



2022 POPULAR ANNUAL FINANCIAL REPORT

**Unified Government of Wyandotte County
and Kansas City, Kansas
For the Fiscal Year Ended December 31, 2022**

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C.F.O MESSAGE



Deborah Jonscher
*Interim Chief Financial
Officer*

January 31, 2024

Citizens of the Unified Government
Honorable Mayor and
Honorable Members of the Board of Commissioners:

Kansas State law 75-1120a requires that each municipality at the close of the fiscal year prepare a set of financial statements in conformity with accounting principles generally accepted in the United States of America (U.S. GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. The offices of the Chief Financial Officer and County Administrator are pleased to submit to you the Unified Government of Wyandotte County and Kansas City, Kansas's 2022 Popular Annual Financial Report. The current Comprehensive Financial Annual Report for calendar year 2022 can be found here: <https://www.wycokck.org/Departments/Finance/Accounting>

This report consists of management's representations concerning the Government's finances. Responsibility for the accuracy of the data and the completeness and fairness of the presentation, including all disclosures, rests with the management of the Government. To provide a reasonable basis for making those representations, management of the Government has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the Government's financial statements in conformity with U.S. GAAP. Because the cost of internal controls should not outweigh their benefits, the Government's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

Forvis, LLP firm of licensed certified public accountants, has audited the Government's financial statements. The goal of the independent audit is to provide reasonable assurance that the financial statements of the Government for the fiscal year ended December 31, 2022 are free of material misstatement. The audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditors concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion on the Government's basic financial statements as of and for the year ended December 31, 2022. The independent auditors' report is presented as the first component of the financial section of this report.

Department of Finance, Office of the Chief Financial Officer

701 North Seventh Street | Kansas City, Kansas 66101

www.wycokck.org/finance

p: 913.573.5660 | f: 913.573.5006

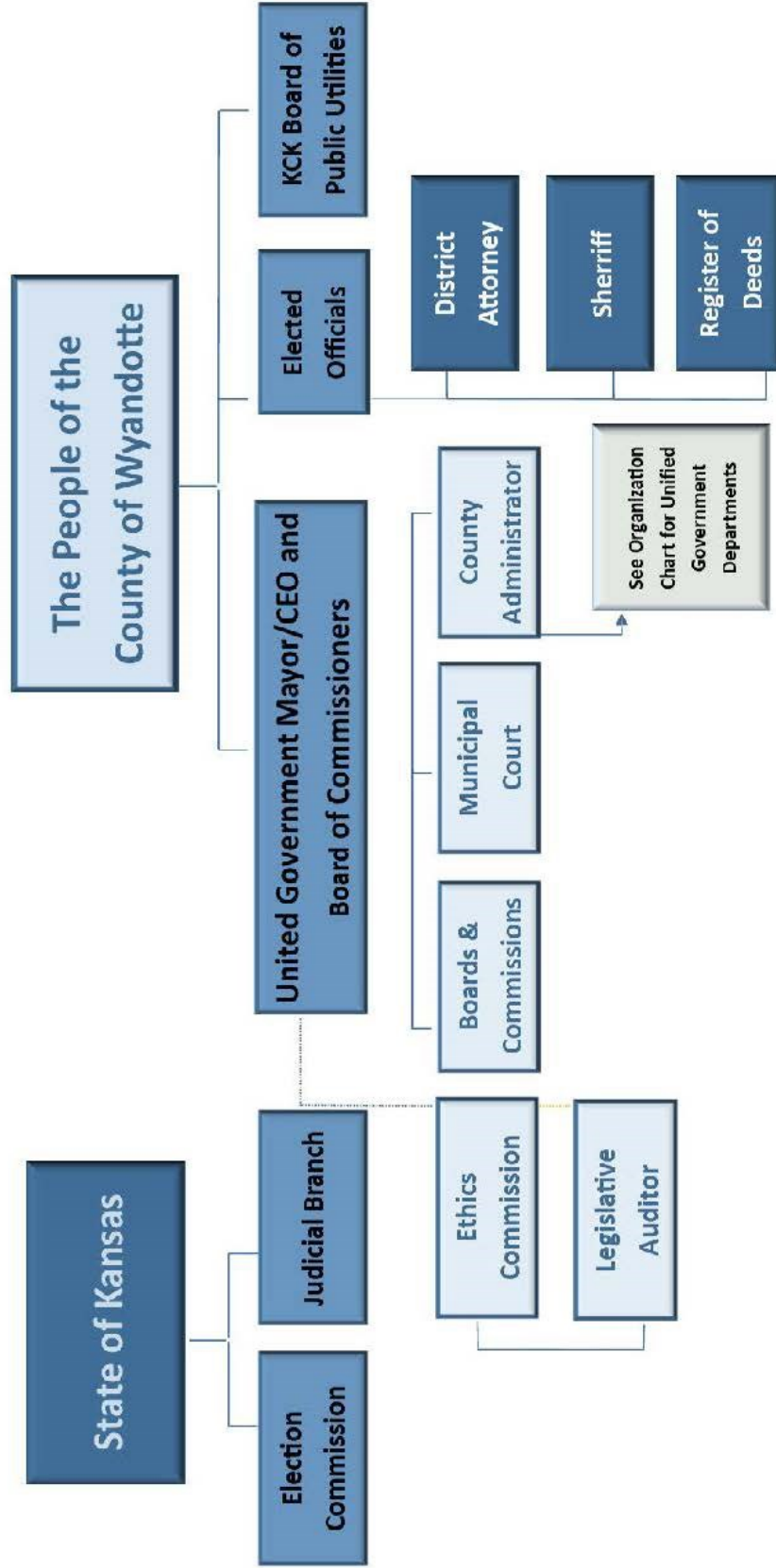
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Unified Government of Wyandotte County/Kansas City, Kansas



