



Agenda

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

**MAY 19, 2026
7:00 PM
COMMUNITY FORUM**

CALL TO ORDER Pledge of Allegiance

ROLL CALL

APPROVE MINUTES May 5, 2026 City Council meeting draft minutes (located in the Appendix)

**MODIFICATION OF
AGENDA**

PROCLAMATIONS Lenexa Community Orchestra 10th Season Celebration

PRESENTATIONS Arts Council Annual Report -Anne Lawrence-Cherry, Chair

CONSENT AGENDA **Item Numbers 1 through 11**

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 WCI, Inc. for the 103rd Street over Flat Rock Creek Bridge Replacement Project

Routine bridge inspections identified the 103rd Street Bridge over Flat Rock Creek as being deficient. The proposed project will replace the existing vehicular and pedestrian bridge with one bridge. WCI, Inc. bid \$938,002.90 to perform the work.

2. Acceptance of utility, drainage, and landscape easements and rights-of-way as shown on Hedge Lane Residential Final Plat

This final plat includes both single-family and townhome components and a lot for Monticello Gospel Assembly Church. The neighborhood is on 8.24 acres located near the northeast corner of 91st Street & Dunraven Street. Easements and rights-of-way are being dedicated to the City as part of this final plat.

3. Approval of an agreement with Hg Consult, Inc. to perform design services for the Old Town North Parking Lot Reconstruction Project

The Old Town north parking lot is in poor condition and in need of rehabilitation. Reconfiguration of this parking lot will be analyzed to improve efficiency and safety, as well as potentially increasing the total number of parking spaces. The cost for design services is \$192,947.22.

4. Approval of an interlocal agreement with Johnson County for partial reimbursement of construction costs for the 87th Street & Bluejacket Stormwater Improvements Project

This agreement allows the City to be reimbursed for eligible costs including construction, inspection, and utility relocation costs for this project. The City will be awarded 50% of the eligible project costs, up to a maximum of \$423,647. The total project cost is \$1,967,129.90.

5. Approval of a utility relocation agreement with Johnson County Wastewater for the Brighton Stormwater Improvements Project

Johnson County Wastewater will reimburse the City for sanitary sewer relocation and concrete sewer encasement where sewer lines are in conflict with the proposed neighborhood pipe restoration project. The sewer replacement work is included in the project bid and the estimated reimbursement is \$17,176.50.

6. Dedication of easements on City-owned property to Johnson County Wastewater for the Solera development

The dedication of a permanent sanitary sewer easement and a temporary construction easement is necessary for a sanitary sewer extension to serve the proposed Solera development.

7. Approval of a new lease agreement with T-Mobile Central LLC for space on the City-owned communications tower at 8725 Lackman Road

T-Mobile's current lease on the City-owned communications tower at Fire Station 2 expires in 2027. T-Mobile and the City would like to enter into a new non-exclusive lease beginning May 31, 2027. The lease would include an

initial five-year term and up to four additional five-year renewals. Projected revenue over the life of the lease is approximately \$1,580,395.

8. Resolution authorizing the sale, possession, and consumption of alcohol at the 2026 Food Truck Frenzy - Old Town event

The City plans to sponsor this event on July 18, 2026. The sale, possession, and consumption of alcohol at the event requires City Council approval, as well as designating the event's boundaries and identifying the public streets to be closed.

9. Resolution calling for a public hearing to consider establishing a community improvement district for the Broadway Plaza Retail Center

The owners of the Broadway Plaza Retail Center have petitioned to establish a community improvement district (CID). In order to establish a CID, a public hearing must be held. The resolution provides notice of a public hearing to consider the establishment of a CID over property located at the northwest corner of 99th Street & Quivira Road.

10. Resolution consenting to a mortgage in connection with a commercial warehouse and office facility project financed with industrial revenue bonds (Lenexa Logistics Centre South - Building 6)

The City previously issued \$22 million in industrial revenue bonds to finance Building 6 in the Lenexa Logistics Centre South business development located west of 113th Street & Britton Street. The developer has requested refinancing, which requires the City's consent.

11. Resolution authorizing the Mayor and the City Manager to enter into partial release of real estate and execution of certain documents in connection with the City's industrial revenue bonds, Series 2025 for property located at the southwest corner of Prairie Star Parkway & Vahalla Street (Villas at Vista Village - Phase I)

In 2024, the City issued \$16.5 million in industrial revenue bonds for the construction of Phase 1 of the Villas at Vista Village. The proposed resolution authorizes the Mayor and City staff to execute all documents necessary to release the completed portions from the project so they can be sold.

END OF CONSENT AGENDA

BOARD RECOMMENDATIONS

12. Approval of a final plan for a mixed-use development known as The Rise located in City Center Lenexa East Village at the southeast corner of 87th Street Parkway & Renner Boulevard in the CC, Planned City Center District - **ITEM CONTINUED TO THE JUNE 2, 2026 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST**

PUBLIC HEARINGS

13. Consideration of City Center TIF District - Redevelopment (TIF) Project Plan 2D (The Rise at City Center Project)
 - a. Public hearing to consider approving Tax Increment Financing (TIF) Project Plan 2D ("Project Plan 2D")
 - b. Ordinance approving TIF Project Plan 2D
 - c. Approval of a Disposition and Development Agreement with The RiSE CC, Inc. and CB Rise, LLC
 - d. Resolution of intent to issue up to \$21 million in industrial revenue bonds for financing, equipping, and constructing a 9+ story mixed-use project with approximately 122 multifamily units and 7,000 square feet of office/retail space
 - e. Approval of a City Center East Community Improvement District Grant Agreement with The RiSE CC, Inc. and CB Rise LLC
 - f. Approval of an Amended and Restated Development Agreement with The RiSE CC, Inc. and CB Rise, LLC

The Rise is a 9+ story mixed-use project that includes residential, office/retail space, a rooftop restaurant and bar, and structured parking at the southeast corner of 87th Street Parkway & Renner Boulevard. The RiSE CC, Inc. and CB Rise, LLC are the developers of the project.

NEW BUSINESS

14. Consideration of resolutions authorizing the sale of general obligation bonds, Series 2026A, and general obligation temporary notes, Series 2026B, in the principal amount of approximately \$44.5 million

- a. Resolution authorizing the City to construct certain main trafficway improvements and authorizing the issuance of general obligation bonds to finance the improvements
- b. Resolution authorizing the sale and delivery of general obligation bonds, Series 2026A, and general obligation temporary notes, Series 2026B, in the principal amount of approximately \$44.5 million

This planned bond issuance is to provide funding for capital projects included in the adopted FY 2026-2030 Capital Improvement Program. The City is tentatively scheduled to accept bids on June 10, 2026, although the City can adjust the sale date as needed due to market conditions.

COUNCILMEMBER REPORTS

STAFF REPORTS

15. Public Art priority list of locations
16. Justice Center Public Art Project update

END OF RECORDED SESSION

BUSINESS FROM FLOOR

The Chair, at their discretion, may limit the amount of time each person has to address the Governing Body during Public Hearings or public comment regarding items listed on the agenda, or Business from the Floor, and may grant additional time at their sole discretion.

ADJOURN

APPENDIX

17. May 5, 2026 City Council meeting draft minutes
18. Lenexa Community Orchestra 10th Season Celebration Proclamation
19. Arts Council Annual Report
20. Item 11 -- Villas at Vista Village - Phase 1 -- Resolution exhibits

21. Item 13 -- Project Plan 2D

22. Items 15 & 16 -- Staff Reports 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 WCI, Inc. for the 103rd Street over Flat Rock Creek Bridge Replacement Project

CONTACT: Tim Green, Deputy Community Development Director

DATE: May 19, 2026

ACTION NEEDED:

Award the bid to WCI, Inc. for the 103rd Street over Flat Rock Creek Bridge Replacement Project ("Project").

PROJECT BACKGROUND/DESCRIPTION:

This Project includes replacement of the existing triple box culvert with a new, larger triple box culvert where 103rd Street crosses Flat Rock Creek east of Pflumm Road. The new culvert will be wide enough to accommodate sidewalks on both sides and eliminate the need for guard rail. The center line of 103rd Street is the city limit with Overland Park. As such, Overland Park is participating in 50% of the Project cost.

Detailed plans were prepared by Lochner. Bids were opened on May 12, 2026, with the following results:

<i>Engineer's Estimate</i>	<i>\$1,465,55.00</i>
WCI, Inc.*	\$938,002.90
Infrastructure Solutions, LLC	\$1,750,000.00
MegaKC	\$1,902,433.80

* low bidder

WCI, Inc. has successfully completed projects for the City in the past.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

This Project is funded in the 2026-2030 Capital Improvement Program (Project No. 60128).

STAFF RECOMMENDATION:

Award the bid.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Integrated Infrastructure & Transportation

Guiding Principles

Sustainable Policies and Practices

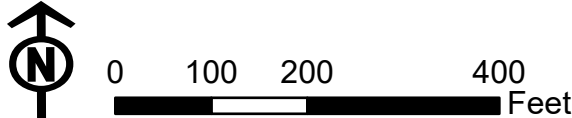
ATTACHMENTS

1. Map



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

103rd Street over Flat Rock Creek Bridge Replacement





**CITY COUNCIL
MEMORANDUM**

ITEM 2

SUBJECT: Acceptance of utility, drainage, and landscape easements and rights-of-way as shown on Hedge Lane Residential Final Plat

CONTACT: Stephanie Sullivan, Planning Manager

DATE: May 19, 2026

ACTION NEEDED:

Accept the utility, drainage, and landscape easements and rights-of-way as shown on Hedge Lane Residential Final Plat.

APPLICANT:

Nickola Krcmarevic, 29th Street Capital

OWNER:

Gary R. Rogers, Highway 7, LLC

PROPERTY ADDRESS:

9140 Hedge Lane Terrace

PROJECT BACKGROUND/DESCRIPTION:

The applicant seeks approval for the Hedge Lane Residential Final Plat, a single-family and townhome neighborhood. This plat includes 18 single-family lots, one lot for 66 townhome units, one lot for the Monticello Gospel Assembly Church, seven tracts, and rights-of-way. The site is located near the northeast corner of 91st Street & Dunraven Street.

The proposed final plat is consistent with the approved preliminary plat, which was approved by the Governing Body on October 21, 2025. The Governing Body is accepting easements and rights-of-way on this plat.

STAFF RECOMMENDATION:

Accept the easements and rights-of-way.

PLANNING COMMISSION ACTION:

This item was considered as Consent Agenda Item 2 at the May 4, 2026 Planning Commission meeting.

Chairman Poss entertained a motion to recommend **APPROVAL** of the Consent Agenda. Moved by Commissioner Horine, seconded by Commissioner Wagner, and carried by a unanimous voice vote.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Vibrant Neighborhoods

Guiding Principles

Responsible Economic Development

ATTACHMENTS

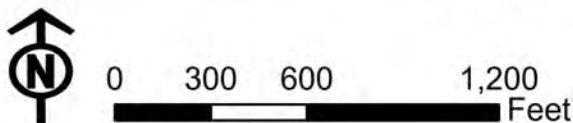
1. Map
2. Plat
3. PC Staff Report
4. PC Draft Minutes Excerpt



Document Path: L:\Planning\GIS\Council Map Template 2025.aprx

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

Hedge Lane Residential



FINAL PLAT OF HEDGE LANE RESIDENTIAL

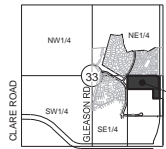
PART OF THE EAST 1/2 OF THE SE. 1/4 OF SEC. 33-12-23 IN THE CITY OF
LENEXA, JOHNSON COUNTY, KANSAS

DESCRIPTION:

Part of the East one half of the Southeast One-Quarter of Section 33, Township 12, Range 23, Johnson County, Kansas, being described as follows as described by Aaron T. Reuter, Kansas PS-1429, of Schlager, Kansas LS-64, on October 30, 2025, as follows:

Commencing at the Northeast corner of said Southeast Quarter of Section 33 Township 12 Range 23 and Northeast corner of right of way recorded in book 443 at page 415; thence along the North line of said Southeast One-Quarter and said right of way, South 87 degrees 50 minutes 37 seconds West a distance of 218.00 feet to the Point of Beginning; thence along the Western line of said right of way recorded in book 647 at page 207 for the following three courses, South 02 degrees 09 minutes 23 seconds East a distance of 30.00 feet; thence North 87 degrees 50 minutes 37 seconds East a distance of 100.00 feet; thence South 02 degrees 14 minutes 19 seconds East a distance of 30.00 feet to the Easternmost Northern corner of Lot 1; PRairie Tree, a subdivision in the city of Lenexa; thence along the Northern line of said Lot 1 for the following three courses, South 87 degrees 50 minutes 37 seconds West a distance of 246.30 feet to a plat corner; thence North 02 degrees 14 minutes 33 seconds West a distance of 302.30 feet to a plat corner; thence South 02 degrees 14 minutes 33 seconds West a distance of 882.00 feet to the Northwest corner of said Lot 1, said corner being on the West line of the said East one half of the Southeast One-Quarter of Section 33, and the East line of Tract "L"; RESERVE, SECOND PLAT, a subdivision in the city of Lenexa; thence along said West line, and the East line of said RESERVE, SECOND PLAT, North 02 degrees 14 minutes 29 seconds West a distance of 497.10 feet to the Northwest corner of the said East one half of the Southeast One-Quarter of Section 33, and the Northeast corner of Tract "G"; said corner being the Southeast corner of RESERVE, FIFTH PLAT, a subdivision in the city of Lenexa; thence along the North line of the said Southeast One-Quarter of Section 33, and the South line of said RESERVE, FIFTH PLAT, North 87 degrees 50 minutes 37 seconds East a distance of 1109.04 feet to the point of Beginning and containing 15,728.2 acres more or less.

87TH STREET (undeveloped)



SECTION 33-12-23
LOCATION MAP
SCALE 1" = 2000'

LOT #	AREA (SF)	LOT #	AREA (SF)
1	6,240.91	R/W	74,621.74
2	6,240.90	TRACT A	7,906.52
3	6,240.90	TRACT B	45,930.72
4	6,240.90	TRACT C	6,124.80
5	6,240.89	TRACT D	3,374.98
6	6,240.89	TRACT E	21,013.83
7	7,183.05	TRACT F	7,279.99
8	6,142.89	TRACT G	7,915.21
9	5,200.73		
10	5,200.73	TOTAL	685,121.99
11	5,200.73		
12	5,200.73		
13	6,239.99		
14	6,239.99		
15	6,239.99		
16	6,239.99		
17	6,239.99		
18	6,239.99		
LOT 19	303,453.51		
LOT 20	98,488.49		

DEVIATIONS

DEVIATION TYPE	LOTS	DEVIATION REQUEST	CODE REQUIREMENT
LOT WIDTH REDUCTION	1-6, 9-18	20 ft.	70 ft.
CORNER LOT WIDTH REDUCTION	7, 8	20 ft.	80 ft.
FRONT YARD SETBACK	1-18	10 ft.	30 ft.
LOT SIZE	1-18	2,800 s.f.	8,000 s.f.

Property information shown hereon (recorded descriptions, easements, etc.) was provided by Stewart Title Guaranty Company, Commitment No. 2565102, Dated March 11, 2025 at 8:00 a.m. Blanket in nature.

Easement granted to Kansas City Power & Light Company, recorded in Book 38 at page 286.

Oil and Gas Lease recorded in Misc. 10 at Page 58, Assigned to American Pipeline Company in O & G Book 1 at page 385.

Agreement to American Pipeline Company filed in Misc. Book 18 at page 144; and further assigned to Cities Service Gas Company in O & G Book 4 at page 53.

Oil and Gas Lease recorded in O & G Book 2 at Page 367, between Clarence Plummer, lessor, lesses Gas Company, lessee, and assigned to Cities Service Gas Company in O & G Book 3 at page 445.

Vacated Easement and Right of Way.

The following Easement and Right of Way have been vacated by separate documents, Deed for Highway Right of Way (Frontage Road) granted to Highway to the Secretary of Transportation of the State of Kansas, recorded as Instrument No. 1209712 in Book 1884 at page 85.

Anchor Easement granted to Kansas City Power & Light Company, recorded in Book Misc. 105 at page 582.

Access Easement, recorded in Book 201108 at page 007174.

Overhead Electric Wire and Underground Telephone Agreement, recorded in Book 201108 at page 007177.

Septic System Easement Agreement, recorded in Book 201108 at page 007179.

Waterline and Sump Pump Easement Agreement, recorded in Book 201108 at page 007183.

DEDICATIONS

The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat which hereafter shall be known as "HEDGE LANE RESIDENTIAL".

The streets and roads shown on this plat and not heretofore dedicated as thoroughfares are hereby dedicated to the City of Lenexa, Johnson County, Kansas.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, pipes, inlets, manholes, surface drainage facilities and other similar facilities, upon, over, and under those areas outlined and designated on this plat as "Drainage Easement" or "D/E", is hereby granted to the City of Lenexa, Kansas. Drainage Easements shall remain free of fences, shrubs, trees and other obstacles that would restrict the flow of the drainage. The City of Lenexa is under no duty or obligation to maintain or repair the stormwater drainage facilities placed within the limits of this easement, and no event shall this easement be construed to impose any such obligation on the City of Lenexa.

An easement or license to lay, construct, maintain, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "SSE" on this plat, together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access said easement and is hereby dedicated to the City of Lenexa, Kansas or their assigns. Alteration of land contours will be permitted only with the express written approval of JCW. Any placing of improvements or planting of trees on said permanent right-of-way will be done at the risk of subsequent damage thereto without compensation thereof.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, pipes, poles, wires, drainage facilities, sanitary sewers, ditches and cables, and similar facilities, upon, over and under those areas outlined and designated on this plat as "Utility Easement" or "UE" is hereby granted to the City of Lenexa, Kansas. No above ground facilities associated with the uses herein permitted shall be constructed, located, or maintained in any area of the "UE" that crosses or intersects with a "Drainage Easement" or "D/E". A 15 foot utility easement or "UE" is hereby dedicated to the City of Lenexa, Johnson County, Kansas, or its designees, of all lots or tracts adjacent to and parallel with proposed Street Right-of-Way lines, as shown hereon.

A 15 foot wide Landscape Easement or "LE" is hereby dedicated to the City of Lenexa, Johnson County, Kansas, of all lots adjacent to and parallel with MISTLETOE and 91st Street lines. Maintenance of this "LE" shall be the responsibility of the Homeowner.

The undersigned proprietor of said property shown on this plat hereby certifies that all prior existing easements and rights of land to be dedicated for public use and public ways and thoroughfares running to any person, utility or corporation have been subjected except that same person, utility or corporation shall retain whatever easement rights they would have as if located in a public street.

EASEMENT NOTE

The exact location of easements are subject to change prior to recording based on fieldwork and final design.

CONSENT TO LEVY:

The undersigned proprietors of the above described land hereby consents and agrees that the Board of County Commissioners of Johnson County, Kansas, and the City of Lenexa, Johnson County, Kansas, shall have the power to relate such land proposed to be dedicated for public use from the lien and effect of any special assessments, and that the amount of the unpaid special assessments on such land dedicated shall become and remain a lien on the remainder of this land fronting and abutting on such dedicated public way or thoroughfare.

EXECUTION:

IN TESTIMONY WHEREOF, _____ of 295C Hedge Lane
Property Owner LLC, has caused this instrument to be executed, this _____ day of _____, 202____.
295C Hedge Lane Property Owner LLC (Owner of all property Except for Lot 20)

By: _____

ACKNOWLEDGMENT:

STATE OF KANSAS

COUNTY OF JOHNSON

BE IT REMEMBERED that on this _____ day of _____, 202____, before me, the undersigned, a Notary Public in and for said County and State, came
MONTICELLO GOSPEL ASSEMBLY, INC., who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company; and such duly acknowledged the execution of the same to be the act and deed of same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

Notary Public _____ My Commission Expires _____

Print Name _____

EXECUTION:

IN TESTIMONY WHEREOF, _____ of MONTICELLO
GOSPEL ASSEMBLY, INC. has caused this instrument to be executed, this _____ day of _____, 202____.
MONTICELLO GOSPEL ASSEMBLY, INC. (Owner of Lot 20)

By: _____

ACKNOWLEDGMENT:

STATE OF KANSAS

COUNTY OF JOHNSON

BE IT REMEMBERED that on this _____ day of _____, 202____, before me, the undersigned, a Notary Public in and for said County and State, came
MONTICELLO GOSPEL ASSEMBLY, INC., who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said company; and such duly acknowledged the execution of the same to be the act and deed of same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

Notary Public _____ My Commission Expires _____

Print Name _____

APPROVALS:

Approved by the Planning Commission of the City of Lenexa, Johnson County, Kansas, this _____ day of _____, 20____.

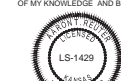
Chris Posa, Chairman

Approved by the Governing Body of the City of Lenexa, Johnson County, Kansas, this _____ day of _____, 20____.

Julie Sayers, Mayor

Jennifer Martin, City Clerk

I HEREBY CERTIFY THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION BASED ON A FIELD SURVEY PERFORMED IN DECEMBER 2025. THE DETAILS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Aaron T. Reuter - Land Surveyor
KSI-LS-1429

SURVEYOR'S NOTE
Dimensions and bearings match adjacent plats unless otherwise noted hereon.



