

BOARD AGENDA

Regular Session

May 7, 2025 – 6:00 P.M.

I. Call to Order

II. Roll Call

____ Stevie A. Wakes, Sr., District 1
____ Rose Mulvany Henry, At Large, Position 3
____ Brett Parker, District 3
____ Mary L. Gonzales, At Large, Position 1
____ Tom Groneman, District 2
____ David Haley, At Large, Position 2

III. Approval of Agenda

IV. Consent Agenda Approvals

- 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*

V. General Manager / Team Reports

- a. Wyandotte Economic Development Council Update – Greg Kindle

VI. Public Comments

VII. Miscellaneous Comments

VIII. Board Comments

IX. Adjourn

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**

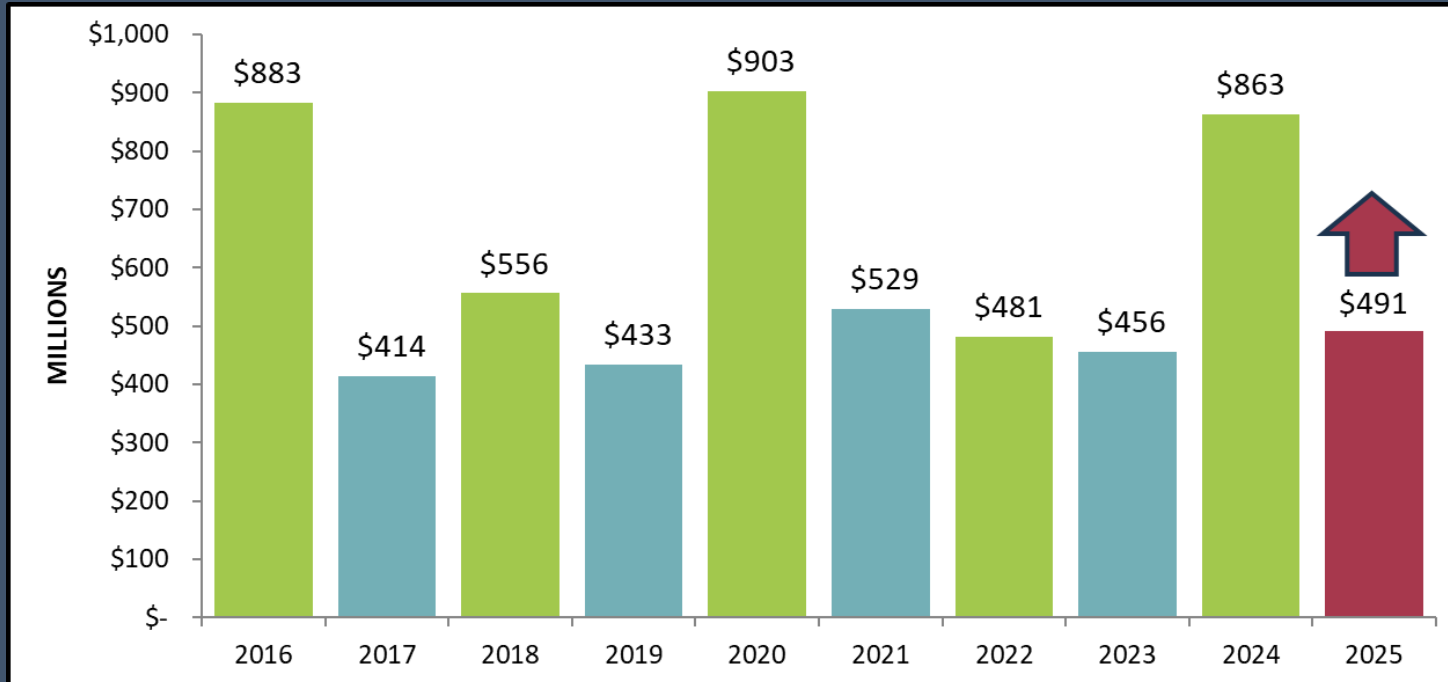


**MARKETING
&
PROMOTION**



**WORKFORCE
SOLUTIONS**

Capital Investment



2025 Goal: \$1 Billion

4

PROJECTS

861,481

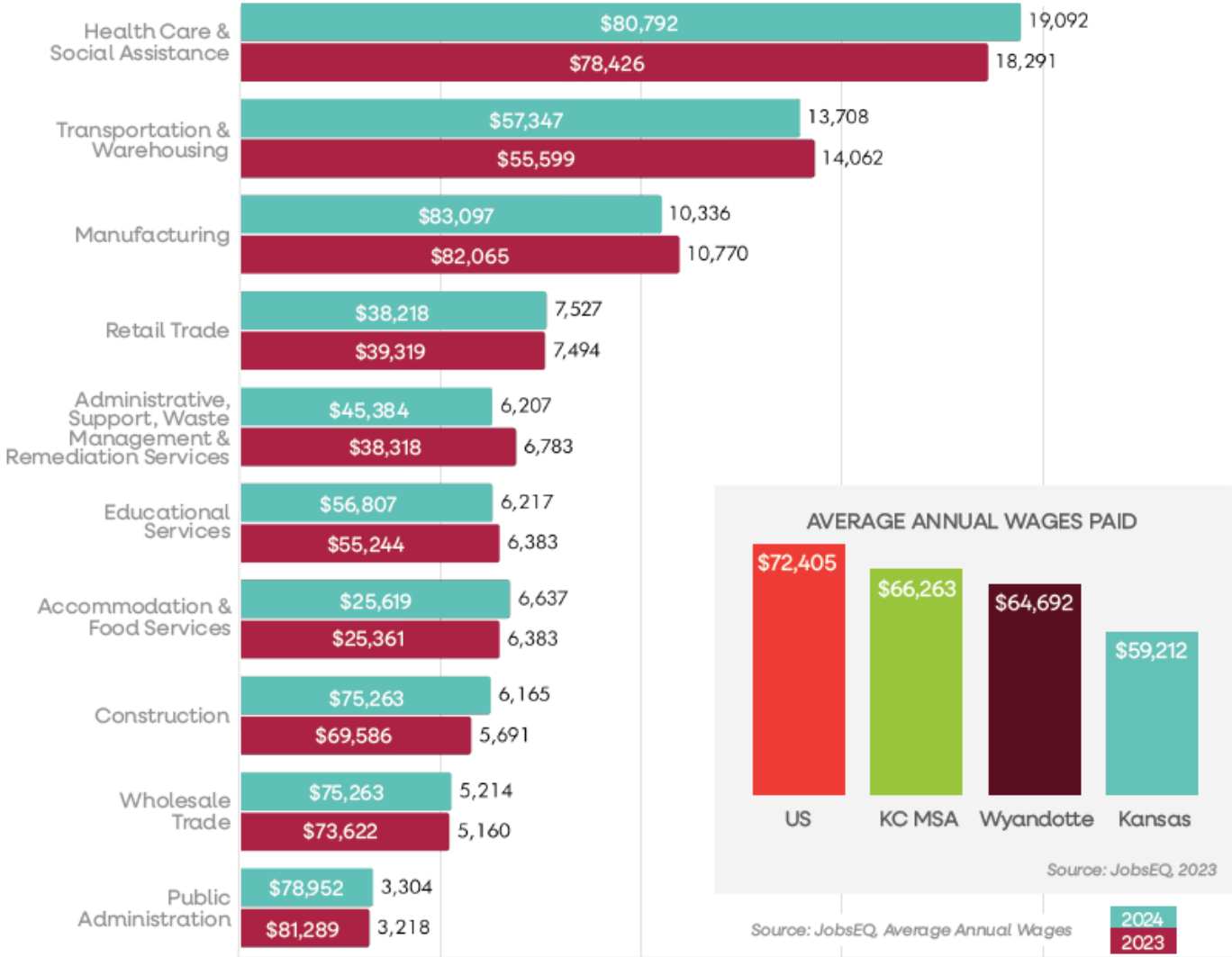
SQUARE FEET

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)*

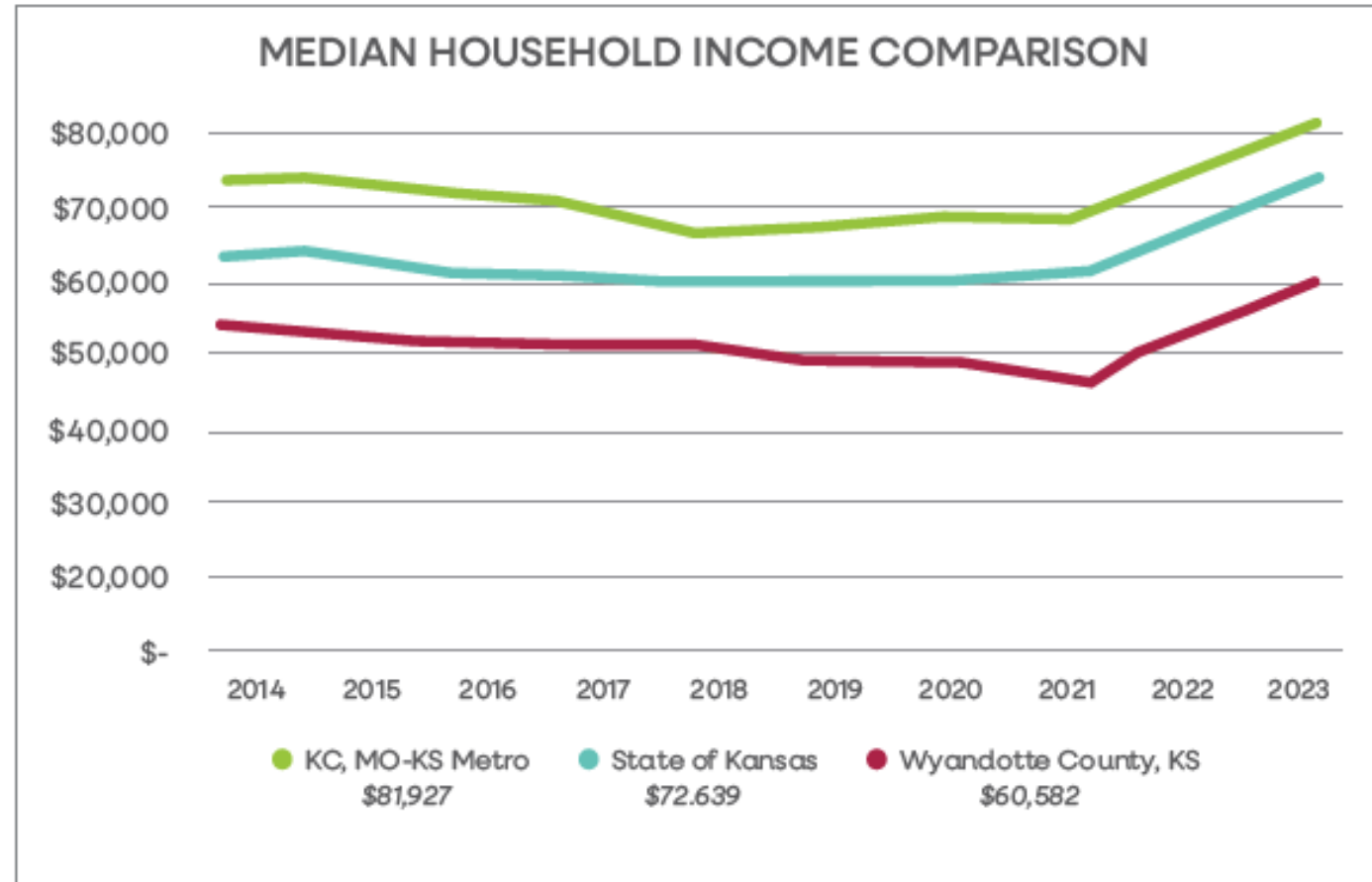