Organizational Chart

Elected and Appointed Officials





WYANDOTTE COUNTY BOARD OF COMMISSIONERS

YOUR BOARD OF COMMISSIONERS

The Unified Government Board of Commissioners is comprised of ten Commission members and the Mayor/CEO – eight members from equally populated districts, two members elected from two north/south districts, and the Mayor elected at-large. Commission members are elected for staggered four-year terms, and must be 18 years of age, US citizens and reside in the respective district for the duration of their term of office.



Honorable Tyrone Garner
Mayor / CEO



Honorable Melissa Bynum
At-Large District 1



Honorable Tom Burroughs
At-Large District 2



Honorable Gayle
Townsend District 1



Honorable Brian
McKiernan District 2



Honorable Christian
Ramirez District 3



Honorable Harold L.
Johnson, Jr. District 4



Honorable Mike Kane
District 5



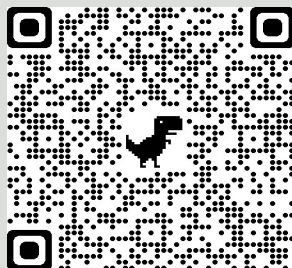
Honorable Angela Markley
District 6



Honorable Chuck Stites
District 7



Honorable Andrew Davis
District 8



Scan the QR code to
see the district map!

AWARDS

FINANCIAL REPORTING AWARDS

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Unified Government of Wyandotte County and Kansas City, Kansas for its Annual Report for the fiscal year ended December 31, 2021. This is the 23rd consecutive year that the Government has achieved this prestigious award.

The Certificate of Achievement is the highest form of recognition for excellence in state or local government financial reporting. The Certification of Achievement Program was established to encourage municipal governments to publish high quality financial reports and to provide peer recognition and technical guidance for officials preparing these reports.

In order to be awarded a Certification of Achievement, a government unit must publish an easily-readable and efficiently-organized annual financial report, whose contents conform to program standards. Such reports should go beyond the minimum requirements of generally accepted accounting principles and demonstrate an effort to clearly communicate the municipal government's financial picture, enhance an understanding of financial reporting by municipal governments and address user needs. A Certificate of Achievement is valid for a period of one year only.



Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

**Unified Government of
Wyandotte County and Kansas City
Kansas**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

December 31, 2021

Christopher P. Morill

Executive Director/CEO

*Outstanding Achievement for Excellence in Financial
Reporting Award*

The GFOA has given an Award for Outstanding Achievement in Popular Annual Financial Reporting to the Unified Government of Wyandotte County and Kansas City Kansas for the fiscal year ended December 31, 2021. The Award for Outstanding Achievement in popular Annual Financial Reporting is a prestigious national award recognizing conformance with the highest standards for preparation of state and local governments popular reports.

In order to receive an Award for Outstanding Achievement in Popular Annual Financial Reporting, a government unit must publish a Popular Annual Financial Report, whose contents conform to program standards of creativity, presentation, understandability, and reader appeal. An Award for outstanding in popular Annual Financial Reporting is valid for a period of one year only.



Government Finance Officers Association

**Award for
Outstanding
Achievement in
Popular Annual
Financial Reporting**

Presented to

**Unified Government of Wyandotte County and
Kansas City
Kansas**

For its Annual Financial Report
For the Fiscal Year Ended

December 31, 2021

Christopher P. Morrell

Executive Director/CEO

Outstanding Achievement in Popular Annual Financial Reporting

AWARDS

UG At a Glance

The UG's History

- ♦ Founded as Wyandotte County in 1859
- ♦ Incorporated as Kansas City, Kansas in October 1872
- ♦ Consolidated as City and County October 1, 1997

The UG's Demographics

- ♦ Population = 165,746
- ♦ Median Household Income = \$59,362
- ♦ Median Owned House Value= \$174,500
- ♦ Home Ownership = 60.3%
- ♦ Persons per Household = 2.74

Education in the UG

- ♦ High School Graduates = 84%
- ♦ Bachelor's Degree or Higher = 22.8%



In the UG's government-wide adopted 2023 budget, the UG anticipates revenue totaling \$403.1 million and expenditures in the amount of \$432 million.



The County spans a total of 156 square miles & maintains 2,400 miles of roads.



The UG employs more than 2,300 people, between the various different funds of the City and County there are 2,405.80 full-time equivalents budgeted for 2023.



The UG is home to 53 different parks, 10 recreation centers, 6 libraries, and 2,715 acres of park land with an additional 410 acres of lakes.



The county boasts a diversity of over 7,000 businesses supporting an employment base of nearly 87,000 employed people in 2022.

UG At a Glance

MAJOR INITIATIVES

Open Government

The UG has invested thousands of dollars in technology to guarantee citizens can continue to access and participate in their government, even from home. Technology to facilitate ZOOM meetings and other streaming modes allow citizens to watch and participate in government decisions, even if they can't come to City Hall.

For links and info to access live meeting feeds or recordings of past meetings go to:

Wycokck.org/Departments/County-Administrators-Office/Communications/UGTV

American Royal

The American Royal Association is developing ant 120+ acre development at 118th Street and State Aveue onstisting of approximately 1 million square feet of indoor and outdoor arena space, barn, education center, office , shop and storage space. Grading of the land began in march 2023 and foundation work began August 2023.

Homefield

In 2020, Homefield, LLC proposed a development of a first-class sporting and entertainment destination located to the east of I-435 between State Avenue and Parallel Parkway that would include attractions in the form of a major multi-sport athletic cmplex and performance center known as Homeield and Homefield Outdoor, along with a Homfield youth base-ball complex. The \$60M, 150,000 square foot Homefield building will be designed as a multi-sport venue, including foo and beverage, medical services, fitness, retail, office and entrtainment spaces. Anticipated completiong is May 2025.

Rock Island Bridge

The UG and Flying Truss, LLC have been discussing a new development on the historic Rock Island Railroad Bridge, originally constructed in 1905 in the Stockyards District. The concept is to create a regional destination by transforming the bridge into a multi-purpose development consisting of an upper/lower deck structure that contains a food hall, open-air bar and coffee shops, event space, catering facility, and multi-purpose spaces. The bridge would become a part of the public trail system—planned to connect the Kaw Valley Trail along the Kansas River's western levee with the Riverfront Heritage Trail. Development is planned to start construction in 2023, with the first phase opening Summer 2024.

