIL
MEMORANDUM**

ITEM 3

SUBJECT: Approval of the purchase of snow equipment from American Equipment Co. to outfit four one-ton trucks

CONTACT: Nick Arena, Municipal Services Director

DATE: May 6, 2025

ACTION NEEDED:

Approve the purchase of snow equipment from American Equipment Co. to outfit four one-ton trucks.

PROJECT BACKGROUND/DESCRIPTION:

The following pieces of equipment are needed in order to outfit four one-ton trucks, which are used by Municipal Services for operation during snow and ice events:

- Hydraulic systems and controls
- Front plows
- Salt spreaders
- Beds

After reviewing other cooperative agreements and state bids, the pricing and availability for the equipment was secured through the Kansas City, Missouri cooperative bid agreement, as it provided the lowest bid price and best value to the City.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

This purchase is budgeted and approved as part of the 2025 Equipment Reserve Fund. The total purchase price is \$288,732.

STAFF RECOMMENDATION:

Approve the purchase.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Integrated Infrastructure & Transportation

Guiding Principles

Superior Quality Services
Prudent Financial Management

ATTACHMENTS

None



**CITY COUNCIL
MEMORANDUM**

ITEM 4

SUBJECT: Approval of the purchase of Ubicquia streetlight nodes from Stanion Wholesale Electric Company

CONTACT: Tim Green, Deputy Community Development Director
Steve Schooley, Transportation Manager

DATE: May 6, 2025

ACTION NEEDED:

Approve the purchase of Ubicquia streetlight nodes from Stanion Wholesale Electric Company ("Stanion").

PROJECT BACKGROUND/DESCRIPTION:

The City was awarded an Energy Efficiency and Conservation Block Grant (EECBG) for \$123,700. The purpose of this grant is to monitor, manage and control energy usage. The nodes will allow better control when lights turn on at dusk and off at dawn, providing energy cost savings.

Ubicquia nodes have been used on streetlights for the past five years and staff has found them to be helpful to maintain and manage the streetlight system. Nodes can be used to remotely turn streetlights on and off, and will alert staff immediately when underground wiring is cut. Nodes also help to manage and maintain the street lighting system, giving staff notifications when a light burns out or loses power due to a blown fuse, tripped breaker, or power outage.

Up to 700 nodes will be purchased with the EECBG funds to help maintain the lighting system. The following quotes were received:

Company	Price per Each	Amount	Total
Interstate Electric Supply	\$174.00	700	\$121,800.00
Stanion*	\$170.00	700	\$119,000.00
Border States	\$176.34	700	\$123,438.00

*lowest quote

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

The EECBG funds will be used to purchase up to 700 nodes for \$119,000.

STAFF RECOMMENDATION:

Approve the purchase.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Integrated Infrastructure & Transportation

Guiding Principles

Sustainable Policies and Practices

ATTACHMENTS

None



**CITY COUNCIL
MEMORANDUM**

ITEM 5

SUBJECT: Approval of the purchase of batteries for the traffic signal backup energy system from Big Battery

CONTACT: Steve Schooley, Transportation Manager

DATE: May 6, 2025

ACTION NEEDED:

Approve the purchase of batteries for the traffic signal backup energy system from Big Battery.

PROJECT BACKGROUND/DESCRIPTION:

Staff researched various traffic signal energy backup systems and found a product that provides extended run time, has a long life expectancy, can operate through thousands of cycles, and comes with an extended warranty. The batteries are 48V Lithium Iron Phosphate (LiFePO4) and are configured to communicate with the City's traffic control system. They will also fit into the available space in a typical traffic signal cabinet. These batteries are purchased online. Pricing from online merchants for these batteries is summarized in the following table.

Merchant	Cost (each)	Number	Total Cost
Shop Solar	\$2,050.00	70	\$143,500.00
Signature Solar	\$2,050.00	70	\$143,500.00
Big Battery	\$1,768.63	70	\$123,804.10
Renewable Outdoors	\$1,890.50	70	\$132,335.00

Staff recommends purchasing the batteries from Big Battery.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

This purchase is budgeted in the Small Equipment Reserve Fund (SmERF) using funds from fiscal year (FY) 2024 and FY 2025. The total funds budgeted in the SmERF is \$200,0000. For \$1,768.63 per battery, the 70 batteries needed for the backup systems would cost \$123,804.10.

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 6

SUBJECT: Approval of the purchase of traffic signal cabinet locks from Mid-American Signal Corporation

CONTACT: Steve Schooley, Transportation Manager

DATE: May 6, 2025

ACTION NEEDED:

Approve the purchase of traffic signal cabinet locks from Mid-American Signal Corporation ("Mid-American Signal").

PROJECT BACKGROUND/DESCRIPTION:

Staff conducted an extensive search for a replacement locking system that would be easy to use and ensure the security of sensitive traffic signal systems. The selected system, manufactured by ALCEA-ASSA ABLOY, includes keys that are programmed to work for a limited duration. If they are lost or stolen, they can be deactivated. The keys are easily updated, and records are kept of who uses their key and when, similar to the City's access controls within facilities. Another benefit of the system is that power is not required at each cabinet, so the keys will still work to access the cabinets during a power outage.

This locking system is only available from Mid-American Signal, as they are the sole source provider of the selected system from this manufacturer.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

This purchase is budgeted in the Municipal Services - Traffic Division operating budget. The total purchase price is \$99,872.

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 7

SUBJECT: Approval of an engineering agreement with JEO Consulting Group for the design of the Santa Fe Trail Drive & Pflumm Road Traffic Signal Project

CONTACT: Tim Green, Deputy Community Development Director
Steve Schooley, Transportation Manager

DATE: May 6, 2025

ACTION NEEDED:

Approve an engineering agreement with JEO Consulting Group ("JEO") for the design of the Santa Fe Trail Drive & Pflumm Road Traffic Signal Project ("Project").

PROJECT BACKGROUND/DESCRIPTION:

JEO's design will include the replacement of the traffic signal at Santa Fe Trail Drive & Pflumm Road, as well as modifications to the pedestrian accommodations. Due to the location of the traffic signal, extensive coordination with the railroad will be necessary. Also, as part of the design contract, JEO will evaluate the railroad preemption timings and will provide the City with updated timings. This traffic signal Project is separate from the Santa Fe Trail Drive Extension Project that adds a recreation trail, pavement widening, and other improvements to Santa Fe Trail Drive from 95th Street and Quivira Road, though the traffic signal exists within the boundary of the Santa Fe Trail Drive Extension Project.

The selection team recommends JEO based on the annual Statement of Interest received from consultants.

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. 60125). The total cost of this agreement is \$157,130.

STAFF RECOMMENDATION:

Approve the agreement.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

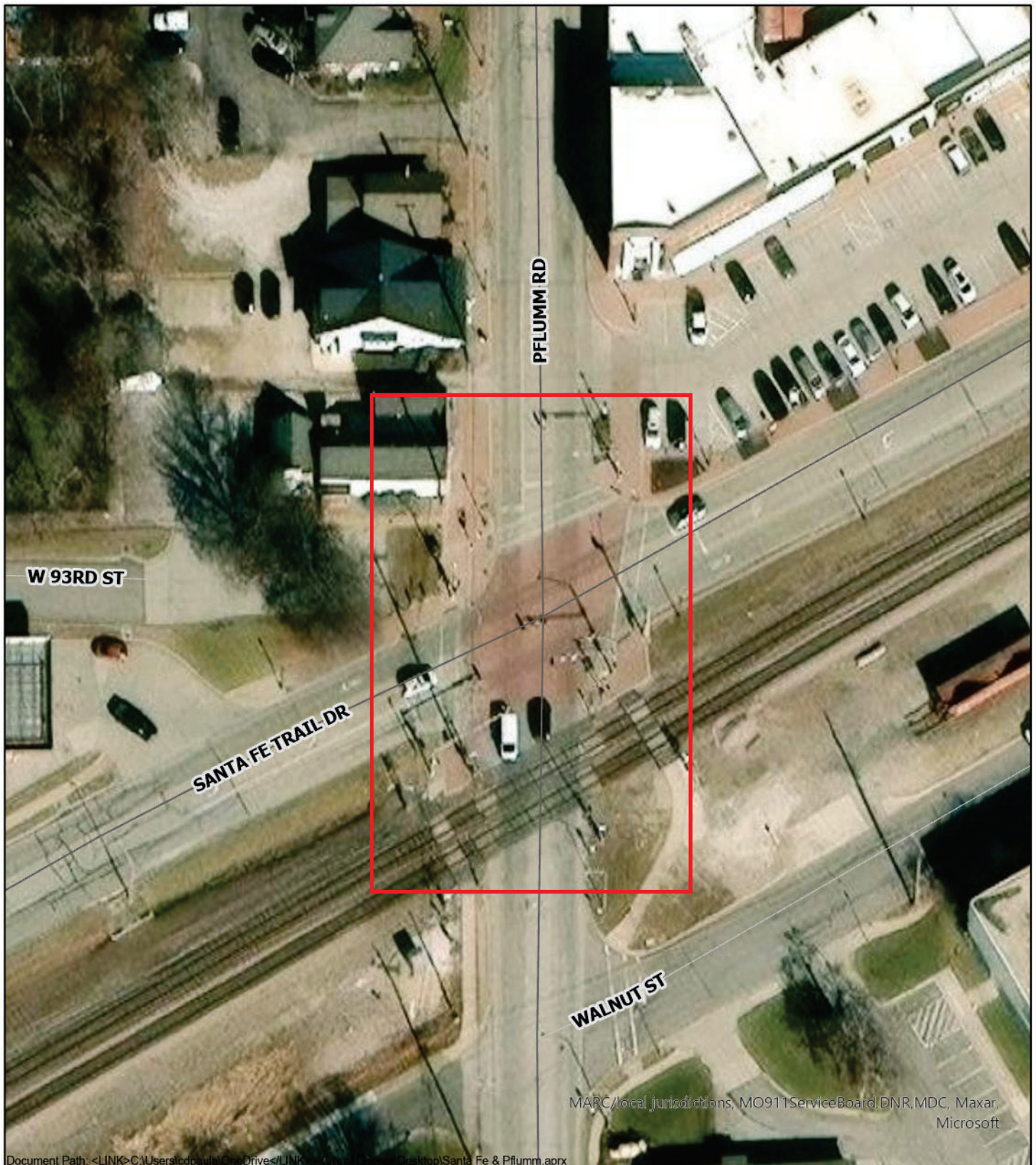
Integrated Infrastructure & Transportation

Guiding Principles

Strategic Community Investment

ATTACHMENTS

1. Map



MARC/local jurisdictions, MO911ServiceBoard, DNR, MDC, Maxar, Microsoft

Document Path: <LINK>C:\Users\cdpaul\OneDrive\LINK... Desktop\Santa Fe & Pflumm.aprx

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

Santa Fe Trail Drive & Pflumm Road Traffic Signal Project Aerial/Vicinity Map



0 25 50 100
Feet



**CITY COUNCIL
MEMORANDUM**

ITEM 8

SUBJECT: Approval of an engineering agreement with HNTB Corporation for final design services for the 83rd Street from Gleason Road to Clare Road Improvements Project

CONTACT: Tim Green, Deputy Community Development Director

DATE: May 6, 2025

ACTION NEEDED:

Approve an engineering agreement with HNTB Corporation ("HNTB") for final design services for the 83rd Street from Gleason Road to Clare Road Improvements Project ("Project").

PROJECT BACKGROUND/DESCRIPTION:

The City issued a Request for Proposals for the design of 83rd Street from Gleason Road to Clare Road on January 3, 2024. The City received 12 proposals. A staff selection committee reviewed the proposals and recommended HNTB.

HNTB was contracted for preliminary Phase 1 design of the Project, which included:

- an engineering survey,
- a traffic study, and
- a conceptual analysis of the broader 83rd Street study limits from K-7 Highway to the western city limits.

Final design services include:

- Public Engagement
- Preliminary Plans & Cost Estimate
- ROW Documents (Legal Descriptions and Tract Maps)
- Final Plans, Specifications, & Cost Estimate
- Bid Plans and Specifications

This agreement uses the City's standard form 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. 60067) and will be funded with general obligation bonds. The total cost of the design services is \$954,488. The total Project budget is \$13,671,790.

STAFF RECOMMENDATION:

Approve the agreement.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

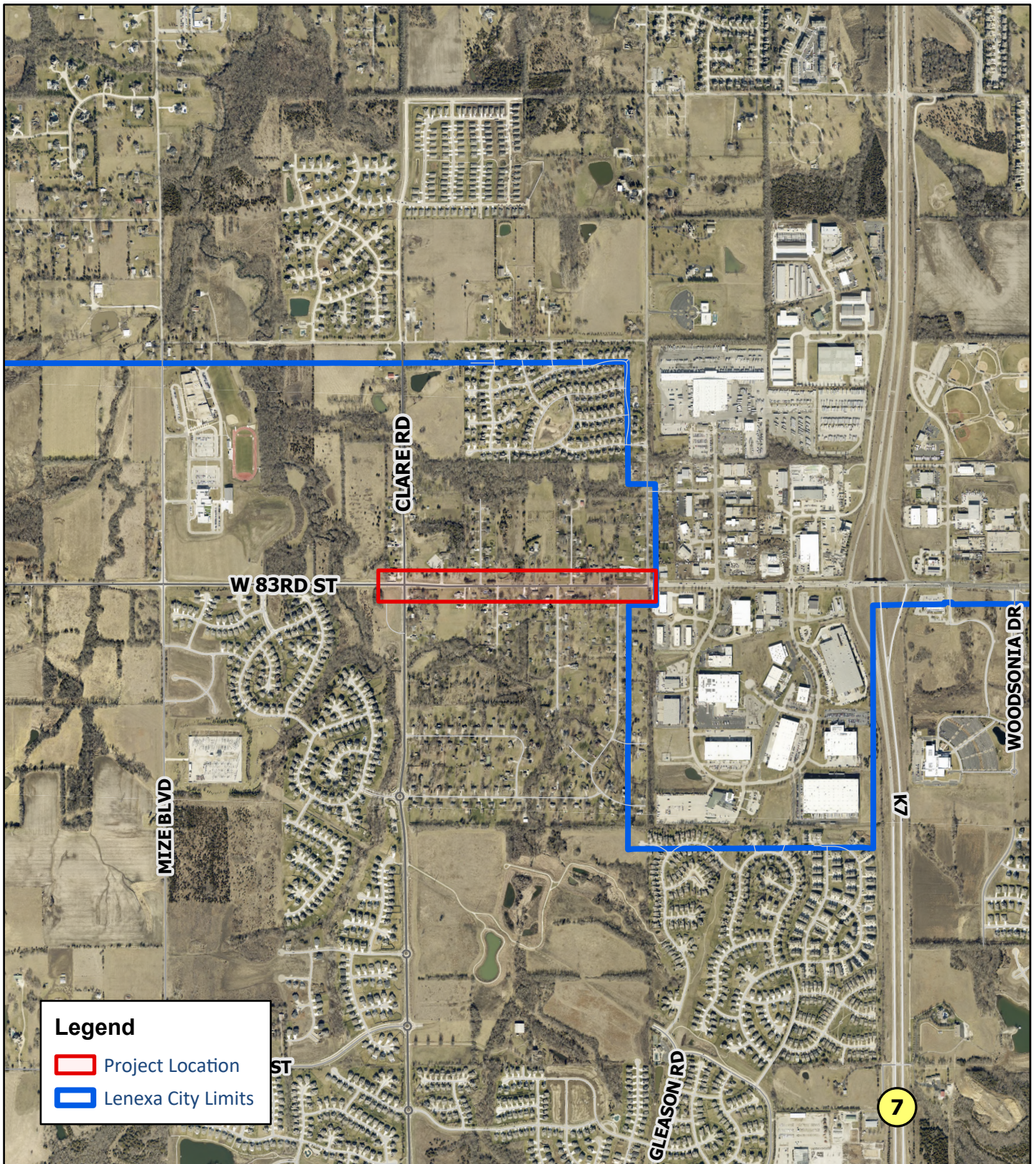
Integrated Infrastructure & Transportation

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

83rd Street - Gleason Rd. to Clare Road

Final Design Services



0 1,000 2,000 4,000 Feet



**CITY COUNCIL
MEMORANDUM**

ITEM 9

SUBJECT: Approval of amendment one to the development agreement with Prairie Star Partners, LLC related to the 99th Street & Clare Road Project (Wheatley Point West)

CONTACT: Tim Green, Deputy Community Development Director

DATE: May 6, 2025

ACTION NEEDED:

Approve amendment one to the development agreement with Prairie Star Partners, LLC related to the 99th Street & Clare Road Project (Wheatley Point West).