DATE 3/30/2026

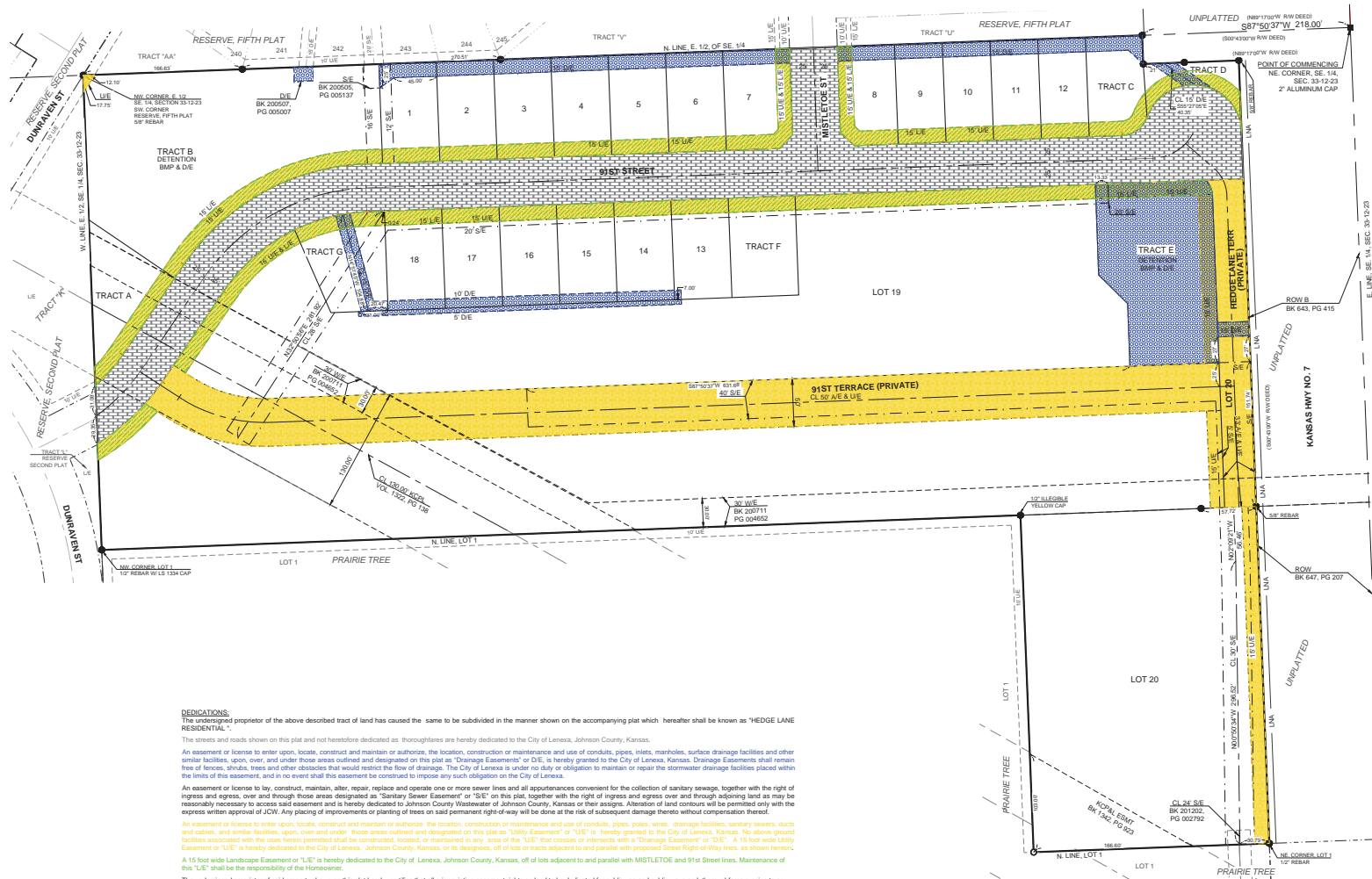
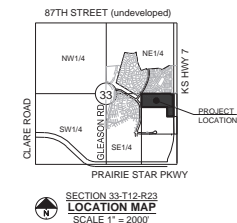
DRAWN BY JMT

CHECKED BY SCH

PROJ. NO. 25-099

SHEET NO. 1

EASEMENT EXHIBIT
HEDGE LANE RESIDENTIAL
PART OF THE EAST 1/2 OF THE SE 1/4 OF SEC. 33-12-23 IN THE CITY OF
LENEXA, JOHNSON COUNTY, KANSAS



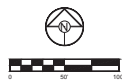
DEDICATIONS:
The undersigned proprietor of the above described tract of land has caused the same to be subdivided in the manner shown on the accompanying plat which hereafter shall be known as "HEDGE LANE RESIDENTIAL".
The streets and roads shown on this plat and not heretofore dedicated as thoroughfares are hereby dedicated to the City of Lenexa, Johnson County, Kansas.
An easement or license to enter upon, locate, construct or maintain and use of conduits, pipes, inlets, manholes, surface drainage facilities and other similar facilities, upon, over, and under those areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City of Lenexa, Kansas. Drainage Easements shall remain free of fences, shrubs, trees and other obstacles that would restrict the flow of drainage. The City of Lenexa is under no duty or obligation to maintain or repair the stormwater drainage facilities placed within the limits of this easement, and in no event shall this easement be construed to impose any such obligation on the City of Lenexa.
An easement or license to lay, construct, maintain, alter, repair, replace and operate one or more sewer lines and all appurtenances convenient for the collection of sanitary sewage, together with the right of ingress and egress, over and through those areas designated as "Sanitary Sewer Easement" or "SSE" on this plat, together with the right of ingress and egress over and through adjoining land as may be reasonably necessary to access said easement and is hereby dedicated to Johnson County Wastewater of Johnson County, Kansas or their assigns. Alteration of land contours will be permitted only with the express written approval of JCW. Any placing of improvements or planting of trees on said permanent right-of-way will be done at the risk of subsequent damage thereto without compensation thereof.
An easement or license to enter upon, locate, construct or maintain or authorize the location, construction or maintenance and use of conduits, pipes, poles, wires, drainage facilities, sanitary sewers, ducts and cables, and similar facilities, upon, over and under those areas outlined and designated on this plat as "Utility Easement" or "UE" is hereby granted to the City of Lenexa, Kansas. No above ground facilities associated with the uses herein permitted shall be constructed, located, or maintained in any area of the "UE" that crosses or intersects with a "Drainage Easement" or "D/E". A 15 foot wide Utility Easement or "UE" is hereby dedicated to the City of Lenexa, Johnson County, Kansas, or its designees, off of lots or tracts adjacent to and parallel with proposed Street Right-of-Way lines, as shown herein.
A 15 foot wide Landscape Easement or "LUE" is hereby dedicated to the City of Lenexa, Johnson County, Kansas, off of lots adjacent to and parallel with MISTLETOE and 91st Street lines. Maintenance of this "LUE" shall be the responsibility of the Homeowner.
The undersigned proprietor of said property shown on this plat hereby certifies that all prior existing easement rights on land to be dedicated for public use and public ways and thoroughfares running to any person, utility or corporation have been absorbed except that same person, utility or corporation shall retain whatever easement rights they would have as if located in a public street.

EASEMENT NOTE:
The exact location of easements are subject to change prior to recording based on fieldwork and final design.

APPROVALS:
Approved by the Planning Commission of the City of Lenexa, Johnson County, Kansas,
This _____ day of _____, 20____.

Chris Poss, Chairman
Approved by the Governing Body of the City of Lenexa, Johnson County, Kansas, this
_____ day of _____, 20____.

Julie Sayers, Mayor Jennifer Martin, City Clerk



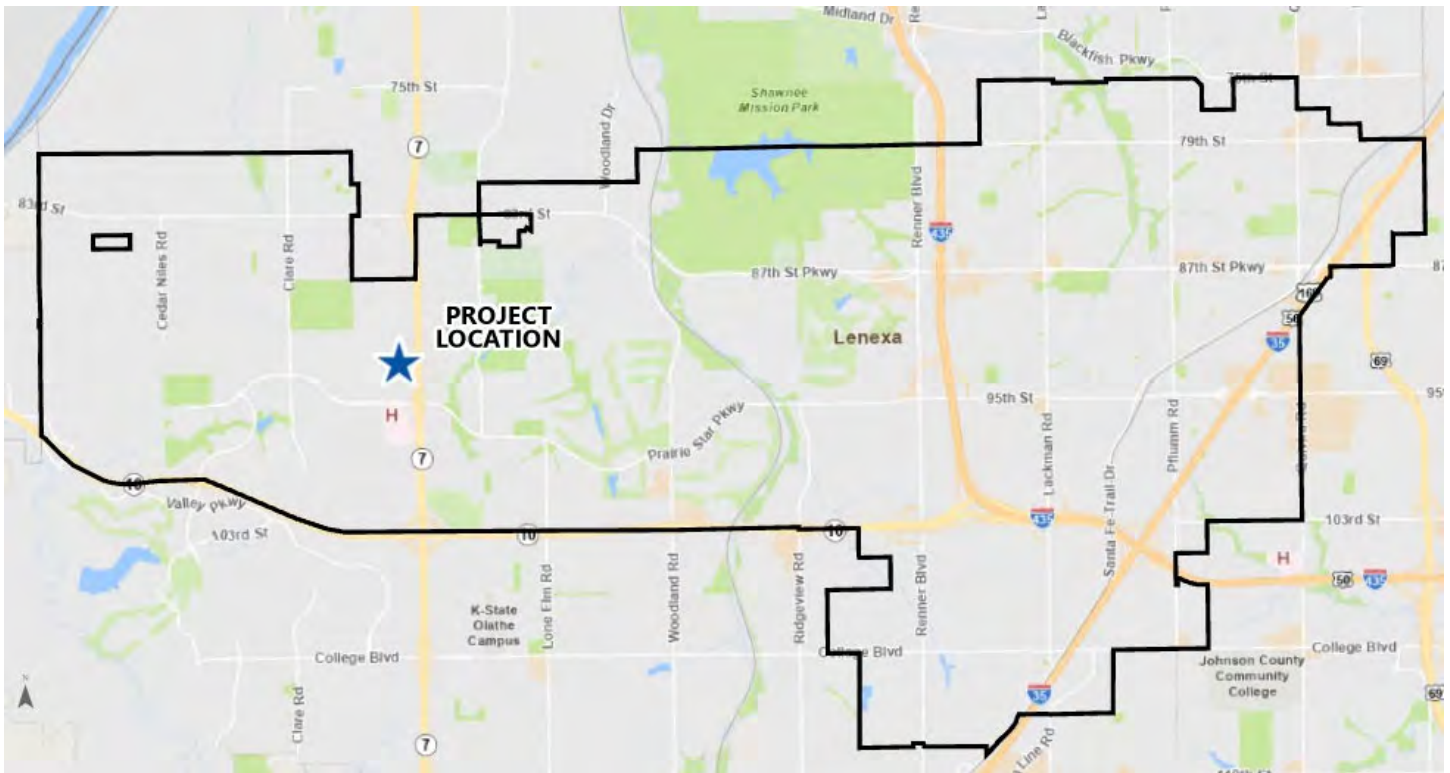
BASIS OF BEARINGS:
The First Pin of Plotted Trees are recorded in book 201212 at page 005299.
E. LINE, SE. 1/4, SEC. 33-12-23
BEARING S89°14'33"E

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS
14020 West 107th Street • Lenexa, Kansas 66151
PH: (913) 492-5158 • FAX: (913) 492-8400 • WWW.SCHLAGELASSOCIATES.COM
Kansas State Certificate of Authority
#008-84-A-25-46534

DATE 4/16/2026
DRAWN BY JMT
CHECKED BY SCH
PROJ. NO. 25-059
SHEET NO. 1

HEDGE LANE RESIDENTIAL

Project #:	PT26-14F	Location:	9140 Hedge Lane Terrace
Applicant:	Mark Breuer, Schlagel and Associates	Project Type:	Final Plat
Staff Planner:	Dave Dalecky	Proposed Use:	Single-Family, Multifamily Residential, and a Church



PROJECT SUMMARY

The applicant requests approval of a final plat for Hedge Lane Residential development near the intersection of 91st Street and Dunraven Street. The Hedge Lane development includes both single-family and multifamily components. The final plat includes 18 single-family lots, 1 multifamily lot, 7 tracts, and a lot that contains the Monticello Gospel Assembly Church property. The final plat allows for the development of both the single-family and the multifamily components of Hedge Lane Residential. New public streets and private drives will access this site. The plat includes dedication of drainage, utility, and landscape easements and right-of-way to the City of Lenexa. This project does not require a Public Hearing.

STAFF RECOMMENDATION: APPROVAL

SITE INFORMATION

This site contains 8.24 acres located near the northeast corner intersection of 91st Street and Dunraven Street. The site is currently a cultivated field and contains one residential dwelling. The site was rezoned from AG, Agricultural District to RP-1, Planned Residential (Low-Density) District and RP-2, Planned Residential (Medium-Density) District in 2025. A preliminary plan and preliminary plat was approved for the multifamily component at the time of rezoning. The City has allowed a preliminary plat to be submitted with a preliminary plan. This practice has traditionally only been for nonresidential and multifamily development. The preliminary plat was submitted for both the single-family and multifamily components of the Hedge Lane Residential development. Both the single-family and multifamily components will be constructed concurrently as both components will use common infrastructure for access.

TABLE 1: PREVIOUS APPLICATIONS

Project No.	Type	Project Name	Date Approved
RZ25-07	Rezoning	Hedge Lane Residential	October 21, 2025
PL25-12P	Preliminary Plan	Hedge Lane Residential	October 21, 2025
PL26-01F	Final Plan	Hedge Lane Residential (Multifamily)	March 2, 2026

LAND AREA (AC) 8.24	UNITS 66 townhome units 18 single-family lots	CURRENT ZONING RP-2	COMP. PLAN Suburban Density
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Exhibit 1: Aerial Image of Subject Site.

LAND USE REVIEW

The proposed development is for single-family, multifamily, and church uses. This site is designated for Suburban Residential uses on the Future Land Use Map of the Comprehensive Plan. The Comprehensive Plan identifies this site as a “Context Sensitive Infill” location. This designation notes techniques to transition between different uses. The single-family component provides the transition to the neighboring single-family neighborhood to the north. The multifamily component is adjacent to retail development and Monticello Gospel Assembly Church to the south.

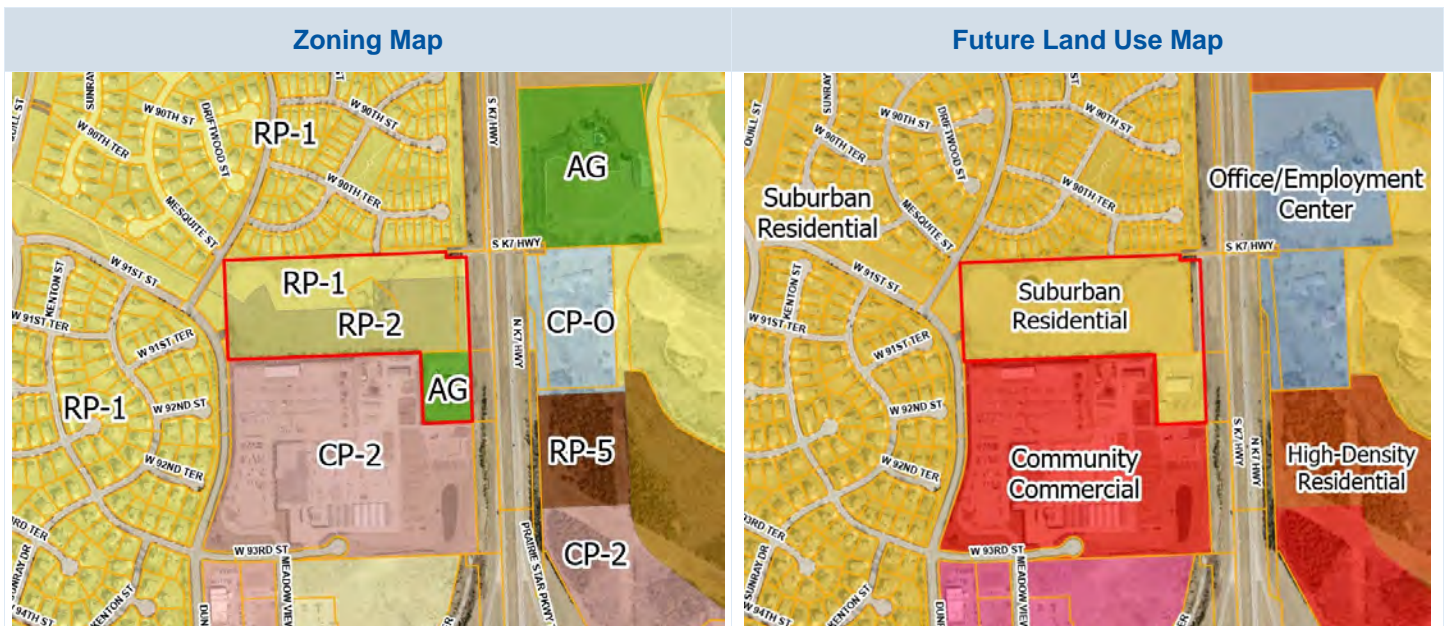


TABLE 2: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Land Use Classification	Zoning	Current Use
Subject Property	Suburban-Density Residential	AG, Agricultural District, RP-1, Planned Residential (Low-Density) District, and RP-2, Planned Residential (Medium Density) District	Agricultural, Single-Family Residential, and a Church
North	Suburban-Density Residential	RP-1, Planned Residential Single-Family (Low-Density) District	Single-Family Residential
South	Community Commercial	CP-2, Planned Community Commercial District and AG, Agricultural District	Garden Center
East	Office/Employment Center and High-Density Residential (across K-7 Highway)	CP-1, Planned Neighborhood Commercial District	Single-Family Residential
West	Suburban-Density Residential	RP-1, Planned Residential Single-Family (Low-Density) District	Single-Family Residential

FINAL PLAT REVIEW

The subject site is located near the northeast corner of the intersection of 91st Street and Dunraven Street, between Dunraven Street and K-7 Highway. Access into the subdivision is from 91st Street on the west and from Mistletoe Street on the north side of the property. Right-of-way for these two streets abut the property boundaries. 91st Street will continue into the subdivision terminating in a cul-de-sac. Mistletoe Street will extend south and intersect with 91st Street. Private drives will provide access through the multifamily part of the development and to Monticello Gospel Assembly Church to the south.

The development contains single-family and multifamily components. The final plat contains 18 lots for single-family homes, one lot for all of the multifamily buildings, and one lot for Monticello Gospel Assembly Church property. The plat contains 7 tracts for various features such as detention basins, open space, and common open space. All tracts will be owned and maintained by the community Homeowners Association.

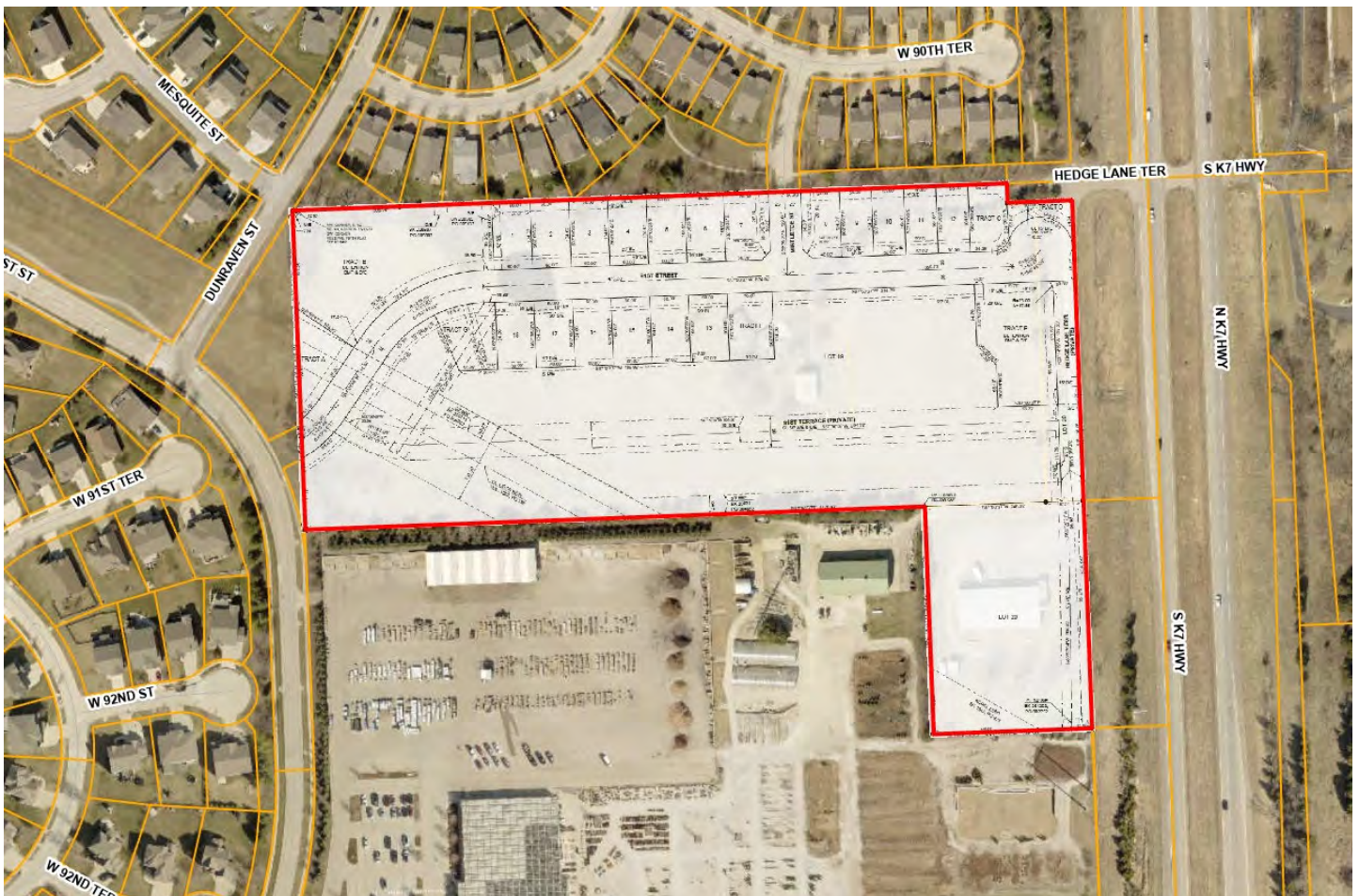


Exhibit 2: Final plat.

The plat includes dedications for right-of-way and for utility, landscape, and drainage easements. Access easements are established for access through the site and to the Monticello Gospel Assembly Church.

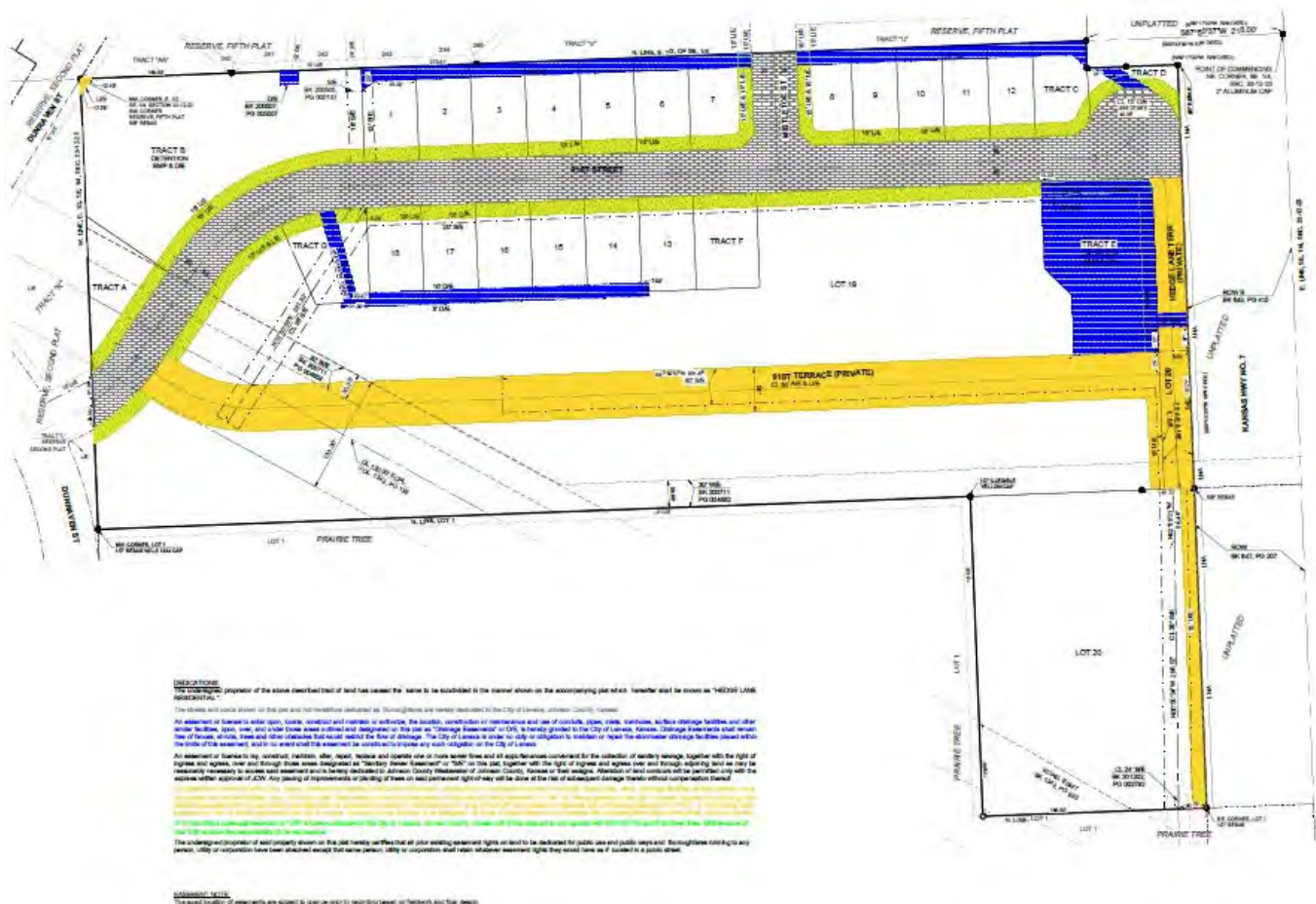


Exhibit 3: Easements and dedications.