UG Strategic Goals 2023:

- ◆ Reduce Blight
- ◆ Increase Safety & Perception of Safety
- ◆ Improve Community Health
- ◆ Improve Infrastructure
- ◆ Increase Community Cohesion
- ◆ Increase Economic Prosperity of the Community & Opportunities for our Residents
- ◆ Improve Customer Service & Communication



WYANDOTTE COUNTY'S ECONOMY



Commercial & Residential Development

Commercial/ industrial construction values totaled \$113.3 million in 2022, down from a decade high of \$293 million in 2016. New residential construction values in 2022 totaled \$6118.6 million. Residential single-family permits totaled 131 in 2022 which is down from 2021 total of 142 permits but still above the years immediately following the recession.



Personal Income/Consumer Spending

An estimate based on U.S. Bureau of Economic Analysis data shows that County personal income grew by 4.4% in 2022. Consumer spending continued to increase. The County's retail sales receipts totaled \$2.9 billion in 2022 which is 7% higher than 2021. Sales tax revenue of \$94,835,000, recorded in governmental activities, increased \$6,722,000 or 7.6% compared to 2021, reflecting a rebound to prior level strong retail sales and compensating use growth following the declines experienced in most of 2020 due to the COVID-19 pandemic.



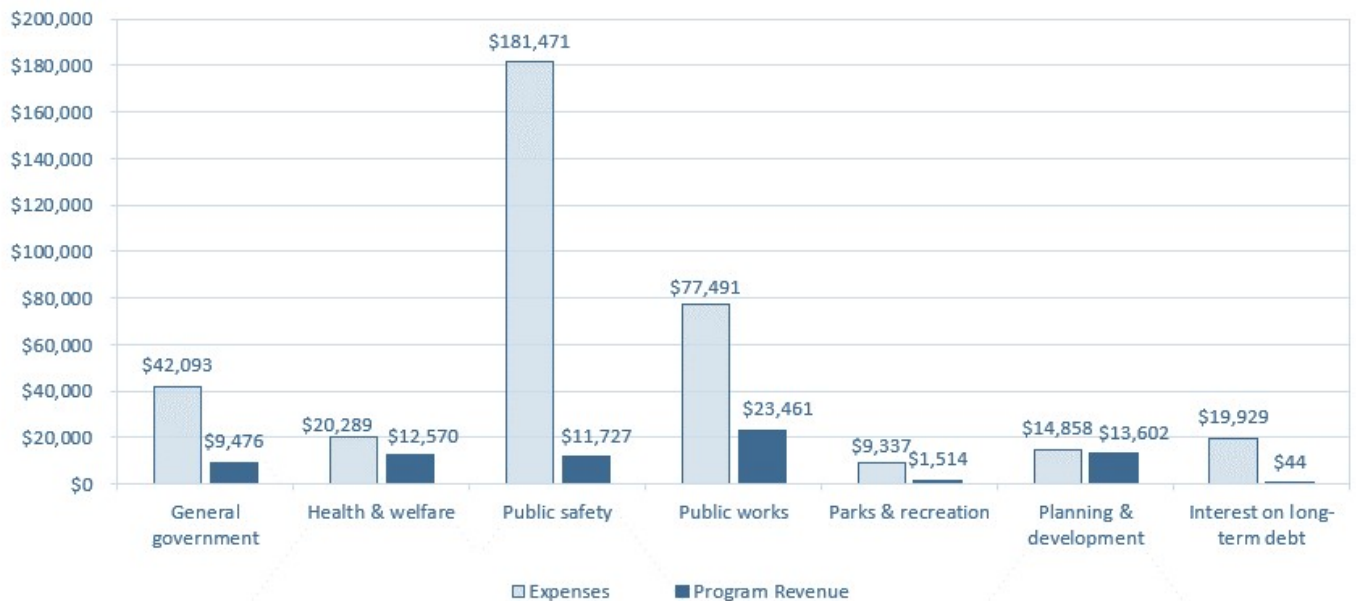
Job Creation & Unemployment

The County is a major economic, employment, industrial, educational, and medical services center for the region. Employment in Wyandotte County is concentrated in five sectors: services, government, retail trade, transportations/warehousing, and manufacturing. Kansas City, Kansas is also the 2nd largest rail center in the US and an important hub of the transcontinental rail system, providing both freight and passenger service. All major cities of the nation can be reached in less than 120 hours and many within 72 hours. The Bureau of Labor Statistics unemployment rate for 2021 in Kansas was 3.2% compared with 5.3% nationally. The 2022 unemployment rate for Wyandotte County was 3.5%, down from the 4.7 in 2021.

Dollars Out – Governmental Activities Expenses

The Unified Government provides a full range of services, including police and fire protection, water and sewer services, health facilities, and recreational activities. The Government is also responsible for the construction and maintenance of streets, buildings, parks, and other amenities. In 2022, governmental activities expenditures totaled \$365,468,000. This is a decrease of approximately \$11,518,000 or 17.5%, when compared to 2021, primarily due to decreases in