PROJECT BACKGROUND/DESCRIPTION:

Prairie Star Partners, LLC ("Developer") is the owner of property located at the northwest corner of 99th Street & Clare Road. The Developer intends to construct a subdivision consisting of 11 two-family structures known as Wheatley Pointe West ("Development"), which was approved by the City Council on April 19, 2022.

On May 18, 2021, the City Council adopted Resolution 2021-043, which authorized City staff to begin the acquisition process to negotiate and approve offers for easements and rights-of-way necessary for the 99th Street & Clare Road Improvement Project ("Project") and to enter into agreements accomplishing such acquisitions. Subsequently, on January 27, 2023, the City Council adopted Resolution 2023-018, executing a development agreement between the Developer and the City setting forth the terms for property acquisitions. One such term required the City to construct a temporary sidewalk along Clare Road from 98th Street to 98th Terrace. The City has now issued a public improvement permit to construct the Development and staff believes it is in the best interest of all parties for the Developer to construct this temporary sidewalk and the City to reimburse the Developer for the cost.

This amendment to the development agreement updates and clarifies the responsibilities of each party regarding the construction of the temporary sidewalk. Amendment one to the development agreement will be recorded and will be binding on future owners of the property.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

This Project is included in the 2025-2029 Capital Improvement Program (Project No. 60100) and will be funded with general obligation bonds and excise tax. The cost to construct the temporary sidewalk is estimated to be \$24,768.00, which is within budget. The total Project budget is \$7,765,000.

STAFF RECOMMENDATION:

Approve the amendment.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

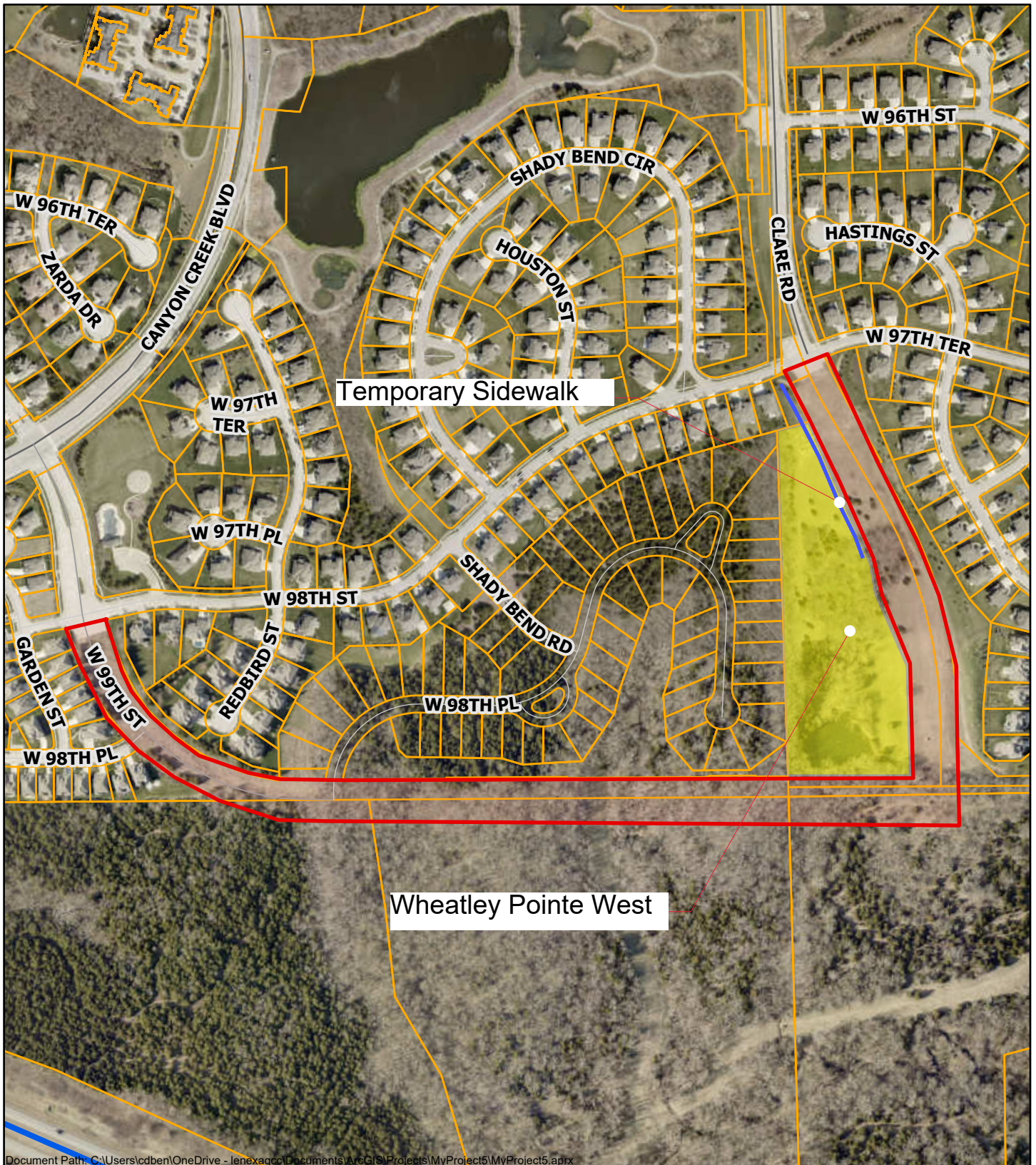
Integrated Infrastructure & Transportation

Guiding Principles

Strategic Community Investment

ATTACHMENTS

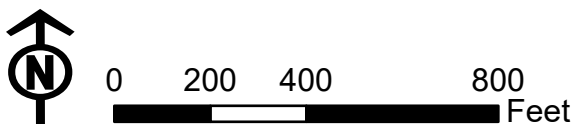
1. Map
2. Agreement located in the Appendix



Document Path: C:\Users\cdben\OneDrive - lenexa\Documents\ArcGIS\Projects\MyProject5\MyProject5.aprx

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

99th Street & Clare Road



ITEM 10

SUBJECT: Approval of an agreement with Musco Sports Lighting, LLC for the purchase and installation of lights at Rolling Magic Skate Park

CONTACT: Logan Wagler, Parks & Recreation Director

DATE: May 6, 2025

ACTION NEEDED:

Approve an agreement with Musco Sports Lighting, LLC ("Musco") for the purchase and installation of lighting at Rolling Magic Skate Park.

PROJECT BACKGROUND/DESCRIPTION:

This project will add lighting to Rolling Magic Skate Park. Through the community engagement process for the design of the newly renovated skate park, lights were identified as one of the highest-requested features. Due to budget limitations at the time of the initial reconstruction, only the conduit for the lights was purchased and installed.

Musco provided the original design for the skate park lighting, which was approved through the permitting process along with the original set of plans. The design included light studies to ensure that light pollution would be minimized and have little to no effect on the surrounding neighborhoods.

The City is able to contract with Musco through the Sourcewell Cooperative Purchasing Agreement. This purchase includes:

1. Materials, including controls, poles, lights, push buttons and pedestals, as well as the indicator light that goes on the pedestal; and
2. Full installation of the entire system, along with a 25-year warranty that includes parts, labor, and equipment needed for any and all repairs, as well as guaranteed light levels for that same period of time.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

Funding sources are \$50,000 from the Parks and Recreation Operating Budget and \$48,000 from the Parks and Recreation Impact Fee (PRIF) Zone 1. The cost for this work is \$98,000.

STAFF RECOMMENDATION:

Approve the agreement.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040
Inviting Places

Guiding Principles
Extraordinary Community Pride

ATTACHMENTS

1. Map
2. Agreement



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

Rolling Magic Skate Park



0 50 100 200 Feet

Quote

Date: April 2025

Rolling Magic Park

Sourcewell

Master Project: 199030, Contract Number: 041123-MSL, Expiration: 06/16/2027

Category: Sports lighting with related supplies and services

All purchase orders should note the following:

Sourcewell purchase – contract number: 041123-MSL

Quoted Price– Materials and Installation

Musco's Light-Structure System™ as described below and delivered to the job site:

Skate Park \$98,000.00

(155'x120', 30-foot candles, LSS, 4 poles, **25-year warranty**, Security lighting)

Sales tax, and Bonding are not included.

Pricing furnished is effective for 60 days unless otherwise noted and is considered confidential.

System Description –Factory-built, wired, aimed, and tested lighting system includes:

- Remote electrical component enclosures
- Pole length wire harnesses
- Factory-aimed and assembled luminaires
- UL listed as a complete system

Control-Link® Control and Monitoring System

- Control and monitoring cabinet
- Remote on/off control
- Monitoring with 24/7 customer support
- Onsite dimming (high/med/low)
- Player activated push button

Environmental Light Control – control for neighbors and the environment

- Reduction of spill light and glare by 50% or more

Always Ready to Play – control assuring the results you expect

- Reduction of energy and maintenance costs by 40% up to 85% over typical 1500W HID equipment
- Product assurance and warranty program that includes materials and onsite labor, eliminating 100% of your maintenance costs for **25 years**.



Date: April 2025

Rolling Magic Park

Payment Terms

Musco's Credit Department will provide payment terms.

Email or fax a copy of the Purchase Order to Musco Sports Lighting, LLC: Musco's Credit Department will provide payment terms.

Musco Sports Lighting, LLC

Fax: 800-374-6402

Email: musco.contracts@musco.com

Delivery Timing

8 - 12 weeks for delivery of materials to the job site from the time of order, submittal approval, and confirmation of order details including voltage, phase, and pole locations.

Due to the built-in custom light control per luminaire, pole locations need to be confirmed prior to production. Changes to pole locations after the product is sent to production could result in additional charges.

Notes

- Shipment of the entire project together to one location
- Based on 480 Volt 3 Phase electrical system requirement (*can be changed*)
- Structural code and wind speed = 2018 IBC, 115MPH Wind Zone and exposure: C
- The owner is responsible for getting electrical power to the site, coordination with the utility, and any power company fees
- This is assuming power is adequate and readily available
- **Based on Standard soil conditions – rock, bottomless, wet or unsuitable soil may require additional engineering, special installation methods and additional cost**
- Confirmation of pole locations prior to production

Thank you for considering our team for your sports lighting needs. Please contact me with any questions.

Brad Thompson

Musco Sales Representative

Musco Sports Lighting, LLC

Phone: 641.660.9554

E-mail: Brad.Thompson@musco.com

Project #224935



ITEM 11

SUBJECT: Approval of an agreement with PGAV Architects, Inc. for the Municipal Services Campus Master Plan

CONTACT: Nick Arena, Municipal Services Director

DATE: May 6, 2025

ACTION NEEDED:

Approval of an agreement with PGAV Architects, Inc. ("PGAV") for the Municipal Services Campus Master Plan ("Project").

PROJECT BACKGROUND/DESCRIPTION:

The Municipal Services campus, located on approximately 20 acres, supports five essential divisions: Streets, Traffic, Fleet, Stormwater, and Facilities. The Master Plan will evaluate the current campus layout and infrastructure, identify opportunities for improvement, and develop a strategic, long-term vision that optimizes operational efficiency, enhances staff productivity, supports sustainable design practices, security, space needs, accessibility, and circulation.

This comprehensive planning effort will serve as a roadmap for future campus development, addressing both current and projected needs while aligning with the City's broader goals for operational excellence, sustainability, and growth.

The City advertised a Request for Qualifications (RFQ) for this Project and received Statements of Qualification from five consultant teams:

- Finkle+Williams Architects
- BG Consultants
- Dake Wells Architecture, Inc.
- PGAV Architects, Inc.
- SFS Architecture, Inc.

A committee of staff members from the Municipal Services and Executive departments reviewed the submittals and selected PGAV for their experience in similar master plans, understanding of the scope, and knowledge of the Municipal Services campus.

Services that will be included are programming meetings with staff, site analysis, space needs assessment, Master Plan development and cost estimation.

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

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

This Project is budgeted in the 2025-2029 Capital Improvement Program (Project No. 80022). The total fee is \$180,000.

STAFF RECOMMENDATION:

Approve the agreement.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Inviting Places

Guiding Principles

Strategic Community Investment

ATTACHMENTS

None



**CITY COUNCIL
MEMORANDUM**

ITEM 12

SUBJECT: Resolution approving subordination and collateral assignment agreements in connection with economic development agreements with AC2CCL, LLC for the development of the Restaurant Row Project

CONTACT: Sean McLaughlin, City Attorney

DATE: May 6, 2025

ACTION NEEDED:

Adopt a resolution approving subordination and collateral assignment agreements in connection with economic development agreements with AC2CCL, LLC for the development of the Restaurant Row Project.

PROJECT BACKGROUND/DESCRIPTION:

In 2023, the City approved the Restaurant Row Community Improvement District (CID) and City Center TIF Project Plan 1J ("TIF"), and the issuance of up to \$3.5 million in industrial revenue bonds (IRBs) to help finance the construction of two restaurant/retail buildings totaling 17,800 square feet located on the southwest corner of 87th Street Parkway & Renner Boulevard in City Center ("Project"). Subsequently, the City issued the IRBs and executed a lease and base lease with AC2CCL, LLC ("Developer"), which was subject to a leasehold mortgage.

The Developer now desires to refinance the Project and the existing mortgage and enter into a loan agreement with Community America Credit Union and grant the new lender a leasehold mortgage for the purposes of securing the loan. Pursuant to the IRB, CID, and TIF documents, consent of the City is required for the Developer to assign or mortgage its interest in the Project and such consent shall not be unreasonably withheld.

Copies of the subordination and assignment agreements are available in the City Clerk's office.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

IRBs are not backed by the full faith and credit of the City. The applicant is responsible for repayment of the IRBs and all fees related to the IRB issue. There is no tax abatement for this Project since it is located within a tax increment financing district. The IRBs have allowed the Developer to receive a sales tax exemption on construction materials for the Project. The TIF and CID are pay-as-you go and Developer will receive reimbursement for eligible expenses upon certification of completion of the Project.

STAFF RECOMMENDATION:

Adopt the resolution.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Thriving Economy

Guiding Principles

Responsible Economic Development

ATTACHMENTS

1. Map
2. Resolution



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

City Center Lenexa Area A

Restaurant Row Buildings A1 & A4



0 50 100 200 Feet

RESOLUTION NO. _____

RESOLUTION APPROVING A LEASE SUBORDINATION AGREEMENT IN CONNECTION WITH A COMMERCIAL FACILITY FINANCED WITH INDUSTRIAL REVENUE BONDS (RESTAURANT ROW PROJECT).

WHEREAS, the City of Lenexa, Kansas (the "City"), has previously issued its Industrial Revenue Bonds (Taxable Under Federal Law), Series 2023 (Restaurant Row Project) (the "Bonds"), in the original principal amount not to exceed \$3,500,000, the proceeds of which were used to finance the cost of acquiring, constructing and equipping a restaurant/retail development including associated site work, utilities and parking facilities and other associated infrastructure (collectively, the "Project"), located at the southwest corner of 87th Street Parkway and Renner Road within the City, and to lease the Project to AC2CCL, LLC, a Kansas limited liability company, a Kansas limited liability company ("Developer"); and

WHEREAS, in connection with the issuance of the Bonds, Developer entered into certain lease and base lease agreements associated with the issuance of the Bonds (the "Lease"); and

WHEREAS, the Developer desires to enter into a loan agreement (the "Loan") with Community America Credit Union as lender (the "Lender"), and in connection with the Loan, Developer desires to grant a mortgage on the Company's fee title to the Project ("Mortgage") and a new leasehold mortgage to the Lender (the "Leasehold Mortgage"), for the purpose of securing the Loan; and

WHEREAS, pursuant to Section 9.2 of the Lease, the Developer may mortgage its interest in the Lease with the prior written consent of the City; and

WHEREAS, under the terms of the Lease, the mortgage of the Developer's interest in the Lease does not relieve the Developer of its liability to perform its duties and obligations under the Lease;

WHEREAS, the City also approved and entered into agreements associated with the Restaurant Row Community Improvement District ("CID") and City Center TIF Project Plan 1J ("TIF") and, pursuant to the agreements the City's consent is necessary to assign the agreements.

