



Agenda

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

**JULY 2, 2024
7:00 PM
COMMUNITY FORUM**

CALL TO ORDER Pledge of Allegiance

ROLL CALL

APPROVE MINUTES June 18, 2024 City Council meeting draft minutes (located in the Appendix)

**MODIFICATION OF
AGENDA**

APPOINTMENT Arts Council Appointment - Carol Leligdon

PRESENTATIONS Johnson County Arts & Economic Prosperity Study - Sarah VanLanduyt, Executive Director of Johnson County Arts Council (presentation located in the Appendix)

CONSENT AGENDA **Item Numbers 1 through 10**

All matters listed within the Consent Agenda have been distributed to each member of the Governing Body for review, are considered to be routine, and will be enacted by one motion with no separate discussion. If a member of the Governing Body or audience desires separate discussion on an item, that item may be removed from the Consent Agenda and placed on the regular agenda.

1. Agreement purchasing 6,000 tons of rock salt to be used during the 2024-2025 winter season

This purchase will replenish the City's rock salt storage for treating roads this winter. The award is through a cooperative bid for a total of \$299,400.

2. Community Development Block Grant project extension request with Johnson County for the 2023 CDBG Street Lighting Project

The City must formally request an extension of the Community Development

Block Grant (CDBG) funds for any work not completed by December 31, 2023. Due to the extended delay times for the delivery of streetlight poles, the City is requesting that the project completion be extended until November 30, 2024. The City received \$182,863.36 in CDBG funds from Johnson County for the 2023 project.

3. Amendment #1 to the Community Development Block Grant and HOME Investment Partnership Cooperation Agreement with the Board of County Commissioners of Johnson County, Kansas

On May 6, 2024, the U.S. Department of Housing and Urban Development (HUD) issued instructions for qualifications for participation in the Community Development Block Grant (CDBG) Program for fiscal years 2025-2027. This amendment incorporates items from that notice.

4. Amendment One to the Community Improvement District Development Agreement with Ten Ridge, LLC located at the northeast corner of K-10 Highway & Ridgeview Road

In 2022, the City approved an amendment to the Tax Increment Financing Disposition and Development Agreement (TIF DDA) with Ten Ridge, LLC extending the time for performance on the Vista Ridge project; however, no amendments were made at that time to the Community Improvement District Development Agreement (CID DA). The Developer is in compliance with the amended TIF DDA and the proposed amendments will align the performance standards in the CID DA.

5. Amendment One to the TIF Project Plan 10 Disposition and Development Agreement with LUXE, LLC located at the southwest corner of Prairie Star Parkway & Vahalla Street

The City approved this multi-phased project consisting of multi-family villas and commercial uses in June 2022 and entered into a Disposition and Development Agreement (DDA) with Luxe, LLC ("Developer"). The Developer has begun site development work but has requested an amendment to the DDA to extend the time to commence vertical construction and adjust the years the Developer will receive TIF Reimbursement. The proposed amendment would extend the project's commencement date to December 31, 2024 and extend the completion date to December 31, 2027.

6. Amendments to the economic development agreements for the Vista Village project located at the southeast corner of Prairie Star Parkway & Ridgeview Road
 - a. Amendment Two to the Disposition and Development Agreement with Jayhawk Ridge, LLC (Project Plan 5 Ridgview Mining TIF)

- b. Amendment Two to the Development Agreement with Jayhawk Ridge, LLC associated with the Jayhawk Ridge Mixed-Use CID Project

The Vista Village project is a multi-phased project consisting of multi-family, retail, dining, and other uses. In 2020, the City approved Ridgeview Mining TIF Project Plan 5 over the Project Area and entered into a Disposition & Development Agreement ("TIF DDA") with Jayhawk Ridge, LLC ("Developer"). The City also approved a Community Improvement District over the same Project area and entered into a Development Agreement with the Developer ("CID DA"). The TIF DDA and CID DA were amended in July 2023 to grant additional time for performance and adjust the TIF increment disbursement to 65% to the Developer and 35% to the City for the remainder of the TIF term. The Developer and tenant have requested an amendment to the TIF DDA and CID DA to extend the time to commence vertical construction. The proposed amendment would extend the commencement date to December 31, 2024. The completion date of December 31, 2026 remains unchanged.

