

REGULAR SESSION –WEDNESDAY, MAY 7, 2025

STATE OF KANSAS)
) SS
CITY OF KANSAS CITY)

The Board of Public Utilities of Kansas City, Kansas (aka BPU, We, Us, Our) met in Regular Session on Wednesday, May 7, 2025 at 6:00 PM. The following Board Members were present: David Haley, President; Rose Mulvany Henry, Vice President; Mary Gonzales, Stevie A. Wakes Sr., and Thomas Groneman. Brett Parker, Secretary, attended via Zoom.

Also present: Jeremy Ash, General Manager; Wendy Green, Senior Counsel; Andrew Ferris, Chief Financial Officer; Leigh Mulholland, Chief Compliance Officer; Jerry Sullivan, Chief Information Officer; Darrin McNew, Executive Director Electric Operations; Jerin Purtee, Executive Director Electric Supply; Steve Green, Executive Director Water Operations; Donald Stahl, Executive Director Electric Production; Gabriela Freeman, Director Customer Care; Amber Oetting; Director Communications & Marketing; Steve Hargis, Supervisor Water Operations; and Robert Kamp, IT Project Manager.

A video of this meeting is on file at the Board of Public Utilities and can be found on the BPU website, www.bpu.com.

Mr. Haley called the Board meeting to order at 6:00 PM. He welcomed all that were listening to or viewing the meeting. He informed all that the meeting was being recorded including video and audio. He noted a change to the Board meeting structure and read section 1.1 from the Board Rules of Procedure. During the public comments section, community members who wished to speak to the Board would be asked to provide their name and address. Members of the public who wished to speak to the Board using Zoom needed to use the raise hand feature at the bottom of the application or window to signal that they wish to address the board during the public comment section. Members of the public connected by phone only, needed to press *9 to indicate they wished to address the Board in the public comment sections. Those attending in person should sign up on the sheet located near the entry and indicate if they wished to speak with Customer Care regarding their account. Public comments would be limited to five minutes and should be addressed to the Board. No confidential information should be shared, including, account information. Staff would not provide individual account information during an open meeting. As always, the public could also email or call the BPU with any concerns. He informed all participants to act respectfully to each other; personal attacks or accusations would not be tolerated. All concerns would be directed to the Board only, they would then determine staff involvement. If side discussion was necessary, it was to be conducted outside of the Board room to avoid interfering with presenters or other attendees. If any rules were breached during this meeting, the attendee was subject to removal.

Mr. Haley introduced himself and the other Board members along with the General Manager, and Ms. Wendy Green, Deputy Chief Counsel.

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Roll call was taken and all Board members were present. Mr. Parker was present via Zoom.

Item #3 – Approval of Agenda

A motion was made to approve the Agenda, by Ms. Mulvany Henry, seconded by Ms. Gonzales, and unanimously carried.

Item #4– Consent Agenda

A motion was made to approve the Consent Agenda of May 7, 2025, by Ms. Mulvany Henry, seconded by Mr. Groneman, and unanimously carried.

Consent Items:

- a. Approval of the Minutes of the Regular Session of April 2, 2025
- b. Approval of the Minutes of the Work Session of April 16, 2025
- c. Approval of the Preliminary March 2025 Financials

Item #5– General Manager / Team Reports

- a) *Wyandotte Economic Development Council (WYEDC) Update:* Mr. Greg Kindle reviewed with the Board, various projects the WYEDC was working on and those coming to fruition. He also spoke about Kansas City Kansas employment pathways, engaging and connecting residents with jobs. (See attached PowerPoint.)

Mr. Kindle responded to questions and comments from the Board.

Item #6– Public Comments

Mr. Ty Gorman, 2843 Parkwood Blvd., expressed his views on potential data center projects.

Mr. Murray Anderson, Wyandotte County, spoke his thoughts about the capital required for projects and how he would address the financial system.

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Item #7– Miscellaneous Comments

Mr. Ash spoke about the Mayor’s Water Week Proclamation. He congratulated Steve Nirschl, Director Water Processing, and the team for their continuous hard work.

He talked about the Electric Operations crew that were down in Arizona, working to help provide electricity to the Navajo reservation and how he saw it as a move toward the culture the utility was trying to foster within the employees.

He said he would work on scheduling a June meeting to go over data center questions and information.