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

SECTION ONE: The City hereby approves the Lease Subordination Agreement as well as the collateral assignments of the TIF and CID agreements. The Mayor, City Clerk or other officers or agents of the City are authorized to execute such other documents as may be necessary in connection with the City's consent provided such documents are consistent with the intent of this Resolution.

SECTION TWO: This Resolution shall take effect and be in full force immediately after its adoption by the City Council of the City.

ADOPTED by the Governing Body this 6th day of May, 2025.

SIGNED by the Mayor this 6th day of May, 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 13

SUBJECT: Resolution amending the parameters for the City's general obligation bonds, Series 2022A
CONTACT: Nate Blum, Chief Financial Officer
DATE: May 6, 2025

ACTION NEEDED:

Adopt a resolution amending the parameters for the City's general obligation bonds, Series 2022A.

PROJECT BACKGROUND/DESCRIPTION:

In August 2022, the City issued general obligation bonds, Series 2022A, for the Oakhill Stormwater Improvements Project in the amount of \$2,165,000. The work was completed 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 Maurer Stormwater Project ("Project"), as approved in the 2025–2029 Capital Improvement Plan (CIP).

Per IRS rules, governments must spend bond funds issued on a tax-exempt basis within three years of issuance. The deadline to spend the remaining Series 2022A funds is August 30, 2025. Staff anticipates meeting that deadline by reallocating the funds to the Project. The Project has already been bid and construction was started in March 2025. This Project was originally anticipated to be funded with stormwater cash, and the reallocation of bond funds will free up cash to finance other stormwater projects.

On February 18, 2025, the Council approved an ordinance authorizing the reallocation of the remaining Series 2022A bond funds to the Project, as included in the CIP. After the ordinance was approved, the City's bond counsel, Kutak Rock, submitted the ordinance and required documentation to the Kansas Attorney General's Office for approval. In March, the Attorney General's Office notified bond counsel that it would no longer review and approve bond substitutions, having determined it does not have the legal authority to do so. This determination changes a bond substitution process that has been in place for decades and requires the City to adopt a resolution amending the parameters for the Series 2022A bonds.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

This action reallocates \$222,614.27 from the Oakhill Stormwater Project to the 81st Street to 81st Terrace – East of Maurer Stormwater Project (CIP Project No. 90064).

STAFF RECOMMENDATION:

Adopt the resolution.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Integrated Infrastructure & Transportation

Guiding Principles

Prudent Financial Management

ATTACHMENTS

1. Resolution

RESOLUTION NO. 2025-____

A RESOLUTION AMENDING PARAMETERS RESOLUTION NO. 2022-070 OF THE CITY OF LENEXA, KANSAS, CONCERNING THE CITY'S GENERAL OBLIGATION BONDS, SERIES 2022A.

WHEREAS, the City of Lenexa, Kansas (the "City"), issued its General Obligation Bonds, Series 2022A, dated August 30, 2022, in the aggregate principal amount of \$8,910,000 (the "Bonds"), pursuant to Ordinance No. 5897 of the City, passed on July 19, 2022 (the "Bond Ordinance"), and Parameters Resolution No. 2022-070 of the City, adopted on July 19, 2022 (the "Bond Resolution"), for the purpose of paying the cost of certain improvements within the City (as further described in the Bond Ordinance);

WHEREAS, pursuant to K.S.A. 10-108(a), the Attorney General has authority to review and approve bond transcripts for sufficiency before any bonds become a valid obligation;

WHEREAS, pursuant to Section 6.04 of the Bond Resolution, the City may elect to substitute or add improvements provided certain conditions listed therein are met, including a requirement the Attorney General of the State has approved an amendment to the transcript of proceedings for the Bonds to include the Substitute Improvement (defined therein);

WHEREAS, by requiring Attorney General approval of a bond transcript after bonds become a valid obligation, Section 6.04 of the Bond Resolution is incompatible with the statutory authority of the Attorney General pursuant to K.S.A. 10-108(a), and therefore, creates an ambiguity;

WHEREAS, Section 10.01 of the Bond Resolution permits amendments to be made to the Bond Resolution without notice to, or the consent of, the owners of the Bonds to cure ambiguities or omissions and to make any other change not prejudicial to the owners of the Bonds; and

WHEREAS, the Governing Body of the City finds and determines that the proposed amendment to the Bond Resolution will clarify ambiguities and will not be prejudicial to the owners of the Bonds.

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

Section 1. Section 6.04 of the Bond Resolution is hereby amended to read as follows:

Section 6.04. Substitution of Improvements. The City may elect to substitute or add other improvements pursuant to this Section provided the following conditions are met: (a) the Substitute Improvement and the issuance of general obligation bonds to pay the cost of the Substitute Improvement has been

authorized by the Governing Body of the City in accordance with the laws of the State; (b) a resolution or ordinance authorizing the use of the proceeds of the Bonds to pay the Authorized Costs of the Substitute Improvement has been adopted by the Governing Body of the City; and (c) the City has received an opinion of Bond Counsel to the effect that the use of the proceeds of the Bonds to pay the Authorized Costs of the Substitute Improvement will not adversely affect the tax-exempt status of the Bonds under State or federal law and the Substitute Improvement has been authorized pursuant to this Section and the laws of the State.

Section 2. Except as provided in Section 1 of this Resolution, all other terms and provisions of the Bond Resolution shall remain in full force and effect.

Section 3. This Resolution shall be in full force and effect from and after its adoption by the Governing Body of the City.

[Remainder of Page Intentionally Left Blank]

ADOPTED by the Lenexa City Council on May 6, 2025.

SIGNED by the Mayor on May 6, 2025.

CITY OF LENEXA, KANSAS

Julie Sayers, Mayor

[Seal]

ATTEST:

Jennifer Martin, City Clerk

APPROVED AS TO FORM:

Sean McLaughlin, City Attorney



**CITY COUNCIL
MEMORANDUM**

ITEM 14

SUBJECT: Ordinance amending certain Lenexa City Code sections under Chapter 3-8 Public Offenses

CONTACT: Sean McLaughlin, City Attorney
Ashlee Tomasic, Assistant City Attorney

DATE: May 6, 2025

ACTION NEEDED:

Pass an ordinance amending certain Lenexa City Code sections under Chapter 3-8 Public Offenses.

PROJECT BACKGROUND/DESCRIPTION:

This ordinance amends City Code provisions regarding Assault, Battery, Damage to Property, and Giving a False Alarm. The City closely follows Kansas state statutes prohibiting the same conduct. These ordinances update City Code so that the City remains consistent with changes to state law. These changes are also consistent with the ordinances used by surrounding Johnson County cities.

Assault, Battery, and Damage to Property

The state statutes for assault, battery, and damage to property were previously modified from specific intent crimes to general intent crimes. The effect of this was to lower the culpable mental state from "intentional" to "knowingly". For a specific intent crime, the City is required to prove the defendant's conscious objective or desire to do an act or cause the result. A general intent crime requires the City prove the defendant was aware of the nature of the conduct, or the circumstances in which he is acting, or that his conduct was reasonably certain to cause the result. This differing level of culpability has meant the difference in whether a defendant is convicted. For example: an individual swinging his arms and legs while in close proximity to, and eventually striking, law enforcement officers. Under the current ordinance, the individual can only be found guilty if the City can prove that it was their conscious objective to strike a law enforcement officer. Under the amended ordinance, the individual could be found guilty if the Judge determines that by flailing around in close proximity to officers, this conduct was reasonably certain to cause them to strike an officer.

Giving a False Alarm

This ordinance contains references to K.S.A. 12-5301 through 12-5304, which were repealed in 2012. This ordinance would amend the section on Giving a False Alarm to remove these outdated references. Removing these repealed sections will bring City ordinance to more closely mirror that state statute prohibiting the same conduct.

STAFF RECOMMENDATION:

Pass the ordinance.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040
Healthy People

Guiding Principles
Superior Quality Services

ATTACHMENTS

1. Ordinance - Redline

ORDINANCE NO. _____

ORDINANCE AMENDING CERTAIN LENEXA CITY CODE SECTIONS UNDER CHAPTER 3-8 PUBLIC OFFENSES

WHEREAS, Kansas statutes have been amended to require general intent instead of specific intent as an element of Assault, Battery, and Damage to Property; and

WHEREAS, the City of Lenexa's ordinance still contains a specific intent element; and

WHEREAS, by amending the these offenses, the City's ordinances will mirror the corresponding state statute; and

WHEREAS, Giving a False Alarm contains references to repealed state statutes.

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

Section One: Section 3-9-B-1 is hereby amended to read as follows:

Section 3-9-B-1 ASSAULT.

An assault is ~~intentionally~~ knowingly placing another person in reasonable apprehension of immediate bodily harm.

Violation of this Section shall constitute a public offense and is punishable as set forth in Article 3-9-J of this Chapter.

Section Two: Section 3-9-B-2 is hereby amended to read as follows:

Section 3-9-B-2 BATTERY.

Battery is:

- A. ~~Intentionally~~ Knowingly or recklessly causing bodily harm to another person; or
- B. ~~Intentionally~~ Knowingly causing physical contact with another person when done in a rude, insulting or angry manner.

Violation of this Section shall constitute a public offense and is punishable as set forth in Article 3-9-J of this Chapter.

Section Three: Section 3-9-C-3 is hereby amended to read as follows:

Section 3-9-C-3 DAMAGE TO PROPERTY.

- A. Criminal Damage To Property: Criminal damage to property is, by means other than by fire or explosive:

1. ~~Willfully-Knowingly~~ injuring, damaging, mutilating, defacing, destroying or substantially impairing the use of any property in which another has an interest without the consent of such other person; or
2. Injuring, damaging, mutilating, defacing, destroying or substantially impairing the use of any property with the intent to injure or defraud an insurer or lienholder.

B. Desecration:

1. Desecrate means to deface, damage, pollute or otherwise physically mistreat in any way that will outrage the sensibilities of persons likely to observe or discover the action.
2. Criminal desecration is ~~purposely-recklessly~~ desecrating any public monument or structure or any place of worship or purposely and publicly desecrating the national flag, the State flag or any other object venerated by the public or a substantial segment thereof.

C. Desecrating A Cemetery: Desecrating a cemetery is knowingly and without authorization of law:

1. Destroying, cutting, mutilating, defacing or otherwise injuring, tearing down or removing any tomb, monument, memorial or marker in a cemetery or any gate, door, fence, wall, post or railing or any enclosure for the protection of a cemetery or any property in a cemetery;
2. Obliterating any grave, vault, niche or crypt; or
3. Destroying, cutting, breaking or injuring any building, statuary, ornamentation, tree, shrub or plant within the limits of a cemetery.

Violation of this Section shall constitute a public offense and is punishable as set forth in Article 3-9-J of this Chapter.

Section Four: Section 3-9-E-11 is hereby amended to read as follows:

Section 3-9-E-11 GIVING A FALSE ALARM.

The giving of a false alarm is:

- A. Initiating or circulating a report or warning of an impending bombing or other crime or catastrophe, knowing that the report or warning is baseless and under such circumstances that is likely to cause evacuation of a building, place of assembly or facility of public transport or to cause public inconvenience or alarm;
- B. Transmitting in any manner to the Fire Department of any city, township or other municipality a false alarm of fire, knowing at the time of such transmission that there is no reasonable ground for believing that such fire exists; or
- C. Making a call in any manner for emergency service assistance including police, fire, medical or other emergency service ~~provided under K.S.A. 12-5301 through 12-5304, and amendments thereto~~, knowing at the time of such call that there is no reasonable ground for believing such assistance is needed.

Violation of this Section shall constitute a public offense and is punishable as set forth in Article 3-9-J of this Chapter.

Section Five: Penalty: Any violation of the above provisions shall be punishable in accordance with Code Section 1-1-C-3, unless otherwise specifically set out.

Section Six: Interpretation: This Ordinance shall be construed as follows:

A. Liberal Construction: The provisions of this Ordinance shall be liberally construed to effectively carry out its purposes which are hereby found and declared to be in furtherance of the public health, safety, welfare, and convenience.

B. Savings Clause: The repeal of any Ordinance or Code Section, as provided herein, shall not revive an Ordinance previously repealed, nor shall the repeal affect any right which accrued, any duty imposed, any penalty incurred or any proceeding commenced, under or by virtue of the Ordinance repealed. Said Ordinance or Code repealed continues in force and effect after the passage, approval, and publication of this Ordinance for the purpose of pursuing such rights, duties, penalties, or proceedings.

C. Invalidity: If for any reason any chapter, article, section, subsection, sentence, portion or part of this Ordinance, or the application thereof to any person or circumstance, is declared to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance, City Code or other ordinances.

Section Seven: Repeal: The existing City Code Sections 3-9-B-1, 3-9-B-2, 3-9-C-3, and 3-9-E-11 are hereby repealed.

Section Eight: Effective Date: This Ordinance shall become effective upon passage and publication of the ordinance summary in the official City newspaper as provided by State law.

PASSED BY the Governing Body this 6th day of May, 2025.

SIGNED BY the Mayor this 6th day of May, 2025.

CITY OF LENEXA, KANSAS

Julie M. Sayers, Mayor

ATTEST:

Jennifer Martin, City Clerk

APPROVED AS TO FORM:

Ashlee M. Tomasic, Assistant City Attorney

ITEM 15

SUBJECT: Consideration of establishing Project Plan 3I in the City Center Tax Increment Financing District (AdventHealth - Medical Office Building 2 & Parking Garage)

CONTACT: Sean McLaughlin, City Attorney

DATE: May 6, 2025

ACTION NEEDED:

- a. Conduct a public hearing to consider establishing Project Plan 3I;
- b. Pass an ordinance approving TIF Project Plan 3I by a 2/3 vote of the Governing Body; and
- c. Approve the Disposition and Development Agreement (DDA) with Shawnee Mission Medical Center, Inc. by a simple majority.

PROJECT BACKGROUND/DESCRIPTION:

After staff's presentation, the City Council will open a public hearing to consider approving Redevelopment (TIF) Project Plan 3I ("Project Plan 3I") located on 0.88 acres in the southwest corner of 86th Street & Renner Boulevard in the City Center TIF District ("District").

Project Plan 3I contemplates the construction of a 65,000-square-foot medical office building and three-story parking garage with approximately 465 parking stalls, as well as associated site work, utilities, and other necessary infrastructure ("Private Project Improvements"). The Private Project Improvements will be performed by or on behalf of Shawnee Mission Medical Center, Inc. d/b/a AdventHealth ("Developer"). The TIF increment generated from Project Plan 3I 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.

Pursuant to the DDA, the Developer will receive 100% of the TIF revenues during the TIF term. The DDA contains a number of performance standards, including substantial completion by July 31, 2027. The City is entitled to receive reimbursement of the Annual TIF Administrative Fee and the TIF Project Plan Fee prior to reimbursing 100% of TIF revenue to the Developer.

The DDA uses the City's standard terms and is available for review in the City Clerk's office.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

Project Plan 3I identifies a maximum in private reimbursable TIF expenses of \$9,899,730. The feasibility study prepared by City staff conservatively estimates the Project Plan 3I area TIF increment of \$5,728,818 over the 20-year TIF Term. The TIF increment plus other available private revenues and funds are expected to be sufficient to pay for the eligible reimbursable expenses. This is a pay-as-you-go TIF, so reimbursement is only made to the extent TIF revenues are actually received by the City.