7. Resolution determining the intent of the City to issue approximately \$3 million in industrial revenue bonds (IRBs) to finance the costs of acquiring, constructing, and equipping Lots 5 & 6 for the Vista Village Project

The City received an application from VV South, LLC to issue up to \$3 million in industrial revenue bonds for construction of an approximately 6,600 square foot restaurant/retail building and an approximately 3,600 square foot restaurant/retail building on Lots 5 and 6, respectively, in the Vista Village development located at the southeast corner of Prairie Star Parkway & Ridgeview Road.

8. Resolution determining the intent of the City to issue approximately \$6 million in industrial revenue bonds (IRBs) to finance the costs of acquiring, constructing, and equipping for Lot 7 in the Vista Village Project

The City received an application from VV South, LLC to issue up to \$6 million in industrial revenue bonds for construction of an approximately 15,000 square foot restaurant/brewery building on Lot 7 in the Vista Village development located at the southeast corner of Prairie Star Parkway & Ridgeview Road.

9. Resolution consenting to refinancing of a leasehold mortgage in connection with a project financed with industrial revenue bonds (Meritex Surface Buildings 3, 4 & 5 Project)

A light industrial/warehouse development located along 99th Street between

Ridgeview Road and Britton Street is financed by industrial revenue bonds (IRBs). The developer has requested refinancing and needs the City's consent to do so.

10. Resolution approving the termination of a regulatory agreement and release of leases pertaining to multi-family housing revenue bonds (Rosewood Senior Apartments Project)

The City issued Multifamily Housing Revenue Bonds ("Bonds") in March 2005 related to the Rosewood Place multi-family facility located at 8500 Pflumm Road. The Bonds have been redeemed and the owner has requested termination of the Bond documents.

END OF CONSENT AGENDA

BOARD RECOMMENDATIONS

11. Ordinance adopting the Lenexa Comprehensive Plan - **CONTINUED FROM THE JUNE 18, 2024 CITY COUNCIL MEETING**

Since 2021, the City has been working on a major update to the Comprehensive Plan ("Plan"). Extensive engagement has taken place over the past three years, and the Planning Commission approved a resolution adopting the proposed Plan at its meeting on June 3, 2024. The Plan will take effect upon the Governing Body passing an ordinance adopting the Plan.

PUBLIC HEARINGS

12. Vacation of right-of-way of Collins Road near the northwest corner of 99th Street & Clare Road
 - a. Public hearing to consider a request to vacate right-of-way
 - b. Ordinance vacating the right-of-way

The applicant requests approval to vacate right-of-way of Collins Road near the northwest corner of 99th Street and Clare Road due to the re-alignment of Collins Road as Clare Road.

NEW BUSINESS None

COUNCILMEMBER REPORTS

STAFF REPORTS

13. Ad Astra Reconstruction Project update

END OF RECORDED SESSION

BUSINESS FROM FLOOR

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

ADJOURN

APPENDIX

14. June 18, 2024 City Council meeting draft minutes
15. Arts Council Appointment Memo
16. Johnson County Arts Council Presentation
17. Item 3 -- CDBG and HOME Cooperation Agreement - Amendment #1
18. Item 4 -- Ten Ridge, LLC CID Development Agreement - Amendment One
19. Item 5 -- LUXE, LLC TIF Project Plan 10 Disposition and Development Agreement - Amendment One
20. Item 6 -- Jayhawk Ridge, LLC Disposition and Development Agreement - Amendment Two
21. Item 6 -- Jayhawk Ridge, LLC CID Development Agreement - Amendment Two
22. Item 13 -- Ad Astra Reconstruction Presentation

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

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