Item #8– Board Comments

Ms. Mulvany Henry thanked Mr. Gorman and looked forward to continuing discussions around data centers and the community. She also thanked Mr. Anderson for his comments. She spoke about attending the previous week’s Unified Government (UG) Commission meeting and thanked the team members for being there, ready to present on data center project, in the late hour.

Mr. Ash said Commissioner Davis had reached out to schedule a meeting regarding data center questions. He also wished Ms. Mulvany Henry a Happy Birthday.

Ms. Gonzales wished Ms. Mulvany a Happy Birthday and thanked Mr. Kindle for the work he did in the community and for the interesting information he brought to the Board.

Mr. Parker thanked Mr. Kindle as well and looked forward to the work ahead.

Mr. Wakes echoed earlier comments and looked forward to hearing more. He thanked staff for their hard work.

Mr. Groneman echoed previous comments and thanked Mr. Kindle, Mr. Gorman, and Mr. Anderson for their participation.

Mr. Haley also echoed previous comments and expressed appreciation for the insight brought by Mr. Kindle. He also thanked Mr. Gorman and Mr. Anderson for being there. He said that he would forward information regarding the World Cup Readiness task force to Ms. May to send to the Board. He was honored to be a member of the Task Force that would work

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to promote our businesses and events and to welcome visitors. He also spoke about the UG's recognition of the Water Department and congratulated them again.

Mr. Ash spoke about some recent personnel changes: Mr. Nick Moreno, promoted to Stakeholder Engagement Manager and, Ms. Gabriella Freeman, promoted to Director Customer Care.

Mr. Haley said he was glad to see the customer appointments happening as he walked through the lobby and also thanked Ms. Green for participating in the evening's meeting.

Item 9 – Adjourn

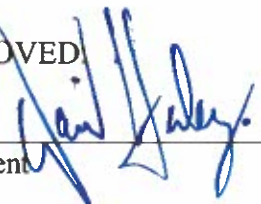
At 7:36 PM a motion to adjourn was made by Ms. Mulvany Henry, seconded by Ms. Gonzales, and unanimously carried.

ATTEST:



Secretary

APPROVED



President

Wyandotte County Economic Perspectives

May 7, 2025



KANSAS CITY

BPU

THE POWER OF COMMUNITY

WYANDOTTE
ECONOMIC DEVELOPMENT COUNCIL
Bonner Springs • Edwardsville • Kansas City, KS

Focus Areas

Mission

To promote and strengthen Wyandotte County's economy through innovative approaches to programs, partnerships, and leadership in industrial, residential, office and retail markets.