STAFF RECOMMENDATION:

Pass the ordinance and approve the DDA 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 3I located in the Appendix



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

AdventHealth MOB II & Parking Garage **City Center TIF Project Plan 3I**



0 100 200 400
Feet

ORDINANCE NO. _____

ORDINANCE APPROVING AND ADOPTING REDEVELOPMENT PROJECT PLAN 3I WITHIN A REDEVELOPMENT DISTRICT IN THE CITY OF LENEXA, KANSAS GENERALLY REFERRED TO AS THE CITY CENTER TIF DISTRICT (ADVENTHEALTH – MEDICAL OFFICE BUILDING 2 & PARKING GARAGE)

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”), the Lenexa City Council on September 11, 2001, adopted Ordinance No. 4427 establishing a Redevelopment District (the “Original District”) pursuant to the Act. The Original District was amended on December 20, 2005 by Ordinance No. 4824 to include a total of approximately 424 acres (the “District”) referred to as the City Center TIF District; and

WHEREAS, pursuant to the Act and the establishment of the District, the City in cooperation with the Lenexa Planning Commission prepared a Redevelopment Project Plan for an area within the District consisting of approximately 0.88 acres located in the southwest corner of 86th Street and Renner Boulevard (“Project Plan 3I”) which was found by the Lenexa Planning Commission on March 31, 2025 to be consistent with the intent of the comprehensive plan for the development of the City and such findings are included in Planning Commission Resolution 2025-01; and

WHEREAS, the purpose of Project Plan 3I is for Shawnee Mission Medical Center, Inc. (the “Developer”) to construct or cause to be constructed an approximately 65,000 sq. ft. medical office building and 3-story parking garage as well as associated site work, utilities and other necessary infrastructure (the “Project”); and

WHEREAS, Project Plan 3I shall utilize the TIF increment generated from the Project within the Project Plan 3I area and associated appurtenances thereto (the “Project”) to reimburse Developer for various approved TIF eligible expenses associated with the Project, as described in more detail in Project Plan 3I and the associated Disposition & Development Agreement (“DDA”); and

WHEREAS, pursuant to Resolution No. 2025-017 adopted April 1, 2025, the City gave notice of its intent to consider Project Plan 3I and conduct a public hearing on the proposed Project Plan 3I at the City Council meeting on May 6,

2025 or as soon thereafter as it may be heard and notice was provided to the Johnson County, Kansas Board of County Commissioners and the Board of Education of USD 512, all in accordance with the Act; and

WHEREAS, a feasibility study has been completed by City staff which indicates the benefits derived from Project Plan 3I are significant. Revenues from Project Plan 3I and other available revenues including private debt and equity are expected to be sufficient to pay for the eligible redevelopment project costs; and

WHEREAS, pursuant to the Act, Project Plan 3I, including a copy 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, Developer understands and agrees that it will be required to execute a DDA setting forth the terms for the implementation of Project Plan 3I. Such agreement shall be in substantially the same form as the City's standard form and address issues involved in the redevelopment project, including but not limited to, the eligible TIF expenses, priority and eligible amount for reimbursement, performance 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 3I, 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 3I 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 and publication once in the official newspaper of the City.

PASSED by two-thirds vote of the Lenexa Governing Body this 6th day of May, 2025.

SIGNED by the Mayor this 6th day of May, 2025.

CITY OF LENEXA, KANSAS

[SEAL]

Julie Sayers, Mayor

ATTEST:

Jennifer Martin, City Clerk

APPROVED AS TO FORM:

Sean McLaughlin, City Attorney

ITEM 16

SUBJECT: Consideration of establishing Project Plan 3J in the City Center Tax Increment Financing District (Village at City Center North – Mixed-Use Retail & Commercial Project)

CONTACT: Sean McLaughlin, City Attorney

DATE: May 6, 2025

ACTION NEEDED:

- a. Conduct a public hearing to consider establishing Project Plan 3J;
- b. Pass an ordinance approving TIF Project Plan 3J by a 2/3 vote of the Governing Body; and
- c. Approve the Disposition and Development Agreement (DDA) with Shawnee Mission Medical Center, Inc by a simple majority.

PROJECT BACKGROUND/DESCRIPTION:

After staff's presentation, the City Council will open a public hearing to consider approving Redevelopment (TIF) Project Plan 3J ("Project Plan 3J") located on 1.03 acres and two lots on the AdventHealth Campus at the northeast corner of the intersection of 87th Street Parkway & Scarborough Street in the City Center TIF District ("District").

Project Plan 3I contemplates the construction of a one-story, 9,495-square-foot restaurant building and a two-story, 25,000-square-foot mixed-use building, as well as associated infrastructure ("Private Project Improvements"). The Private Project Improvements will be performed by or on behalf of Shawnee Mission Medical Center, Inc. d/b/a AdventHealth ("Developer"). The TIF increment generated from Project Plan 3J 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 Disposition and Development Agreement (DDA) with the Developer.

Pursuant to the DDA, the Developer will receive 100% of the TIF revenues during the TIF term. The DDA contains a number of performance standards, including substantial completion by December 31, 2028. The City is entitled to receive reimbursement of the Annual TIF Administrative Fee and the TIF Project Plan Fee prior to reimbursing 100% of TIF revenue to the Developer.

The DDA uses the City's standard terms and is available for review in the City Clerk's office.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

Project Plan 3J identifies a maximum in private reimbursable TIF expenses of \$9,119,860. The feasibility study prepared by City staff conservatively estimates the Project Plan 3J area TIF increment of \$4,993,823 over the 20-year TIF Term. The TIF increment plus other available private revenues and funds are

expected to be sufficient to pay for the eligible reimbursable expenses. This is a pay-as-you-go TIF, so reimbursement is only made to the extent TIF revenues are actually received by the City.

STAFF RECOMMENDATION:

Pass the ordinance and approve the DDA 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 3J located in the Appendix



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

Village at City Center North - Mixed-Use

City Center TIF Project Plan 3J



0 100 200 400
Feet

ORDINANCE NO. _____

ORDINANCE APPROVING AND ADOPTING REDEVELOPMENT PROJECT PLAN 3J WITHIN A REDEVELOPMENT DISTRICT IN THE CITY OF LENEXA, KANSAS GENERALLY REFERRED TO AS THE CITY CENTER TIF DISTRICT VILLAGE AT CITY CENTER NORTH – MIXED-USE RETAIL & COMMERCIAL PROJECT)

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”), the Lenexa City Council on September 11, 2001, adopted Ordinance No. 4427 establishing a Redevelopment District (the “Original District”) pursuant to the Act. The Original District was amended on December 20, 2005 by Ordinance No. 4824 to include a total of approximately 424 acres (the “District”) referred to as the City Center TIF District; and

WHEREAS, pursuant to the Act and the establishment of the District, the City in cooperation with the Lenexa Planning Commission prepared a Redevelopment Project Plan for an area within the District consisting of approximately 1.03 acres located on two lots in the AdventHealth Campus at the northeast corner of the intersection of 87th Street Parkway and Scarborough Street (“Project Plan 3J”) which was found by the Lenexa Planning Commission on March 31, 2025 to be consistent with the intent of the comprehensive plan for the development of the City and such findings are included in Planning Commission Resolution 2025-02; and

WHEREAS, the purpose of Project Plan 3J is for Shawnee Mission Medical Center, Inc. (the “Developer”) to construct or cause to be constructed a one-story, 9,495 sq. ft. restaurant building and a two-story, 25,000 sq. ft. mixed-use building as well as associated infrastructure (the “Project”); and

WHEREAS, Project Plan 3J shall utilize the TIF increment generated from the Project within the Project Plan 3J area and associated appurtenances thereto (the “Project”) to reimburse Developer for various approved TIF eligible expenses associated with the Project, as described in more detail in Project Plan 3J and the associated Disposition & Development Agreement (“DDA”); and

WHEREAS, pursuant to Resolution No. 2025-018 adopted March 31, 2025, the City gave notice of its intent to consider Project Plan 3J and conduct a public

hearing on the proposed Project Plan 3J at the City Council meeting on May 6, 2025 or as soon thereafter as it may be heard and notice was provided to the Johnson County, Kansas Board of County Commissioners and the Board of Education of USD 512, all in accordance with the Act; and

WHEREAS, a feasibility study has been completed by City staff which indicates the benefits derived from Project Plan 3J are significant. Revenues from Project Plan 3J and other available revenues including private debt and equity are expected to be sufficient to pay for the eligible redevelopment project costs; and

WHEREAS, pursuant to the Act, Project Plan 3J, including a copy 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, Developer understands and agrees that it will be required to execute a DDA setting forth the terms for the implementation of Project Plan 3J. Such agreement shall be in substantially the same form as the City's standard form and address issues involved in the redevelopment project, including but not limited to, the eligible TIF expenses, priority and eligible amount for reimbursement, performance 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 3J, 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 3J 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 and publication once in the official newspaper of the City.

PASSED by two-thirds vote of the Lenexa Governing Body this 6th day of May, 2025.

SIGNED by the Mayor this 6th day of May, 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 17

SUBJECT: Consideration of establishing the Village at City Center North Mixed-Use Retail & Commercial Community Improvement District

CONTACT: Sean McLaughlin, City Attorney

DATE: May 6, 2025

ACTION NEEDED:

- a. Conduct a public hearing to consider establishing the Village at City Center North Mixed-Use Retail & Commercial Community Improvement District (CID);
- b. Pass an ordinance establishing the CID; and
- c. Approve the CID Development Agreement (CID DA) with CB AH#1, LLC.

PROJECT BACKGROUND/DESCRIPTION:

After holding a public hearing, the Governing Body will consider establishing a CID over the Village at City Center North Mixed-Use Retail & Commercial project area ("Project"), which is located on the AdventHealth campus in the northeast corner of 87th Street Parkway & Scarborough Street. Shawnee Mission Medical Center, Inc. ("Petitioner"), the owner of record of 100% of the land within the proposed CID and 100% of the land measured by assessed value within the proposed CID, filed a petition on behalf of CB AH #1, LLC ("Developer") requesting the City establish the CID over the property, which is 1.03 acres in area. The Project consists of a one-story, 9,495-square-foot restaurant building and a two-story, 25,000-square-foot mixed-use building, as well as associated site work, utilities, and parking.

The proposed CID would be used to reimburse the Developer up to a maximum of \$8,355,000 for its CID-eligible costs associated with the Project. If approved, the CID would be established by ordinance and the City would enter into a separate CID DA with the Developer. The following are the key points of the CID DA:

- The CID will be funded with a 1.5% CID sales tax over the Project area.
- The CID will extend for a period of 22 years from the date the sales tax is first commenced. It is estimated that the CID sales tax will commence on or about April 1, 2027.
- The Developer will receive 100% of the CID revenues generated from the CID over the term of the CID to reimburse its CID-eligible costs up to \$8,355,000.
- The CID DA contains the City's standard provisions for submitting invoices, payment of costs, etc. Further, if any costs are also TIF-eligible costs, the Developer must designate only one source for reimbursement.

The CID DA is available for review in the City Clerk's office.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

The CID improvements will be funded with a 1.5% CID sales tax over the property located within the CID. It is estimated that the CID revenues over the 22-year term will be approximately \$6.4 million.

STAFF RECOMMENDATION:

Pass the ordinance and approve the CID DA as approved by the City Attorney.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Thriving Economy

Guiding Principles

Responsible Economic Development

ATTACHMENTS

1. Map
2. Ordinance



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

Village at City Center North - Mixed-Use Community Improvement District



0 100 200 400
Feet

ORDINANCE NO. _____

AN ORDINANCE APPROVING AND ESTABLISHING A COMMUNITY IMPROVEMENT DISTRICT IN THE CITY OF LENEXA, KANSAS AND LEVYING A CID SALES TAX (VILLAGE AT CITY CENTER NORTH MIXED-USE RETAIL & COMMERCIAL PROJECT).

WHEREAS, pursuant to K.S.A. 12-6a26 through 12-6a36, as amended (the “Act”) cities are authorized to establish a Community Improvement District (“CID” or “District”) for economic development purposes and any other purpose for which public money may be expended; and

WHEREAS, on or about March 27, 2025, Shawnee Mission Medical Center, Inc. (the “Petitioner”), on behalf of CB AH #1, LLC filed with the Lenexa City Clerk a signed petition to authorize and establish a CID Project (the “CID Project”, also referred to as the “Village at City Center North Mixed-Use Retail & Commercial CID Project”), over real property owned by Petitioner (the “CID Property”) and legally described in Exhibit A, attached hereto and incorporated herein by reference,

WHEREAS, the Petitioner is the owner of record of 100% of the land area within the proposed CID and 100% of the land measured by assessed value of the land area within the proposed CID; and

WHEREAS, pursuant to Resolution No. 2025-019 passed by the Lenexa City Council on April 1, 2025, the City provided notice that it would hold a public hearing on May 6, 2025 to consider establishing a District and make findings necessary therefore; and

WHEREAS, the Lenexa Governing Body conducted a public hearing on May 6, 2025 to consider establishing the District, all in accordance with the Act; and

WHEREAS, the City's Community Improvement District Policy (the "CID Policy") requires the Governing Body find the proposed CID project meets one or more of the criteria set forth in Section GB05-1-4 of the CID Policy; and

WHEREAS, the Governing Body makes the following findings:

a. The Governing Body has determined that this CID Project furthers multiple goals of the Governing Body, including promoting and stimulating quality in-fill development, enhancing the City's diverse economic base and assisting the City in developing a premier destination point – "City Center" – that serves as a community gathering place by integrating a variety of uses;

b. The CID Project substantially promotes economic development and reinvestment in the community;

c. The CID Project has unique site constraints making development more difficult and costly; and

d. The CID Project provides for the construction of facilities that promote tourism or enhance the quality of life within the City; and

WHEREAS, the Act provides that upon conclusion of the public hearing the Governing Body, by majority vote, may create the District by adoption of an ordinance and authorize the CID Project therein.

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

SECTION ONE. The general nature of the CID Project consists of construction of a one-story, 9,495 sq. ft. restaurant building and a two-story, 25,000 sq. ft. mixed-use building as well as associated site work, utilities, lighting, landscaping, hardscape and parking facilities on the CID Property and any other items or uses allowable under the Act and City CID Policy. The CID Eligible Costs include infrastructure located outside the District but contiguous to the District including but not limited to streets, sidewalk, site development, and surface and structured parking; and such infrastructure is related to the CID Project and will substantially benefit the CID Project.

SECTION TWO. The Lenexa Governing Body finds the CID furthers economic development within the City and further finds it advisable and in the City's best interest to establish the District and authorize the CID Project as proposed, subject to an approved Development Agreement and therefore the City hereby establishes the District and authorizes the CID Project for a term of twenty-two (22) years from the date the State Director of Taxation begins collecting the CID sales tax or until the approved CID Eligible Costs up to a maximum of \$8,355,000 are paid, whichever occurs first.

SECTION THREE. The estimated total cost of the proposed CID Project within the District is approximately \$30,417,551.

SECTION FOUR. The proposed CID is legally described on **Exhibit A**.

SECTION FIVE. A map of the District is attached as **Exhibit B**.

SECTION SIX. The Project will be financed initially through a combination of private equity, private debt and Pay-as-you-go financing, as defined in the Act. Petitioner will be reimbursed for CID Eligible Costs associated with the Project from the CID Sales Tax generated solely from the CID Project and such reimbursement shall be made in accordance with the priority, amounts and source set forth in the approved CID Development Agreement (the “Development Agreement”) to be entered into by the City with Petitioner prior to making any reimbursement.

The City reserves the right to issue Special Obligation Community Improvement District Bonds, as defined in the Act, at a future date in order to fund the CID Eligible Costs that have not been reimbursed previously, but is not obligated to issue such bonds.

SECTION SEVEN. The City authorizes and hereby levies a one and a half percent (1.5%) CID sales tax over all parcels in the District legally described in Section Four. Such CID Sales Tax shall be effective April 1, 2027 and extend for the term of the CID as set forth in Section Two herein.

SECTION EIGHT. There will be no CID special assessment levied on any property within the District as a result of this Petition.

SECTION NINE. Upon establishment of this District and prior to the expenditure of any CID revenues the City and the Petitioner receiving such CID revenues shall enter into a Development Agreement setting forth the terms and conditions for implementation of the District, including the eligible CID Reimbursable Costs, the priority, and terms for reimbursement.