support for the UG Public Health Department based on decreases in support required for the mitigation of the pandemic as well as decreases in Planning and development because of one time construction costs of \$13,990,000 associated with the Legends Apartments Garage and the West Lawn Improvements Project financed by the Community Improvement District sale Tax Revenue Bonds issued in May 2018.

Annually, the Mayor and County Administrators office submits a budget for the Board of Commissioner's approval. The proposed budget must not include expenditures that exceed estimated opening balances and anticipated revenue. The Government has implemented lean spending that serves as a roadmap for a better, stronger government, of which we can all be proud. The budget process is approached with a focus on maintaining core services critical to residents while simultaneously identifying sustainable savings.



The following is a brief description of the Governments General Fund expenditures:

General Government – Includes expenses incurred for administrative departments including the Mayor's Office, County Administrators Office, Department of Finance, and Department of Technology Services.

Public Safety – Expenses incurred for public safety departments including Police, Fire, Sheriff, and Municipal Court

Public Works – Expenses incurred for Public Works include street, bridge, and public building construction and maintenance, waste collection, transportation, and other public services.

Health & Welfare – Includes expenses for environmental health activities and health programs for the indigent.

Parks and Recreation – Expenses for Parks and Recreation include operations, construction, and maintenance of parks, recreation centers, and rental facilities.

Planning & Development – Expenses for Planning & Development include operations and improving the community environment through planning, development, and enforcement efforts.



THE UG BY THE NUMBERS



WYANDOTTE COUNTY'S REVENUE

Funding for the Unified Government of Wyandotte County & Kansas City, KS., comes from multiple sources. The Government's revenues totaled \$344,698,000 in 2022. The majority of governmental activities' revenues, including transfers-in, are from the property and sales tax at 57.9%. Property and sales taxes are 90.7% of all tax revenues.

Sales and Use Tax are paid to the city by consumers when they make purchases within Wyandotte County.

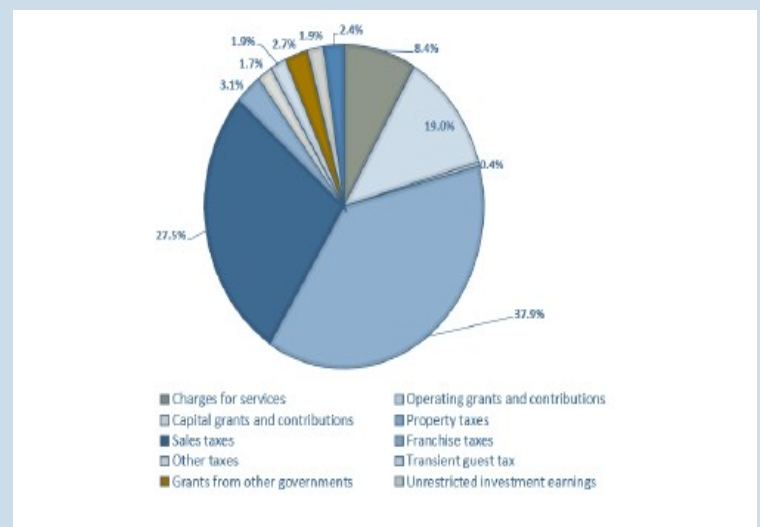
Franchise Taxes are paid to the city by utility companies for use of the City's right of way to deliver services to utility customers