TABLE 3: TRACT PURPOSES

Tract	Purpose
A	Open space and amenity
B	Stormwater management and landscaping
C	Open space
D	Open space
E	Stormwater management and landscaping
F	Open space and amenity
G	Open space and amenity

TABLE 4: PLAT DEDICATIONS

Type of Dedication	Dedicated to
Right-of-Way	City of Lenexa
Drainage Easement	City of Lenexa
Utility Easement	City of Lenexa
Landscape Easement	City of Lenexa

DEVIATIONS

Deviations were granted for the project with the preliminary plan and the preliminary plat. The deviations granted for the single-family lots are for lot area, lot width, and side-yard setback. The applicant does not request any additional deviations with this application.

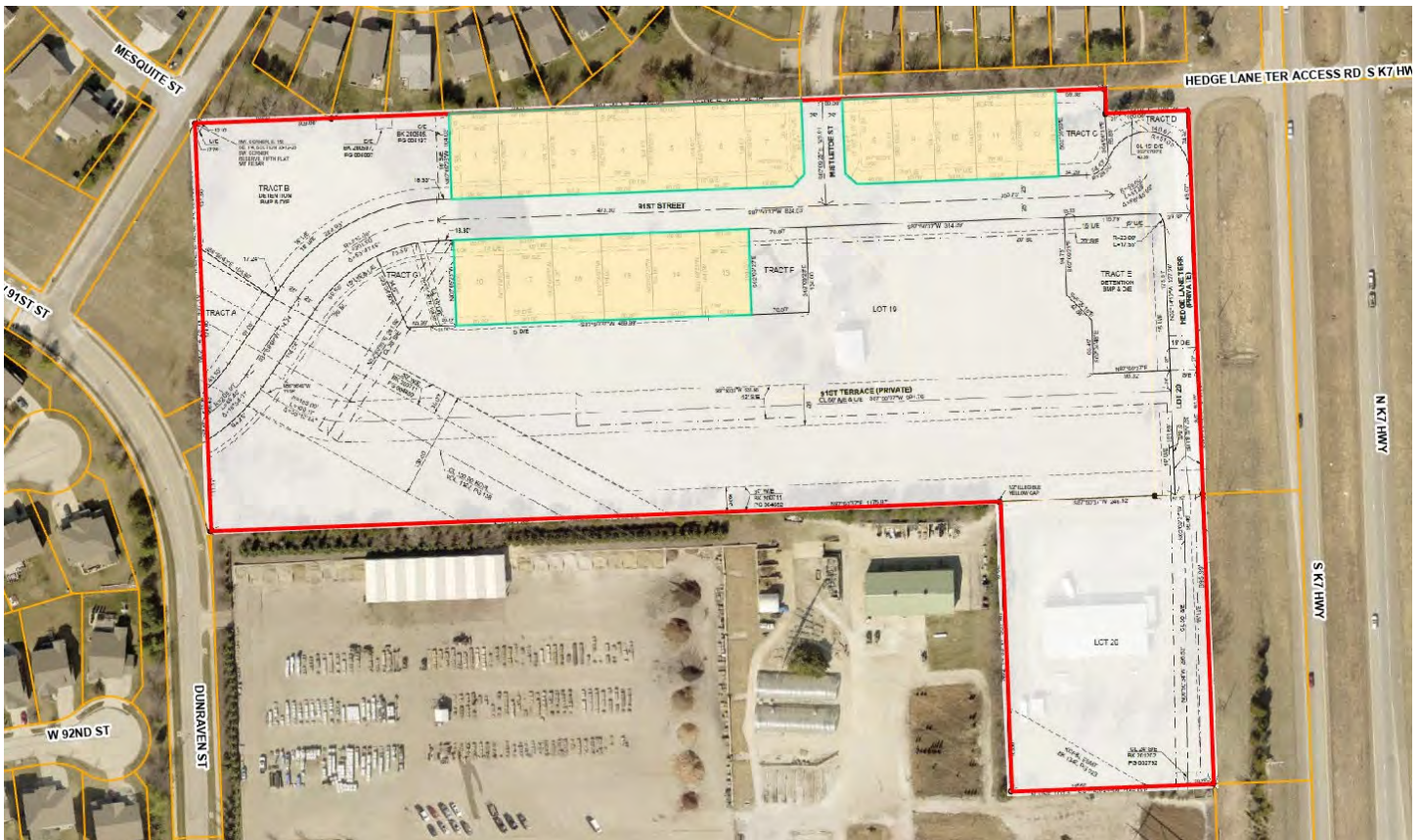


Exhibit 4: Deviations for single-family lots.

REVIEW PROCESS

- The Planning Commission is the final authority for approval of this plat.
- The City Council accepts all dedications to the City. The project is tentatively scheduled for consideration by the City Council on May 19, 2026
- The final plat must be recorded with Johnson County prior to permit(s) being released.
- The applicant must receive permit(s) prior to commencing construction.
- The applicant should inquire about additional City requirements, such as permits and development fees.

RECOMMENDATION FROM PROFESSIONAL STAFF

★ **Staff recommends approval of the final plat for Hedge Lane Residential.**

- The final plat includes 18 single-family lots, 1 multifamily lot, 7 tracts, and a lot that contains the Monticello Gospel Assembly Church property.
- The plat includes dedication of drainage, utility, and landscape easements and right-of-way to the City of Lenexa.
- The project is consistent with Lenexa's goals through *Responsible Economic Development* to create *Vibrant Neighborhoods* and a *Thriving Economy*.

FINAL PLAN

Staff recommends **approval** of the final plat for **Hedge Lane Residential – PT26-14F** located near the northeast corner of the intersection of 91st Street and Dunraven Street for a mixed single-family and multifamily residential development.

CONSENT AGENDA

1. **Arise Sales Center** — Consideration of a revised final plan for an office use with deferred parking on property located at 8622 Maurer Road within the CP-2, Planned Community Commercial District. PL26-01FR
2. **Hedge Lane Residential** — Consideration of a final plat for a mixed-residential development on property located at 9140 Hedge Lane Terrace within the RP-1, Planned Residential (Low Density) and RP-2, Planned Residential (Intermediate Density) Districts. PT26-14F
3. **8412 Bridle Dale Addition** — Consideration of a deviation from the side yard setback requirement to allow an addition on property located at 8412 Bridle Dale Street within the RP-E, Planned Residential Estate District. DV26-02

Chairman Poss entertained a motion to **APPROVE** the Consent Agenda. Moved by Commissioner Horine, seconded by Commissioner Wagner, and carried by a unanimous voice vote.

DRAFT



**CITY COUNCIL
MEMORANDUM**

ITEM 3

SUBJECT: Approval of an agreement with Hg Consult, Inc. to perform design services for the Old Town North Parking Lot Reconstruction Project

CONTACT: Tim Green, Deputy Community Development Director

DATE: May 19, 2026

ACTION NEEDED:

Approve an agreement with Hg Consult, Inc. to perform design services for the Old Town North Parking Lot Reconstruction Project ("Project").

PROJECT BACKGROUND/DESCRIPTION:

The New Look at Old Town Study ("Study") recommended updates to the Old Town north parking lot when major maintenance becomes necessary. Recommended improvements include adding a driveway on the east side of the Old Town shops to connect the north and south parking lots, reconfiguring the north lot to improve safety and efficiency, and potentially adding more parking spaces. These improvements are included in the approved Capital Improvement Program (CIP), with design planned for 2026 and construction planned for 2027.

The Project will include:

- replacing the existing asphalt parking lot with a new concrete parking lot,
- installing new stormwater structures, curbs, and gutters,
- installing new street lighting,
- installing landscaping, and
- connecting the north parking lot with the front/south parking lot.

Staff selected the consulting firm of Hg Consult, Inc. based on a review of the annual Statement of Interests and the quality of work they have previously performed for the City.

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 2026-2030 CIP (Project No. 60017) and will be funded with Capital Improvement and Neighborhood Revitalization District Funds. The contract with Hg Consult, Inc. is for \$192,947.22.

STAFF RECOMMENDATION:

Approve the agreement.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2042

Integrated Infrastructure & Transportation

Guiding Principles

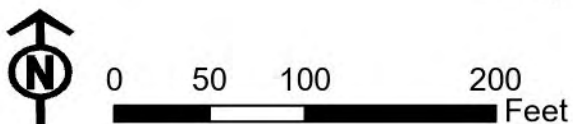
Strategic Community Investment

ATTACHMENTS

1. Map



Old Town North Parking Lot Reconstruction Project Location Map





**CITY COUNCIL
MEMORANDUM**

ITEM 4

SUBJECT: Approval of an interlocal agreement with Johnson County for partial reimbursement of construction costs for the 87th Street & Bluejacket Stormwater Improvements Project

CONTACT: Tim Green, Deputy Community Development Director
Tom Jacobs, Stormwater Engineer

DATE: May 19, 2026

ACTION NEEDED:

Approve an interlocal agreement with Johnson County for partial reimbursement of construction costs for the 87th Street & Bluejacket Stormwater Improvements Project ("Project").

PROJECT BACKGROUND/DESCRIPTION:

City staff identified the stormwater infrastructure at 87th Street Parkway & Bluejacket Street and the adjacent Pine Ridge Business Park for stormwater system improvements due to poor condition and previous failures. Walter P Moore and Associates was contracted to design improvements and the Project was submitted to Johnson County for funding. It was ranked against proposals by other communities and awarded a Johnson County Stormwater Program cost-share. Kansas Heavy Construction submitted the lowest bid and was awarded the contract for construction.

This interlocal agreement allows the City to be reimbursed for 50% of all eligible costs including construction, inspection, and utility relocation costs, up to a maximum of \$423,647. This agreement was delayed until construction was under way to account for additional utility relocations.

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

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

This Project is budgeted in the 2026-2031 Capital Improvement Program (Project No. 90012). The City will be reimbursed 50% of construction, inspection, and utility relocation costs up to a maximum of \$423,647. The total construction cost is \$1,969,629.90.

STAFF RECOMMENDATION:

Approve the agreement.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

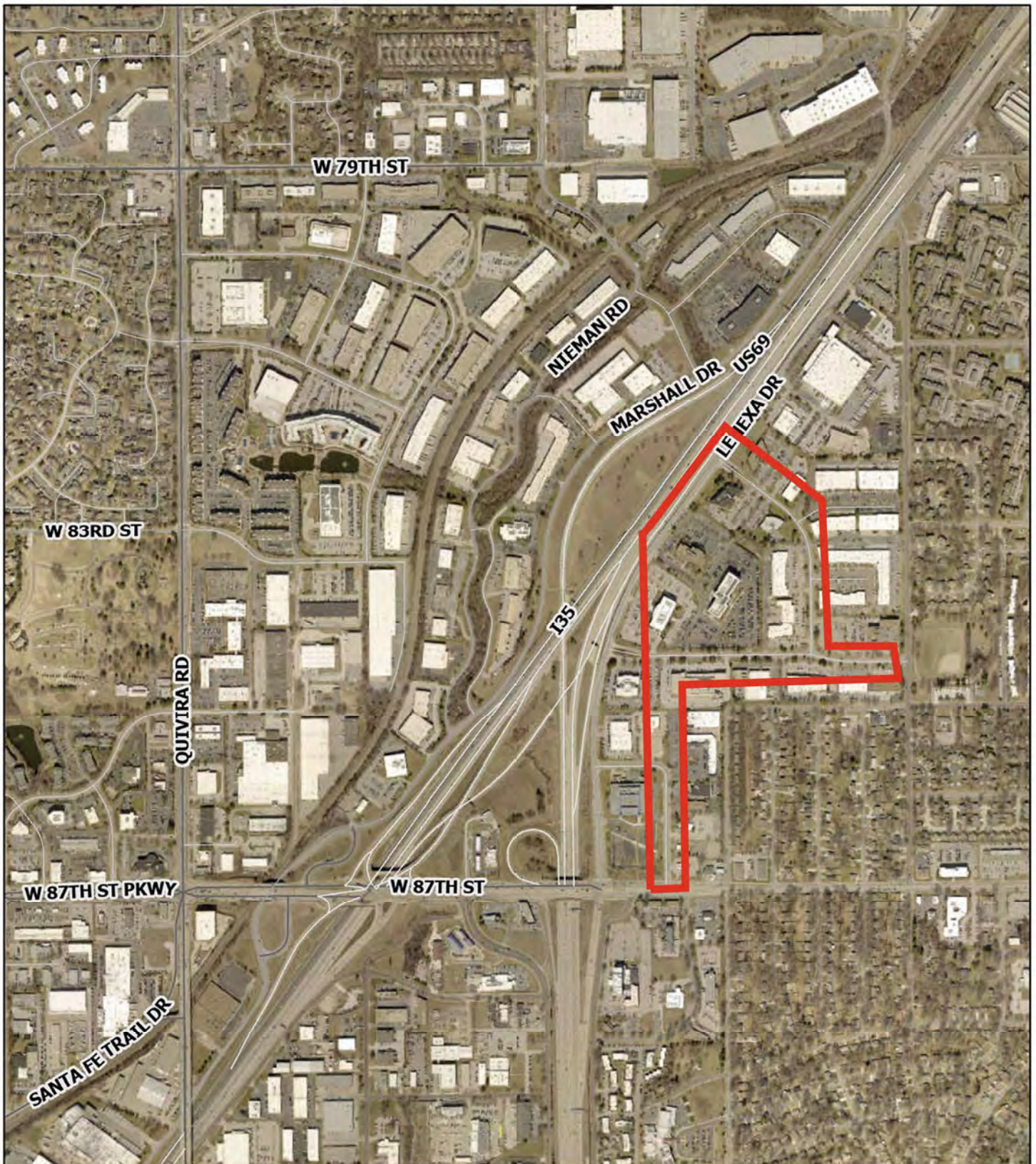
Integrated Infrastructure & Transportation

Guiding Principles

Strategic Community Investment
Sustainable Policies and Practices

ATTACHMENTS

1. Map



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

87th Street & Bluejacket Stormwater Improvements



0 500 1,000 2,000
Feet



**CITY COUNCIL
MEMORANDUM**

ITEM 5

SUBJECT: Approval of a utility relocation agreement with Johnson County Wastewater for the Brighton Stormwater Improvements Project

CONTACT: Tim Green, Deputy Community Development Director

DATE: May 19, 2026

ACTION NEEDED:

Approve a utility relocation agreement with Johnson County Wastewater (JCW) for the Brighton Stormwater Improvements Project ("Project").

PROJECT BACKGROUND/DESCRIPTION:

JCW requires reimbursement agreements when City projects impact their facilities. If the Project requires relocation or encasement of their mains, the work is performed by the City's contractor and the City is reimbursed by JCW at completion of the project. This agreement outlines the procedure for and estimated cost of reimbursement for work on JCW lines.

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

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

This Project is included in the 2026-2030 Capital Improvement Program (Project No. 90016). The agreement will result in the City being reimbursed up to \$17,176.50 for work on the JCW facilities.

STAFF RECOMMENDATION:

Approve the agreement.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

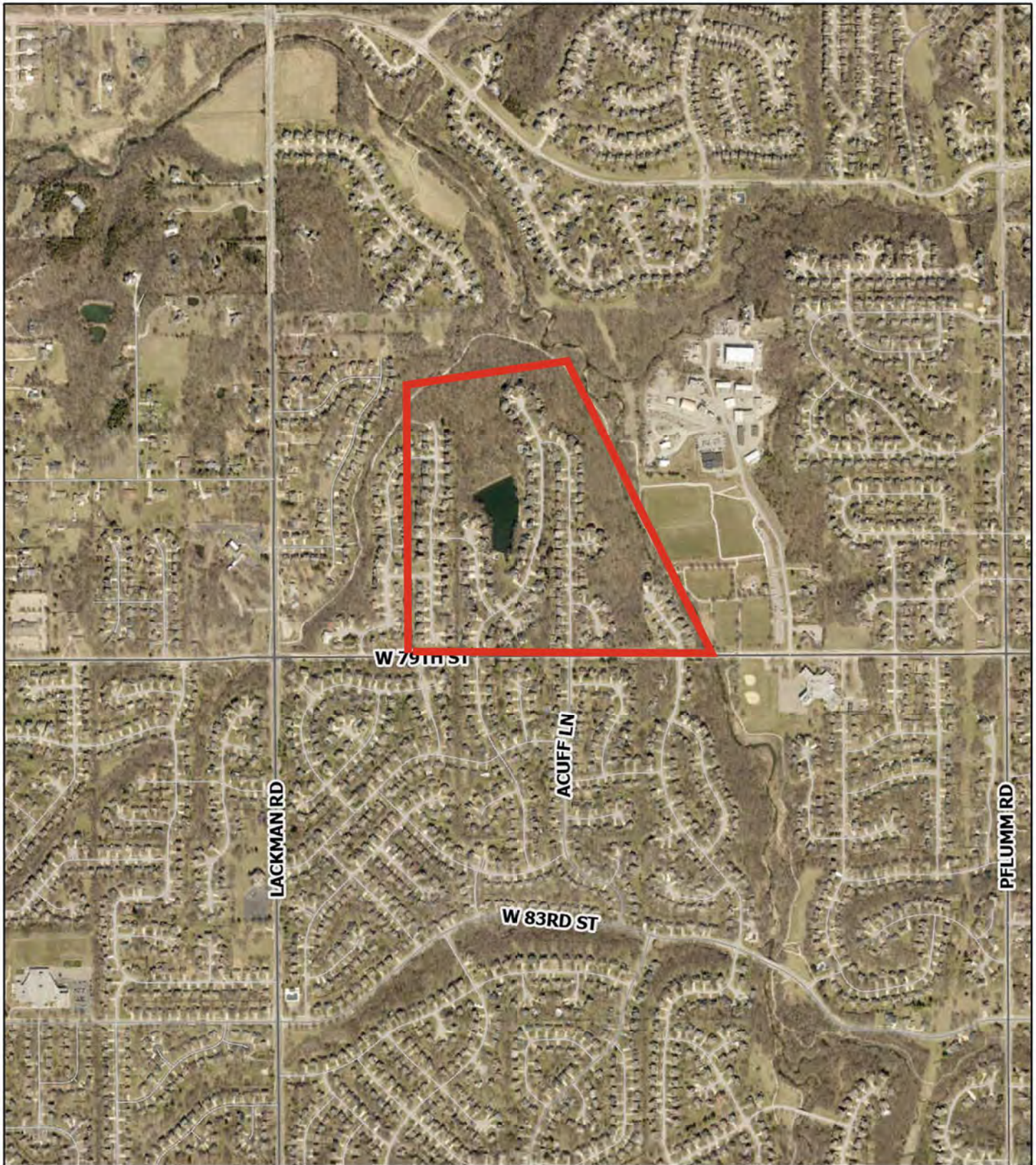
Integrated Infrastructure & Transportation

Guiding Principles

Strategic Community Investment

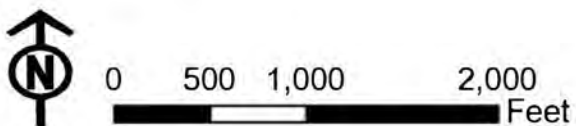
ATTACHMENTS

1. Map



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

Brighton Stormwater Improvements Project





**CITY COUNCIL
MEMORANDUM**

ITEM 6

SUBJECT: Dedication of easements on City-owned property to Johnson County Wastewater for the Solera development

CONTACT: Tim Green, Deputy Community Development Director

DATE: May 19, 2026

ACTION NEEDED:

Approve the dedication of easements on City-owned property to Johnson County Wastewater (JCW) for the Solera development.

PROJECT BACKGROUND/DESCRIPTION:

Solera is a mixed-use development located at the southeast corner of K-7 Highway & Prairie Star Parkway. In order to extend sanitary sewer service to Solera, JCW requires a permanent sanitary sewer easement and a temporary construction easement on City-owned property near Prairie Star Parkway & Monticello Terrace.

The City property includes a stormwater detention basin and multi-use trail. The new sanitary sewer will not affect the detention basin, but will require removal and replacement of the City-owned trail at the developer's expense.