SECTION TEN. This ordinance shall be in full force and effect from and after its passage by a majority of the Governing Body and publication once in the official City newspaper.

SECTION ELEVEN. After publication, the City Clerk is hereby directed to file a copy of this ordinance with the Johnson County, Kansas Register of Deeds.

SECTION TWELVE. After publication of this ordinance and expiration of the protest period, the City Clerk, in coordination with the City Attorney, is

directed to provide the Kansas Department of Revenue with a copy of this ordinance and the associated Development Agreement, notifying them of the establishment of the District and the levy of the CID Sales Tax.

PASSED by the Governing Body this 6th day of May, 2025.

SIGNED by the Mayor this 6th day of May, 2025.

CITY OF LENEXA, KANSAS

[SEAL]

By: _____
Julie Sayers, Mayor

Attest:

Jennifer Martin, City Clerk

Approved As To Form:

Sean McLaughlin, City Attorney

EXHIBIT A

Legal Description of District

Parcel 1

A parcel of land located in the Southeast Quarter of Section 30, Township 12 South, Range 24 East of the Sixth Principal Meridian in the City of Lenexa, County of Johnson, Kansas and part of Lot 1, ADVENTHEALTH LENEXA CITY CENTER, SECOND PLAT, a subdivision in the City of Lenexa, County of Johnson, Kansas, prepared by Wayne E. Malnicof, Kansas PS-1239 on March 5, 2025, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of said Section 30; thence South 87°28'35" West, along the South line of said Southeast Quarter, a distance of 522.25 feet to a point, said point being on the East right-of-way of Scarborough Street, as now established, said point also being on a West line of Lot 1, ADVENTHEALTH LENEXA CITY CENTER, SECOND PLAT, a subdivision in the City of Lenexa, County of Johnson, Kansas and their extensions thereof; thence departing said South line, North 00°00'00" East, along said East right-of-way line and West line of said Lot 1 and their extensions thereof, a distance of 80.50 feet to the Point of Beginning, said point being on said East right-of-way line, said point also being on the North right-of-way line of 87th Street Parkway, as now established; thence North 00°00'00" East, continuing along said East right-of-way and said West line and its extension thereof, a distance of 223.01 feet to the Westerly most Southwest corner of said Lot 1, said point also being on the West line of said Lot 1; thence departing said East right-of-way line, North 90°00'00" East, along said West line, a distance of 93.55 feet to a corner of said Lot 1, said corner also being on a West line of said Lot 1; thence South 00°00'00" West, along said West line, a distance 102.00 feet to a point; thence departing said West line, North 90°00'00" East, a distance of 4.58 feet; thence Southeasterly on a tangent curve to the right a having a radius of 3.00 feet a chord bearing of South 45°00'00" East, a chord length of 4.24 feet an arc length of 4.71 feet; thence South 00°00'00" West, a distance of 8.96 feet to a point on a South line of said Lot 1; thence continuing South 00°00'00" West, a distance of 106.55 feet to a point on the North right-of-way line of said 87th Street Parkway; thence South 88°34'58" West, along said North right-of-way line, a distance of 101.16 feet to the Point of Beginning, containing 21,652 square feet, or 0.497 acres, more or less.

AND

Parcel 2

A parcel of land located in the Southeast Quarter of Section 30, Township 12 South, Range 24 East of the Sixth Principal Meridian, in the City of Lenexa, County of Johnson, Kansas, prepared by Wayne E. Malnicof, Kansas PS-1239 on March 5, 2025, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of said Section 30; thence South 87°28'35" West, along the South line of said Southeast Quarter, a distance of 522.25 feet to a point, said point being on the East right-of-way of Scarborough Street, as now established, said point also being on a West line of Lot 1, ADVENTHEALTH LENEXA CITY CENTER, SECOND PLAT, a subdivision in the City of Lenexa, County of Johnson, Kansas and their extensions thereof; thence departing said South line, North 00°00'00" East, along said East right-of-way line and West line of said Lot 1 and their extensions thereof, a distance of 329.51 feet to the Point of Beginning, said point being the Western most Northwest corner of said Lot 1, said point also being on said East right-of-way line; thence North 00°00'00" East, continuing along said East right-of-way, a distance of 220.66 feet; thence departing said East right-of-way line, North 90°00'00" East, a distance of 93.55 feet to a point on a West line of said Lot 1; thence South 00°00'00" West, along said West line, a distance of 69.86 feet to a corner of said Lot 1; thence North 90°00'00" East, along said

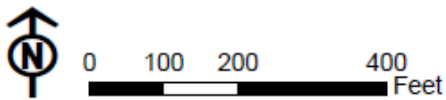
West line, a distance of 18.00 feet to a corner of said Lot 1, said corner also being on a West line of said Lot 1; thence South 00°00'00" West, along said West line, a distance of 125.79 feet to a point; thence departing said West line, Southwesterly on a tangent curve to the right a having a radius of 25.00 feet a chord bearing of South 45°00'00" West, a chord length of 35.36 feet an arc length of 39.27 feet to a point on the West line of said Lot 1; thence South 90°00'00" West, along said West line, a distance of 86.55 feet to the Point of Beginning, containing 23,222 square feet, or 0.533 acres, more or less.

Exhibit B



Date: Source: City of Lenexa and Johnson County, Kansas
For further information, please call 913-477-7000

Advent Health Campus
Lot 2B & 2C





ITEM 18

SUBJECT: Property Tax Rebate Program

CONTACT: Kyle Glaser, Economic Development Analyst

DATE: May 6, 2025

PROJECT BACKGROUND/DESCRIPTION:

Last year, the City launched a Property Tax Rebate Pilot Program ("Program") to help ease the impact of rising property values on qualifying homeowners.

To be eligible for the Program, applicants must meet all the following requirements:

- Own and occupy the property as their primary residence;
- Age 65 years or older or be a disabled veteran;
- Home must be valued less than or equal to the previous year's city-wide median; and
- Annual household income must be at or below the prior year's HUD Very-Low Income limits.

The pilot Program was narrowly designed to assess the size and needs of the potential applicant pool. Due to the narrow eligibility criteria, only a few applicants qualified, and the Program issued 33 rebates, totaling \$22,359.

With a better understanding of the program's targeted population, staff will present recommended revisions to the Program's eligibility criteria to expand the applicant pool while maintaining a focus on seniors and disabled veterans.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

The Program has been allocated \$100,000 from the City's General Fund in the fiscal year 2025 Budget.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040
Vibrant Neighborhoods

Guiding Principles
Strategic Community Investment

ATTACHMENTS

1. Presentation

May 6, 2025

Property Tax Rebate Program



PROPERTY TAX REBATES: OVERVIEW

- ★ The Property Tax Rebate program exists to provide property tax relief for eligible homeowners stemming from rising home values.
- ★ Eligible homeowners could receive a rebate up to 75% of the City's portion of property taxes.
- ★ Funding for FY 2025 is \$100,000.
- ★ Eligibility based on age, veteran disability status, income, and appraised value of home.
 - Seniors: 65+
 - Veterans: 100% disabled (regardless of age)
 - Income: HUD Very Low (50% Area Median Income): \$41,250; 2-person household
 - Appraised Value: ≤\$400,000

PILOT YEAR DATA: 2024

Total Eligible Applications	33
Average Household Income	\$25,248
Average Appraised Value	\$288,282
Average Tax Rebate	\$683
Total Taxes Rebated	\$22,539

Program Revisions 2025

- ★ Staff reviewed potential program revisions to expand pool of applicants:
 - ★ Increasing income limits from Very Low (50% AMI) to Low (80% AMI)
 - ★ Increasing maximum home appraisal (median v. average)
 - ★ Lowering age requirement and veteran disability status percentage

ELIGIBILITY CRITERIA 2025

- ★ Owner-occupied homes
- ★ 62+ or Disabled Veteran
 - 50% military disability
 - Verified through copy of VA Award Letter
- ★ Appraised Value at or below the previous year's city-wide average (\$467,962).
- ★ Household Income at or below the previous year (2024) HUD ~~Very~~-Low Income Limits
 - Form 1040 Line 9 - Total Income
 - Social Security Statement
- ★ Property taxes paid in full

2024 HUD Income Limits

Household Size	Very Low	Low
1	\$36,100	\$57,750
2	\$41,250	\$66,000
3	\$46,400	\$74,250
4	\$51,550	\$82,500
5	\$55,700	\$89,100
6	\$59,800	\$95,700
7	\$63,950	\$102,300
8	\$68,050	\$108,900



**CITY COUNCIL
MEMORANDUM**

ITEM 19

SUBJECT: Traffic Signal Battery Backup Pilot Program update

CONTACT: Steve Schooley, Transportation Manager
Andrew Drummond, Network Architect

DATE: May 6, 2025

PROJECT BACKGROUND/DESCRIPTION:

Staff will make a presentation on the battery backup and supplemental solar power traffic signal pilot project that was installed earlier this year at Marshall Drive & Pflumm Road.

Older battery backup systems would typically provide runtimes of about an hour. Newer batteries will provide up to 24-hours of runtime. The new control system also has the ability to connect to solar panels to supplement the run time. The new system can also use the solar power to reduce the amount of grid power needed to run the traffic signal on a normal day.

ATTACHMENTS

1. Presentation located in the Appendix

APPENDIX



**MINUTES OF THE
APRIL 15, 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 Eiterich made a motion to approve the April 1, 2025 City Council meeting draft minutes and Councilmember Arroyo seconded the motion. Motion passed unanimously.

MODIFICATION OF AGENDA

There were no modifications to the agenda.

PROCLAMATIONS

Arbor Day
Building Safety Month

CONSENT AGENDA

1. Acceptance for maintenance
 - a. Acceptance of the 90th Place & Park Street ADA Ramps and Sidewalk for maintenance
This work reconstructed public sidewalks and ADA ramps along the west side of Park Street at 90th Place (Lakeview Village entrance). The work was privately funded.
 - b. Acceptance of the 2024 Bridge Rehabilitation Project for maintenance
Bridge repairs, including repair of bridge expansion joints, concrete bridge deck repairs, and general concrete repairs, have been completed on three bridges for a total cost of \$710,621.80.

2. Approval of the purchase of 10 vehicles and three pieces of equipment for the Police, Fire, Parks & Recreation, and Municipal Services Departments
Annually, a select number of vehicles are purchased through the Equipment Reserve Fund. Ten vehicles and three pieces of equipment have been selected for replacement due to high mileage, wear and tear, and high maintenance costs for a total cost of \$1,168,741.
3. Approval of agreements with the Lenexa Chamber of Commerce to provide economic development, tourism, and convention services for the City
Transient guest tax revenues fund the services of the Lenexa Economic Development Council and the Convention and Visitors Bureau through the City's Tourism and Convention Fund. The amounts for each service are established through the annual budgeting process. In fiscal year 2025, those amounts are \$335,000 and \$270,000, respectively.
4. Resolution terminating the lease and payment in lieu of taxes agreement with College K, LLC and conveying certain real and personal property associated with the City's industrial revenue bonds (College Crossing Building K)
In 2014, the City issued \$7,405,000 in industrial revenue bonds (IRBs) and approved a tax abatement for a commercial/warehouse facility located at 11102 Strang Line Road. The abatement ended in 2024 and the proposed resolution authorizes the Mayor and City staff to execute all documents necessary to terminate the IRBs.
5. Resolutions terminating the lease, base lease, and payment in lieu of taxes agreements associated with the City's industrial revenue bonds (Waterside Residences at Quivira Road - Phases 1 & 2)
The City issued industrial revenue bonds (IRBs) and approved tax abatements for Phases 1 and 2 of the Waterside Residences at Quivira Road. The abatements have ended and the proposed resolutions authorize the Mayor and City staff to execute all documents necessary to terminate the IRBs for each phase.

END OF CONSENT AGENDA

Councilmember Nicks made a motion to approve items 1 through 5 on the consent agenda and Councilmember Williamson seconded the motion. Motion passed unanimously.

BOARD RECOMMENDATIONS

6. Consideration of a rezoning and preliminary plan known as 11217 Lakeview Avenue for an office and general wholesale/warehousing use
 - a. Ordinance rezoning property from the CP-O, Planned General Office District to the BP-2, Planned Manufacturing District
 - b. Approval of a companion preliminary plan for 11217 Lakeview Avenue
The applicant requests approval of a preliminary plan for mechanical and industrial equipment sales at the southeast corner of 113th Street & Lakeview Avenue.

Scott McCullough, Community Development Director, said this is a request from Mechanical Sales Midwest to rezone property and approve a preliminary site plan. The business, already established in Lenexa, plans to relocate to a site at the northeast corner of 113th Street & Lakeview Avenue.

Mr. McCullough said the property was originally zoned Business Park but was changed to CPO zoning in 2004 for hospital-related uses, and this request seeks to return it to Business Park zoning, consistent with the area's predominant zoning and the future land use map. He said the proposed uses include warehousing and office operations for mechanical equipment sales. The site is approximately four acres with an existing 36,000-square-foot one-story building.

Mr. McCullough noted that property improvements include adding two loading docks at the rear, minor landscaping removal and replacement, and general parking lot and maintenance work. He said the site is well parked, has three access points, circulation for truck traffic, and connections to adjacent buildings. He added that the building, originally built in 1996, has been vacant for several years since the hospital relocated.

Mr. McCullough said both staff and the Planning Commission found the request met all rezoning criteria and recommend approval. He said the final site plan will undergo administrative review.

Tom Nolte, applicant's representative, explained that the property originally started as BP zoning and was used for years by TransAmerica for regional clerical operations. It was later rezoned to CPO to accommodate the hospital use. Now, the request is essentially housekeeping to revert it back to BP zoning, matching the needs of the new users, such as Mechanical Sales Midwest, who will warehouse and sell mechanical units like rooftop equipment, while maintaining a local sales force. He added that nearby businesses include Terracon and Trane (a competitor) and talked about the building needing deferred maintenance improvements, mainly landscaping, paving, and painting.

Councilmember Denny made a motion to approve Item 6a and Councilmember Handley seconded the motion. Motion passed unanimously.

Councilmember Williamson made a motion to approve Item 6b and Councilmember Nicks seconded the motion. Motion passed unanimously.

7. Consideration of a rezoning and preliminary plan known as Vantage at Lenexa for a multifamily residential development on property located at the northwest corner of Prairie Star Parkway and Monticello Road - **CONTINUED TO THE MAY 20, 2025 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST**

This item was continued to the May 20, 2025 City Council meeting at the applicant's request.

OLD BUSINESS

8. Ordinance levying a renewed general purpose City Retailers' Sales Tax in the amount of three-eighths of one percent (0.375%) within the City of Lenexa effective October 1, 2028 and ending September 30, 2048
On April 1, 2025, Lenexa voters renewed the City's 0.375% general-purpose retailers' sales tax for an additional 20 years to fund street maintenance and parks and recreation investments throughout the city. An ordinance that ratifies the election and levies the sales tax is necessary for the Kansas Department of Revenue to collect and remit the sales tax on the City's behalf.

Mike Nolan, Assistant City Manager, said that the ordinance presented would ratify the official results of the special mail ballot election for the renewal of the 3/8¢ sales tax. He said the Johnson County Election Commissioner has certified the final results, with 79% voting in favor and 21% opposed. Council approval of the ordinance is required to levy the renewed tax, effective October 1, 2028, for a period of 20 years.

Councilmember Nicks made a motion to approve Item 8 and Councilmember Denny seconded the motion. Motion passed unanimously.

NEW BUSINESS

There was no new business.

STUDENT INTRODUCTIONS

Shawnee Mission West students Jocelyn Rodriguez, Emily Molina, Kya Morrington, Thomas Bodenstad, Micah Turcotte, and Fikir Gudeta attended the meeting for their Government class.

COUNCILMEMBER REPORTS

Councilmember Charlton said he and Councilmember Nicks met with several Ward 2 residents recently regarding the apartments proposed at Prairie Star Parkway & Monticello Road.

STAFF REPORTS

Beccy Yocham, City Manager, said there would be no Committee of the Whole meeting next week. The Volunteer Recognition Dinner will be on Tuesday, April 22nd.