Property Tax are levied on the assessed value of all real property and certain personal property.

Motor Vehicle Taxes represent the local portion of the property tax levied on motor vehicles by the State of Kansas.

Transient Guest Tax are based on rates established by the City Commission which are collected from local hotels to fund tourism and convention promotion.

- ◆ Charges for services are revenues collected for services such as licenses, inspection fees & fines, recreation classes, and building rentals.
- ◆ Operating grants and contributions represent funds received from other governments for specific services such as housing, police services, & transportation.
- ◆ Capital grants and contributions are primarily revenues received from other governments and special assessments from property owners for the construction of capital assets including neighborhood improvements, roads, & bridges
- ◆ Miscellaneous revenues come from such activities as the sale of surplus property, insurance settlements, and reimbursements.





WYANDOTTE COUNTY'S FINANCIAL POSITION

Balance Sheet

The Unified Government's Balance Sheet depicts our financial condition as of December 31, 2022. The balance sheet is a summary of what the government owns (assets and deferred outflows) and owes (liabilities and deferred inflows), for governmental and business-type activities. The Balance Sheet excludes component units and fiduciary funds.

Total net position is the difference between total assets (what we own), including deferred outflows, and total liabilities (what we owe), including deferred inflows. In 2022, total assets were greater than total liabilities and deferred outflows, causing a favorably elevated total net position.

Amounts in thousands	Governmental		Business-type		Total	
	Activities		Activities			
	2022	2021	2022	2021	2022	2021
Current and other assets	\$ 474,177	\$ 382,110	\$ 341,866	\$ 275,188	\$ 816,043	\$ 657,298
Capital assets	600,274	593,536	1,366,583	1,351,794	1,996,857	1,945,330
Total assets	1,074,451	975,646	1,708,449	1,626,982	2,812,900	2,602,628
Deferred outflows	103,639	81,270	54,946	73,126	158,585	154,396
Noncurrent liabilities	\$ 868,092	\$ 810,009	\$ 889,501	\$ 886,038	\$ 1,757,593	\$ 1,696,047
Other liabilities	88,273	63,084	89,295	97,014	177,568	160,098
Total liabilities	956,365	873,093	978,796	983,052	1,935,161	1,856,145
Deferred inflows	185,083	184,732	95,506	78,982	280,589	263,714
Net position						
Net investment						
in capital assets	\$ 279,260	\$ 265,519	\$ 554,741	\$ 534,146	\$ 834,001	\$ 799,665
Restricted	99,352	76,871	47,743	24,343	147,095	101,214
Unrestricted	(341,970)	(343,299)	86,609	79,585	(255,361)	(263,714)
Total net position (deficit)	\$ 36,642	\$ (909)	\$ 689,093	\$ 638,074	\$ 725,735	\$ 637,165