STAFF RECOMMENDATION:

Approve the dedication.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

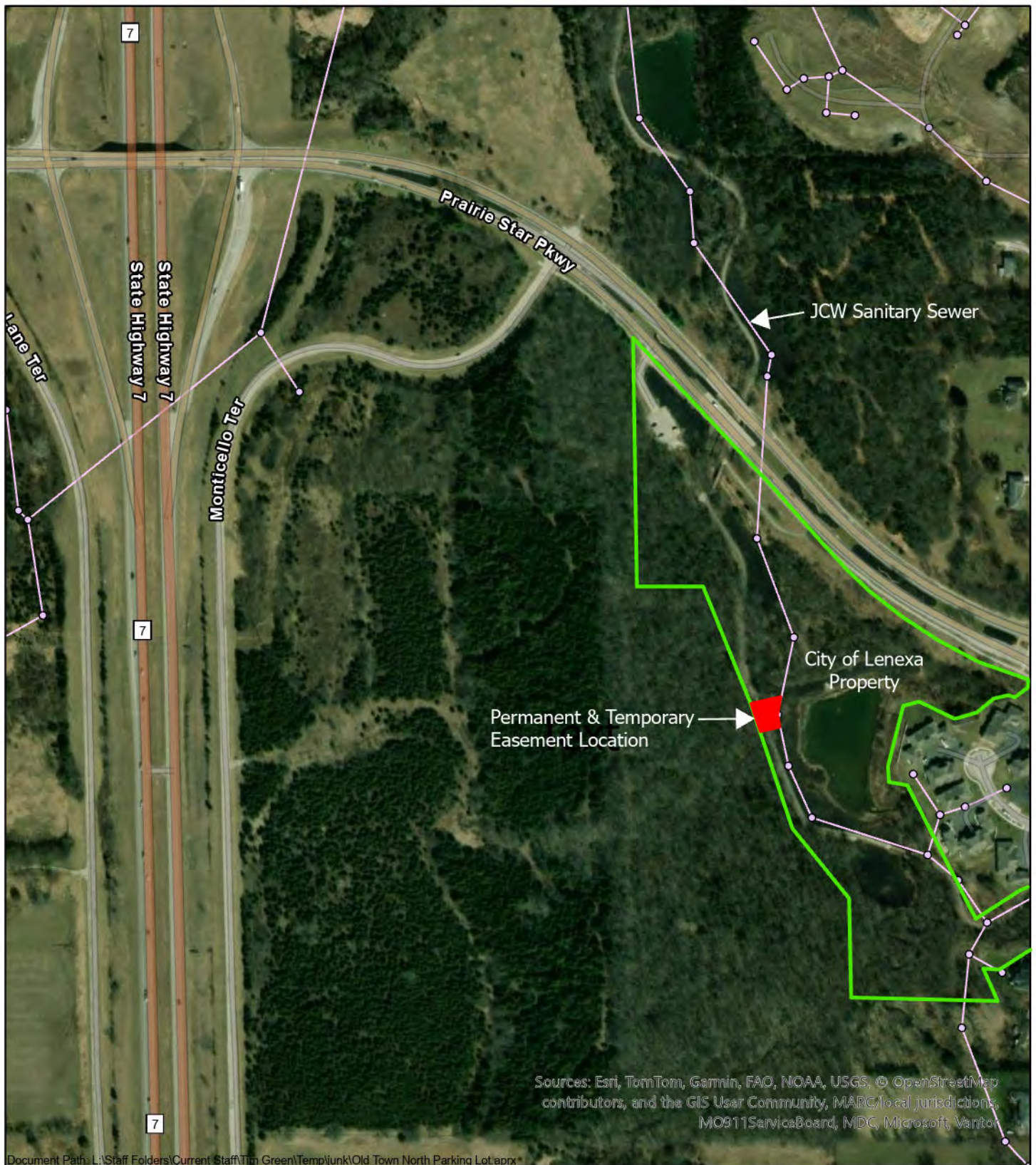
Vibrant Neighborhoods

Guiding Principles

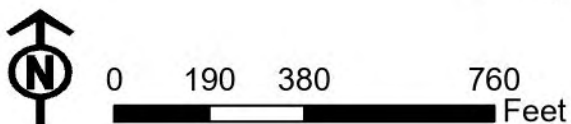
Responsible Economic Development

ATTACHMENTS

1. Map
2. Plan



Sanitary Sewer Easement Dedications Project Location Map





**CITY COUNCIL
MEMORANDUM**

ITEM 7

SUBJECT: Approval of a new lease agreement with T-Mobile Central LLC for space on the City-owned communications tower at 8725 Lackman Road

CONTACT: Spencer Throssell, Assistant City Attorney

DATE: May 19, 2026

ACTION NEEDED:

Approve a new lease agreement with T-Mobile Central LLC ("T-Mobile") for space on the City-owned communication tower at 8725 Lackman Road.

PROJECT BACKGROUND/DESCRIPTION:

T-Mobile's current lease on the City-owned communications tower at Fire Station 2 expires in 2027. T-Mobile and the City would like to enter into a new non-exclusive lease beginning May 31, 2027. The lease would include an initial five-year term and up to four additional five-year renewals, for a maximum term of 25 years. Either party could choose not to renew the lease at the end of any five-year term by providing proper notice.

The City, as owner of the communications tower, will retain its landlord rights over the use of and access to the tower, which includes prior approval of all modifications to T-Mobile's communications equipment. The T-Mobile lease will not affect the other leases or the City's equipment on the tower.

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

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

T-Mobile currently pays \$3,404.87 a month. Under the new lease, T-Mobile would begin its lease on May 31, 2027 at \$3,612.24 per month with a 3% annual escalator for the duration of the lease, which is consistent with the City's other communication tower leases. Projected revenue over the life of the new lease is approximately \$1,580,395.

STAFF RECOMMENDATION:

Approve the agreement.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

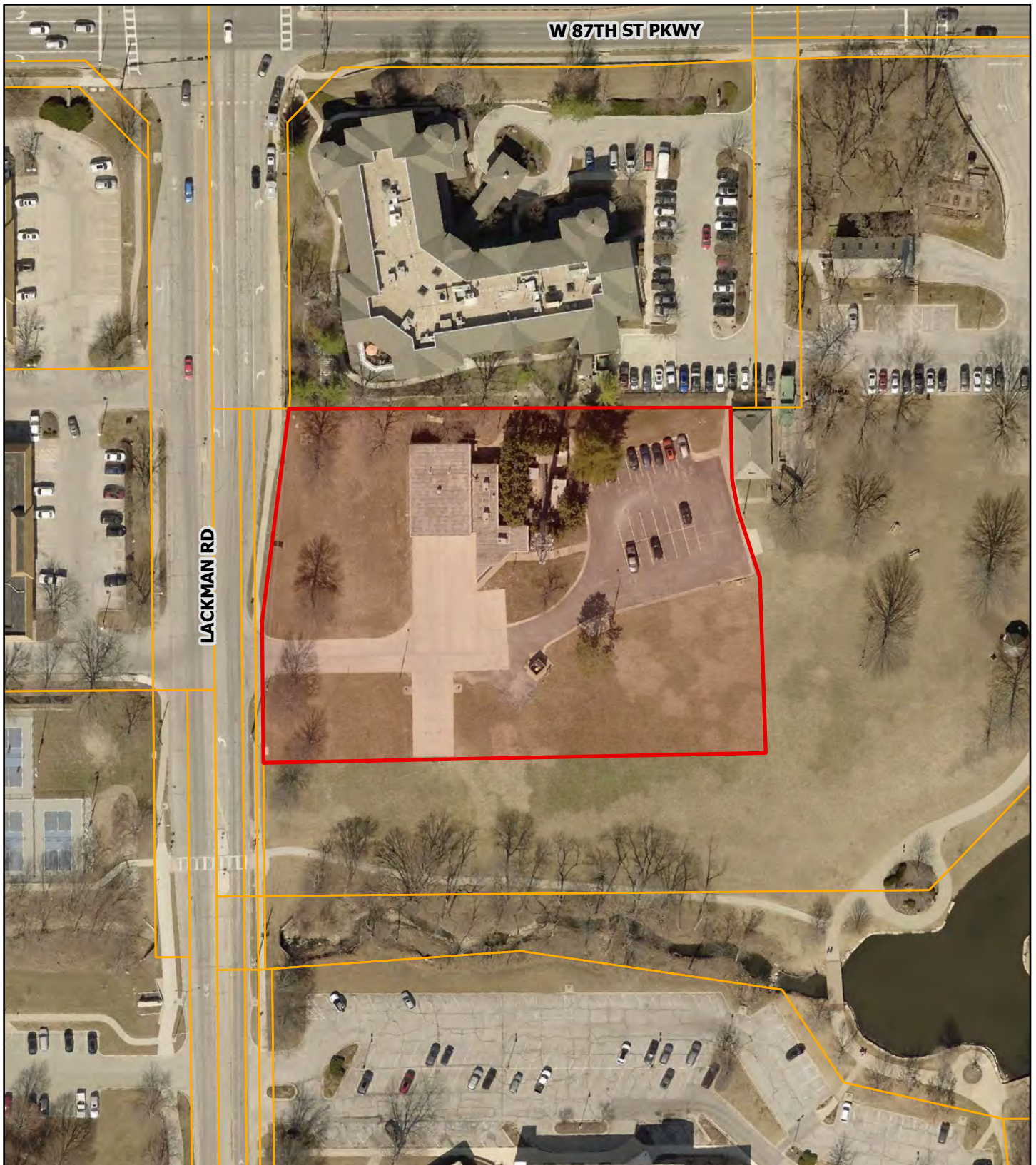
Integrated Infrastructure & Transportation

Guiding Principles

Superior Quality Services

ATTACHMENTS

1. Map



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

Fire Station 2 Communications Tower



0 50 100 200
Feet



**CITY COUNCIL
MEMORANDUM**

ITEM 8

SUBJECT: Resolution authorizing the sale, possession, and consumption of alcohol at the 2026 Food Truck Frenzy - Old Town event

CONTACT: Mike Nolan, Assistant City Manager
Steven Shrout, Assistant City Attorney

DATE: May 19, 2026

ACTION NEEDED:

Adopt a resolution authorizing the sale, possession, and consumption of alcohol at the 2026 Food Truck Frenzy - Old Town event.

PROJECT BACKGROUND/DESCRIPTION:

The City will host a Food Truck Frenzy event on July 18, 2026, in Old Town Lenexa. The event's boundary includes a portion of Santa Fe Trail Drive from Pflumm Road to 92nd Street, which will be closed to vehicular traffic.

Pursuant to Kansas law, alcohol may only be consumed on public streets, alleys, roads, sidewalks, or highways if the local governing body has approved the event by resolution and authorized the closure of any applicable streets. A licensed drinking establishment may be authorized to extend its licensed premises into the event or a temporary permit for the sale of alcoholic liquor must be issued to each person or organization intending to sell alcoholic liquor at the event. The City intends to partner with Jerry's Bait Shop to be the authorized seller of alcoholic beverages at the event.

STAFF RECOMMENDATION:

Adopt the resolution.

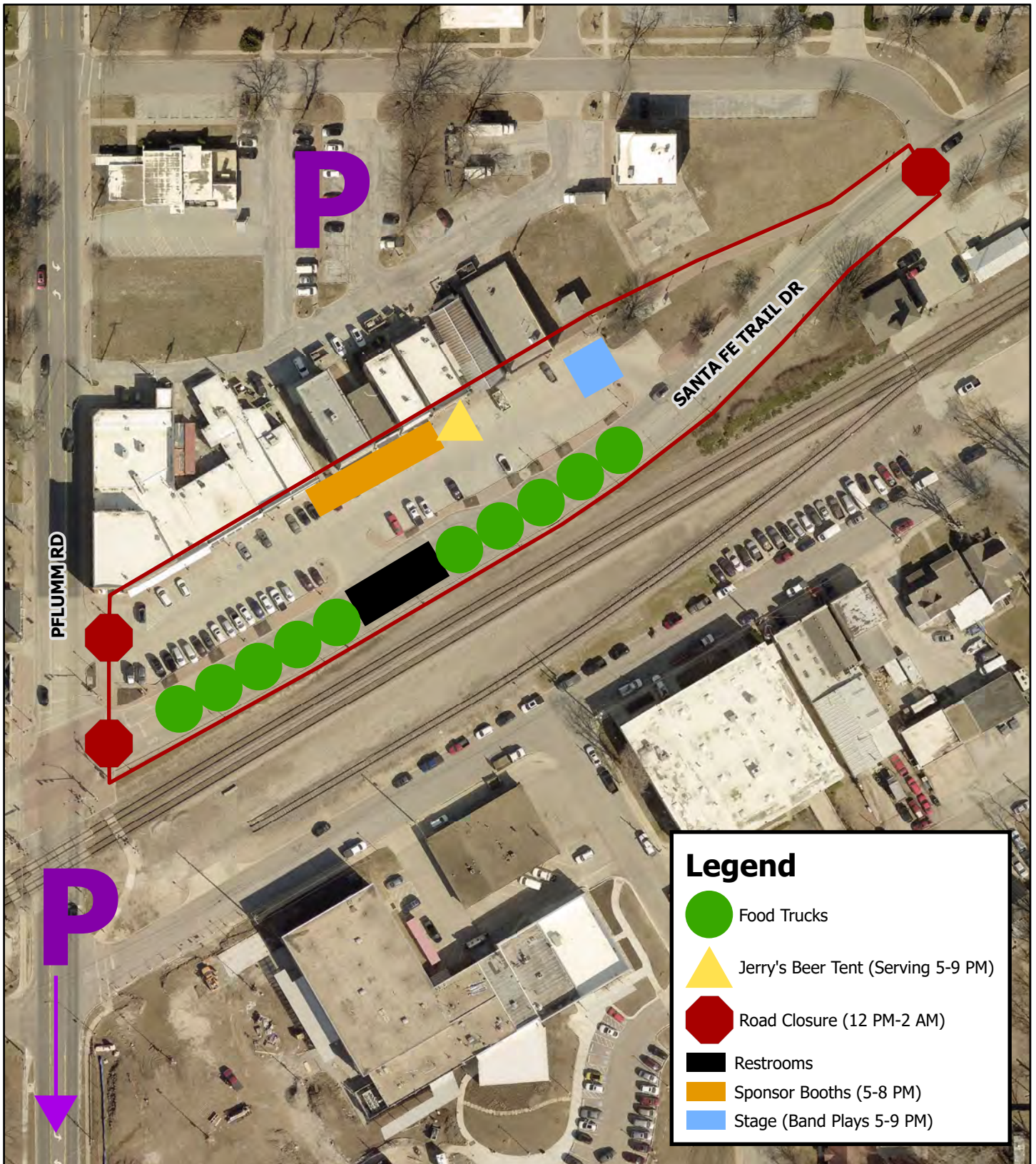
VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040
Inviting Places

Guiding Principles
Extraordinary Community Pride

ATTACHMENTS

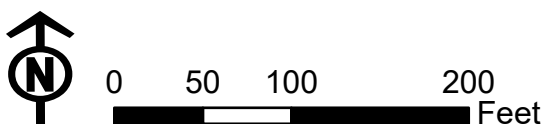
1. Map
2. Resolution



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

Food Truck Frenzy - Old Town

July 18, 2026



RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE SALE, POSSESSION, AND CONSUMPTION OF ALCOHOL AT THE FOOD TRUCK FRENZY – OLD TOWN EVENT.

WHEREAS, the Food Truck Frenzy – Old Town event (“Food Truck Frenzy”) will take place Saturday, July 18, 2026 in Old Town Lenexa; and

WHEREAS, the City intends for Mike Rounkles LLC d/b/a “Jerry’s Bait Shop” to provide and sell alcohol at the Food Truck Frenzy for consumption on the premises, including consumption on certain public streets, roads and sidewalks closed to vehicular traffic; and

WHEREAS, pursuant to K.S.A. 41-719, alcohol may be consumed on public streets, alleys, roads, sidewalks or highways as part of an event, so long as a temporary permit for the sale of alcoholic liquor has been issued by the State or a licensed drinking establishment has been authorized to extend its licensed premises pursuant to K.S.A. 41-2608 and the local governing body has approved the event and authorized the closure of any applicable streets to vehicular traffic during the special event; and

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

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

SECTION ONE: In accordance with K.S.A. 41-719, the Governing Body hereby authorizes the consumption of alcoholic liquor on public streets, alleys, roads, sidewalks or highways that are closed to vehicular traffic as part of the Food Truck Frenzy – Old Town event.

SECTION TWO: The Governing Body hereby authorizes Mike Rounkles LLC d/b/a “Jerry’s Bait Shop” to provide and sell alcohol at the Food Truck Frenzy – Old Town event, provided Mike Rounkles, LLC d/b/a/ “Jerry’s Bait Shop” first obtains the necessary temporary permit or authorization to extend its licensed premises pursuant to K.S.A. 41-2608 for the sale of alcoholic liquor from the State of Kansas, Division of Alcoholic Beverage Control.

SECTION THREE: The Governing Body hereby authorizes the closure of the following street to vehicular traffic during the Food Truck Frenzy – Old Town event:

- Santa Fe Trail Drive from Pflumm Road to 92nd Street, including the parking lot, as depicted in Exhibit A attached hereto and incorporated herein by reference.

The street is anticipated to close at 12:00 p.m. on Saturday, July 18, 2026 and re-open at 2:00 a.m. on Sunday, July 19, 2026.

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

ADOPTED by the City Council May 19, 2026.

SIGNED by the Mayor May 19, 2026.

CITY OF LENEXA, KANSAS

Julie Sayers, Mayor

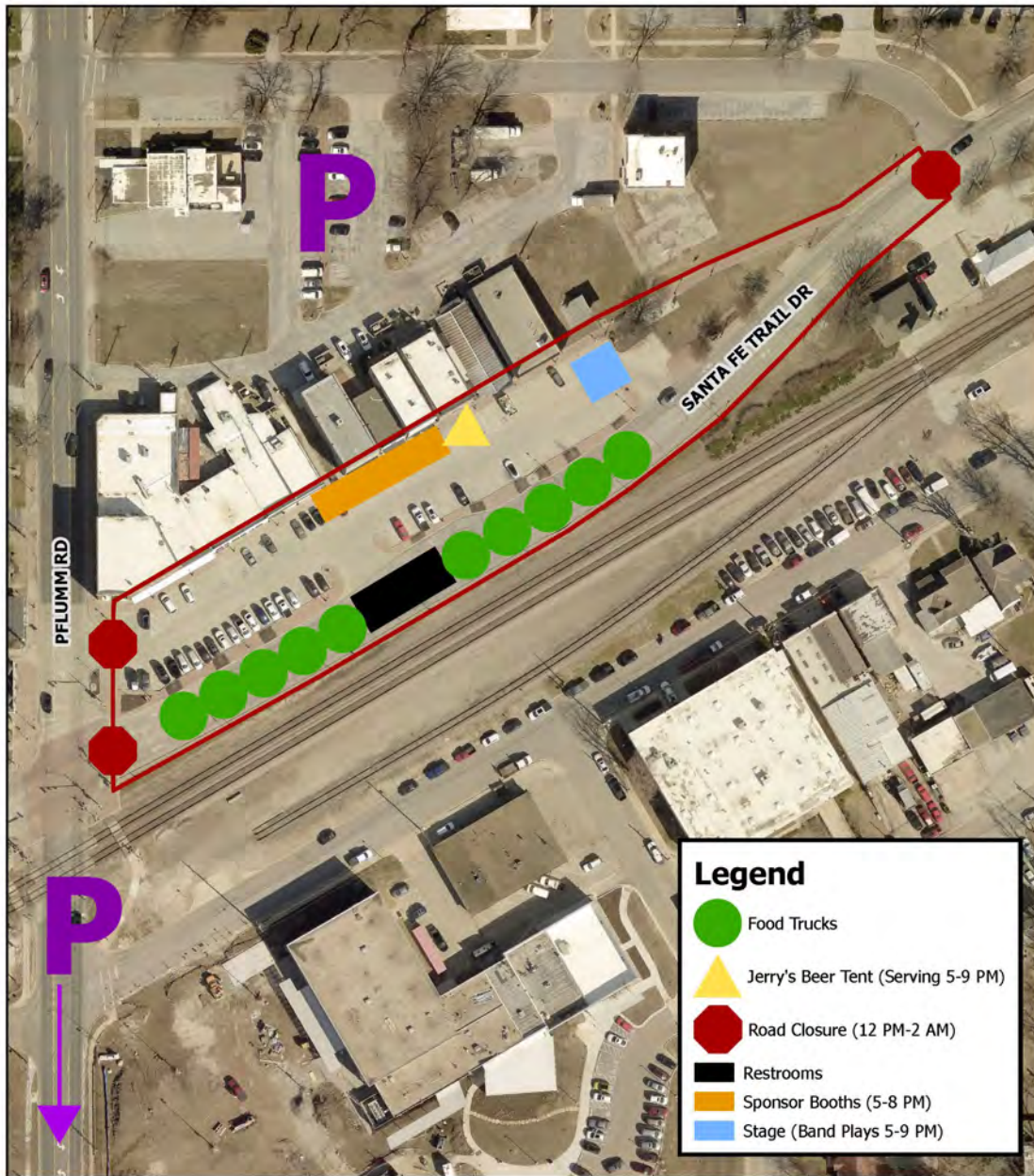
ATTEST:

Jennifer Martin, City Clerk

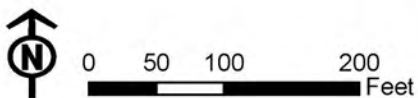
APPROVED AS TO FORM:

Steven D. Shrout, Assistant City Attorney

EXHIBIT A – Food Truck Frenzy – Old Town



Food Truck Frenzy - Old Town July 18, 2026





**CITY COUNCIL
MEMORANDUM**

ITEM 9

SUBJECT: Resolution calling for a public hearing to consider establishing a community improvement district for the Broadway Plaza Retail Center

CONTACT: Sean McLaughlin, City Attorney

DATE: May 19, 2026

ACTION NEEDED:

Adopt a resolution calling for a public hearing to consider establishing a community improvement district (CID) for the Broadway Plaza Retail Center.

PROJECT BACKGROUND/DESCRIPTION:

The City received a petition from the owners of the Broadway Plaza Retail Center (collectively, the "Petitioner"). The Petitioners own 100% of the land within the proposed CID. In order to establish a CID, the City must hold a public hearing. The attached resolution provides notice of a public hearing to consider the establishment of a CID over property located at the northwest corner of 99th Street & Quivira Road. The public hearing will be held at the Tuesday, June 16, 2026 City Council meeting at 7 PM or as soon thereafter as may be heard.

At the public hearing, staff will present more detailed information regarding the proposed CID Project. After the presentation, all interested persons will be provided an opportunity to be heard. Following the public hearing, the Governing Body, by a majority vote, may adopt an ordinance establishing the CID. The Petitioner is proposing to levy a 1% CID sales tax on all property within the CID, which covers 8.64 acres ("Property"). The developer anticipates renovation and improvements to include:

- building façade improvements;
- tenant and building interior and exterior improvements;
- parking lot and access drive improvements;
- landscaping improvements;
- site work and infrastructure improvements; and
- project signage.

If approved, the CID sales tax will commence on or about October 1, 2026 and the funds will be used to pay for approved CID eligible costs associated with the CID Project.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

There are no financial implications to the City. It is proposed that this will be a reimbursement CID financed with a 1% CID sales tax on retail sales with the CID area.

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

Broadway Plaza



0 95 190 380
Feet

RESOLUTION NO. _____

A RESOLUTION GIVING NOTICE OF A PUBLIC HEARING TO CONSIDER THE ADVISABILITY OF ESTABLISHING A COMMUNITY IMPROVEMENT DISTRICT OVER A PORTION OF LAND IN THE CITY OF LENEXA, KANSAS (BROADWAY PLAZA RETAIL CENTER).

WHEREAS, K.S.A. 12-6a26 *et seq.*, as amended, establishes the Community Improvement District Act (the “Act”) for economic development and any other purpose for which public money may be expended; and

WHEREAS, cities are authorized to create a community improvement district (“CID”) to assist with the financing of eligible projects provided cities comply with the procedures set forth in the Act; and

WHEREAS, the City received a petition from the owners of record of 100% of the land within the proposed CID and the owners of 100% by assessed value of the land area within the proposed CID generally located in the northwest corner of Quivira Road and 99th Street (the “Project”) and legally described in Section 8 herein; and

WHEREAS, in order to assist in the development and redevelopment of the CID Project, the City desires to consider the establishment of a CID as requested by Petitioners and in accordance with the Act; and

WHEREAS, K.S.A. 12-6a29 provides that any city proposing to establish a CID must adopt a resolution stating that the city is considering the establishment of a CID and include in such resolution notice that a public hearing will be held to consider the establishment of the CID.