**ATTRACTION
&
RECRUITMENT**



**BUSINESS
RETENTION
& EXPANSION**



**MARKETING
&
PROMOTION**



**WORKFORCE
SOLUTIONS**

Capital Investment



2025 Goal: \$1 Billion

4

PROJECTS

861,481

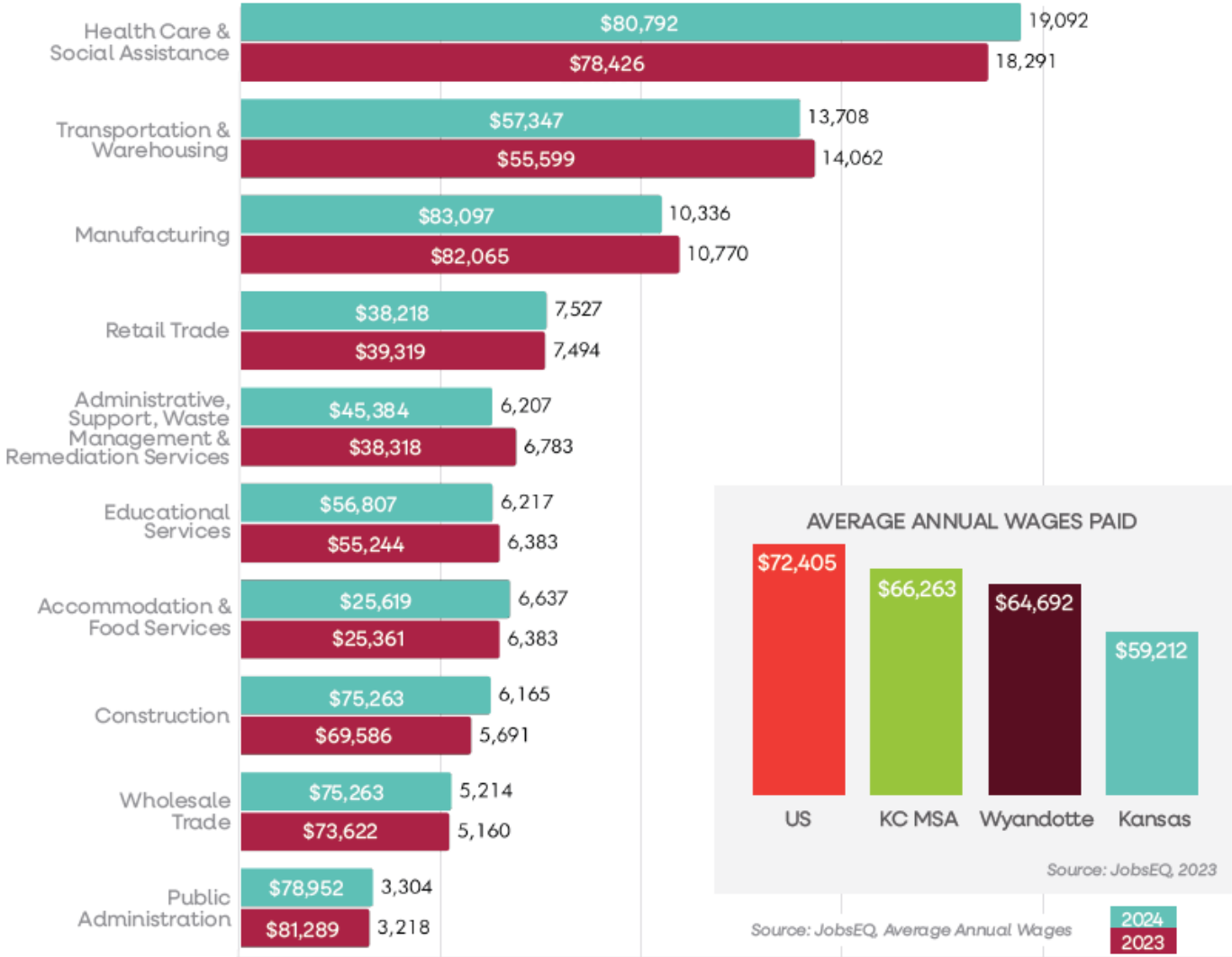
SQUARE FEET

1,094

JOB

EMPLOYMENT OVERVIEW

WYANDOTTE COUNTY TOP 10 EMPLOYMENT BY INDUSTRY AND WAGES 2024 VS. 2023



TOP OPEN POSITIONS



Household Income

Median Household Income

Wyandotte County MHI has improved 8 of the last 9 years.