WYANDOTTE COUNTY'S FINANCIAL POSITION



Amounts in thousands	Governmental Activities		Business-type Activities		Total	
	2022	2021	2022	2021	2022	2021
Revenues						
Program revenues:						
Charges for services	\$ 28,900	\$ 31,331	\$ 438,907	\$ 399,816	\$ 467,807	\$ 431,147
Operating grants & contributions	42,223	66,933	712	2,373	42,935	69,306
Capital grants & contributions	1,271	5,841	1,362	952	2,633	6,793
General revenues:						
Property taxes	130,917	127,351	-	-	130,917	127,351
Other taxes	118,020	107,789	8,901	8,178	126,921	115,967
Grants	9,200	-	-	-	9,200	-
Unrestricted investment earnings	6,390	5,125	1,107	848	7,497	5,973
Miscellaneous	7,777	9,765	1,716	658	9,493	10,423
Total revenues	344,698	354,135	452,705	412,825	797,403	766,960
Expenses						
General government	42,093	51,106	-	-	42,093	51,106
Health and welfare	20,289	27,011	-	-	20,289	27,011
Public safety	181,471	173,451	-	-	181,471	173,451
Public works	77,491	65,973	-	-	77,491	65,973
Parks and recreation	9,337	8,887	-	-	9,337	8,887
Planning and development	14,858	30,562	-	-	14,858	30,562
Interest on long-term debt	19,929	19,056	-	-	19,929	19,056
Electric and water systems	-	-	301,806	284,436	301,806	284,436
Public levee	-	-	95	96	95	96
Stormwater	-	-	4,659	3,790	4,659	3,790
Emergency medical services	-	-	13,317	10,361	13,317	10,361
Sewer system	-	-	35,043	31,296	35,043	31,296
Sunflower Hills golf course	-	-	1,023	920	1,023	920
Stadium	-	-	527	828	527	828
Total expenses	365,468	376,046	356,470	331,727	721,938	707,773
Net position before transfers	(20,770)	(21,911)	96,235	81,098	75,465	59,187
Transfers	45,430	23,343	(45,430)	(23,343)	-	-
Changes in net position	24,660	1,432	50,805	57,755	75,465	59,187
Net position (deficit) - as originally reported	(909)	(2,341)	638,074	580,319	637,165	577,978
Change in accounting principle	2,433	-	205	-	2,638	-
Restatement Correction of Error	10,458	-	-	-	10,458	-
Net position - beginning, restated	11,982	-	638,279	-	650,261	-
Net position (deficit) – December 31	\$ 36,642	\$ (909)	\$ 689,084	\$ 638,074	\$ 725,726	\$ 637,165

Income Statement

The Unified Government's Income Statement reflects the financial activity for the fiscal year ended December 31, 2022. As compared to 2021 the net position improved by \$75,472,000.

This statement presents information on how our net position changed during the year as a result of the year's financial activity (revenues and expenditures). This information is reported on the modified accrual basis of accounting.



WYANDOTTE COUNTY'S FINANCIAL POSITION

Capital Assets

The Unified Government's capital assets totaled \$1,966,858 at December 31, 2022.

This investment in capital assets includes buildings and improvements to buildings, infrastructure and other improvements (including streets, alleys, bridges, etc.), land, various equipment & collections, and construction in progress. The business-type capital assets, which include assets used for Storm Sewers, Sanitary Wastewater, the Legends Baseball Stadium, and Sunflower Hills Golf, accounts for 69.4% of all UG capital assets

This statement presents information on how our total capital assets changed during the year as a result of the year's financial activity, (assets purchased, constructed, depreciated, or sold).

This information is reported on the modified accrual basis of accounting .

The Government's capital assets by type at December 31, 2022 and 2021 are shown below:

	2022	2021	2022	2021	2022	2021
Land	\$ 27,082	\$ 27,082	\$ 4,652	\$ 4,652	\$ 31,734	\$ 31,734
Buildings	230,758	229,724	2,153,051	2,015,255	2,383,809	2,244,979
Improvements other than buildings	44,602	44,602	3,839	3,839	48,441	48,441
Machinery and equipment	68,835	80,074	51,294	56,507	120,129	136,581
Right to use - machinery and equipment	21,125	-	5,091	-	26,216	-
Infrastructure	702,477	691,336	203,657	203,657	906,134	894,993
Construction in progress	36,936	27,735	105,289	183,915	142,225	211,650
Accumulated depreciation	(531,540)	(507,017)	(1,160,289)	(1,116,031)	(1,691,829)	(1,623,048)
Total capital assets	\$ 600,275	\$ 593,536	\$ 1,366,584	\$ 1,351,794	\$ 1,966,858	\$ 1,945,330