END OF RECORDED SESSION

BUSINESS FROM FLOOR

There was no business from the floor.

ADJOURN

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

The meeting adjourned at 7:21 PM.

Proclamation

WHEREAS, the Office of the Municipal Clerk is one of the oldest and most essential roles in local government; and

WHEREAS, Municipal Clerks connect citizens with their local governing bodies and other levels of government; and

WHEREAS, Clerks uphold fairness and neutrality, serving all members of the community equally; and

WHEREAS, they serve as key sources of information about local government operations; and

WHEREAS, Municipal Clerks are dedicated to professional growth through ongoing education and training.

NOW, THEREFORE, I, Julie Sayers, Mayor of Lenexa, Kansas, do hereby proclaim May 4-10, 2025 in the City of Lenexa to be

MUNICIPAL CLERKS WEEK

and extend my appreciation to our City Clerk, Jennifer Martin, and to all Municipal Clerks for the vital services they perform and their exemplary dedication to their communities.

IN WITNESS WHEREOF, I have hereunto set my hand this 6th day of May, 2025.



Julie Sayers
Mayor of Lenexa, Kansas

Proclamation

WHEREAS, emergency medical services are a vital public service provided by the Lenexa Fire Department; and

WHEREAS, the members of emergency medical services (EMS) teams are ready to provide lifesaving care to those in need at all times; and

WHEREAS, access to quality emergency care dramatically improves survival and recovery rates; and

WHEREAS, members of EMS teams engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

WHEREAS, it is appropriate to recognize the value and the accomplishments of EMS providers by designating Emergency Medical Services Week with the theme, *We Care, For Everyone*.

NOW, THEREFORE, I, Julie Sayers, Mayor of Lenexa, Kansas do hereby proclaim the week of May 18-24, 2025 in the City of Lenexa to be

EMERGENCY MEDICAL SERVICES WEEK

and encourage everyone to observe this week in appreciation of the men and women of the Lenexa Fire Department who provide selfless service and care for all within our community.

IN WITNESS WHEREOF, I have hereunto set my hand this 6th day of May, 2025.



Julie Sayers
Mayor of Lenexa, Kansas

AMENDMENT ONE TO DEVELOPMENT AGREEMENT

This Amendment One ("Amendment One") is entered into this 8th day of April, 2025, by and between Prairie Star Partners, LLC ("Developer") and the City of Lenexa, Kansas, a Kansas municipal corporation ("City").

Whereas, the parties to this Agreement entered into a Development Agreement dated January 27, 2023, and filed under Instrument ID 202303310006523, in Book 202303, Page 006523, in the records of the Register of Deeds of Johnson County, Kansas on March 28, 2023, for certain property, legally described as Exhibit A to this Amendment One ("Property"), which is attached hereto and incorporated herein by reference; and

Whereas, under the January 27, 2023 Development Agreement, the City is responsible for the construction of a temporary sidewalk along Clare Road from 98th street to future 98th Terrace, as depicted in Exhibit B to this Amendment One ("Temporary Sidewalk"), which is attached hereto and incorporated herein by reference; and

Whereas, the City and Developer have determined it is in the best interests of the parties for the Developer to construct the Temporary Sidewalk and the City shall reimburse the Developer for the actual costs of said construction; and

WHEREAS, the City and Developer desire to execute this Amendment One to the January 27, 2023, Development Agreement to update and clarify the responsibilities of each party regarding the construction of the Temporary Sidewalk.

Now, therefore, in consideration of the mutual covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties hereto agree as follows:

1. Construction of the Temporary Sidewalk. The Developer shall construct the Temporary Sidewalk as depicted in Exhibit B to this Amendment One, incorporated herein by reference. City agrees to reimburse the Developer for the actual cost of construction and installation of the Temporary Sidewalk. The cost to construct and install the Temporary Sidewalk is presently estimated to be Twenty-four Thousand Seven Hundred Sixty-eight and 00/100 Dollars (\$24,768.00) ("Estimated Temporary Sidewalk Costs") as provided in Exhibit C to this agreement which is incorporated herein by reference.

If, during construction of the Temporary Sidewalk, the Developer has knowledge or has reason to believe the actual costs of construction and installation of the Temporary Sidewalk will exceed the Estimated Temporary Sidewalk Costs by ten percent (10%) then the Developer shall promptly notify, in writing, the City of the anticipated actual costs. Within thirty (30) days after the certification of final completion of the Temporary Sidewalk by the Developer, the Developer shall submit to the City a final accounting of all the construction and installation costs for the Temporary Sidewalk. As part of the final accounting, the Developer shall include all invoices evidencing the construction costs and such supporting documentation as City may reasonably request to evidence such costs. The City shall reimburse the Developer any undisputed amount of the final actual cost of construction and installation of the Temporary Sidewalk no later than ninety (90) days following receipt of the final accounting by the City and supporting documentation provided by the Developer. The City and the Developer agree to negotiate in good faith any disputed amount of the final actual cost of construction and installation of the Temporary Sidewalk.

2. Entire Agreement. Together with the January 27, 2023 Development Agreement, this Amendment One constitutes the entire agreement of the parties with respect to the subject matter hereof and supersedes and replaces all prior oral or written agreements concerning the subject matter hereof. All other terms and conditions of the January 27, 2023 Development Agreement shall remain in full force and effect.

{Remainder of page intentionally left blank. Signatures follow.}

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed and delivered by their respective duly authorized representatives as of the Effective Date.

CITY OF LENEXA, KANSAS

By: _____
Julie Sayers, Mayor

ATTEST:

Jennifer Martin, City Clerk

APPROVED AS TO FORM:

Steven D. Shrout, Assistant City Attorney

ACKNOWLEDGMENT

STATE OF KANSAS)
) ss.
COUNTY OF JOHNSON)

On this ____ day of _____, 2025, came Julie Sayers, Mayor of the City of Lenexa, Kansas, who appeared before me the undersigned notary and acknowledged that they executed the same for purposes herein contained on behalf of the City of Lenexa, Kansas.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

My Commission Expires:

[SEAL]

Notary Public in and for said County and State

Print Name: _____

By: PRAIRIE STAR PARTNERS, LLC

By: Michael Menghini Irrevocable Trust
Member

By: [Signature]
Michael Menghini, Trustee

ACKNOWLEDGMENT

STATE OF KANSAS)
) ss.
COUNTY OF JOHNSON)

On this 8th day of April, 2025, before me appeared Michael Menghini, who acknowledged himself as Trustee of the Michael Menghini Irrevocable Trust, a Member of Prairie Star Partners, LLC, a Kansas limited liability company and that he, as such and being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of such trust and limited liability company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

My Commission Expires:

[SEAL]



[Signature]
Notary Public in and for said County and
State

Print Name: Alicia Steinheider

EXHIBIT A
Metes and Bounds Legal

All that part of the West One-half of the Northwest Quarter of Section 4, Township 13 South, Range 23 East, in the City of Lenexa, Johnson County, Kansas, described as follows:
Commencing at the Northwest corner of the Northwest Quarter of said Section 4; thence North 90 degrees 00 minutes 00 seconds East, along the North line of the Northwest Quarter of said Section 4, a distance of 413.00 feet to the TRUE POINT OF BEGINNING; thence continuing North 90 degrees 00 minutes 00 seconds East, along the North line of the Northwest Quarter of said Section 4, a distance of 911.88 feet to the Northeast corner of the West One-half of the Northwest Quarter of said Section 4; thence South 1 degree 21 minutes 22 seconds East along the East line of the West One-half of the Northwest Quarter of said Section 4, a distance of 2,738.39 feet; thence South 89 degrees 59 minutes 33 seconds West, a distance of 1,318.92 feet to a point on the West line of the Northwest Quarter of said Section 4, said point being 28.50 feet North of the Southwest corner of the Northwest Quarter of said Section 4 as measured along the West line of the Northwest Quarter of said Section 4; thence North 1 degrees 28 minutes 51 seconds West along the West line of the Northwest Quarter of said Section 4, a distance of 2,435.71 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 413.00 feet; thence North 1 degrees 28 minutes 51 seconds West, a distance of 303.00 feet to the point of beginning, EXCEPT that part in roads or streets.

AND EXCEPT all that part platted CANYON CREEK HIGHLANDS, FIRST PLAT, a subdivision in the City of Lenexa, Johnson County, Kansas.

AND EXCEPT all that part platted CANYON CREEK HIGHLANDS, SECOND PLAT, a subdivision in the City of Lenexa, Johnson County, Kansas.

AND EXCEPT all that part platted CANYON CREEK HIGHLANDS, THIRD PLAT, a subdivision in the City of Lenexa, Johnson County, Kansas.

AND EXCEPT all that part platted CANYON CREK HIGHLANDS, FOURTH PLAT, a subdivision in the City of Lenexa, Johnson County, Kansas.

AND EXCEPT all that part platted SAINT JAMES ACADEMY, a subdivision in the City of Lenexa, Johnson County, Kansas.

EXHIBIT B Temporary Sidewalk Plan

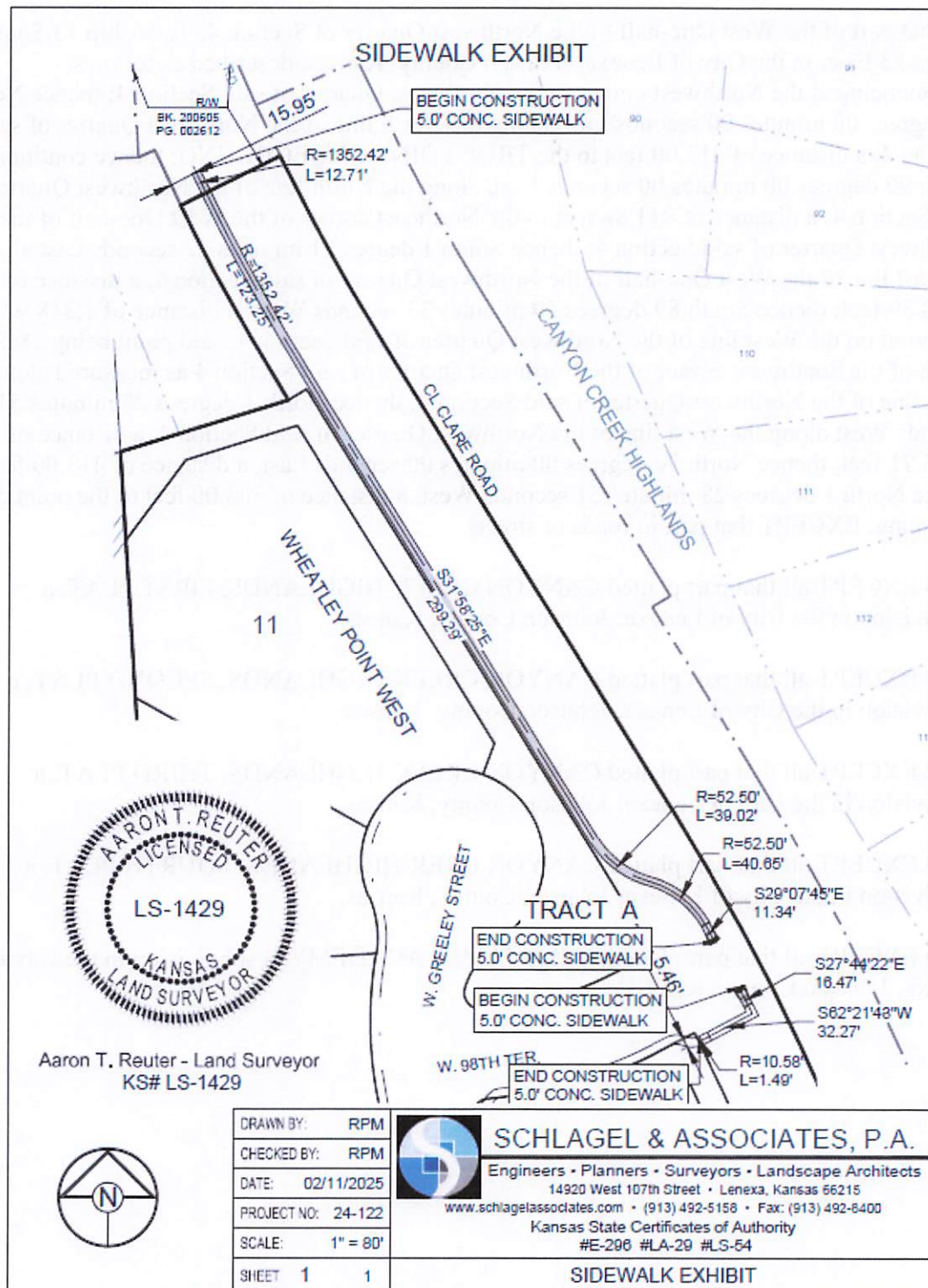


EXHIBIT C
Temporary Sidewalk Estimated Costs
COHORST ENTERPRISES INC.
114 E 5th STREET PO BOX 423
WELLSVILLE, KANSAS 66092
PH. 816.616.2558 FAX 1.785.883.2800

February 27, 2025

Attention: Ben Clark

Re: Bid for 5' Sidewalk on Wheatley Point West Lenexa, Kansas

Cohorst Enterprises Inc, is pleased to submit the following bid for the 5' City Sidewalk on the Wheatley Point West project in Lenexa, Kansas.

Approximately 516 LF of 5' sidewalk x \$48.00 per LF = \$24,768.00

Does not include any bonds, permits, fees, erosion control, staking, soils testing, seeding, sod or restoration. Please call with any questions.

Accepted:
City of Lenexa, Kansas

By: _____
Title: _____
Date: _____

Bidder:
Cohorst Enterprises Inc.

By: Jeremy Cohorst
Title: President
Date: 2/27/25

CITY CENTER REDEVELOPMENT (TIF) PROJECT PLAN 3I CITY CENTER REDEVELOPMENT (TIF) DISTRICT AS AMENDED

(AdventHealth – Medical Office Building 2 & Parking Garage)

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 adopted Ordinance No. 4427 on September 11, 2001, establishing a Redevelopment (TIF) District (the “**Original District**”). The Original District was amended on December 20, 2005 by Ordinance No. 4824 to include a total of approximately 424 acres (the “**District**,” also referred to as the “**City Center TIF District**”) and legally described in attached **Exhibit A**.

The City has identified multiple City Center development projects located within the City Center TIF District. The area consisting of approximately 67 acres and located on the northwest corner of 87th Street Parkway and Renner Boulevard is commonly referred to as “**City Center North Village**” or “**City Center North**”. 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 City Center North.

Project Plan 3I (the “**Project Plan 3I**”, also referred to as the “**Project Plan**”) will include approximately 0.88 acres located at the southwest corner of the intersection of Renner Boulevard and 86th Street and is legally described on **Exhibit B** (the “**Project Plan 3I Area**”). The improvements anticipated within the Project Plan 3I Area consist of an approximately 65,000 sq. ft. medical office building and parking garage including associated infrastructure and are described in more detail in **Section 5** herein (the “**Project**”). Project Plan 3I 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 3I 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 Financial Feasibility Study (“**Feasibility Study**”) for Project Plan 3I. Projections on development in the Project Plan 3I Area were provided by Shawnee Mission Medical Center, Inc., a Kansas corporation (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 (2%) annual increase in appraised valuation after substantial completion of each project phase. The Feasibility Study also assumes the Project is substantially complete by January 1, 2027 with an assessed value of \$2,887,500.

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 3I 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.

Private 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 3I and in the City Center 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 for a portion of the Private TIF Reimbursable Costs. For any improvements constructed by Developer in Project Plan 3I, 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 \$9,899,730 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.

The City reserves the right to amend this Project Plan 3I 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 3I benefitting Developer.

In summary, the City conservatively anticipates the ad valorem property tax increment from Project Plan 3I will generate approximately \$5,728,818 over the Project Plan 3I 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 3I. 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 3I 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 3I.