2023: \$60,582 (62nd)*

2022: \$57,771 (61st)*

2021: \$52,366 (68th)*

2020: \$48,093 (82nd)*

2019: \$46,881 (87th)*

2018: \$47,285 (66th)*

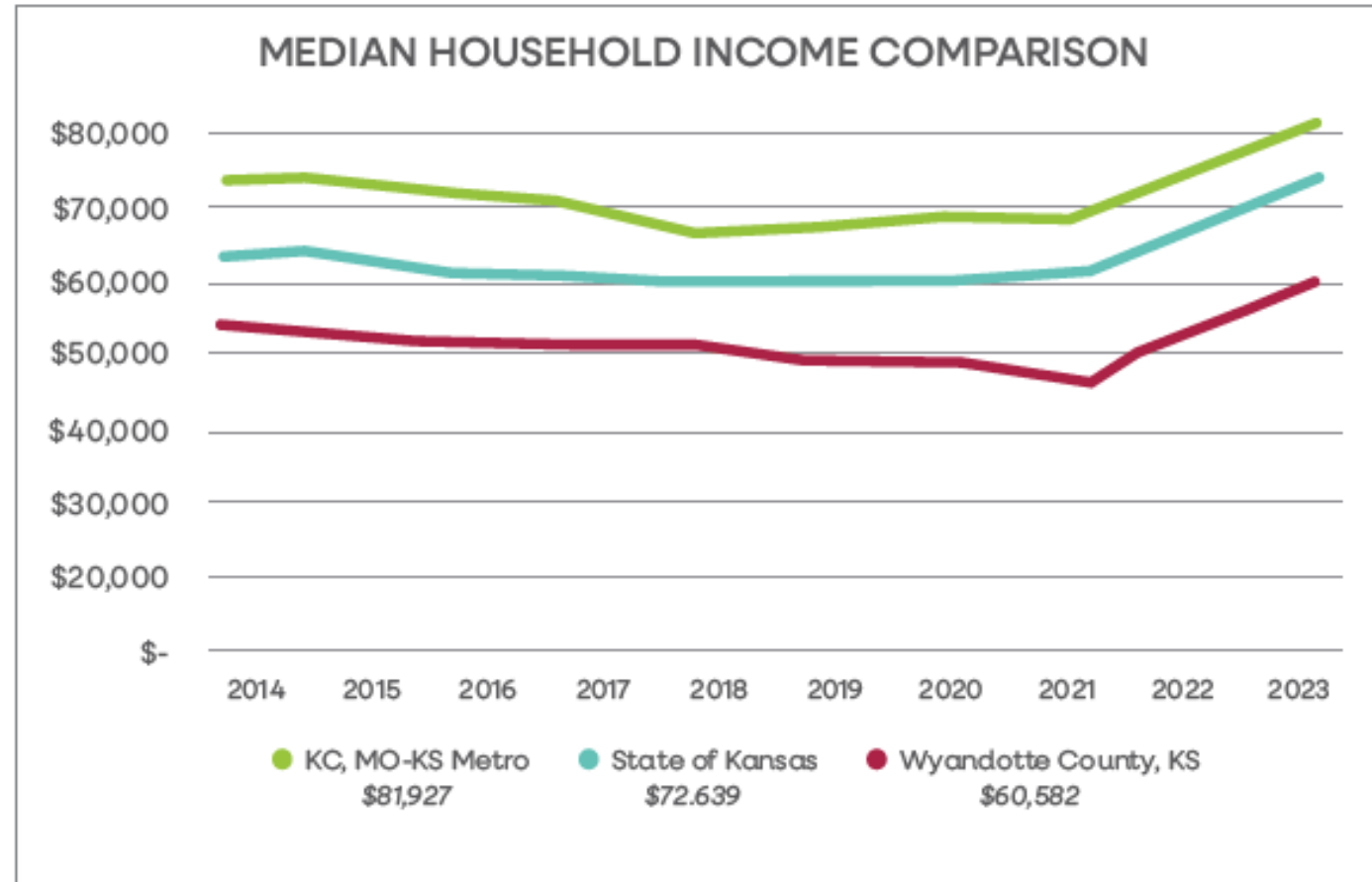
2017: \$46,310 (76th)*

2016: \$43,396 (87th)*

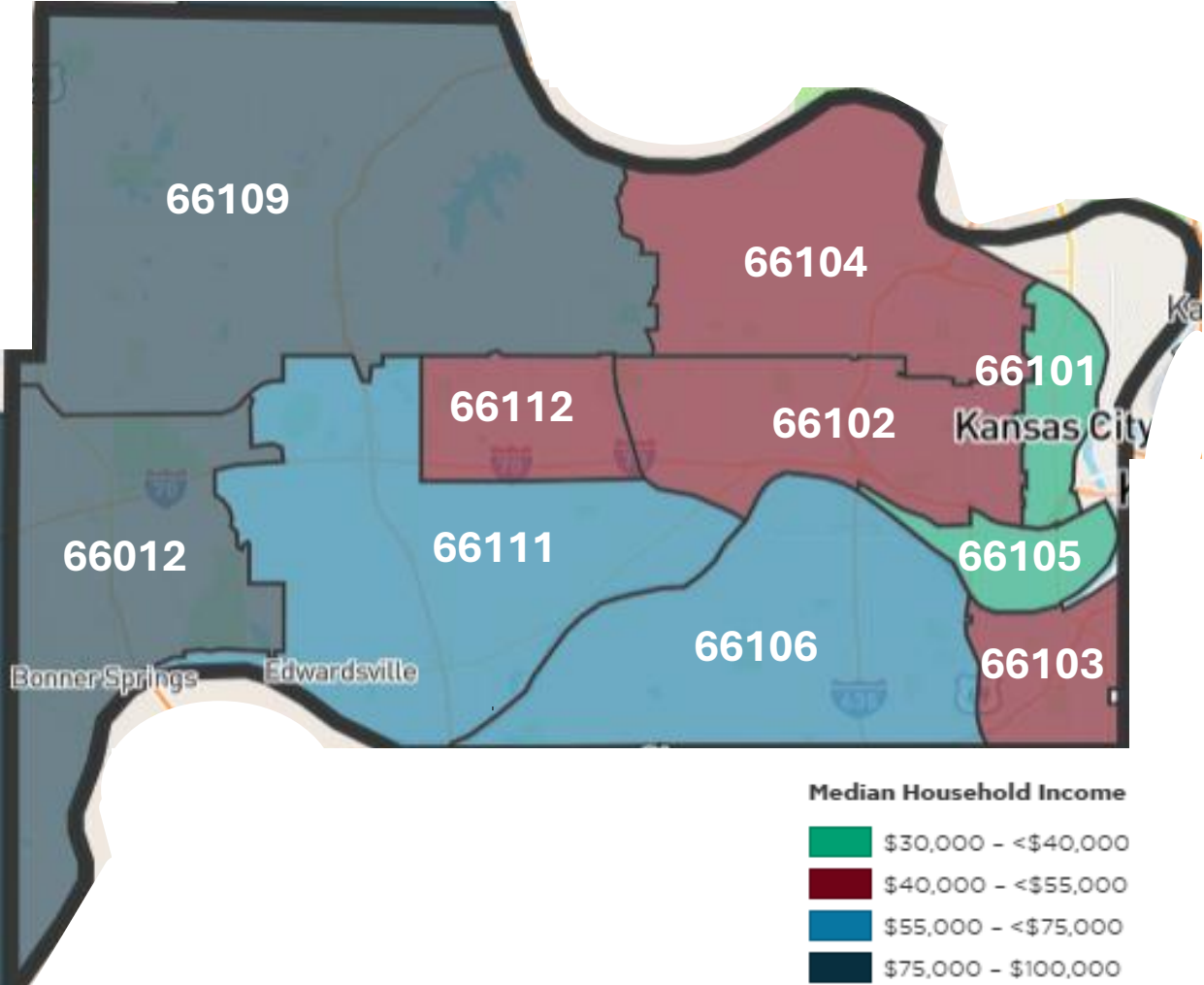
2015: \$41,746 (95th)*

*Out of 105 counties in Kansas