2017: \$46,310 (76th)*

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

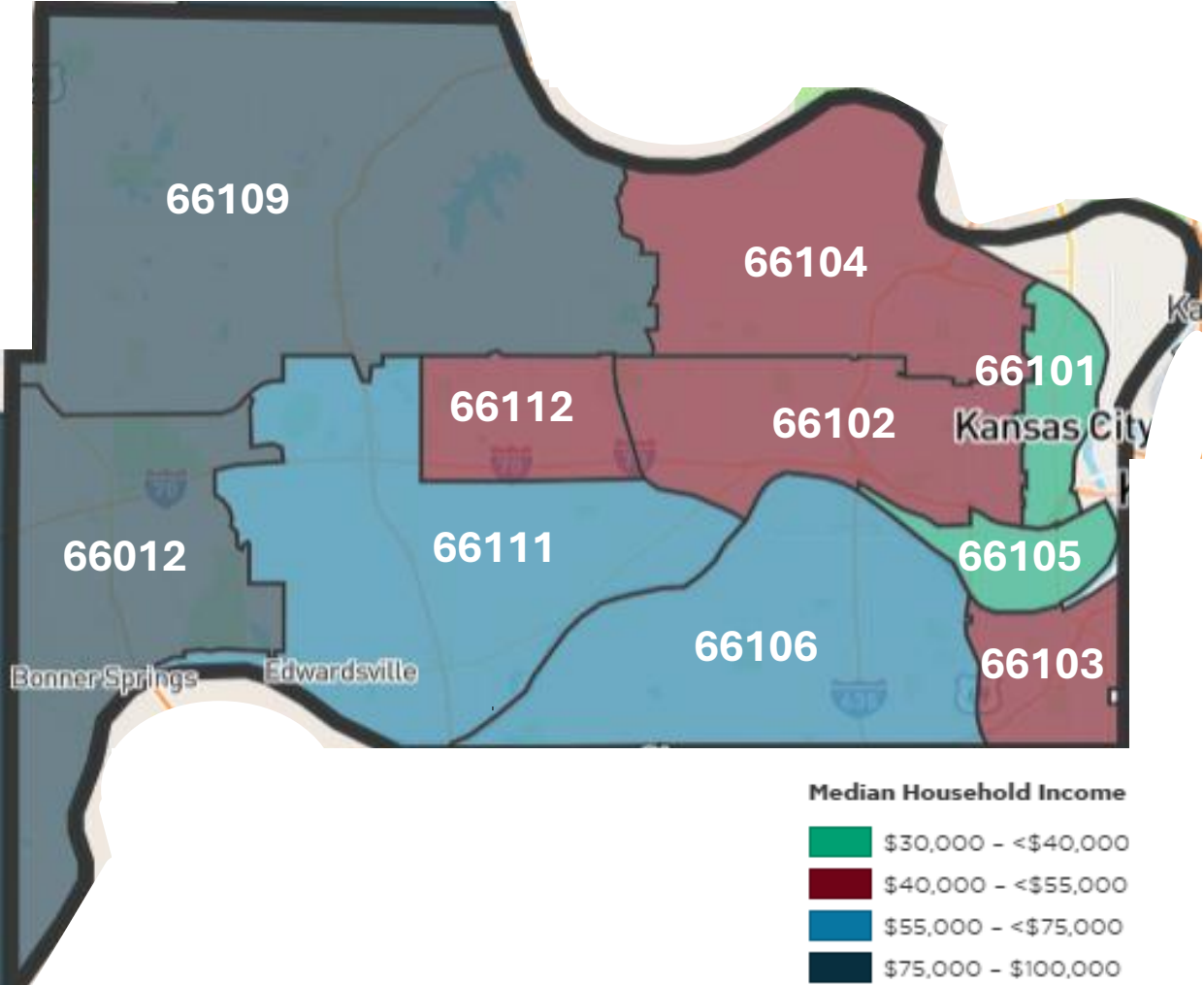
2015: \$41,746 (95th)*

*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

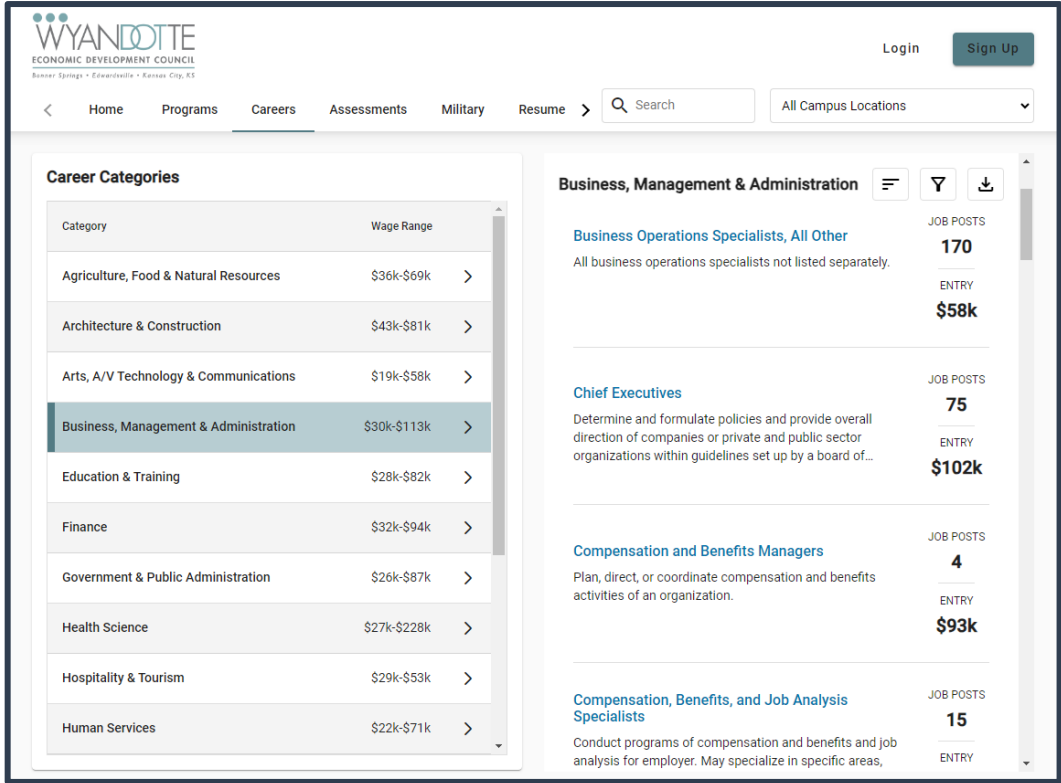
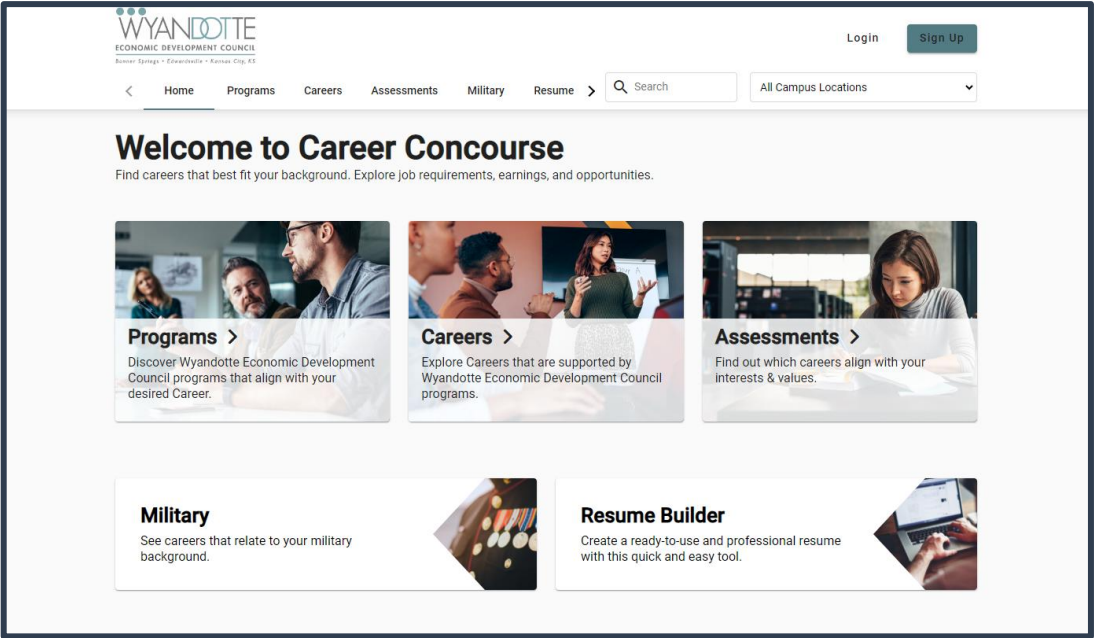
Zip Code	2022 MHI	2021 MHI	2016 MHI	%Diff
66101	\$37,192	\$30,296	\$23,774	56%
66102	\$48,294	\$40,651	\$32,456	49%
66103	\$50,716	\$49,970	\$33,822	50%
66104	\$52,247	\$47,016	\$34,876	50%
66105	\$31,341	\$29,523	\$32,734	(4%)
66106	\$58,539	\$54,437	\$44,390	32%
66109	\$95,089	\$88,734	\$75,200	26%
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%