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

SECTION 1. A public hearing to consider the advisability of creating a CID shall be held at the Lenexa City Council meeting on June 16, 2026 at 7:00 p.m., central daylight time or as soon thereafter as it may be heard, in the Council Chambers at the Lenexa City Hall, 17101 W. 87th St. Pkwy, Lenexa, Kansas.

SECTION 2. The general nature of the CID Project consists of renovation and improvements to the development commonly known as the Broadway Plaza Retail Center and includes building façade improvements; tenant and building interior and exterior improvements, parking lot and access drive improvements; landscaping improvements; site work; and infrastructure improvements. The Petitioner is requesting that revenues generated from a CID Sales Tax be used to pay for or reimburse some or all of the Project costs. The general components of the Project include but are not limited to such items as site development,

construction of buildings and tenant finish improvements, including FF&E, construction of infrastructure, streets, sidewalks and surface and structured parking; ongoing operation and maintenance costs and other any other items or uses associated with the CID Project as authorized by the Act.

SECTION 3. The estimated total cost of the CID Project is \$12,603,394.

SECTION 4. The proposed method of financing the Project is through a combination of private equity, private debt and Pay-as-you-go financing reimbursed with a CID sales tax in the proposed amount of one percent (1.0%). The City may entertain a future request to issue CID Special Obligation Bonds if the City deems it is feasible and in the best interest of the City, but the City is not obligated to approve such issuance. Further, the City will not be issuing full faith and credit bonds to finance this proposed Project.

SECTION 5. The proposed amount of the CID sales tax to be levied is one percent (1%) for a term of twenty-two (22) years from the date the CID sales tax is first collected and the Petition proposes an October 1, 2026 commencement date for the CID sales tax.

SECTION 6. There will be no CID special assessment levied on the property as a result of the CID petition.

SECTION 7. A map of the proposed CID is included in Exhibit A attached to this Resolution and incorporated herein.

SECTION 8. The legal description of the proposed CID is as follows:

TRACT 1:

All that part of the Northeast 1/4 of Section 3, Township 13, Range 24, now in the City of Lenexa, Johnson County, Kansas, more particularly described as follows:

Commencing at the Northeast corner of the Northeast 1/4 of said Section 3; thence South 2 Degrees 06 Minutes 25 Seconds East, along the East line of the Northeast 1/4 of said Section 3, a distance of 1890 feet, to the true point of beginning of subject tract; thence continuing South 2 Degrees 06 Minutes 25 Seconds East, along the East line of the Northeast 1/4 of said Section 3, a distance of 735.53 feet, to the Southeast corner thereof; thence South 87 Degrees 55 Minutes 01 Seconds West, along the South line of the Northeast 1/4 of said Section 3, a distance of 525 feet, to a point 525 feet West of the East line thereof; thence North 2 Degrees 06 Minutes 25 Seconds West, along a line 525 feet West of and parallel to the East line of the Northeast 1/4 of said Section 3, a distance of 735.53 feet; thence North 87 Degrees 53 Minutes 35 Seconds East, a distance of 525 feet, to the true point of beginning; subject to that part thereof in Quivira Road.

AND:

All that part of the Northeast 1/4 of Section 3, Township 13, Range 24, now in the City of Lenexa, Johnson County, Kansas, more particularly described as follows:

Commencing at the Northeast corner of the Northeast 1/4 of said Section 3; thence South 2 Degrees 06 Minutes 25 Seconds East, along the East line of the Northeast 1/4 of said Section 3, a distance of 1725 feet, to the true point of beginning of subject tract; thence continuing South 2 Degrees 06 Minutes 25 Seconds East, along the East line of the Northeast 1/4 of said Section 3, a distance of 165 feet; thence South 87 Degrees 53 Minutes 35 Seconds West, along a line perpendicular to the East line of the Northeast 1/4 of said Section 3, a distance of 525 feet; thence North 2 Degrees 06 Minutes 25 Seconds West, along a line 525 feet West of and parallel to the East line of the Northeast 1/4 of Section 3, a distance of 127.14 feet; thence North 67 Degrees 17 Minutes 54 Seconds East, a distance of 82.09 feet, to a point of curvature; thence Northeasterly and Easterly, along a curve to the right, having a radius of 140.60 feet, and a central angle of 20 Degrees 35 Minutes 41 Seconds, a distance of 50.54 feet, to a point of tangency; thence North 87 Degrees 53 Minutes 35 Seconds East, a distance of 398.70 feet, to the true point of beginning, subject to that part thereof in Quivira Road.

AND:

Part of the Northeast 1/4 of Section 3, Township 13 South, Range 24 East, in the City of Lenexa, Johnson County, Kansas, being more particularly described as follows:

Commencing at the Northeast corner of the Northeast 1/4 of said Section 3; thence South 02 Degrees 06 Minutes 25 Seconds East, along the East line of the Northeast 1/4 of said section 3, a distance of 2370.38 feet to a point; thence South 87 Degrees 53 Minutes 35 Seconds West, a distance of 95.00 feet to the true point of beginning; thence South 02 Degrees 06 Minutes 25 Seconds East, along a line parallel to the East line of the Northeast 1/4 of said Section 3, a distance of 50.00 feet to a point; thence South 87 Degrees 55 Minutes 01 Seconds West, a distance of 80.00 feet to a point; thence North 02 Degrees 06 Minutes 25 Seconds West, a distance of 50.00 feet to a point; thence North 87 Degrees 55 Minutes 01 Seconds East, a distance of 80.00 feet to the true point of beginning.

AND:

Part of the Northeast 1/4 of Section 3, Township 13, Range 24, now in the City of Lenexa, Johnson County, Kansas, more particularly described as follows:

Commencing at the Northeast corner of the Northeast 1/4 of said Section 3; thence South 2 Degrees 06 Minutes 25 Seconds East, along the East line of the Northeast 1/4 of said Section 3, a distance of 2036.50 feet; thence South 87 Degrees 53

Minutes 35 Seconds West, along a line perpendicular to the East line of the Northeast 1/4 of said Section 3, a distance of 55 feet, to a point on the Westerly Right-of-Way line of Quivira Road, as now established, said point also being the true point of beginning of subject tract thence North 85 Degrees 27 Minutes 09 Seconds West, a distance of 30.20 feet; thence South 87 Degrees 53 Minutes 35 Seconds West, a distance of 147 feet; thence South 2 Degrees 06 Minutes 25 Seconds East, a distance of 138 feet; thence South 87 Degrees 53 Minutes 35 Seconds West, a distance of 93 feet; thence South 2 Degrees 06 Minutes 25 Seconds East, a distance of 2822 feet, to a point of curvature; thence Southerly and Southwesterly, along a curve to the right, having a radius of 25 feet and a central angle of 48 Degrees 42 Minutes, a distance of 21.25 feet, thence South 87 Degrees 53 Minutes 35 Seconds West, a distance of 148.50 feet; thence North 2 Degrees 06 Minutes 25 Seconds West, a distance of 265 feet; thence North 87 Degrees 53 Minutes 35 Seconds East, a distance of 178 feet; thence North 2 Degrees 06 Minutes 25 Seconds West, a distance of 20 feet, thence South 87 Degrees 53 Minutes 35 Seconds West, a distance of 14 feet; thence North 2 Degrees 06 Minutes 25 Seconds West, a distance of 208 feet; thence North 87 Degrees 53 Minutes 35 Seconds East, a distance of 104 feet; thence South 2 Degrees 06 Minutes 25 Seconds East a distance of 283 feet; thence North 87 Degrees 53 Minutes 35 Seconds East, a distance of 129 feet; thence North 81 Degrees 14 Minutes 19 Seconds East, a distance of 30.20 feet, to a point 55 feet West of the East line of the Northeast 1/4 of said Section 3, said point also being on the Westerly Right-of-Way line of said Quivira Road; thence South 2 Degrees 06 Minutes 25 Seconds East, along a line 55 feet West of and parallel to the East line of the Northeast 1/4 of said Section 3 and along the Westerly Right-of-Way line of said Quivira Road, a distance of 32 feet, to the true point of beginning of subject tract,

AND:

All that part of the Northeast 1/4 of Section 3, Township 13, Range 24, now in the City of Lenexa, Johnson County, Kansas, more particularly described as follows:

Commencing at the Northeast corner of the Northeast 1/4 of said Section 3; thence South 2 Degrees 06 Minutes 25 Seconds East, along the East line of the Northeast 1/4 of said Section 3, a distance of 2625.75 feet, to the Southeast corner thereof; thence South 87 Degrees 55 Minutes 01 Seconds West, along the South line of the Northeast 1/4 of said Section 3, a distance of 489.46 feet; thence North 2 Degrees 12 Minutes 02 Seconds West, a distance of 30 feet, to a point on the Northerly Right-of-Way line of 99th Street, as now established, said point also being 30 feet North of the South line of the Northeast 1/4 of said section 3, said point also being the true point of beginning of subject tract; thence North 87 Degrees 55 Minutes 01 Seconds East, along a line 30 feet North of and parallel to the south line of the Northeast 1/4 of said Section 3 and along the Northerly Right-of-Way line of said 99th Street, a distance of 178.61 feet; thence North 2 Degrees 12 Minutes 02 Seconds West, a distance of 149.94 feet; thence South 87 Degrees

59 Minutes 53 Seconds West, a distance of 178.61 feet; thence South 2 Degrees 12 Minutes 02 Seconds East, a distance of 150.20 feet, to the true point of beginning of subject tract.

SECTION 9. The Governing Body shall consider findings necessary for the establishment of the proposed CID.

SECTION 10. A copy of this Resolution shall be mailed by certified mail, return receipt requested, to each owner and occupant of land within the proposed CID project area at least 10 days prior to the date of the public hearing. The City Clerk shall publish this resolution at least once each week for two consecutive weeks in the official city newspaper with the second publication occurring at least seven days prior to the date fixed for the public hearing.

SECTION 11. This Resolution shall be in full force and effect from and after its adoption.

ADOPTED by the Lenexa City Council this 19th day of May, 2026.

SIGNED by the Mayor this 19th day of May, 2026.

CITY OF LENEXA, KANSAS

[SEAL]

Julie Sayers, Mayor

Attest:

Jennifer Martin, City Clerk

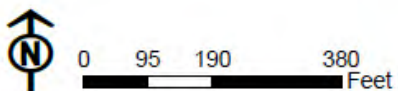
Approved As To Form:

Sean McLaughlin, City Attorney

Exhibit A – Map of Proposed CID District



Broadway Plaza





**CITY COUNCIL
MEMORANDUM**

ITEM 10

SUBJECT: Resolution consenting to a mortgage in connection with a commercial warehouse and office facility project financed with industrial revenue bonds (Lenexa Logistics Centre South - Building 6)

CONTACT: Sean McLaughlin, City Attorney

DATE: May 19, 2026

ACTION NEEDED:

Adopt a resolution consenting to a mortgage connection with a commercial warehouse and office facility project financed with industrial revenue bonds (IRBs) (Lenexa Logistics Centre South - Building 6).

PROJECT BACKGROUND/DESCRIPTION:

In October 2025, the City issued its IRBs in an amount not to exceed \$22 million to finance the cost of acquiring, constructing, and equipping a 198,715 square foot light industrial/warehouse building in the Lenexa Logistics Centre South development located west of 113th Street & Britton Street ("Project"). Pursuant to the IRB documents, the City executed a lease and base lease with Lenexa Logistics South 6, LLC ("Developer"). The Developer now desires to refinance the Project and the existing mortgage and enter into a loan agreement with Nationwide Insurance and grant the new lender a leasehold mortgage for purposes of securing the loan. Pursuant to the IRB 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. The refinancing and new leasehold mortgage do not release the Developer of its liability to perform its duties and obligations under the Lease Agreement or under the payment in lieu of taxes (PILOT) agreement.

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 bonds and all fees related to the bond issue, including an origination fee.

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

Lenexa Logistics Centre South Building 6



0 200 400 800
Feet

RESOLUTION NO. 2026-_____

A RESOLUTION CONSENTING TO A MORTGAGE AND AUTHORIZING THE EXECUTION OF DOCUMENTS IN CONNECTION WITH A COMMERCIAL WAREHOUSE AND OFFICE FACILITY FINANCED WITH THE CITY'S INDUSTRIAL REVENUE BONDS (TAXABLE UNDER FEDERAL LAW) SERIES 2025 (LENEXA LOGISTICS CENTRE SOUTH – BUILDING 6).

WHEREAS, the City of Lenexa, Kansas (the “City”), has previously issued its Industrial Revenue Bonds (Taxable Under Federal Law), Series 2025 (Lenexa Logistics Centre South – Building 6) (the “Bonds”), pursuant to a Trust Indenture dated as of October 1, 2025 (the “Indenture”), between the Issuer and BOKF, N.A. (the “Trustee”); and

WHEREAS, the proceeds of the Bonds were used to finance the cost of acquiring, constructing and equipping an approximately 198,715 square foot commercial industrial, warehouse and office facility (the “Project”), which Project was leased by the City to Lenexa Logistics South 6, LLC, a Kansas limited liability company (the “Company”), pursuant to a Lease dated as of October 1, 2025 (the “Lease”); and

WHEREAS, the Company is the owner of the 100% of the outstanding Bonds and previously pledged the Bonds to Security Bank of Kansas City, a Kansas banking corporation (the “Original Lender”), as collateral for a loan from the Original Lender to the Company pursuant to a mortgage granted by the Company to the Original Lender; and

WHEREAS, the Company desires to enter into a loan agreement (the “Loan”) with Nationwide Insurance, an Ohio corporation, or its successors and/or assigns (the “Lender”), and in connection with the Loan, the Company desires to grant a mortgage to the Lender (the “Mortgage”) for the purpose of securing the Loan; and

WHEREAS, pursuant to Section 9.2 of the Lease, the Company may assign or mortgage its interest in the Lease with the prior written consent of the City, and the Company has requested the City to consent to the Mortgage; and

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

WHEREAS, the Company has further requested to amend the Indenture and the Lease to modify the definitions of “Lender” and “Mortgage” provided in the Lease; and

WHEREAS, Section 28.1 of the Lease authorizes the City and the Company to amend the Lease with the consent of the Trustee and the Owners of all of the Outstanding Bonds (as defined in the Indenture); and

WHEREAS, the Company, individually and as the Owner of all Outstanding Bonds, has represented that it intends to execute a supplemental lease (the “First Supplemental Lease”) between the City and the Company as may be required in the Lease; and

WHEREAS, the Trustee has represented that it intends to execute and consent to the First Supplemental Lease; and

WHEREAS, the Governing Body of the City has determined it is in the best interests of the City to authorize the execution of certain documents in connection with the Mortgage;

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

SECTION 1. The City hereby consents to the Company's grant of the Mortgage for the purposes herein described and authorizes the execution of a First Supplemental Lease in connection therewith. 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 2. This Resolution shall be in full force and effect from and after its adoption.

ADOPTED by the Lenexa City Council on May 19, 2026.

SIGNED by the Mayor on May 19, 2026.

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 11

SUBJECT: Resolution authorizing the Mayor and the City Manager to enter into partial release of real estate and execution of certain documents in connection with the City's industrial revenue bonds, Series 2025 for property located at the southwest corner of Prairie Star Parkway & Vahalla Street (Villas at Vista Village - Phase I)

CONTACT: Sean McLaughlin, City Attorney

DATE: May 19, 2026

ACTION NEEDED:

Adopt a resolution authorizing the Mayor and the City Manager to enter into partial release of real estate and execution of certain documents in connection with the City's industrial revenue bonds (IRBs), Series 2025 for property located at the southwest corner of Prairie Star Parkway & Vahalla Street (Villas at Vista Village - Phase I).

PROJECT BACKGROUND/DESCRIPTION:

On October 1, 2024, the Governing Body passed Ordinance 6001 authorizing the issuance of its IRBs, Series 2025 in the aggregate principal amount of \$16.5 million ("Bonds") to help finance the acquisition, construction, and equipping of Phase 1 of the Villas at Vista Village, which is located in the southwest corner of Prairie Star Parkway & Vahalla Street ("Project"). During the term of the outstanding Bonds, the City and Luxe, LLC ("Developer") entered into a lease-leaseback arrangement in order to secure the Bonds. Pursuant to the lease-leaseback arrangement, the City leased the property from the Company ("Base Lease") and then leased back the Project to the Developer ("Lease"). The Developer has completed several villas for the Project and has requested the City to release from the Bond documents the lots on which the completed villas are located.

This resolution approves and authorizes the Mayor and City Manager to execute all documents necessary to release the lots from the Bond documents. The lots will not be released until the Bond trustee, Security Bank of Kansas City, certifies the portion of the Bond principal securing those lots is repaid, and the remaining property is sufficient to secure the outstanding Bond, which is commonly referred to as a partial redemption.

Finally, the Project anticipates the need for future partial releases and the resolution authorizes the Mayor and City Manager to execute future release documents so long as the future release requests from the Developer meet all the necessary parameters of the resolution and the Bond trustee certifies partial redemption of the Bonds for those portions seeking release.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

The Bonds for the Project were only used for the sales tax exemption on construction materials. There is no associated tax abatement. The Bonds are not backed by the full faith and credit of the City. The applicant is responsible for repayment of the Bonds and all fees related to the Bond issue.

STAFF RECOMMENDATION:

Adopt the resolution.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Thriving Economy

Guiding Principles

Responsible Economic Development

ATTACHMENTS

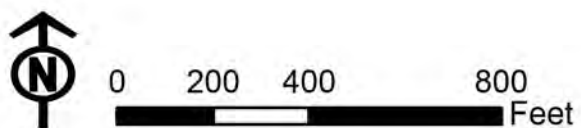
1. Map
2. Resolution
3. Resolution exhibits located in the Appendix



Document Path: C:\Users\cdkyle\Downloads\MyProject\MyProject.aprx

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

Villas at Vista Village



RESOLUTION NO. 2026-_____

A RESOLUTION AUTHORIZING THE MAYOR AND THE CITY MANAGER TO ENTER INTO PARTIAL RELEASE OF REAL ESTATE AND THE EXECUTION OF CERTAIN DOCUMENTS IN CONNECTION WITH THE CITY'S INDUSTRIAL REVENUE BONDS (TAXABLE UNDER FEDERAL LAW), SERIES 2025 FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF PRAIRIE STAR PARKWAY AND VAHALLA STREET, LENEXA, KANSAS (VILLAS AT VISTA VILLAGE – PHASE I).

WHEREAS, the City of Lenexa, Kansas (the “City”, also referred to as “Issuer”) previously has issued its Federally Taxable Private Activity Revenue Bonds, Series 2025 (Villas at Vista Village – Phase I), in the principal amount not to exceed \$16,500,000 (the “Bonds”), pursuant to a Trust Indenture dated as of March 1, 2025 (the “Original Indenture”), between the Issuer and Security Bank of Kansas City (the “Trustee”), for the purpose of financing the cost of acquiring construction materials for a multi-family villa development as well as associated infrastructure, as further described in the Original Indenture (collectively, the “Improvements”); and

WHEREAS, Luxe LLC, a Kansas limited liability company (the “Company”), is the owner of certain real property (the “Land”) on which the Improvements are or will be located (the Improvements and the Land, collectively, the “Project”); and

WHEREAS, the Issuer entered into a Base Lease Agreement dated as of March 1, 2025 (the “Original Base Lease”), to lease from the Company the Project, and the Issuer leased the Project to the Company pursuant to the terms and conditions of the Lease dated as of March 1, 2025 (the “Original Lease”), between the Company and the Issuer; and

WHEREAS, the Company has requested a partial release of a portion of the Land from the Original Indenture, Original Base Lease, and Original Lease in order to facilitate the sale of certain tracts upon which certain infrastructure improvements were made; and

WHEREAS, the Company has further requested that the Issuer and the Trustee enter into a First Supplemental Trust Indenture (the “First Supplemental Indenture”), and that the Issuer and the Company enter into a First Supplemental Base Lease Agreement (the “First Supplemental Base Lease”), and a First Supplemental Lease (the “First Supplemental Lease”), to implement such partial release; and

WHEREAS, capitalized terms used and not otherwise defined herein shall have the meanings ascribed to them in the Original Indenture; and

WHEREAS, pursuant to Sections 1102 and 1103 of the Original Indenture, the Issuer and the Trustee may execute and deliver such supplemental indentures in connection with the amendment to the Original Indenture with the consent of the Company and the owner of 100% of the Outstanding Bonds (defined in the Original Indenture); and

WHEREAS, the Original Base Lease may be amended, changed, modified, altered or terminated pursuant to Section 9.04 thereof, with the prior written consent of the parties thereto and the Trustee; and

WHEREAS, the Original Lease may be amended, changed, modified, altered or terminated pursuant to Section 28.1 thereof, by an agreement in writing executed by the Issuer and the Company and consented to in writing by the Trustee and by the owners of all of the Outstanding Bonds; and

WHEREAS, the Company, as the owner of 100% of the Outstanding Bonds and as a party to both the First Supplemental Base Lease and the First Supplemental Lease, and the Trustee have consented to the partial release; and

WHEREAS, the project comprises 26 lots which are in differing development phases as shown on **Exhibit A**; and

WHEREAS, the Company is required to provide a request for partial release and payment per Section 17.1 of the Original Lease, as amended; and

WHEREAS, the Governing Body of the City finds it in the best interests of the City to provide the Mayor and City Manager authority enter into the Lots 43, 44, 45, 46, and 47 Release Documents (defined herein) and Future Release Documents (defined herein) in accordance with the requirements set forth in the Original Lease, as amended, and Bond Documents (defined herein), in substantially the same form as **Exhibit B**, attached hereto with such corrections or amendments thereto as the Mayor, upon recommendation of the City Attorney, may approve as evidenced by the execution thereof; and

WHEREAS, the Original Indenture, the Original Base Lease, the Original Lease, and the Bond Purchase Agreement (defined in the Original Indenture), each as may be amended, and collectively shall be referred to as “Bond Documents”; and

WHEREAS, the Governing Body of the City finds and determines that it is necessary and desirable for the City to enter into certain documents and take certain other actions and approve the execution of certain other documents as herein provided to partially release a portion of the Land from the Project.

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

SECTION ONE. Acknowledgment and Approval. The City hereby acknowledges and approves the Company’s request for a partial release, specifically related to Lot 43, of the Land from the Project.

SECTION TWO. Authorization and Execution of Documents. The Mayor and the City Manager are hereby authorized and directed to execute and deliver the First Supplemental Indenture, the First Supplemental Base Lease, the First Supplemental Lease, and a Partial Release of Leases (collectively, the “Lots 43, 44, 45, 46, and 47 Release Documents”) (copies of said documents shall be filed in the records of the City)

for and on behalf of and as the act and deed of the City, subject to the confirmation by Kutak Rock LLP, the City's Bond Counsel, and the City Attorney, that the conditions set forth herein have been satisfied. The City Clerk is hereby authorized and directed to attest to and affix the seal of the City to the Release Documents.