Source: US Census ACS 2019-2023



MEDIAN HOUSEHOLD INCOME UPDATE



Source: mySidewalk, ACS 2018-2022 and historical ACS data

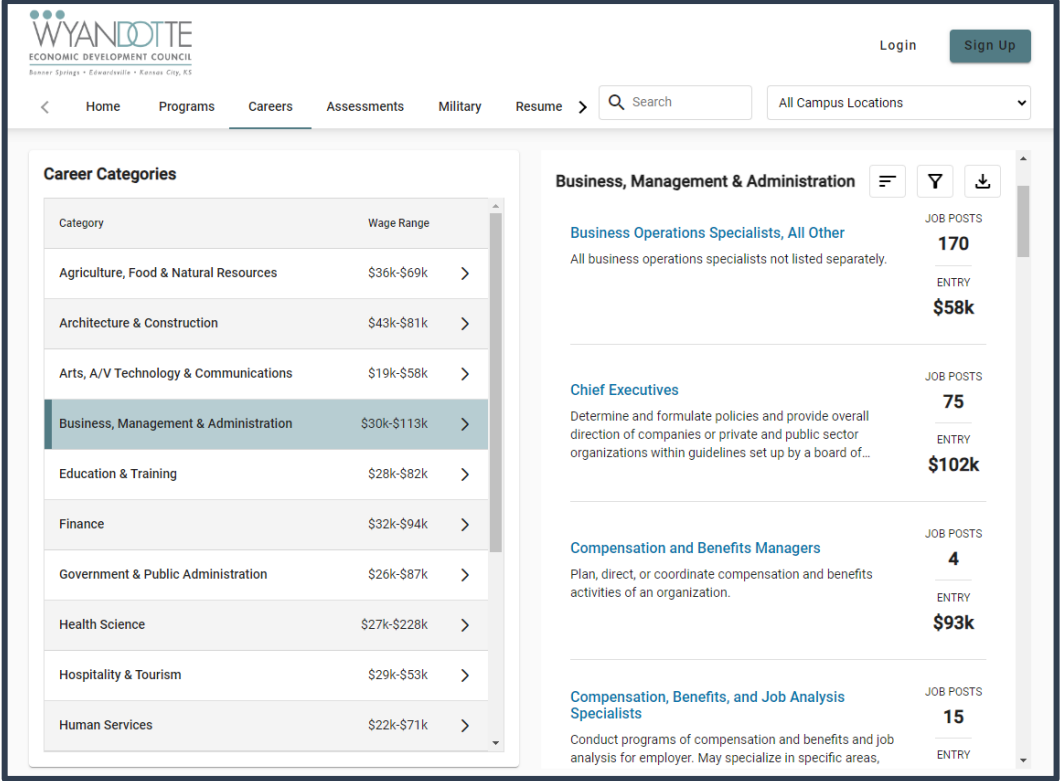
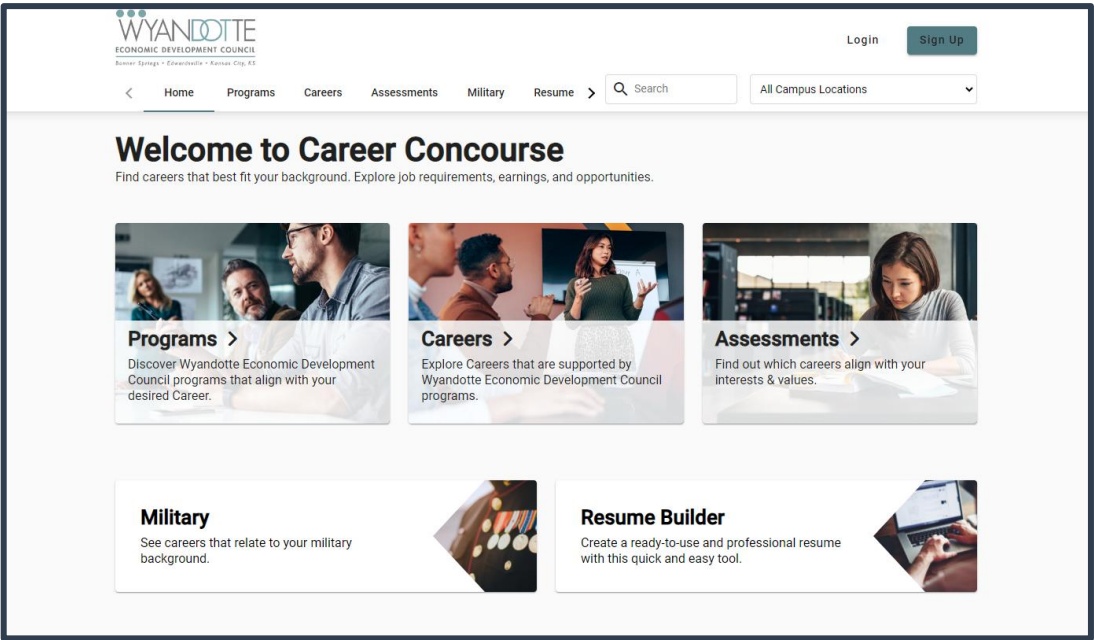
Zip Code	2022 MHI	2021 MHI	2016 MHI	%Diff
66101	\$37,192	\$30,296	\$23,774	56%
66102	\$48,294	\$40,651	\$32,456	49%
66103	\$50,716	\$49,970	\$33,822	50%
66104	\$52,247	\$47,016	\$34,876	50%
66105	\$31,341	\$29,523	\$32,734	(4%)
66106	\$58,539	\$54,437	\$44,390	32%
66109	\$95,089	\$88,734	\$75,200	26%
66111	\$63,694	\$59,130	\$50,136	27%
66112	\$54,937	\$50,030	\$44,126	25%
66012	\$92,000	\$81,508	\$68,893	34%
WYCO	\$57,771	\$52,366	\$40,757	42%
KS	\$69,747	\$64,521	\$53,571	30%