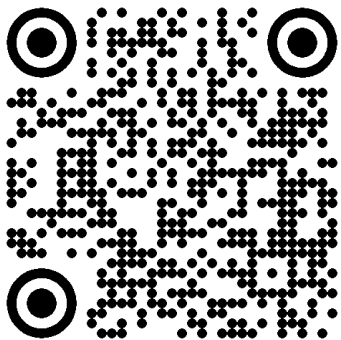
Worked Full			
Time Below			
Poverty	12%	12.5%	21%

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

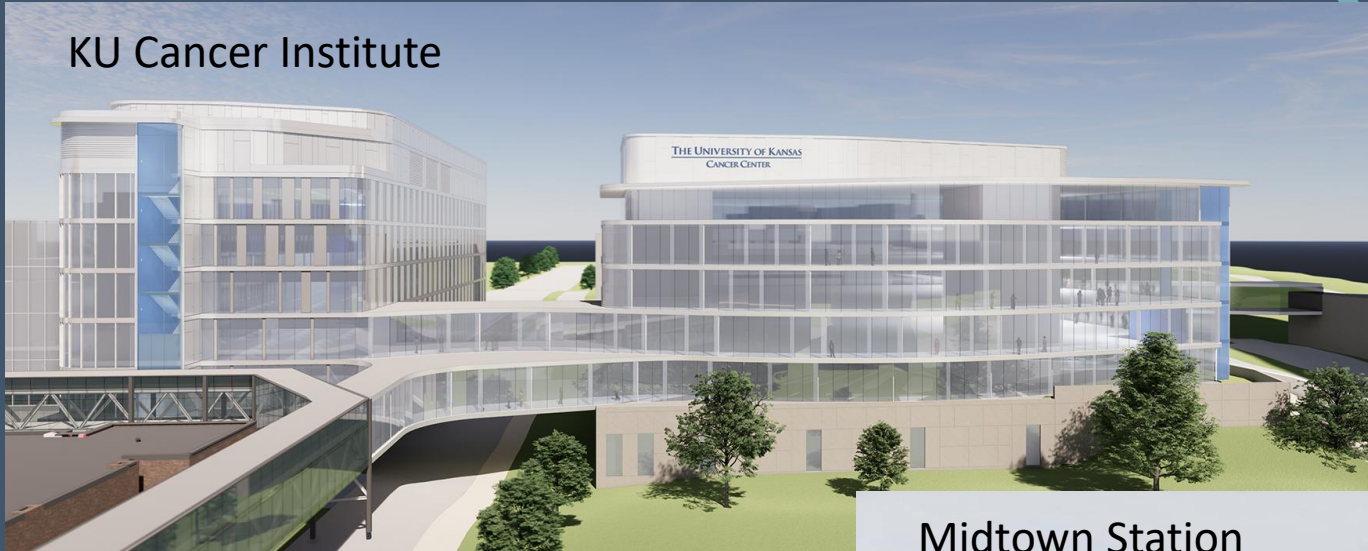


MAJOR DEVELOPMENT PROJECTS

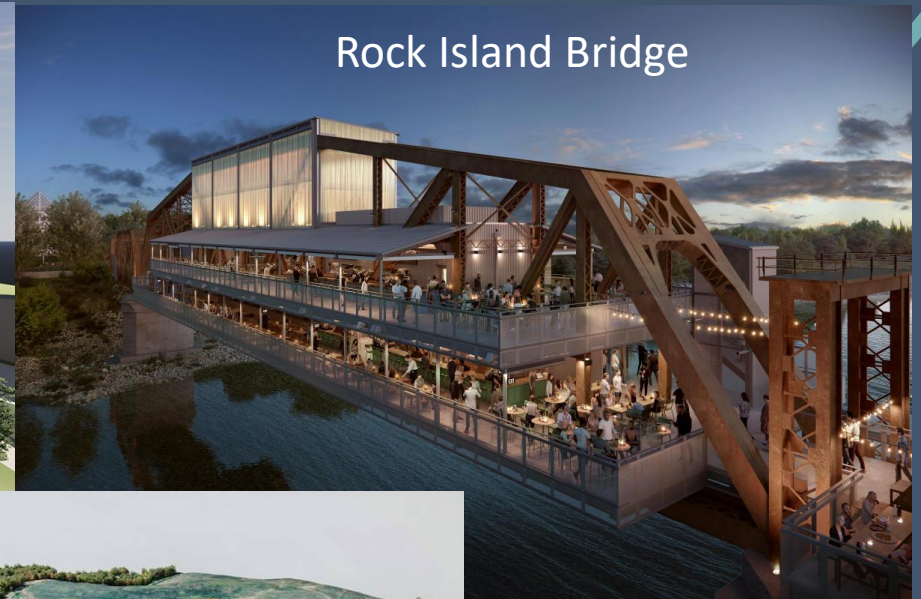
1. KU Cancer Institute
\$450M
2. Rock Island Bridge
\$15M
3. KCKCC Downtown Campus
\$70M
4. General Motors
\$391M
5. Indian Springs/Midtown Station