SECTION THREE. Further Authority. The City shall, and the officers and agents of the City are hereby authorized and directed to, take such action, expend such funds and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution and to carry out, comply with and perform the duties of the City with respect to the Future Release Documents.

SECTION FOUR. Future Authority. Upon the Company's request for a partial release of a portion of the Land from the Bond Documents and fulfillment of all requirements in the Bond Documents, the Mayor, the City Manager, and any necessary officers and agents of the City are hereby authorized and directed to execute and deliver supplemental indentures, supplemental base leases, supplemental leases, and partial releases of leases (collectively, the "Future Release Documents") (copies of said documents shall be filed in the records of the City) for and on behalf of and as the act and deed of the City, subject to the confirmation by Kutak Rock LLP, the City's Bond Counsel, and the City Attorney, that the conditions set forth herein have been satisfied. The City Clerk is hereby authorized and directed to attest to and affix the seal of the City to the Future Release Documents.

SECTION FIVE. Effective Date. This Resolution shall take effect and be in full force from and after its adoption.

ADOPTED by the Lenexa City Council this 19th day of May, 2026.

APPROVED AND SIGNED by the Mayor this 19th day of May, 2026.

CITY OF LENEXA, KANSAS

By: _____
Julie Sayers, Mayor

[SEAL]

ATTEST:

By: _____
Jennifer Martin, City Clerk

APPROVED AS TO FORM:

By: _____
Sean McLaughlin, City Attorney



**CITY COUNCIL
MEMORANDUM**

ITEM 12

SUBJECT: Approval of a final plan for a mixed-use development known as The Rise located in City Center Lenexa East Village at the southeast corner of 87th Street Parkway & Renner Boulevard in the CC, Planned City Center District - **ITEM CONTINUED TO THE JUNE 2, 2026 CITY COUNCIL MEETING AT THE APPLICANT'S REQUEST**

CONTACT: Stephanie Sullivan, Planning Manager

DATE: May 19, 2026

PROJECT BACKGROUND/DESCRIPTION:

This item has been continued to the June 2, 2026 City Council meeting at the applicant's request.



**CITY COUNCIL
MEMORANDUM**

ITEM 13

SUBJECT: Consideration of City Center TIF District - Redevelopment (TIF) Project Plan 2D (The Rise at City Center Project)

CONTACT: Sean McLaughlin, City Attorney

DATE: May 19, 2026

ACTION NEEDED:

- a. Hold a public hearing to consider approving Tax Increment Financing (TIF) Project Plan 2D ("Project Plan 2D");
- b. Pass an ordinance approving TIF Project Plan 2D;
- c. Approve a Disposition and Development Agreement with The RiSE CC, Inc. and CB Rise, LLC;
- d. Approve a Resolution of Intent to issue up to \$21 million in industrial revenue bonds (IRBs);
- e. Approve a City Center East Community Improvement District Grant Agreement with The RiSE CC, Inc. and CB Rise LLC; and
- f. Approve an Amended and Restated Development Agreement with The RiSE CC, Inc. and CB Rise LLC.

PROJECT BACKGROUND/DESCRIPTION:

At this meeting, the Governing Body will consider approval of a final plan for a 9+ story mixed-use project that includes approximately 122 active-adult boutique residential units; 7,000 square feet of office/retail space; a 2,500 square foot rooftop restaurant and bar; and structured parking on the property as well as associated infrastructure ("Project"). The Project, which is commonly referred to as The Rise, is located on 1.54 acres at the southeast corner of 87th Street Parkway & Renner Boulevard ("Property"). The RiSE CC, Inc. and CB Rise, LLC are the developers of the Project (collectively, "Developer").

The Rise is a unique project and will require a multi-faceted economic incentive package. On October 21, 2025, the Developer and the City entered into a development agreement setting forth the terms and conditions associated with the Project's economic incentives ("Development Agreement").

TIF Project Plan 2D

After staff's presentation, the Governing Body will open a public hearing to consider approving TIF Project Plan 2D located on 1.54 acres at the southeast corner of 87th Street Parkway & Renner Boulevard within that portion of the City Center TIF District referred to as City Center East.

The TIF increment generated from the Project Plan 2D area will be used to reimburse the Developer and the City for TIF eligible costs associated with the Project. The eligible costs, priority, and terms of reimbursement are set forth in the Disposition and Development Agreement with the Developer ("DDA").

The TIF increment received from the Project Plan 2D area is allocated between the Developer and the City as follows:

Year	Developer TIF Revenue Allocation	City TIF Revenue Allocation
Year 1	0%	100%
Years 2-11	100%	0%
Years 12-16	50%	50%
Years 17-20	0%	100%

The Developer TIF reimbursable expenses include costs incurred for site development (grading, stormwater, water mains, utility costs in the right-of-way, etc.), surface and structured parking, public and private streets, and interest during construction. The City TIF eligible costs include land acquisition costs, special assessments associated with public streets, and other public improvements.

This DDA also includes a number of performance standards, including commencement on July 31, 2027 and thereafter diligently pursued with completion on or before December 31, 2030, along with the City's standard terms and conditions for TIF DDA.

Industrial Revenue Bonds

The Developer is requesting \$21 million in IRBs for the construction of the Project. The City owns the Property on which the Project will be constructed and, in accordance with the terms of the Development Agreement, the City will remain the owner of the Property. The City and the Developer will then enter into a ground lease for the Property through the standard lease and trust documents associated with an IRB issuance. The City intends to issue IRBs for the Developer to finance construction of the Project, which would allow the Developer to take advantage of the sales tax exemption on construction materials purchased with the IRB proceeds. The IRBs would be privately placed, and the Developer would have sole responsibility for making all principal and interest payments. The IRBs and the associated trust and lease documents would also be used to lease the Project area to the Developer, subject to certain terms and conditions including the right for the Developer to redeem the IRBs early.

During the term of the IRB lease, the Developer would hold all incidents of ownership, including the payment of all ad valorem property taxes for the Project area. However, the City would be responsible for paying the special assessments for the 87th Street Parkway Special Benefit District and the City Center East Internal Streets Special Benefit District, which the City anticipates being reimbursed for through the TIF revenues. During the term of the IRB lease, the Developer has the right to redeem the IRBs early and take ownership of the Project area by making payment to the City an amount equal to the City's contribution to the Project less the actual TIF revenues received by the City. At the end of the IRB lease, the City would convey the Project area to the Developer.

City Center East Community Improvement District Grant

The Governing Body will also consider approving a City Center East Community Improvement District Grant Agreement ("Grant") with the Developer for the construction of the Project. The purpose of the Grant is to ensure the Project is constructed in a high-quality manner in accordance with Lenexa City Center

design guidelines and planning requirements that emphasize mixed-use urban scale development including retail, office, and entertainment mixed with a significant number of residential units. The Grant provides \$400,000 and will be paid out in quarterly installments with the first installment being paid within 30 days of the Project obtaining a certificate of occupancy and the remaining disbursements made on a quarterly basis until the Grant is paid in full. The Grant and the annual installments are contingent on the Project being completed by December 31, 2030. The Grant is funded with CID revenue that the City receives from the City Center East Community Improvement District II (“CCE CID II”). CCE CID II was approved in 2014 and levies a 1% CID sales tax over 8.6 acres in City Center East. The CID revenue collected by the City must be used in the CCE CID II area for CID eligible costs such as those development costs associated with the Project. The Grant agreement contains the City’s standard terms and conditions for economic development grants.

Amended and Restated Development Agreement

Finally, CB Rise, LLC was added to the development team after the approval of the Development Agreement in fall 2025. The proposed Amended and Restated Development Agreement adds CB Rise, LLC as party to the Development Agreement. The other terms and conditions of the Development Agreement remained unchanged.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

TIF Project Plan 2D

The eligible reimbursable TIF expenses total \$12 million, of which approximately \$8 million are Developer TIF eligible costs and \$4 million are City TIF eligible costs.

The feasibility study conservatively estimates the TIF increment generated from the Project at \$8,232,992 over the 20-year TIF term. The TIF costs exceed the expected TIF increment, but this is done by design as the assumptions utilized in the feasibility study are conservative. The TIF increment plus other available revenues and funds are expected to be sufficient to pay for the approved TIF reimbursable expenses.

Industrial Revenue Bonds

IRBs are not backed by the full faith and credit of the city. The applicant is responsible for repayment of the bonds and all fees related to the bond issue.

City Center East Community Improvement District Grant

The Grant will be funded with the 1% CID sales tax levied on a portion of City Center East. In accordance with K.S.A. 12-6a26, the Grant must be used for CID-eligible costs in the CCE CID II area. The City’s portion of the CCE CID II funds will be sufficient to cover this Grant.

STAFF RECOMMENDATION:

Hold the public hearing, pass the ordinance, adopt the resolution, and approve the agreements in the form approved by the City Attorney.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040
Thriving Economy

Guiding Principles
Responsible Economic Development

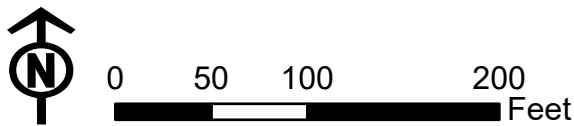
ATTACHMENTS

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



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

The Rise



ORDINANCE NO. _____

ORDINANCE APPROVING AND ADOPTING REDEVELOPMENT PROJECT PLAN 2D WITHIN A REDEVELOPMENT DISTRICT IN THE CITY OF LENEXA, KANSAS GENERALLY REFERRED TO AS THE CITY CENTER TIF DISTRICT (THE RISE AT CITY CENTER 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 1.54 acres (“Project Plan 2D”) which was found by the Lenexa Planning Commission on April 6, 2026 to be consistent with the intent of the comprehensive plan for the development of the City; and

WHEREAS, the purpose of Project Plan 2D is for The RiSE CC, Inc. and CB Rise, LLC (collectively, the “Developer”) to construct or cause to be constructed a 9+ story, mixed-use project with office and/or retail and active-adult boutique residential units as well as structured parking and associated infrastructure (the “The Rise Project”); and

WHEREAS, Project Plan 2D contemplates reimbursement to the Developer for land acquisition within the Project Plan area, architectural and engineering costs associated with the site improvements (but excluding all other vertical buildings to be owned or leased by the Developer), infrastructure improvements, site development, surface parking, lighting, landscaping, hardscape, utilities located within the right-of-way, sidewalks, construction interest, and related site amenities and improvements; and

WHEREAS, Project Plan 2D contemplates reimbursement to the City for special assessments/financing costs associated with special benefit districts established to finance the City Center East Village internal public streets and the 87th St. Parkway improvements; land costs associated with property acquisition

and conveyance in City Center East and certain financing costs associated therewith; and structured parking located in City Center East; and

WHEREAS, Project Plan 2D shall utilize the TIF increment generated from The Rise Project within the Project Plan 2D area and associated appurtenances thereto (the “Project”) to reimburse Developer and the City for various approved TIF eligible expenses associated with the Project, as described in more detail in Project Plan 2D and the associated Disposition & Development Agreement (“DDA”); and

WHEREAS, pursuant to Resolution No. 2026-012 adopted April 7, 2026, the City gave notice of its intent to consider Project Plan 2D and conduct a public hearing on the proposed Project Plan 2D at the City Council meeting on May 19, 2026 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 Lenexa’s CFO which indicates the benefits derived from Project Plan 2D are significant. Revenues from Project Plan 2D 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 2D, 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 2D. 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 2D, 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 2D 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 19th day of May, 2026.

SIGNED by the Mayor this 19th day of May, 2026.

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 14

SUBJECT: Consideration of resolutions authorizing the sale of general obligation bonds, Series 2026A, and general obligation temporary notes, Series 2026B, in the principal amount of approximately \$44.5 million

CONTACT: Nate Blum, Chief Financial Officer

DATE: May 19, 2026

ACTION NEEDED:

- a. Adopt a resolution authorizing the City to construct certain main trafficway improvements and authorizing the issuance of general obligation bonds to finance the improvements; and
- b. Adopt a resolution authorizing the sale and delivery of general obligation bonds, Series 2026A, and general obligation temporary notes, Series 2026B, in the principal amount of approximately \$44.5 million.

PROJECT BACKGROUND/DESCRIPTION:

This planned bond issuance is to provide funding for capital projects included in the adopted FY 2026-2030 Capital Improvement Program (CIP). The City is tentatively scheduled to accept bids on June 10, 2026, although the City can adjust the sale date as needed due to market conditions.

The estimated general obligation bond issuance amount of \$31.2 million would be allocated as follows:

- \$4,900,000 for the 83rd Street Improvements - Gleason Road to Clare Road.
- \$810,000 for 91st St Improvements - Cedar Niles Road to Canyon Creek Boulevard.
- \$25,490,000 for Lenexa Fire Station 6.

The estimated general obligation temporary note issuance amount of \$13.3 million would be allocated as follows:

- \$8,780,000 for the Woodsonia Drive Special Benefit District.
- \$4,540,000 for the Lenexa Logistics Centre North Phase - 2 Britton Street Special Benefit District.

The City will request credit ratings from Moody's Investors Service and S&P Global Ratings for the bond issue. The City currently has the best possible credit ratings on outstanding bonds (Aaa from Moody's and AAA from S&P). The bond issue is anticipated to be completed and closed in July 2026.

FINANCIAL IMPLICATIONS/FUNDING SOURCES:

All of these projects are included in the FY 2026-2030 CIP with the general obligation bonds as the approved funding source. The estimated debt service on the general obligation bonds and temporary notes

will be repaid through property tax and special assessment revenues in the Debt Service Fund, with payments anticipated to begin in 2027.

STAFF RECOMMENDATION:

Adopt the resolutions.

VISION / GUIDING PRINCIPLES ALIGNMENT:

Vision 2040

Thriving Economy

Guiding Principles

Prudent Financial Management
Strategic Community Investment
Responsible Economic Development

ATTACHMENTS

1. Resolution - Main Trafficway
2. Resolution - Authorizing Sale

RESOLUTION NO. 2026-____

**A RESOLUTION AUTHORIZING THE CITY OF LENEXA, KANSAS, TO
CONSTRUCT CERTAIN MAIN TRAFFICWAY IMPROVEMENTS AND
AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS
OF THE CITY TO PAY THE COSTS THEREOF.**

WHEREAS, K.S.A. 12-685 to 12-690, inclusive (the “Act”), authorizes the Governing Body of the City of Lenexa, Kansas (the “City”), to construct main trafficway or main trafficway connection improvements and to issue general obligation bonds of the City for such purpose; and

WHEREAS, pursuant to Ordinance No. 5015, of the City passed on February 19, 2008, as amended by Ordinance No. 5444 passed on May 19, 2015 (together, the “Main Trafficway Ordinance”), the City has designated certain streets or portions of streets within the City as main trafficways or trafficway connections pursuant to the Act, including that part of 91st Street within the City from Woodland Road to the western City limits; and

WHEREAS, the Governing Body of the City has determined that it is necessary to construct certain improvements to 91st Street from Cedar Niles east to the existing improved section of 91st Street, consisting of the reconstruction of 91st Street into a standard City street section with new concrete curb and gutter, pavement, stormwater system, street lighting, intersection improvements, and sidewalks and all related appurtenances (the “Trafficway Improvements”), at a total estimated cost of \$7,407,974, with such costs paid from the proceeds of general obligation bonds of the City; and

WHEREAS, the Trafficway Improvements are all within the City limits of the City; and

WHEREAS, the Governing Body of the City has determined that it is necessary and desirable to pay the costs of the Trafficway Improvements with the proceeds of general obligation bonds of the City;

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

Section 1. In accordance with the Act, the Governing Body of the City hereby authorizes the Trafficway Improvements.

Section 2. For the purpose of providing funds to pay the costs of the Trafficway Improvements, the City hereby authorizes the issuance of its general obligation bonds in an amount not to exceed \$7,407,974.

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

ADOPTED by the Lenexa City Council on May 19, 2026.

SIGNED by the Mayor on May 19, 2026.

CITY OF LENEXA, KANSAS

(Seal)

Julie Sayers, Mayor

Attest:

Jennifer Martin, City Clerk

APPROVED AS TO FORM:

Sean McLaughlin, City Attorney

RESOLUTION NO. 2026-____

**A RESOLUTION AUTHORIZING THE PUBLIC SALE OF CERTAIN
GENERAL OBLIGATION BONDS AND NOTES OF THE CITY OF
LENEXA, KANSAS.**

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

Section 1. The following bonds and notes of the City of Lenexa, Kansas (the “City”), shall be offered at competitive public sale on June 10, 2026, at the respective times listed below, or at such other time and date as is approved by the Mayor.

Approximate Principal Amount	Name of Obligation	Series	Sale Time
\$31,200,000	General Obligation Bonds	2026A (the “Bonds”)	10:00 a.m., Central Time
\$13,320,000	General Obligation Temporary Notes	2026B (the “Notes”)	10:00 a.m., Central Time

Section 2. The City Clerk is authorized and directed to receive bids for the purchase of the Bonds and the Notes (collectively, the “Securities”, and each a “Security”), on behalf of the City at the specified time and place. Such bids may be received electronically through an experienced municipal bond electronic bid provider and through other means determined by the City’s Chief Financial Officer, in consultation with the City’s Bond Counsel and Municipal Advisor, to be in the best interest of the City.

Section 3. The Mayor and City Clerk are authorized to cause to be prepared and executed a preliminary official statement and notice of sale for use in connection with the public sale of the Securities.

Section 4. The Chief Financial Officer is authorized and directed to give notice of the sale of the Bonds by publishing a summary notice of bond sale not less than six days nor more than thirty days before the date of the sale in a newspaper of general circulation in Johnson County, Kansas, and the *Kansas Register* and to give notice of the sale of the Bonds by making copies of a notice of sale and preliminary official statement available to prospective purchasers of the Bonds, through such means as determined by the Chief Financial Officer, in consultation with the Municipal Advisor, to be in the best interest of the City.

Section 5. For the purpose of enabling each purchaser of a Security (an “Original Purchaser”) to comply with the requirements of Rule 15c2-12(b)(1) of the Securities and Exchange Commission, the appropriate officers of the City are authorized, if requested, to provide such Original Purchaser a letter or certification to the effect that the City deems

the information contained in the preliminary official statement to be “final” as of its date, except for the omission of such information as is permitted by Rule 15c2-12(b)(1), and to take such other actions or execute such other documents as such officers in their reasonable judgment deem necessary to enable such Original Purchaser to comply with the requirements of such rule.

Section 6. The City agrees to provide to each Original Purchaser within seven business days of the date of the sale of the Securities, or within sufficient time to accompany any confirmation that requests payment from any customer of such Original Purchaser, whichever is earlier, sufficient copies of the final official statement to enable the Original Purchasers to comply with the requirements of Rule 15c2-12(b)(4) of the Securities and Exchange Commission and with the requirements of Rule G-32 of the Municipal Securities Rulemaking Board.

Section 7. The City agrees to enter into a written agreement or contract on or before the date of delivery of each Security and to provide ongoing disclosure about the City for the benefit of the holders of such Security as required by Rule 15c2-12(b)(5)(1) of the Securities and Exchange Commission (the “Rule”). The City may further designate Kutak Rock LLP as an agent of the City for the purpose of obtaining and disseminating information in connection with the Rule if requested by the City.

Section 8. The City Manager; the City Attorney; the Chief Financial Officer; the City Clerk; Kutak Rock LLP, the City’s Bond Counsel; Baker Tilly Municipal Advisors, LLC, the City’s Municipal Advisor, and the other officers and representatives of the City are authorized and directed to take such other action as may be necessary to carry out the public sale of the Securities.

Section 9. This Resolution shall be in full force and effect from and after its adoption.

ADOPTED by the Lenexa City Council this 19th day of May, 2026.

APPROVED AND SIGNED by the Mayor this 19th day of May, 2026.

CITY OF LENEXA, KANSAS

By: _____
Julie Sayers, Mayor

[SEAL]

ATTEST:

By: _____
Jennifer Martin, City Clerk

APPROVED AS TO FORM:

By: _____
Sean McLaughlin, City Attorney



**CITY COUNCIL
MEMORANDUM**

ITEM 15

SUBJECT: Public Art priority list of locations

CONTACT: Logan Wagler, Parks & Recreation Director

DATE: May 19, 2026

PROJECT BACKGROUND/DESCRIPTION:

In 2007, the Governing Body approved the City's Public Art Policy, which sets forth the City's approach to acquiring and placing public art. One of the requirements of the Public Art Policy is for the Arts Council to review annually and make recommendations to the Governing Body regarding the priority list of locations for public art. A 2026 draft list of priority locations will be presented for discussion and feedback. Following this discussion, a list will be finalized and brought back at a future City Council meeting for approval.

ATTACHMENTS

1. Presentation located in the Appendix



**CITY COUNCIL
MEMORANDUM**

ITEM 16

SUBJECT: Justice Center Public Art Project update

CONTACT: Logan Wagler, Parks & Recreation Director

DATE: May 19, 2026

PROJECT BACKGROUND/DESCRIPTION:

In November 2025, the City Council approved the Lenexa Arts Council's recommended approach to selecting a new art piece for the Justice Center Community room. Since that time, staff and the Arts Council have worked through the selection process and will present an update on the public art selection process, including next steps.

ATTACHMENTS

1. Presentation located in the Appendix

APPENDIX



**MINUTES OF THE
MAY 5, 2026
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, Bell, Williamson, Denny, and Herron were present with Mayor Sayers presiding.

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

APPROVE MINUTES

Councilmember Denny made a motion to approve the April 21, 2026 City Council meeting draft minutes and Councilmember Eiterich seconded the motion. Motion passed unanimously.

MODIFICATION OF AGENDA

There were no modifications to the agenda.

PROCLAMATIONS

Jewish American Heritage Month
Bike Month
Emergency Medical Services Week

CONSENT AGENDA

1. Bid award to CM Concrete, Inc. for the 2026 Trail Reconstruction Program
This Program removes deteriorated asphalt trail and replaces it with concrete at Hickory Ridge Trail and Electric Park Trail. CM Concrete, Inc. bid \$649,842 to perform the work.
2. Approval of Addendum No. 1 to the contract with Musselman & Hall for the 2025-2027 Stormwater Replacement Program
This addendum updates the unit price schedule and extends the contract with Musselman & Hall for an additional one-year term. The proposed 2026 contract amount is not to exceed \$1.5 million.
3. Bid award to Icon Structures, Inc. for the Rec Center Improvements Project

The addition of acoustic separation and an emergency exit, as well as stair widening in the Rec Center are necessary to enhance safety, functionality, and the overall user experience. Icon Structures, Inc. bid \$339,997 to perform the work.