Inflation rate cumulative 2016-2022: 23.4%

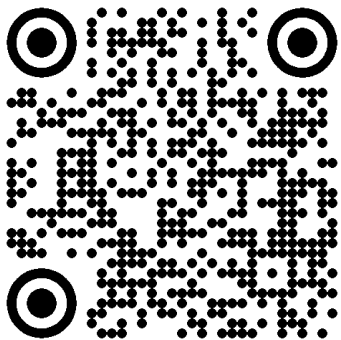
Worked Full Time Below Poverty	12%	12.5%	21%
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Source: mySidewalk, ACS 2018-2022 and historical ACS data

Workforce Solutions: Career Discovery



Connecting Residents: Job Board



5,900 Postings
County-Wide
5/5/2025
\$60,011 avg. wage

Engaged Partners

- Business Retention Expansion (BRE) program
- Industrial Maintenance Tech program
- Federation for Advanced Manufacturing Education (FAME)
- K-12 Initiatives: Career Academies, Job Shadowing, Internships
- Kauffman Foundation Real World Learning/Market Value Assets
- Workforce Solutions Committee



Active Developments

Industrial/Business Park

1. Woodlands/435 Logistics
2. Turner Logistics Center
3. BPU Quindaro Redevelopment
4. Compass 70 Logistics Park
5. Project Wolf
6. 435/Wolcott

MultiFamily/Major Residential

1. CJR – 300 single family homes
2. 601 Minnesota – proposed
3. 4th & Minnesota – challenged
4. The Helm/Yards II – completed
5. The Hudson – under construction
6. Switch - completed
7. Cottages at Village West - proposed
8. Aspire Apartments - completed
9. Sandstone Townhomes – under construction
10. 120 Oak under construction
11. City Hall Place – under construction
12. Marian – proposed/KCKCC
13. Mt. Carmel – proposed
14. 86th/State – proposed
15. Midtown Station – 1,200 units proposed

Retail/Tourism

1. American Royal
2. Homefield/Margaritaville
3. Mattel Adventure Park
4. Bucee's
5. Quindaro Ruins
6. Rock Island Bridge/Flying Truss