Redevelopment District Plan (City Center TIF District Plan)

The City Center TIF District area includes land within the City of Lenexa, Kansas as legally described on **Exhibit A**, but generally described as an area of approximately 424 acres located on all four corners of 87th Street and Renner Blvd., as well as a tract of land located east of I-435 at 87th St Pkwy. The Redevelopment (TIF) District Plan for the City Center TIF District contemplates development of multiple mixed use urban development projects to include office, retail, residential and public uses to be located on all four corners of Renner Boulevard and 87th St Pkwy, as well as on a tract located east of I-435 at 87th St Pkwy (the “**City Center Project**”).

City Center North Village incorporates approximately 67 acres and is located on the northwest corner of Renner Boulevard and 87th Street Parkway. The initial project constructed in City Center North Village includes multiple developments such as a multi-family residential development, single family villas, a hotel, multi-tenant office buildings and a public central green/storm water amenity. City Center Lenexa is one of the largest developments in the City Center Project and is located on the southwest corner of 87th Street Parkway and Renner Boulevard. City Center Lenexa is proposed to be developed as a multi-phase, mixed use project pursuant to a development agreement entered into between the City and its master developer. The City constructed a new civic campus in City Center Lenexa which includes a recreation center, structured parking and a City Hall building which incorporates a public market and an area leased to a university tenant. The civic campus is located south of City Center North Village. City Center East is located east of Renner Boulevard and south of 87th Street Parkway and includes a four story commercial office/retail building, multi-level parking structure and a hotel/conference center. The remaining undeveloped City Center East property will include additional commercial properties. City Center Northeast, located north of 87th Street Parkway and east of Renner Boulevard contains a multi-phase upscale multi-family residential and commercial/retail project. Additional City Center projects of a smaller scale are anticipated on the other remaining tracts of land in the City Center District.

In accordance with the City Center 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 3I

Project Plan 3I incorporates approximately 0.88 acres of improvements located in City Center North Village within the City Center TIF District. The Project Plan 3I 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 3I Area.

A map of the Project Plan 3I Area is attached as **Exhibit D**.

4. Relocation Assistance Plan.

No relocation will occur as a result of Project Plan 3I 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 an approximately an approximately 65,000 sq. ft. 3-story medical office building and a 3-story parking garage with 465 parking stalls as well associated site work, utilities, private streets, and surface parking facilities. The Private TIF Reimbursable Costs incurred as a result of the Project constructed as part of Project Plan 3I include, but are not limited to: land acquisition, architectural and engineering costs not associated with vertical improvements; site development; surface and structured park parking; lighting; landscaping; hardscape; associated utilities in the right of way; amenities; temporary construction interest associated with the 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 3I Area and deposited into the special fund established by the City in accordance with K.S.A. 12-1778 (the “**City Center Project Plan 3I 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 3I.
- d. The Private TIF Reimbursable Costs includes sums which may be included in subsequent economic development incentives, including but not limited to, City Center Redevelopment (TIF) Project Plans and Community Improvement Districts. It is anticipated that some of the Private TIF Reimbursable Costs may also be eligible for reimbursement in accordance with other economic development incentives. For costs that are eligible for reimbursement under both this Project Plan 3I and other approved economic development incentives, the Developer shall be required to elect the funding source at the time of its cost certification in accordance with the DDA and shall not be reimbursed twice for the same cost.

EXHIBIT A

LEGAL DESCRIPTION OF CITY CENTER 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 of the Northeast Quarter of said Section 31, and continuing East along the South line of the Northwest Quarter of Section 32, Township 12 South, Range 24 East to the Easterly right-of-way line of Renner Boulevard as it now exist; thence North along the Easterly right-of-way line of said Renner Boulevard to the intersection with the South line of the Northwest Quarter of the Northwest Quarter of Said Section 32; thence East along the South line of the Northwest Quarter of the Northwest Quarter of said Section 32, to the intersection with the centerline of Interstate Route 435, as it now exists; thence South along the centerline of said Interstate Route 435 to the South line of the Northwest Quarter of said Section 32; thence East along the South line of the Northwest Quarter of said Section 32, to the Southeast corner of the Northwest Quarter of said Section 32; thence North along the East line of the Northwest Quarter of said Section 32, to the Northeast corner of the Northwest Quarter of said Section 32; thence West along the North line of the Northwest Quarter of said Section 32, to the centerline of Interstate Route 435, as it now exists; thence North along the centerline of said Interstate Route 435 to the North line of the Southwest Quarter of Section 29, Township 12 South, Range 24 East; thence West along the North line of the Southwest Quarter of said Section 29, to the Northwest corner of the Southwest Quarter of said Section 29; thence South along the West line of the Southwest Quarter of said Section 29, to the Northeast corner of the Southeast Quarter of the Southeast Quarter of Section 30, Township 12 South, Range 24 East; thence West along the South line of Stonecreek of Parkhurst 1st Plat, Stonecreek of Parkhurst 2nd Plat, and Estates of Parkhurst 1st Plat, all subdivisions of land in Johnson County, Kansas, to the Northeast corner of Horizons West Re-Plat 3rd Plat, a subdivision of land in Johnson County, Kansas; thence South along the East line of said Horizons West Replat 3rd Plat, and its extension South, to the South line of the Southeast Quarter of said Section 30; thence West along the South line of the Southeast Quarter of said Section 30 to the Point of Beginning, containing approximately 424 acres.

EXHIBIT B

TIF PROJECT PLAN 3I AREA

Lot 2, AdventHealth Lenexa City Center, a Subdivision 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 3I. The items are described in more detail in the DDA.

Description of Expenditure	Reimbursement to:	Maximum Reimbursement
TIF Fee	Developer ¹	\$50,000
Itemized Private TIF Reimbursable Costs paid by Developer, including: Land acquisition within the Project Plan area; site development; A/E (excluding vertical buildings owned or leased by the Developer other than parking structures); water mains; surface and structured parking; landscaping, lighting, sidewalks, benches and similar amenities; utilities; and temporary construction interest.	Developer	\$9,849,730
Annual Administrative TIF Fee: 0.5% of the annual TIF Revenues reimbursed to Developer	City	TBD
Total Maximum Aggregate of Eligible Private TIF Reimbursable Costs	Developer	\$9,899,730
Total Maximum TIF Reimbursable Costs		\$9,899,730^{1,2,3,4}

¹ 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.

² This amount includes Private TIF Reimbursable Costs which may be included in subsequent economic development incentives, including but not limited to, City Center Redevelopment (TIF) Project Plans and Community Improvement Districts. It is anticipated that some of the Private TIF Reimbursable Costs may also be eligible for reimbursement in accordance with other economic development incentives. For costs that are eligible for reimbursement under both this Project Plan 3I and other approved economic development incentives, the Developer shall be required to elect the funding source at the time of its cost certification in accordance with the DDA and shall not be reimbursed twice for the same cost. Further, the total Private TIF Reimbursable Costs may be less depending upon the priority and duration of reimbursement as set forth in a separate DDA.

³ The Total TIF Reimbursable Costs do not include interest carry costs which are not an eligible expense in this Project Plan. Interest during construction is an eligible cost to the extent permitted by the TIF Act and shall be reimbursed in accordance with the provisions of the DDA. The interest shall be simple interest and shall not be compounded.

⁴ The City has only authorized a maximum reimbursement to the Developer of \$9,899,730 for 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 3I.

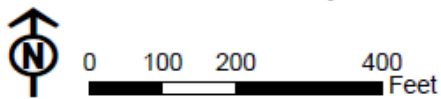
Notwithstanding any other provision of this Plan to the contrary, reimbursable expenditures shall at all times be consistent with the Act, including judicial interpretation of the Act.

Exhibit D



Data Source: City of Lenexa and Johnson County Kansas
For further information, please call 913-427-7500

AdventHealth MOB II & Parking Garage City Center TIF Project Plan 3I



CITY CENTER REDEVELOPMENT (TIF) PROJECT PLAN 3J CITY CENTER REDEVELOPMENT (TIF) DISTRICT AS AMENDED

(Village at City Center North – Mixed-Use Retail & Commercial 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 adopted Ordinance No. 4427 on September 11, 2001, establishing a Redevelopment (TIF) District (the “**Original District**”). The Original District was amended on December 20, 2005 by Ordinance No. 4824 to include a total of approximately 424 acres (the “**District**,” also referred to as the “**City Center TIF District**”) and legally described in attached **Exhibit A**.

The City has identified multiple City Center development projects located within the City Center TIF District. The area consisting of approximately 67 acres and located on the northwest corner of 87th Street Parkway and Renner Boulevard is commonly referred to as “**City Center North Village**” or “**City Center North**”. 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 City Center North.

Project Plan 3J (the “**Project Plan 3J**”, also referred to as the “**Project Plan**”) will include approximately 1.03 acres located on two lots in the AdventHealth Campus at the northeast corner of the intersection of 87th Street Parkway and Scarborough Street and is legally described on **Exhibit B** (the “**Project Plan 3J Area**”). The improvements anticipated within the Project Plan 3J Area consist of an approximately one-story, 9,495 sq. ft. restaurant building and a two-story, 25,000 sq. ft. mixed-use building as well as associated infrastructure and are described in more detail in **Section 5** herein (the “**Project**”). Project Plan 3J 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 3J 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 Financial Feasibility Study (“**Feasibility Study**”) for Project Plan 3J. Projections on development in the Project Plan 3J Area were provided by Shawnee Mission Medical Center, Inc., a Kansas corporation (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 (2%) annual increase in appraised valuation after substantial completion of each project phase. The Feasibility Study also assumes the Project is substantially complete by January 1, 2028 with an assessed value of \$2,595,000.

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 3J 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.

Private 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 3J and in the City Center 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 for a portion of the Private TIF Reimbursable Costs. For any improvements constructed by Developer in Project Plan 3J, 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 \$9,119,860 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.

The City reserves the right to amend this Project Plan 3J 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 3J benefitting Developer.

In summary, the City conservatively anticipates the ad valorem property tax increment from Project Plan 3J will generate approximately \$4,993,823 over the Project Plan 3J 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 3J. 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 3J 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 3J.

Redevelopment District Plan (City Center TIF District Plan)

The City Center TIF District area includes land within the City of Lenexa, Kansas as legally described on **Exhibit A**, but generally described as an area of approximately 424 acres located on all four corners of 87th Street and Renner Blvd., as well as a tract of land located east of I-435 at 87th St Pkwy. The Redevelopment (TIF) District Plan for the City Center TIF District contemplates development of multiple mixed use urban development projects to include office, retail, residential and public uses to be located on all four corners of Renner Boulevard and 87th St Pkwy, as well as on a tract located east of I-435 at 87th St Pkwy (the "**City Center Project**").

City Center North Village incorporates approximately 67 acres and is located on the northwest corner of Renner Boulevard and 87th Street Parkway. The initial project constructed in City Center North Village includes multiple developments such as a multi-family residential development, single family villas, a hotel, multi-tenant office buildings and a public central green/storm water amenity. City Center Lenexa is one of the largest developments in the City Center Project and is located on the southwest corner of 87th Street Parkway and Renner Boulevard. City Center Lenexa is proposed to be developed as a multi-phase, mixed use project pursuant to a development agreement entered into between the City and its master developer. The City constructed a new civic campus in City Center Lenexa which includes a recreation center, structured parking and a City Hall building which incorporates a public market and an area leased to a university tenant. The civic campus is located south of City Center North Village. City Center East is located east of Renner Boulevard and south of 87th Street Parkway and includes a four story commercial office/retail building, multi-level parking structure and a hotel/conference center. The remaining undeveloped City Center East property will include additional commercial properties. City Center Northeast, located north of 87th Street Parkway and east of Renner Boulevard contains a multi-phase upscale multi-family residential and commercial/retail project. Additional City Center projects of a smaller scale are anticipated on the other remaining tracts of land in the City Center District.

In accordance with the City Center 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 3J

Project Plan 3J incorporates approximately 1.03 acres of improvements located on two lots in City Center North Village within the City Center TIF District. The Project Plan 3J 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 3J Area.

A map of the Project Plan 3J Area is attached as **Exhibit D**.

4. Relocation Assistance Plan.

No relocation will occur as a result of Project Plan 3J 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 an approximately one-story, 9,495 sq. ft. restaurant building with an outdoor patio area and a two-story, 25,000 sq. ft. mixed-use building with retail/restaurant on first floor and office space on second floor as well associated site work, utilities, private streets, and surface and structured parking facilities. The Private TIF Reimbursable Costs incurred as a result of the Project constructed as part of Project Plan 3J include, but are not limited to: land acquisition, architectural and engineering costs not associated with vertical improvements; site development; surface and structured park parking; lighting; landscaping; hardscape; associated utilities in the right of way; amenities; temporary construction interest associated with the 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 3J Area and deposited into the special fund established by the City in accordance with K.S.A. 12-1778 (the “**City Center Project Plan 3J 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 3J.
- d. The Private TIF Reimbursable Costs includes sums which may be included in subsequent economic development incentives, including but not limited to, City Center Redevelopment (TIF) Project Plans and Community Improvement Districts. It is anticipated that some of the Private TIF Reimbursable Costs may also be eligible for reimbursement in accordance with other economic development incentives. For costs that are eligible for reimbursement under both this Project Plan 3J and other approved economic development incentives, the Developer shall be required to elect the funding source at the time of its cost certification in accordance with the DDA and shall not be reimbursed twice for the same cost.

EXHIBIT A

LEGAL DESCRIPTION OF CITY CENTER 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 of the Northeast Quarter of said Section 31, and continuing East along the South line of the Northwest Quarter of Section 32, Township 12 South, Range 24 East to the Easterly right-of-way line of Renner Boulevard as it now exist; thence North along the Easterly right-of-way line of said Renner Boulevard to the intersection with the South line of the Northwest Quarter of the Northwest Quarter of Said Section 32; thence East along the South line of the Northwest Quarter of the Northwest Quarter of said Section 32, to the intersection with the centerline of Interstate Route 435, as it now exists; thence South along the centerline of said Interstate Route 435 to the South line of the Northwest Quarter of said Section 32; thence East along the South line of the Northwest Quarter of said Section 32, to the Southeast corner of the Northwest Quarter of said Section 32; thence North along the East line of the Northwest Quarter of said Section 32, to the Northeast corner of the Northwest Quarter of said Section 32; thence West along the North line of the Northwest Quarter of said Section 32, to the centerline of Interstate Route 435, as it now exists; thence North along the centerline of said Interstate Route 435 to the North line of the Southwest Quarter of Section 29, Township 12 South, Range 24 East; thence West along the North line of the Southwest Quarter of said Section 29, to the Northwest corner of the Southwest Quarter of said Section 29; thence South along the West line of the Southwest Quarter of said Section 29, to the Northeast corner of the Southeast Quarter of the Southeast Quarter of Section 30, Township 12 South, Range 24 East; thence West along the South line of Stonecreek of Parkhurst 1st Plat, Stonecreek of Parkhurst 2nd Plat, and Estates of Parkhurst 1st Plat, all subdivisions of land in Johnson County, Kansas, to the Northeast corner of Horizons West Re-Plat 3rd Plat, a subdivision of land in Johnson County, Kansas; thence South along the East line of said Horizons West Replat 3rd Plat, and its extension South, to the South line of the Southeast Quarter of said Section 30; thence West along the South line of the Southeast Quarter of said Section 30 to the Point of Beginning, containing approximately 424 acres.