4. Approval of the purchase of snow equipment from American Equipment Co. to outfit one single-axle dump truck
Several pieces of equipment are needed in order to outfit one single-axle dump truck, which will be used by Municipal Services during snow and ice events. The total purchase price is \$189,597.
5. Approval of the purchase of five vehicles and three pieces of equipment for the Parks & Recreation and Municipal Services Departments
Fleet division staff annually evaluates all vehicles and equipment funded through the Equipment Reserve Fund to determine which units have reached the end of their useful life. Condition ratings are updated throughout the year based on mileage or hours of use, total repair costs, and any required body work. Staff recommends these purchases for \$996,074.33.
6. Resolution consenting to the enlargement of the Consolidated Main Sewer District of Johnson County, Kansas to include property located east of 91st Street & Dunraven Street (Hedge Lane Residential)
This consent will allow Consolidated Main Sewer District (CMSD) of Johnson County to enlarge its sanitary sewer system to serve the Hedge Lane Residential neighborhood.

END OF CONSENT AGENDA

Item 7 was removed from the Consent Agenda for presentation.

Councilmember Bell made a motion to approve items 1 through 6 on the Consent Agenda and Councilmember Charlton seconded the motion. Motion passed unanimously.

REGULAR BUSINESS

7. Ordinance authorizing the issuance of general obligation bonds by the City to pay a portion of the costs of Fire Station 6, pursuant to Charter Ordinance 72
The City is planning to issue general obligation bonds in June 2026. Prior to considering the bond issuance, the City must first authorize the issuance of general obligation bonds for Fire Station 6 in an amount not to exceed \$25,490,000. The bond proceeds will be used to finance a portion of the costs of the design, construction, furnishing, and equipping of a new Fire Station 6 located at 87th Street Parkway & Monrovia Street.

Nate Blum, Chief Financial Officer, said this is the first procedural step in issuing bonds for the Fire Station 6 project. He reminded the Governing Body that the project was included as a debt-financed project in the approved Fiscal Year 2026–2030 Capital Improvement Program. He noted that additional information regarding the overall debt package planned for issuance would be presented at the next meeting,

and that this action specifically related to the initial step for the financing process. He also referenced several prior discussions held by the Governing Body regarding the project, including presentations on general contractor pricing and contracts, as well as the most recent Committee of the Whole presentation reviewing the building design.

Councilmember Nicks made a motion to approve Item 7 and Councilmember Williamson seconded the motion. Motion passed unanimously.

NEW BUSINESS

8. Consideration of action items concerning three FIFA World Cup watch parties hosted by Pitch Lenexa Club, Inc.

a. Approval of a Special Event Permit for three FIFA World Cup watch parties hosted by Pitch Lenexa Club, Inc. on June 12, June 25, and July 11, 2026

b. Resolution authorizing the sale, possession, and consumption of alcohol at three FIFA World Cup watch parties hosted by Pitch Lenexa Club, Inc.

Food trucks, live entertainment, and activities will be part of the events, which will be held on the vacant lot owned by Kiewit, near Saints Pub + Patio, Martin City Brewing Co., and Restaurant Row at City Center. The events will be open to the public, with attendance capped at 5,000. Because the events are large, complex, require road closures, and will include alcohol sales on public streets, City Code requires a Type 2 Special Event Permit and a resolution authorizing the sale, possession, and consumption of alcohol to be approved by the City Council.

Mike Nolan, Assistant City Manager, speaking in his role as Vice President of Pitch Lenexa, presented plans for three soccer watch party events to be held at Lenexa City Center in conjunction with regional preparations for the 2026 international soccer tournament. He explained that the request included a Type II Special Event Permit (SEP) and a resolution authorizing the sale, possession, and consumption of alcohol within the event area. He noted that the events were the result of approximately two years of planning and coordination involving City staff, public safety departments, community partners, and Pitch Lenexa board members.

Mr. Nolan reviewed the selected event dates of June 12, June 25, and July 11, chosen to coincide with major tournament matches, including United States games and a quarterfinal match hosted in Kansas City. He stated that road closures would begin the night before each event and that gates would open at consistent times for operational and marketing purposes. Events would conclude immediately following the matches to encourage attendees to continue patronizing nearby restaurants and businesses within City Center. Using aerial maps and graphics, he described the event layout, including use of the Kiewit-owned property and parking garage, event boundaries, road

closures, pedestrian access points, food truck locations, stage placement, restroom facilities, and security checkpoints. He stated that the event area would accommodate up to 5,000 attendees, with attendance monitored at controlled entry points. Titan Protection and the Lenexa Police Department (LPD) would provide security screening, including clear bag policies, metal detector wand, and attendance tracking. He also explained that fencing and branded screening would remain in place between the first and final events, while portions affecting roadways would be temporarily removed following each event to reopen traffic.

Mr. Nolan highlighted additional event amenities including three bar areas, 10 food trucks, inflatable soccer-themed activities, face painting, temporary tattoos, live DJs, and large LED viewing screens. He noted that Pitch Lenexa had partnered with local businesses, sponsors, and vendors, and that organizers anticipated the event becoming the second-largest public soccer viewing event in the region behind FIFA Fan Fest. He also discussed transit access, rideshare accommodations, first aid services, emergency response planning, and coordination with regional healthcare providers and emergency preparedness officials.

Councilmember Handley asked about water availability, volunteer staffing, and deployment timing for portable message boards notifying motorists of road closures. Mr. Nolan responded that food vendors and bars would be required to sell water, attendees could bring sealed water bottles, and organizers were working with WaterOne to potentially provide water refill stations. He explained that approximately 150 volunteers would be needed and that recruitment efforts would increase following approval of the SEP. He stated that mobile message boards would likely be deployed one to two days prior to each event and noted that residents had already received information regarding road closures through the City's TownTalk publication.

Councilmember Bell asked about signage displayed on the event map and echoed concerns regarding water access. He also asked about inclement weather plans. Mr. Nolan explained that organizers would likely need to make cancellation decisions the night before events due to stage and audiovisual setup requirements, while emphasizing that public safety would remain the top priority. He stated that the City's emergency preparedness staff and weather resources would assist in making weather-related decisions. Councilmember Bell also asked about pre-match entertainment, and Mr. Nolan explained that DJs, giveaways, and activities would occur prior to the official broadcast windows permitted under licensing agreements.

Councilmember Herron asked whether cooling stations would be available during extreme heat and inquired about procedures for lost children. Mr. Nolan stated that first aid tents would include some cooling provisions and supplies, although large-scale cooling or misting stations were not planned. He explained that Titan Protection personnel were trained to assist with lost children and that the City's standard lost child protocol, including gate closures and coordinated venue searches, would be implemented if necessary. He added that volunteers

and staff would receive safety and emergency preparedness training before each event.

Councilmember Eiterich asked whether inflatable activities would remain available during the second event date featuring two matches. Mr. Nolan stated that activities would remain available for a limited pregame period before being removed in compliance with broadcast licensing requirements.

Mayor Sayers asked about gathering areas outside the fenced event boundaries and Councilmember Denny asked about the use of nearby parking garages for viewing opportunities. Mr. Nolan explained that while organizers could request individuals to leave private property if necessary, they did not intend to prohibit people from occupying adjacent open areas or parking garages. He also clarified that portions of the nearby parking garages would remain available for public use during the events.

Mayor Sayers thanked Mr. Nolan, City staff, and the Pitch Lenexa partners for the extensive planning and coordination efforts involved in organizing the events. She encouraged residents and visitors to attend.

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

Councilmember Williamson made a motion to approve Item 8b and Councilmember Bell seconded the motion. Motion passed unanimously.

COUNCILMEMBER REPORTS

Councilmember Herron recognized Emergency Services Month and expressed appreciation for the professionalism and high level of service provided by the Lenexa Fire Department. He shared that he had personally experienced the department's service and praised the training and dedication of fire staff, stating that the community remains safe because of their work.

Councilmember Bell said that he attended the City's Dumpster Days event and described it as a success. He thanked staff for their assistance and noted that the event helped him dispose of a significant amount of unwanted household items.

Councilmember Nicks said he also participated in Dumpster Days. He complimented the newly purchased barriers that had been used at the site, stating they were highly visible and effective. He noted that there was a large turnout during the weekend event.

Councilmember Williamson shared that she had also participated in Dumpster Days and thanked the volunteers and Municipal Services staff for assisting residents with unloading materials, particularly heavy items, and praised the event as a valuable City service.

Mayor Sayers thanked those who participated in hosting a visiting delegation of young politicians from Japan recently. She also thanked Mr. Nolan and the Lenexa Public Market team for helping host a tasting dinner for the group. She said the delegation

enjoyed learning about the operations of City Council meetings and she appreciated the opportunity to showcase Lenexa.

STAFF REPORTS

Beccy Yocham, City Manager, said there would be no Committee of the Whole meeting next week and the Art Fair is this Saturday.

END OF RECORDED SESSION

BUSINESS FROM FLOOR

Gaylene Van Horn
David Ricketts
David Hanks

ADJOURN

Councilmember Charlton made a motion to adjourn and Councilmember Bell seconded the motion. Motion passed unanimously.

The meeting adjourned at 8:08 PM.

STUDENTS IN ATTENDANCE

Gustavo Pereira, Sid Benberg, Adelaide Everett, Bodie Arthur, Jaxon Miller, Caydee Gobin, Eleanor Roberts, Dayvan Smith, Ty Smith, Jayden Sifuentes, Laura Johnson, Ahmira Brown, Cooper Smith, and Will Lamberto.

Proclamation

WHEREAS, the Lenexa Community Orchestra was founded in 2017 with the vision of providing high-quality, accessible orchestral music to residents of all ages and backgrounds; and

WHEREAS, during the past 10 years, the Orchestra has grown into a vibrant ensemble of volunteer musicians who generously share their time and talents for the cultural enrichment of our community; and

WHEREAS, the Orchestra's annual summer concert series has become a beloved Lenexa tradition that brings families, neighbors, and visitors together to enjoy free symphony performances; and

WHEREAS, the Orchestra has strengthened Lenexa's commitment to the arts by inspiring emerging musicians, partnering with schools and community organizations, and expanding public appreciation for orchestral music; and


WHEREAS, as the Orchestra celebrates its 10th season in 2026, the City of Lenexa recognizes the dedication of its musicians, directors, volunteers, and supporters who have contributed to a decade of artistic excellence.

NOW, THEREFORE, I, Julie Sayers, Mayor of Lenexa, Kansas, do hereby proclaim June through August 2026 as the

LENEXA COMMUNITY ORCHESTRA 10th SEASON CELEBRATION

in the City of Lenexa and encourage all residents to join in honoring the Orchestra's 10 years of service, creativity, and cultural contribution to our community.

IN WITNESS WHEREOF, I have hereunto set my hand this 19th day of May, 2026.



Julie Sayers
Mayor of Lenexa, Kansas

ANNUAL REPORT TO THE GOVERNING BODY
LENEXA ARTS COUNCIL
May 19, 2026

Good evening, Mayor and City Council. My name is Anne Lawrence-Cherry, chair of the Lenexa Arts Council. I am happy to provide our annual report about the exciting arts programming in Lenexa. First, I'd like to acknowledge the other members of the Lenexa Arts Council: Emily Behrmann, Wayne Dothage, Sarah Homan, Cheryl Kimmi, Carol Leligdon, Dan Parker, Judy Tuckness and Jennifer Wampler, as well as the Arts Council Liaison, Susanne Neely.

The Arts Council is a dedicated and passionate group of volunteers who bring expertise, perspective, connections and heart to arts programming in Lenexa. We are intentional in our efforts to provide a variety of programs, including concerts, gallery exhibits, theatrical and dance performances, literary programs and art talks, to enhance the quality of life in Lenexa. These programs also provide an opportunity for artists to express themselves, connect with the community, and when appropriate, get compensated for their art.

In 2025, Arts Council members devoted approximately 600 hours of volunteer service to our community, which is estimated to be valued at nearly \$21,000, according to information from IndependentSector.org.

I would like to share a few highlights about the positive impact our work has had on our community this past year as well as exciting plans for the coming year.

We are preparing for our 10th season of the **Lenexa Community Orchestra**, and the conductor, Richard Ryan, is working on a special repertoire for the three concerts scheduled in June and July. Three of our orchestra members have composed pieces that will debut at the concerts this summer. And, I want to extend my sincere thank you to Mayor Sayers and Councilmember Nicks for agreeing to play a special role in the July 18 concert. We hope all of you will join us for the concerts this summer.

The orchestra, which is the only area community orchestra to perform during the summer, provides an important opportunity for musicians to connect and perform orchestral music together, as well as an easy, accessible way for residents, including families with children, to enjoy high-quality, free concerts. Last year, our program attracted more than 1,000 attendees and musicians!

The value for the city's investment in the orchestra is enhanced each year thanks to the many volunteer hours and contributions from our partners. Last year, our highly skilled volunteer musicians contributed more than 3,500 hours, practicing on their own, attending rehearsals and performing, resulting in nearly \$122,000 of value to our community. We are grateful for our partner, Shawnee Mission Northwest High School, for allowing us to rehearse in their space, and to borrow their percussion instruments, chairs, and stands, saving the city tens of thousands of dollars. We are also grateful to community partners for grants supporting the orchestra. This year's orchestra is supported by a grant from the Martha Lee Cain Tranby Music Enrichment Fund.

One of our most popular annual programs is the **Outdoor Concert Series**, a series of seven concerts held on Sunday evenings at Sar-Ko-Par Trails Park. Our goal with this program is to provide a variety of styles of music in a welcoming, family-friendly environment. The 2026 season, which includes jazz, pop, rock, R&B, Latin jazz and big band music, will kick off Sunday, May 17. The schedule is available online.

We're also proud to partner with the **Kansas City Symphony** to provide special chamber music performances on their mobile Music Box Stage at Sar-Ko-Par Trails Park. Last year, we scheduled two performances, and our first concert this year was held on April 29, attracting nearly 400 people.

This summer marks the 9th anniversary of the **City Hall Art Gallery**. We work hard to select a variety of 2D and 3D artists for rotating shows. Our volunteer team gathers about one Monday evening a month to take down and install the exhibits. Last year about 600 people attended gallery receptions, and thousands of people visited the gallery to see the exhibits.

I would like to highlight a few of the exhibits planned for this year:

- This summer, we will bring back artists from the Johnson County Development Supports Emerging Artists program for a wonderful exhibit and art talk.
- In August and September, we will host the 35th annual Lenexa Artists Show, which showcases the talent of Lenexa residents.
- In October, we're proud to present Kim Pjecha, a well-known local ceramics artist and Robert Kolar, 2D prints artist; and,
- In November, we will partner once again with the Arts Council of Johnson County to bring back the popular Place of Peace exhibit featuring artists who are US military veterans.

Another program that is growing in popularity is **City Center Live**, held here in the Community Forum on the second Saturday evenings during the colder weather months. City Center Live offers a wide variety of performances including music, theater and dance. We hope you will join us on October 10 for a new community theater performance of **The War of the Worlds—the 1938 Radio Script** based on the novel by H.G. Wells.

We are also continuing our partnership with Johnson County Library to offer a local viewing site for the **Manhattan Short Film Festival** in September. This is a fun opportunity for the public to view the 10 finalist short films and vote on their favorites.

Last November, we offered a new literary-arts program featuring a poetry reading and food talk called **Eat Your Words** by Kansas Poet Laureate Traci Brimhall. The audience was delighted with the discussion and workshop prompts, which encouraged them to create their own poetry, and sampling recipes from Traci Brimhall's poetry cookbook. In March, we offered a new literary-art themed trivia contest called **Trivia Night for Bookworms**. The event sold out with 12 teams and 55 people. Participants loved both events and have asked for more.

Finally, I would like to share a few updates regarding public art. As set out in the city's public art policy, the arts council is expected, on an annual basis, to review and make a recommendation regarding the priority list of locations for public art as well as provide an update on new public art

acquisitions in the previous year. The Arts Council's recommended update to the priority list of locations will be addressed later this evening. And, we're pleased to report on the following public art projects:

- Last June, Evan Brown (known as Doodle Dood) completed the colorful, 900-square foot mural called **Meet Me in Lenexa** on the south and west walls at the Old Town Activity Center. The new mural greets thousands of visitors to the facility for programs, classes, pickleball as well as festivals and events.
- Also in 2025, we worked closely with artist Chris Duh on a restoration project for the sculpture, **Amusing Breeze**, located at the entrance of Sar-Ko-Par Trails Park. The failing mosaic glass on the sphere was removed, and two colorful stainless hemispheres were placed over the original sphere and the spinning parts were re-powder coated for a colorful refresh.
- Next week, we look forward to the ribbon cutting for the renovated Ad Astra Pool and sculpture **Splish**, created by Nathan Pierce. This summer, we expect to receive the new park furniture created from recycled wind turbines and will engage local artist Jose Faus and students at Christa McAuliffe Elementary School to paint murals on the pieces.
- Also, we are in the process of reviewing proposals from four highly qualified artists for an internal installation in the Community Room at the Lenexa Justice Center. We look forward to bringing a recommendation to the Governing Body soon.

These are just some of the highlights regarding art programming in Lenexa. We are grateful for the Governing Body's and our community's tremendous support and appreciation of the arts. I would be happy to answer any questions.

Submitted by Anne Lawrence-Cherry, LAC chair

EXHIBIT A

ORIGINAL LEGAL DESCRIPTION

The following described real estate in Johnson County, Kansas:

All of Lots 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 54, 55, 66, 67, 68, 69, 70, 71, 72 and 73, VISTA VILLAGE, Second Plat, Lenexa, Johnson County, Kansas

EXHIBIT B
FORM OF PARTIAL RELEASE OF REAL ESTATE

When Recorded Return To:

(Space above reserved for the Register of Deeds' recording information)

Title of Document: PARTIAL RELEASE OF REAL ESTATE

Date of Document: _____, 20____

Grantor(s): CITY OF LENEXA, KANSAS

Grantee(s): LUXE LLC

Grantee's Address: 10550 SOUTH WARWICK STREET
 OLATHE, KANSAS 66061

Legal Description: See **Exhibit A** Attached Hereto

PARTIAL RELEASE OF REAL ESTATE

FOR VALUE RECEIVED, the **CITY OF LENEXA, KANSAS**, a municipal corporation organized under the laws of the State of Kansas (the "Issuer"), **LUXE LLC**, a Kansas limited liability company (the "Company"), and **SECURITY BANK OF KANSAS CITY**, as trustee (the "Trustee"), hereby release and discharge the property attached hereto as **Exhibit A** from the following documents, including all liens described thereon, all recorded in the office of the Register of Deeds of Johnson County, Kansas:

1. Base Lease Agreement dated as of March 1, 2025, by and between the Company and the Issuer as memorialized by the Memorandum of Base Lease dated as of March 1, 2025, recorded in Book 202503, Page 004132 on March 20, 2025.
2. [_____ Supplemental Base Lease Agreement dated as of _____, 20____, by and between the Company and the Issuer as memorialized by the Memorandum of First Supplemental Base Lease dated as of _____, 20____, recorded in Book _____, Page _____ on _____, 20____.]
3. Lease dated as of March 1, 2025, between the Issuer and Company as memorialized by the Memorandum of Lease dated as of March 1, 2025, recorded in Book 202503, Page 004133 on March 20, 2025.
4. [_____ Supplemental Lease dated as of _____, 20____, between the Issuer and Company as memorialized by the Memorandum of First Supplemental Lease dated as of _____, 20____, recorded in Book _____, Page _____ on _____, 20____.]
5. Assignment of Leases dated as of March 1, 2025, between the Issuer and Trustee, recorded in Book 202503, Page 004916 on March 25, 2025.
6. [Assignment of Supplemental Leases dated as of _____, 20____, between the Issuer and Trustee, recorded in Book _____, Page _____ on _____, 20____.]

This Partial Release of Real Estate is dated as of _____, 20____.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the Issuer has caused this Partial Release of Real Estate to be signed by an authorized official, such signature to be attested by an authorized officer, and its official seal to be applied, as of the date first above written.

CITY OF LENEXA, KANSAS

By: _____
_____, Mayor

[SEAL]

ATTEST:

By: _____
_____, City Clerk

“ISSUER”

ACKNOWLEDGMENT

STATE OF KANSAS)
) SS.
COUNTY OF JOHNSON)

The foregoing instrument was acknowledged before me on _____, 20____, by _____, Mayor, and _____, City Clerk, respectively, of the **CITY OF LENEXA, KANSAS**, a municipal corporation and political subdivision of the State of Kansas.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

Notary Public
Typed or printed name: _____

My Commission Expires: _____

IN WITNESS WHEREOF, the Trustee has caused this Partial Release of Real Estate to be signed by an authorized signatory of the Trustee as of the date first above written.

SECURITY BANK OF KANSAS CITY,
Kansas City, Kansas

By: _____
Name: _____
Title: _____

[SEAL, if any]

ATTEST:

By: _____
Name: _____
Title: _____

“TRUSTEE”

ACKNOWLEDGMENT

STATE OF KANSAS)
) SS.
COUNTY OF WYANDOTTE)

The foregoing instrument was acknowledged before me on _____, 20____, by _____, as _____, and _____, as _____, on behalf of **SECURITY BANK OF KANSAS CITY**, a state banking corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year last above written.

Notary Public
Typed or printed name: _____

My Commission Expires: _____

B-5

EXHIBIT A
DESCRIPTION OF PROPERTY

The following described real estate in Johnson County, Kansas:

All of Lot(s) _____, VISTA VILLAGE, Second Plat, Lenexa, Johnson County,
Kansas

CITY CENTER REDEVELOPMENT (TIF) PROJECT PLAN 2D
CITY CENTER REDEVELOPMENT (TIF) DISTRICT AS AMENDED
(The Rise at City Center 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 is 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 17.8 acres and located on the southeast corner of 87th Street Parkway and Renner Boulevard is commonly referred to as “**City Center East Village**” or “**City Center East**”). 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 in City Center East.

The City desires to establish Project Plan 2D as set forth herein (“**Project Plan 2D**”, also referred to as the “**Project Plan**”). Project Plan 2D will incorporate approximately 1.54 acres located in the southeast corner of Renner Boulevard and 87th Street Parkway and is legally described on **Exhibit B** (the “**Project Plan 2D Area**”). The Developer for the Project Plan is The RiSE CC, Inc. and CB Rise, LLC (collectively, the “**Developer**”). The Developer entered into a development agreement with the City dated October 21, 2025 (“**Development Agreement**”) and, in accordance with the terms and conditions of the Development Agreement, the City will own the Project Plan 2D Area and lease property to the Developer through the issuance of industrial revenue bonds and associated documents.

Anticipated within Project Plan 2D is construction of a 9+ story, mixed-use project with office and/or retail and active-adult boutique residential units as well as structured parking and associated infrastructure all of which are more specifically described in **Section 5** herein (the “**Private Project**”).

Project Plan 2D 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 incremental ad valorem property taxes (as defined by the Act) generated from the real property within the Project Plan 2D Area and the City Center TIF District during the Project Plan Term in excess of the amount of real property taxes collected for the base year assessed valuation shall constitute the “**TIF Revenues**”. In accordance with the Act and in cooperation with the Planning Commission, the City prepared Project Plan 2D.