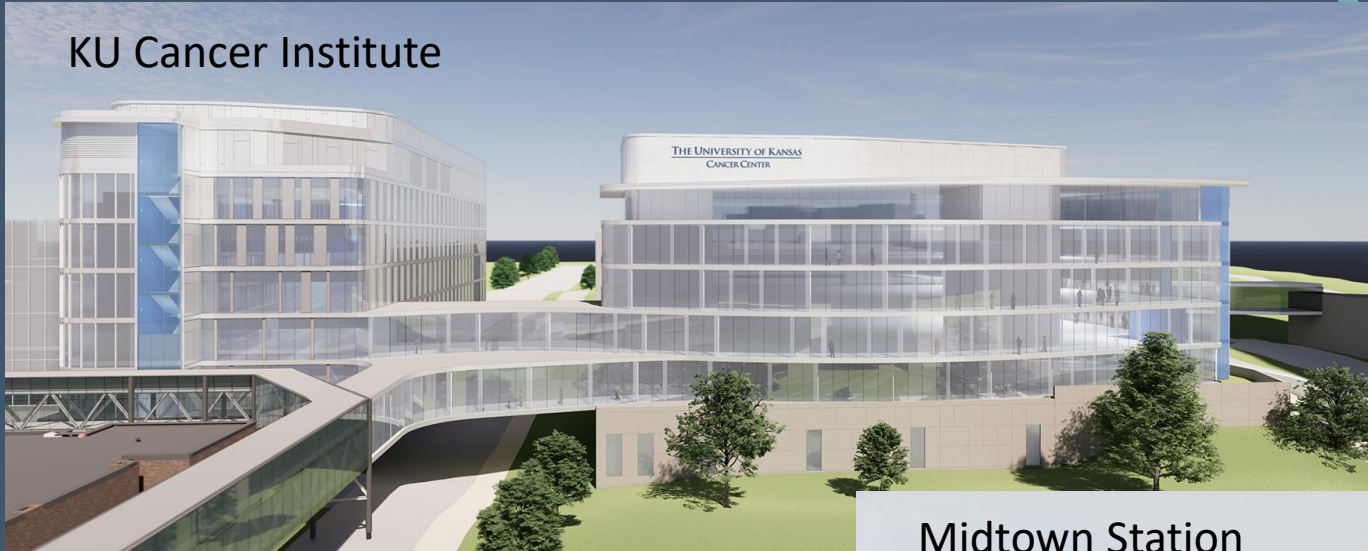


MAJOR DEVELOPMENT PROJECTS

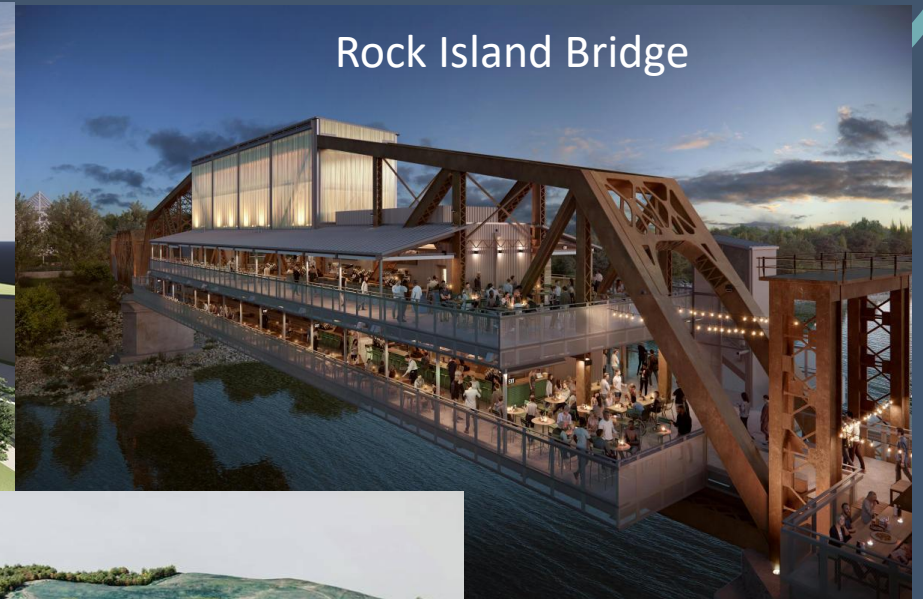
1. KU Cancer Institute
\$450M
2. Rock Island Bridge
\$15M
3. KCKCC Downtown Campus
\$70M
4. General Motors
\$391M
5. Indian Springs/Midtown Station
\$700M
6. Homefield
\$650M
7. Margaritaville
\$150M
8. American Royal
\$350M
9. Mattel Adventure Park
\$500M
10. Bucee's
\$95M



KU Cancer Institute



Rock Island Bridge



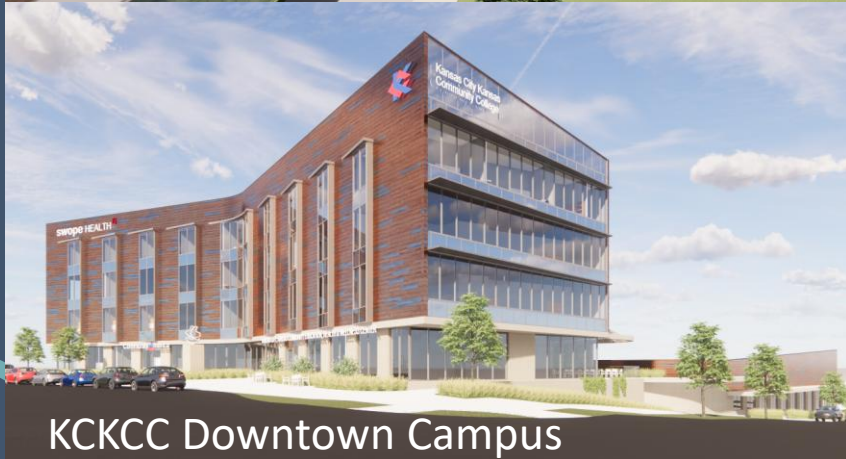
Midtown Station



General Motors



KCKCC Downtown Campus



Margaritaville



Homefield



American Royal



Bucee's



Final Thoughts

- Seek Balance: Market Demand/Community Desire
- Raising Household Income = Increased Disposable Income = Retail Development
- Long Term Land Use Plan & Product Alignment
- Streamline Development Process/Customer Service
- Housing Continuum Strategy/Policies
- Citizen Engagement
- World Cup



Let's Stay Connected.

Greg Kindle
President
913.748.2272
gkindle@wyedc.org