\$700M
6. Homefield
\$650M
7. Margaritaville
\$150M
8. American Royal
\$350M
9. Mattel Adventure Park
\$500M
10. Bucee's
\$95M



KU Cancer Institute



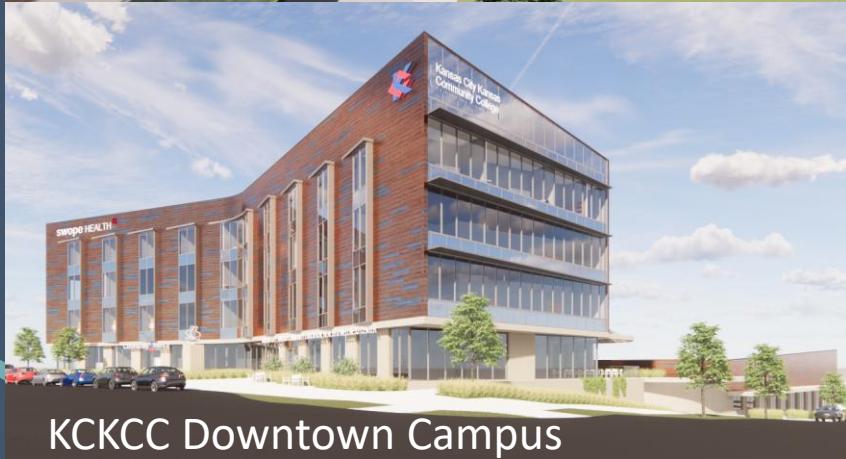
Rock Island Bridge



Midtown Station



KCKCC Downtown Campus



General Motors



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.

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