2023 AND BEYOND



Homefield, Homefield Outdoor, and Homefield Youth Complex

A proposal was brought forward in August 2020 to convert parts of the Village East STAR Bond District into a major multi-sport athletic complex known as Homefield, Homefield Outdoor, and Homefield Youth Baseball Complex, which would offer clinics, lessons, practices, training, and summer camps for a variety of amateur sports, as well as restaurant, bar, and entertainment spaces. The baseball complex will include 12 lighted turf fields, a scouting view tower, batting and pitching tunnels, and Homefield Academy offices. There will also be destination retailers, retail shops, restaurants, automobile dealerships, hotels, multi-family housing, and other commercial uses developed within the district. STAR Bond financing has been secured and the construction commenced in 2022 and is well underway for the obligated components.

KCKCC Downtown Community Education Center

The Kansas City Kansas Community College has proposed the development of a \$65M, 130,000 square-foot downtown campus which would provide technical and academic programming to meet the needs of local and surrounding area workforces. The campus will focus on automation engineering, commercial construction technology, counseling and support services, English as a second language (ESL), general education diplomas (GED), a health clinic, youth activities, and youth enrichment & leadership. Kansas City Kansas Public Schools, Wyandot Behavioral Health, YMCA of Greater Kansas City, Swope Health, High Aspirations Youth Mentorship, and Community America Credit Union have partnered with KCKCC on this proposal. Estimated groundbreaking is to occur in 2024.

FIFA World Cup Host 2026

After visiting Kansas City in Fall 2021, FIFA announced that the 2026 FIFA World cup will be coming to the Kansas City's Arrowhead stadium. 2026 will be the first year with a newly expanded format—48 country champion teams competing in 80 matches across 16 host cities and 3 different countries, making it the largest FIFA World Cup in history, with 60 of those games being played in the 11 U.S. Cities chosen to host. While some investments will be necessary to fully bring stadiums up to FIFA standards, this will be the biggest sports event ever held in the Kansas City area and is expected to have an exceptional economic impact on the entire region.

GLOSSARY OF TERMS



- ◆ Assets - What the City of Kansas City, KS and Wyandotte County owns.
- ◆ Business-type activities - Private sector-type operations, such as Wastewater Management or the Golf Course, where fees for services typically cover all or most of the cost of operations, including depreciation.
- ◆ Capital assets - Items such as Kansas City, KS and Wyandotte County owned land, construction in progress, equipment, infrastructure and buildings, and improvements net of depreciation.
- ◆ Component Units - Legally separate organizations for which the Government is financially accountable.
- ◆ Current and other assets - Items such as pooled cash and investments, cash and investments with fiscal agents, receivables, internal balances, inventories, deposits with others, prepaid items and deferred charges.
- ◆ Deferred inflows of resources - An acquisition of a net asset that is applicable to a future reporting period.
- ◆ Deferred outflows of resources - A consumption of a net asset that is applicable to a future reporting period.
- ◆ Fiduciary fund - Accounts for assets held on behalf of outside parties, including other governments.
- ◆ Governmental activities - City basic services, including police, fire, public works, sanitation, economic development, and culture and recreations. Sales, use, and property taxes finance the majority of these services.
- ◆ Invested in capital assets, net of related debt - Amounts invested in capital assets less accumulated depreciation and any outstanding debt used to acquire these assets.
- ◆ Liabilities - What the Unified Government owes others.
- ◆ Long-term liabilities - Items such as bonds, loans, compensated absences, pension liabilities, and other Unified Government obligations.
- ◆ Net Position - The difference between the Unified Government assets and liabilities. It is the net worth of the Unified Government.
- ◆ Other liabilities - Items such as payables, payroll, accrued interest and unearned revenue.
- ◆ Primary Government - All of the governmental and business-type activities belonging to the Unified Government, but excludes the discretely presented component units and fiduciary funds.
- ◆ Restricted Funds - funds that are not available for general use because they have been set aside for a specific purpose or project.
- ◆ Unrestricted Funds - One-time funds available to use for operations.