1. Financial Feasibility.

Staff prepared a Financial Feasibility Study (“**Feasibility Study**”) for Project Plan 2D attached hereto as **Exhibit E**. Projections on development in the Project Plan 2D Area were provided by the Developer. The Feasibility Study incorporates a number of assumptions, including a constant mill levy of 89.123, which excludes the 20 mill school levy. The mill levy may vary each year of the TIF Term based on legislative actions and budgetary decisions made by the individual taxing jurisdictions. It also assumes property tax collection at 100%, Private Project completion by January 1, 2029 and a two percent (2%) annual increase in appraised valuation after the Private Project is fully constructed and stabilized.

The Developer will advance funds necessary to construct the Private Project and to pay the costs associated with the estimated and approved, private TIF eligible reimbursable costs set forth generally on **Exhibit C** attached hereto (the “**Private TIF Reimbursable Costs**”), and it is contemplated that Developer will subsequently be reimbursed with TIF Revenues received by the City on a “pay-as-you-go” basis. Such advances and reimbursements will be made in accordance with the terms of a Disposition & Development Agreement executed by the Developer and the City (the “**DDA**”). The Private TIF Reimbursable Costs are set forth in more detail in the DDA. The City also identified various public reimbursable costs set forth generally on **Exhibit C** which include reimbursement for the cost associated with public street improvements, land acquisition, and other public improvements in the District (the “**Public TIF Reimbursable Costs**”), which costs are eligible for TIF reimbursement in accordance with the City Center TIF District Plan and the terms of the DDA. Collectively, the Private TIF Reimbursable Costs and Public TIF Reimbursable Costs are referred to as the “**TIF Reimbursable Costs**”.

There is an estimated total of \$15,722,820 in TIF Reimbursable Costs identified with Project Plan 2D, but the City has authorize a maximum reimbursement of \$12,000,000 and reimbursement of TIF Reimbursable Costs is dependent upon the amount of TIF Revenues generated within the Private Project 2D Area and the City Center TIF District during the Project Plan Term and received by the City, and shall be paid in accordance with the amount, priority and duration set forth in the DDA. In no event will any TIF Reimbursable Costs be reimbursed in an amount that exceeds the amount of TIF Revenues available; however, if TIF Revenues exceed the Total TIF Reimbursable Costs.

The Feasibility Study indicates that if projected development, assessed values and tax revenues are accurate, TIF Revenues will be sufficient to reimburse the Developer for a portion of the approved Private TIF Reimbursable Costs. Other revenue sources, including but not limited to private equity, are available to meet Private TIF Reimbursable Costs and other private development costs associated with the Project. TIF Reimbursable Costs must (1) be reasonably approved by the

City in accordance with the terms of the DDA; (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 2D and in the City Center TIF District Plan; and (5) be in compliance with the terms for reimbursement and prioritization described with particularity in the DDA.

The City has authorized a maximum reimbursement of \$8,000,000 to Developer for Private TIF Reimbursable Costs and anticipates reimbursing Developer for such Private TIF Reimbursable Costs incurred and paid by the Developer with available TIF Revenues generated during the twenty (20) year Project Plan Term. The Public TIF Reimbursable Costs total \$4,000,000 plus the annual TIF Administrative Fee and will be reimbursed to the City with available TIF Revenues in the time and priority set forth in the DDA. Based on the current projections and cash flow analysis contained in the Feasibility Study, it is determined that the Project benefits, TIF Revenues and other available revenues, exceed the TIF Reimbursable Costs, and that the TIF Revenues and other available revenue sources, including private revenue sources for the private costs, should be sufficient to pay for such TIF Reimbursable Costs. For any improvements constructed by Developer in Project Plan 2D, the Developer is responsible for all expenses, including but not limited to, Private TIF Reimbursable Costs, even if they exceed the amount of available TIF Revenues. The City reserves the right to amend the specific approved TIF Reimbursable Costs, and the amount, duration and prioritization thereof, to conform to the provisions of the DDA. City may also amend this Project Plan 2D in accordance with state law and the DDA.

In summary, assuming Project Plan 2D approval in the second quarter of 2026 with construction commencing by the end of 2026 and complete by January 1, 2029, the City conservatively anticipates the ad valorem property tax increment will generate approximately \$8,232,992 over the Project Plan Term (the “**Estimated Total TIF Revenue Projection**”). The Developer will be responsible for all expenses of Developer, including the Private TIF Reimbursable Costs, above the TIF Revenue generated from Project Plan 2D and allocated to the Private TIF Reimbursable Costs during the Project Plan Term. If the TIF Revenue does not meet the estimated total TIF Reimbursable Costs, the City shall be under no obligation to provide financial assistance to Developer beyond the TIF Revenues actually generated from the Project Plan 2D Area in accordance with the distribution formula and term set out in the DDA. A summary of the feasibility assumptions and Estimated Total TIF Revenue Projection is included in **Exhibit E**.

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

Redevelopment District Plan (City Center TIF District Plan)

The City Center TIF District area includes the 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 a mixed use urban development project to be located on all four corners of Renner Boulevard and 87th St Pkwy and east of I-435 at 87th St Pkwy, to include office, retail, residential and public civic uses (“**City Center Project**”).

City Center East Village incorporates approximately 17.8 acres and is located on the southeast corner of Renner Boulevard and 87th Street Parkway. 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. City Center North is located west of Renner Boulevard and north of 87th Street Parkway and includes multiple developments already constructed such as a multi-family residential development, single family villas, and a public green space/storm water amenity. The remaining undeveloped City North property will include future mixed use projects. Additional City Center projects of a smaller scale are anticipated on the other remaining tracts of land in the District.

In accordance with the City Center District Plan, TIF increment may be used to pay for eligible project expenses within specific project 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; parking facilities; landscaping; water mains; storm water detention; sculptures and public art; plazas; and special assessments levied pursuant to KSA 12-6a01 *et seq.* for eligible public infrastructure authorized in the District Plan.

Redevelopment (TIF) Project Plan 2D

Project Plan 2D incorporates approximately 1.54 acres is located in the southeast corner of Renner Boulevard and 87th Street Parkway, all within the City Center TIF District. Project Plan 2D Area is legally described in **Exhibit B**. Project Plan 2D consists of an 9+ story, mixed-use project with office and/or retail and active-adult boutique residential units as well as structured parking and associated infrastructure, all of which are more specifically described in **Section 5** herein.

3. Map of Redevelopment Project Plan 2D Area.

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

4. Relocation Assistance Plan.

No relocation is required with Project Plan 2D and therefore no relocation assistance plan is provided.

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

The Private Project part of Project Plan 2D consists of a 9+ story, mixed-use project with approximately 7,000 sq. ft. of office and/or retail, approximately 122 active-adult boutique residential rental units, and an approximately 2,500 sq. ft. indoor/outdoor rooftop amenity space as well as structured and surface parking, sidewalks, landscaping, public streets and associated infrastructure. Private TIF Reimbursable Costs incurred as a result of Project Plan 2D include, but are not limited to, land acquisition within the Project Plan area, architectural and engineering costs associated with the site improvements (but excluding all other vertical buildings to be owned or leased by the Developer), infrastructure improvements, site development, surface parking, lighting, landscaping, hardscape, utilities located within the right-of-way, sidewalks, and related site amenities (insofar as landscaping, hardscaping, utilities, sidewalks and related amenities are not contained in the Public Project Improvements), interest during construction and TIF Fee. The Private TIF Reimbursable Costs are described in more detail in the DDA.

The Public Project part of Project Plan 2D consists of special assessments for the City Center East Village internal public streets and the 87th St. Parkway SBDs; land costs associated with property conveyance in City Center East and associated financing costs; and other public improvements (collectively, the **"Public Project Improvement"**). The Public TIF Reimbursable Costs and are described in more detail in the DDA.

6. Other Relevant Information.

- a. Reimbursement of TIF Reimbursable Costs shall be made from ad valorem property tax increment (as defined in the Act) actually received by the City from Project Plan 2D Area and deposited into the special fund established by the City in accordance with K.S.A. 12-1778 (the **"City Center Project Plan 2D 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. It is contemplated that TIF Reimbursable Costs also will be reimbursed by proceeds from a Community Improvement District that will be formed later.
- c. Prior to any reimbursement of Private TIF Reimbursable Costs, Developer and City shall enter into a separate, valid and enforceable DDA. A detailed description of all TIF Reimbursable Costs, and the

procedure for distribution, reimbursement amount and priority of payment of the TIF Reimbursable Costs is set out in the DDA and consistent with this Project Plan 2D.

- d. The City does not anticipate issuing TIF Bonds, however, upon 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 and makes no commitment to do so.

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
LEGAL DESCRIPTION OF PROJECT PLAN 2D AREA

Lot 1, Lenexa City Center East Village Fifth Plat, a subdivision in the City of
Lenexa, Johnson County, Kansas

EXHIBIT C
TIF Reimbursable Costs– Project Plan 2D

The following items are estimated TIF eligible private and public costs for reimbursement with TIF Revenues generated from Project Plan 2D and City Center TIF District. The priority and duration of reimbursement is set forth in the DDA.

Description of Expenditure	Reimbursement to:	Maximum Reimbursement
TIF Fee	Developer ¹	\$45,000
Itemized Private TIF Reimbursable Costs paid by Developer, excluding the TIF Fee, but including: Site development; water mains and utilities; surface and structured parking; public and private streets landscaping, lighting, sidewalks, benches and similar amenities; street improvements; temporary construction interest; and contingency.	Developer	\$11,722,820
Itemized Public TIF Reimbursable Costs paid by City, excluding the Annual Administrative TIF Fee, but including: Special assessments for the City Center East Village internal public streets and the 87 th St. Parkway SBDs; land costs associated with property conveyance in City Center East and associated financing costs; and other public improvements	City	\$4,000,000
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	\$8,000,000 ⁴
Total Maximum Aggregate of Eligible Public TIF Reimbursable Costs	City	\$4,000,000 ²
Total Maximum Aggregate of TIF Reimbursable Costs		\$12,000,000³,

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.

¹ The TIF Fee is based upon 1% of the estimated amount of TIF Revenue. This total excludes the Annual Administrative TIF Fee as it is TBD based upon eligible TIF Revenue disbursed. This sum shall be reimbursed to Developer if it has been paid by Developer and if not, it shall be deducted from the first Private TIF Reimbursable Cost payment (and thereafter until paid in full) and paid to the City.

² The amount of the total Public TIF Reimbursable Costs does not include a sum for the Annual Administrative TIF Fee as this amount is to be determined as it is based upon the annual amount of TIF Revenues disbursed to Developer.

³ The Total Maximum Aggregate of TIF Reimbursable Costs does not include a sum for the Annual Administrative TIF Fee as this amount is to be determined as it is based upon the annual amount of TIF Revenues disbursed to Developer.

⁴ The City has only authorized a maximum aggregate reimbursement to the Developer of \$8,000,000 for Private TIF Reimbursable Costs; therefore, the maximum aggregate reimbursement of Private TIF Reimbursable Costs is less than the subtotal of the estimated 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 2D.

EXHIBIT D



The Rise

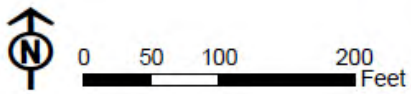


Exhibit E
TIF PROJECT PLAN 2D FEASIBILITY STUDY

Year of TIF (1)	Tax Year (2)	Distribution Year (3)	Total Assessed Value (4)	Base Year Assessed Value (5)	Captured Assessed Value (6)	Projected Property Tax Increment (7)	Projected City Increment (8)	Projected Developer Increment (9)
1	2026	2027	\$123,619	\$0	\$123,619	\$11,017	\$11,017	\$0
2	2027	2028	\$1,064,686	\$0	\$1,064,686	\$94,888	\$0	\$94,888
3	2028	2029	\$4,258,744	\$0	\$4,258,744	\$379,552	\$0	\$379,552
4	2029	2030	\$4,343,919	\$0	\$4,343,919	\$387,143	\$0	\$387,143
5	2030	2031	\$4,430,797	\$0	\$4,430,797	\$394,886	\$0	\$394,886
6	2031	2032	\$4,519,413	\$0	\$4,519,413	\$402,784	\$0	\$402,784
7	2032	2033	\$4,609,801	\$0	\$4,609,801	\$410,839	\$0	\$410,839
8	2033	2034	\$4,701,997	\$0	\$4,701,997	\$419,056	\$0	\$419,056
9	2034	2035	\$4,796,037	\$0	\$4,796,037	\$427,437	\$0	\$427,437
10	2035	2036	\$4,891,958	\$0	\$4,891,958	\$435,986	\$0	\$435,986
11	2036	2037	\$4,989,797	\$0	\$4,989,797	\$444,706	\$0	\$444,706
12	2037	2038	\$5,089,593	\$0	\$5,089,593	\$453,600	\$226,800	\$226,800
13	2038	2039	\$5,191,385	\$0	\$5,191,385	\$462,672	\$231,336	\$231,336
14	2039	2040	\$5,295,213	\$0	\$5,295,213	\$471,925	\$235,963	\$235,963
15	2040	2041	\$5,401,117	\$0	\$5,401,117	\$481,364	\$240,682	\$240,682
16	2041	2042	\$5,509,139	\$0	\$5,509,139	\$490,991	\$490,991	\$0
17	2042	2043	\$5,619,322	\$0	\$5,619,322	\$500,811	\$500,811	\$0
18	2043	2044	\$5,731,708	\$0	\$5,731,708	\$510,827	\$510,827	\$0
19	2044	2045	\$5,846,342	\$0	\$5,846,342	\$521,044	\$521,044	\$0
20	2045	2046	\$5,963,269	\$0	\$5,963,269	\$531,464	\$531,464	\$0
Total Projected Property Tax Increment						\$8,232,992	\$3,500,935	\$4,732,058
							Net Mill Levy	89.123
<u>Assumptions:</u> a) TIF Mill Levy is 89.123 mills in all years. b) Estimated assessed value upon completion of full project (1/1/2029) is \$4,258,744; c) Base year assessed valuation is \$0 for IP35040000 0001. c) Assessed value increases by 2% annually after completion. d) Property tax collection rate will be 100%. e) Property tax increment is distributed twice each year.								



Lenexa Arts Council

2026 Public Art Priority List Discussion and Justice Center Art Update

May 19, 2026



Public Art Locations by Zone

Zone 1

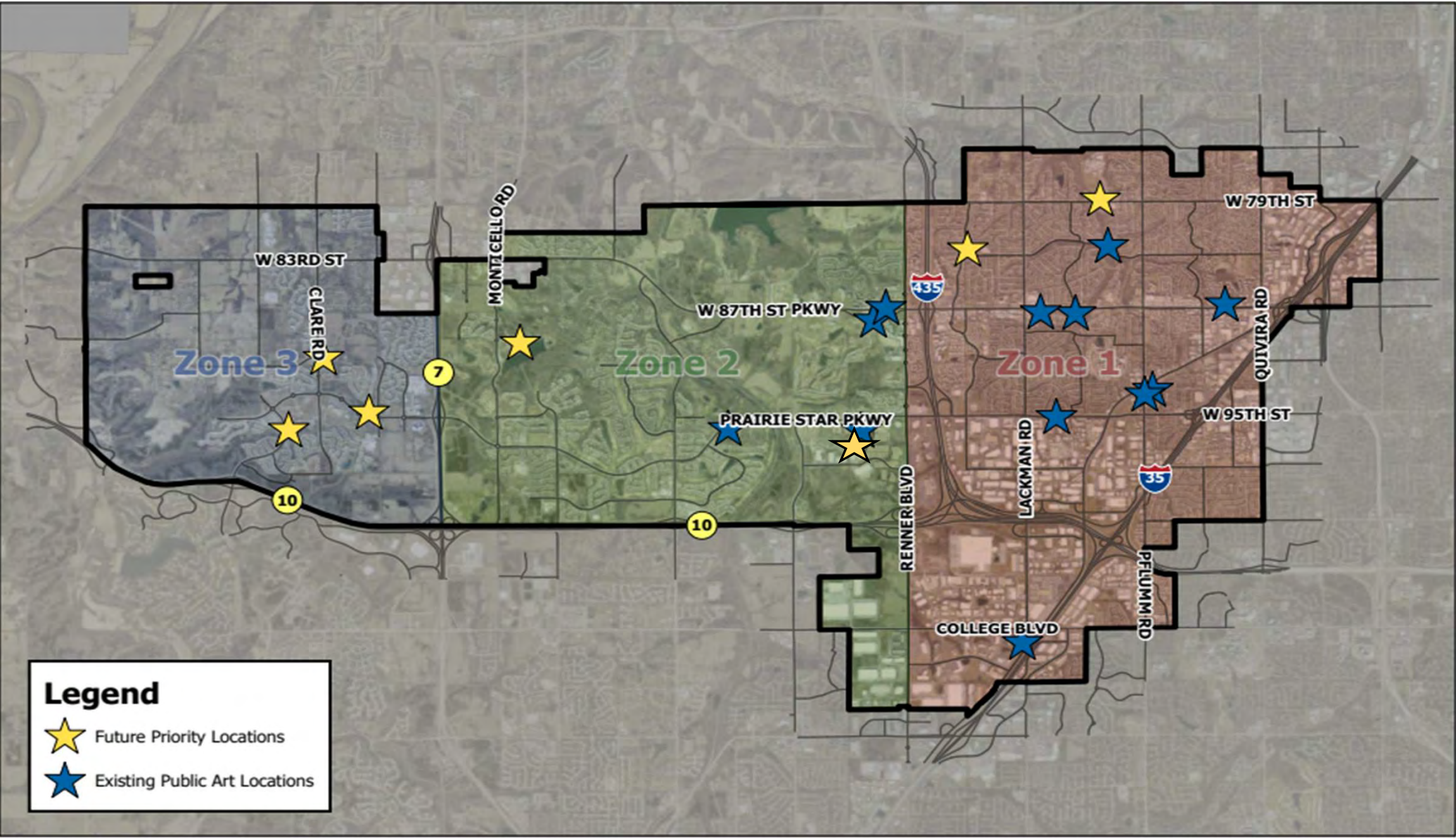
- The Jogger – Community Center
- Team Illusion – 95th St
- Wash Day – Sar-Ko-Par
- Swimmer – Sar-Ko-Par
- The Serpent – Sar-Ko-Par
- Grampa – Sar-Ko-Par
- Amusing Breeze – Sar-Ko-Par
- Cowboy – Sar-Ko-Par
- The Hunt – 83rd near Candlelight
- Abstract Spinach Garden –TB
- Our Place in Time Mural - LOTAC

Zone 2

- Bull Ridge – Prairie Star
- Na Nex Se – Civic Campus
- Body Politic – Civic Campus
- Splash – Civic Campus
- Frenzied Flight – Central Green
- Windswept – Justice Center
- Kuros – Justice Center

Storage

- Bison
- Autumn Landscape
- Winter Landscape
- Hunter with Pheasants
- This Town is Lenexa Kansas
- Sundown – Community Center



Priority Locations History

2024

1. Zone 2 - Black Hoof Park
2. Zone 3 – Cedar Station Park (Mize Lake) / Canyon Creek Blvd
3. Zone 1 – Ad Astra Park and Pool
4. Zone 3 – Centennial Park (Future park at 91st and Clare Road)
5. Zone 3 – Fire Station #3
6. Zone 1 – Little Mill Creek Park
7. Lenexa Justice Center

2025

1. Zone 1 – Ad Astra Park and Pool
2. Lenexa Justice Center
3. Zone 2 - Black Hoof Park
4. Zone 3 – Cedar Station Park (Mize Lake) / Canyon Creek Blvd
5. Zone 3 – Fire Station #3
6. Zone 1 – Little Mill Creek Park
7. Zone 3 – Centennial Park (Future park at 91st and Clare Road)

2025

1. ~~Zone 1 – Ad Astra Park and Pool~~
2. ~~Lenexa Justice Center~~
3. Zone 2 - Black Hoof Park
4. Zone 3 – Cedar Station Park (Mize Lake) / Canyon Creek Blvd
5. Zone 3 – Fire Station #3
6. Zone 1 – Little Mill Creek Park
7. Zone 3 – Centennial Park (Future park at 91st and Clare Road)

Recommended 2026 List

1. Black Hoof Park, 9053 Monticello Road (zone 2)
2. Fire Station #6, 87th Street Parkway and Monrovia Street (zone 1)
3. Centennial Park, 91st and Clare Road (zone 3)
4. Cedar Station Park (Mize Lake) or Canyon Creek Boulevard, south of Prairie Star Parkway (zone 3)
5. Fire Station #3, 24000 Prairie Star Parkway (zone 3)
6. Little Mill Creek Park North, W. 79th Street & Cottonwood Street (zone 1)

2026 Recommended Priority List

1. Black Hoof Park, 9053 Monticello Road (zone 2)
2. Fire Station #6, 87th Street Parkway and Monrovia Street (zone 1)
3. Centennial Park, 91st and Clare Road (zone 3)
4. Cedar Station Park (Mize Lake) or Canyon Creek Boulevard, south of Prairie Star Parkway (zone 3)
5. Fire Station #3, 24000 Prairie Star Parkway (zone 3)
6. Little Mill Creek Park North, W. 79th Street & Cottonwood Street (zone 1)

Justice Center Public Art Update

February 12, 2026	City issues RFP
March 16, 2026 (noon)	Proposals/Concepts due to City
April 21, 2026	Arts Council/Staff Review; Arts Council formalizes recommendation for City Council recommendation
May 2026	City Council approval
June 2026	Negotiations/Agreement with selected artist
Mid-late summer 2026	Artist works on installation
TBD	Dedication

Background

What was identified for Justice Center?

Location:	Wall art for the Community Room, located inside the Justice Center to the south of the main entrance. Wall space is located on the north end of the room, above the serving counter space on both sides of the entrance to the room.
Proposed Theme/Concept:	Abstract, colorful, positive, upbeat art that reflects the purpose of the space (Community). Reflective of Lenexa's Diversity.
Type of Art Discussed:	2D or 3D art mounted or applied to the walls Preference is for a creative concept that will fill the wall space



Public Art Strategic Plan – 3 Step Approval Process

- Stage 1:** Initial Review and Approach Recommendations (includes budget range & procurement method)
- Stage 2:** When a call for artist is used, it will be followed by a review of options with City Council
- Stage 3:** Final approval of selected artwork by City Council

Justice Center Approved Approach

Type of Art:	2D or 3D art mounted or applied to wall space
Call for Artist:	Limited Call for proposals (5 artists)
Engagement:	Education based (artist talks)
Funding/Partnerships:	\$10,000 - \$12,000 budget

➤ *Would require LAC to bring back proposals to GB for review (Step 2)*

Selection Process for RFP Responses

- Initial review of proposals by staff – ensure all requirements met
- If more than four responses are received, Arts Council and staff will determine top four for consideration.
- Arts Council, City Council, and five staff members score proposals (Step 2)
- Best score is recommended for final approval (Step 3)

Proposals and Next Steps

Proposals

1. Four (of the five invited) Artists submitted nine total proposals
 - No stipend was given
 - Proposals included images and narrative
2. LAC reviewed, discussed, and narrowed to four options for voting

Next Steps

- Will receive an email and information for scoring/voting