EXHIBIT B

TIF PROJECT PLAN 3J AREA

Parcel 1

A parcel of land located in the Southeast Quarter of Section 30, Township 12 South, Range 24 East of the Sixth Principal Meridian in the City of Lenexa, County of Johnson, Kansas and part of Lot 1, ADVENTHEALTH LENEXA CITY CENTER, SECOND PLAT, a subdivision in the City of Lenexa, County of Johnson, Kansas, prepared by Wayne E. Malnicof, Kansas PS-1239 on March 5, 2025, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of said Section 30; thence South 87°28'35" West, along the South line of said Southeast Quarter, a distance of 522.25 feet to a point, said point being on the East right-of-way of Scarborough Street, as now established, said point also being on a West line of Lot 1, ADVENTHEALTH LENEXA CITY CENTER, SECOND PLAT, a subdivision in the City of Lenexa, County of Johnson, Kansas and their extensions thereof; thence departing said South line, North 00°00'00" East, along said East right-of-way line and West line of said Lot 1 and their extensions thereof, a distance of 80.50 feet to the Point of Beginning, said point being on said East right-of-way line, said point also being on the North right-of-way line of 87th Street Parkway, as now established; thence North 00°00'00" East, continuing along said East right-of-way and said West line and its extension thereof, a distance of 223.01 feet to the Westerly most Southwest corner of said Lot 1, said point also being on the West line of said Lot 1; thence departing said East right-of-way line, North 90°00'00" East, along said West line, a distance of 93.55 feet to a corner of said Lot 1, said corner also being on a West line of said Lot 1; thence South 00°00'00" West, along said West line, a distance 102.00 feet to a point; thence departing said West line, North 90°00'00" East, a distance of 4.58 feet; thence Southeasterly on a tangent curve to the right a having a radius of 3.00 feet a chord bearing of South 45°00'00" East, a chord length of 4.24 feet an arc length of 4.71 feet; thence South 00°00'00" West, a distance of 8.96 feet to a point on a South line of said Lot 1; thence continuing South 00°00'00" West, a distance of 106.55 feet to a point on the North right-of-way line of said 87th Street Parkway; thence South 88°34'58" West, along said North right-of-way line, a distance of 101.16 feet to the Point of Beginning, containing 21,652 square feet, or 0.497 acres, more or less.

AND

Parcel 2

A parcel of land located in the Southeast Quarter of Section 30, Township 12 South, Range 24 East of the Sixth Principal Meridian, in the City of Lenexa, County of Johnson, Kansas, prepared by Wayne E. Malnicof, Kansas PS-1239 on March 5, 2025, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of said Section 30; thence South 87°28'35" West, along the South line of said Southeast Quarter, a distance of 522.25 feet to a point, said point being on the East right-of-way of Scarborough Street, as now established, said point also being on a West line of Lot 1, ADVENTHEALTH LENEXA CITY CENTER, SECOND PLAT, a subdivision in the City of Lenexa, County of Johnson, Kansas and their extensions thereof; thence departing said South line, North 00°00'00" East, along said East right-of-way line and West line of said Lot 1 and their extensions thereof, a distance of 329.51 feet to the Point of Beginning, said point being the Western most Northwest corner of said Lot 1, said point also being on said East right-of-way line; thence North 00°00'00" East, continuing along said East right-of-way, a distance of 220.66 feet; thence departing said East right-of-way line, North 90°00'00" East, a distance of 93.55 feet to a point on a West line of said Lot 1; thence South 00°00'00" West, along said West line, a distance of 69.86 feet to a corner of said Lot 1; thence North 90°00'00" East, along said West line, a distance of 18.00 feet to a corner of said Lot 1, said corner also being on a West line of said Lot 1; thence South 00°00'00" West, along said West line, a distance of 125.79 feet to a point; thence departing said West line, Southwesterly on a tangent curve to the right a having a radius of 25.00 feet a chord bearing of South 45°00'00" West, a chord length of 35.36 feet an arc length of 39.27 feet to a point on the West line of said Lot 1; thence South 90°00'00" West, along said West line, a distance of 86.55 feet to the Point of Beginning, containing 23,222 square feet, or 0.533 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 3J. The items are described in more detail in the DDA.

Description of Expenditure	Reimbursement to:	Maximum Reimbursement
TIF Fee	Developer ¹	\$50,000
Itemized Private TIF Reimbursable Costs paid by Developer, including: Land acquisition within the Project Plan area; site development; A/E (excluding vertical buildings owned or leased by the Developer other than parking structures); water mains; surface and structured parking; landscaping, lighting, sidewalks, benches and similar amenities; utilities; and temporary construction interest.	Developer	\$9,069,860
Annual Administrative TIF Fee: 0.5% of the annual TIF Revenues reimbursed to Developer	City	TBD
Total Maximum Aggregate of Eligible Private TIF Reimbursable Costs	Developer	\$9,119,860
Total Maximum TIF Reimbursable Costs		\$9,119,860 ^{1,2,3,4}

¹ 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.

² This amount includes Private TIF Reimbursable Costs which may be included in subsequent economic development incentives, including but not limited to, City Center Redevelopment (TIF) Project Plans and Community Improvement Districts. It is anticipated that some of the Private TIF Reimbursable Costs may also be eligible for reimbursement in accordance with other economic development incentives. For costs that are eligible for reimbursement under both this Project Plan 3J and other approved economic development incentives, the Developer shall be required to elect the funding source at the time of its cost certification in accordance with the DDA and shall not be reimbursed twice for the same cost. Further, the total Private TIF Reimbursable Costs may be less depending upon the priority and duration of reimbursement as set forth in a separate DDA.

³ The Total TIF Reimbursable Costs do not include interest carry costs which are not an eligible expense in this Project Plan. Interest during construction is an eligible cost to the extent permitted by the TIF Act and shall be reimbursed in accordance with the provisions of the DDA. The interest shall be simple interest and shall not be compounded.

⁴ The City has only authorized a maximum reimbursement to the Developer of \$9,119,860 for 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 3J.

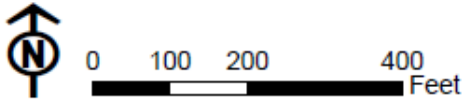
Notwithstanding any other provision of this Plan to the contrary, reimbursable expenditures shall at all times be consistent with the Act, including judicial interpretation of the Act.

Exhibit D



Data Source: City of Lenexa and Johnson County, Kansas
For further information, please call 913-477-2000

Village at City Center North - Mixed-Use
City Center TIF Project Plan 3J



APPENDIX 1 – Feasibility Study

City Center TIF District
Advent Health Campus
Lot 2B 2C

[illegible]

Traffic Signal Battery Backup w/ Solar Assist

Renewable Energy Pilot

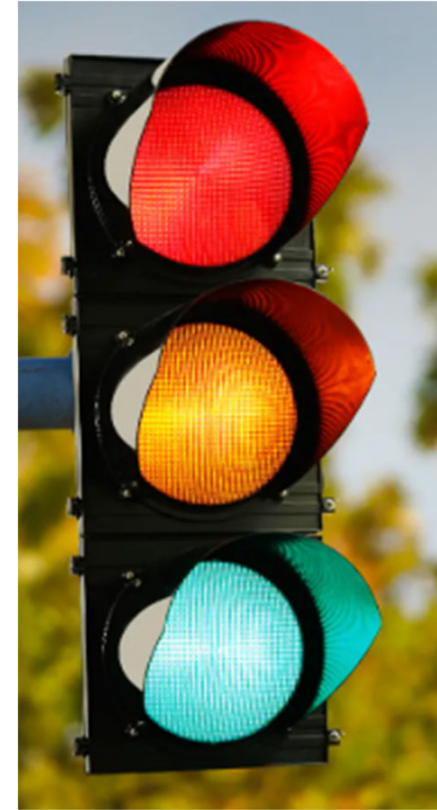
Steve Schooley, Transportation Manager

Andrew Drummond, Network Architect



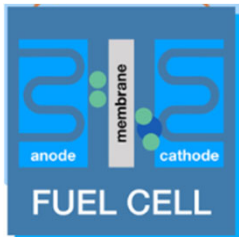
Traffic Signals

- 83 Traffic Signals Operated by Lenexa
- Occasional Power Outages
 - Most only a few minutes
 - Sometime hours or even days
- Without battery backup the signal will go dark during a power outage



Backup Power Options

- Backup Batteries
- Portable Generator
- Onsite Standby Generator
- Hydrogen Fuel Cell
- Solar



Older Battery Systems

Use Lead Acid Batteries

- Short runtime
- Batteries have a short life 3-5 years
- Number of cycles limited
- Require frequent maintenance

New Battery System

Lithium Iron Phosphate (LiFePo₄/LFP) Batteries

- Long Runtime – up to 24hour

- Long Life – 12yr Warranty

- UL Rated – Hot and cold temps

- Integrated Monitoring

- Designed for 3000-5000 cycles

New control system (Victron)

- Integrates with solar

- Can use generator

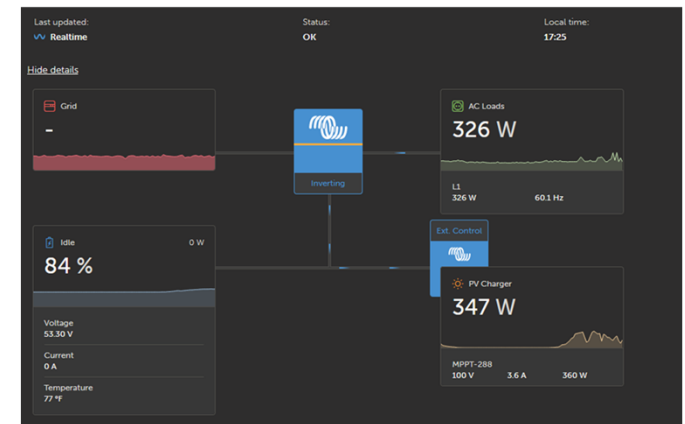
- Real time monitoring system

Real Time Alerts and Monitoring

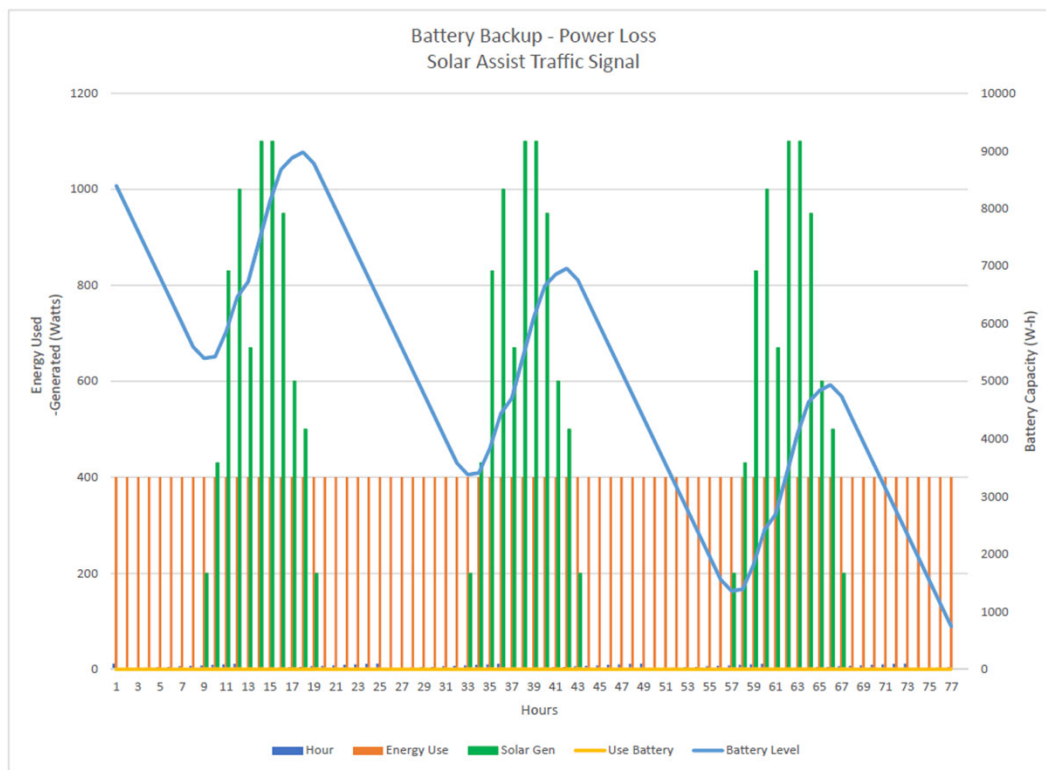
All systems in one app

All 3 installations shown.

Installation name	Battery	Solar	Load	Grid	Runn
Total		335 W	1732 W	757 W	
Clary UPS					
LOTAC UPS	Idle 100% 55.30 V		753 W	757 W	
Pflumm & Marshall UPS	Idle 84% 53.31 V	335 W	979 W		



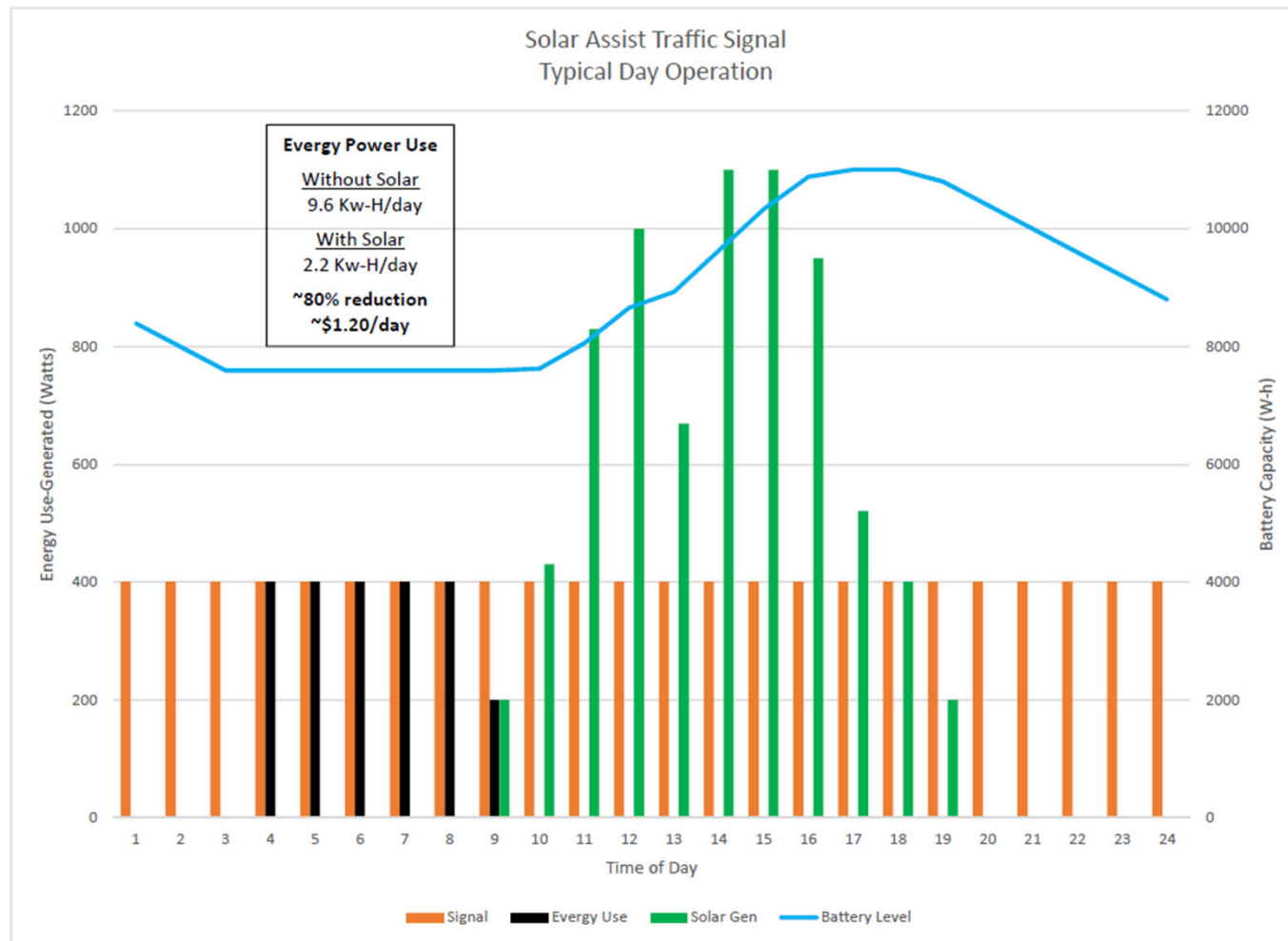
Solar Power Adds to Runtime



Marshall & Pflumm



Solar Offset Electric Use



Savings
\$300-\$400
Annually
Per Intersection

Planned Implementation

Install 30 units this year
with ERF funding

About 8 locations with solar
Others just battery backup



Questions?

Steve Schooley, Transportation Manager
Andrew Drummond, Network Architect