

Black & Veatch’s request for tax incentives for \$1.34B HQ makeover just got bigger

Kaylie McLaughlin
STAFF REPORTER

Black & Veatch is now seeking \$267.6 million in public financing incentives for its \$1.34 billion headquarters overhaul, making one of the largest redevelopment proposals in Overland Park history even bigger.

On Wednesday, the Overland Park City Council Finance, Administration and Economic Development Committee voted 6-0 to recommend amending the terms of the previously approved redevelopment district, adding roughly \$20 million to the engineering firm’s request for public tax dollars to go towards its central Overland Park campus makeover.

The committee on Wednesday also directed city staff to continue with negotiations for a forthcoming redevelopment agreement.

The committee’s move follows the city council’s approval earlier this month of an amended mixed-use rezoning plan for the project in the evolving College Boulevard corridor.

The incentive package Black & Veatch is requesting eclipses the roughly \$200 million in incentives the Overland Park City Council narrowly approved for the Brookridge redevelopment in 2019. Though local and state officials broke ground at that site in 2023, progres

Under the updated applications, Black & Veatch is requesting \$253 million in tax increment financing (or TIF) reimbursement and \$14.6 million in reimbursement through a Community Improvement District (or CID) special sales tax, for a combined total of \$267.6 million in public financing incentives.

That’s an increase in total public dollars of about \$20 million, after the firm last year initially requested \$227 million in TIF reimbursement and \$19.9 million in CID reimbursement.

In a TIF district, tax revenues generated by increased property values are



Renderings of the proposed Black & Veatch redevelopment. Image via Overland Park planning documents.

remitted to a third party as property values rise, to cover or reimburse costs incurred in a defined development area over a set period.

Some are critical of TIF district incentives specifically, saying it takes dollars away from public use, including local public schools. However, in Kansas, the 20 mills the state collects for schools and the maximum of 8 mills school districts can set for their capital outlay budgets are exempt from TIF increment diversion.

Additionally, Overland Park’s internal data on economic development investments show that several active TIF districts in the city have worked as intended, like the Cherokee South TIF

district near 95th Street and Antioch.

A CID functions similarly with funds raised through a limited sales tax paid to a third party for a set amount of time to reimburse eligible development costs. In this case, Black & Veatch has requested a 2% sales tax to be levied at the headquarters site.

In addition to the \$267 million in tax incentives, the engineering and construction firm has also requested \$1.34 billion in economic development revenue bonds with a sales tax exemption on building materials.

Some councilmembers, like Councilmember Melissa Cheatham, have been skeptical over what Black & Veatch has requested, particularly

around housing attainability requirements and environmental sustainability standards.

Several of those details are likely to be settled when the city council considers the obligatory redevelopment agreement at a later date.

Still, during the rezoning vote earlier this month, she emphasized that supporting the planning item didn’t lock the city council into approving incentives down the line for the Black & Veatch project. That echoed some of her 2025 trepidation, when she said “the details are really going to matter.”

The plan is to remake Black & Veatch’s central Overland Park headquarters campus into a place to live,

work and spend time, complete with housing, retail, dining, office and green space.

Dubbed Overland Park Plaza II, the project centers around the firm’s 22-acre headquarters property at 11401 Lamar Ave.

The plan features nearly 800 multifamily units, a 25,000-square-foot childcare center, a 250-room hotel, 1 million square feet of office space (750,000 square feet of which will be reserved for Black & Veatch’s headquarters) and 137,000 square feet of retail space.

The campus will also include more than 4,500 parking spaces, primarily in structured parking garages, and a private green space.

Assistant City Manager Jack Messer said all of that fits in with Overland Park’s vision to reinvent the College Boulevard corridor that’s historically been defined by large-scale corporate offices, the city’s primary industry.

The idea is to turn the area into a more vibrant, walkable zone with a variety of different uses, including housing and retail, as well as office complexes.

“Black and Veatch, in many ways, has bought into that idea,” Messer said on Wednesday.

Now that the committee has voted on the TIF modification plan, the item goes to the full city council for consideration. That is tentatively scheduled for June 15.

Also in June, the finance committee will likely vote on the first project plan tied to the TIF district. A total of 11 project plans are proposed. After that, the item goes to the Overland Park Planning Commission for consideration on July 13.

Later, the city council will need to hold a public hearing to get feedback on the project plan and the CID, as well as the redevelopment agreement. That is tentatively scheduled for Sept. 28.

LEGAL NOTICES

IN THE DISTRICT COURT OF JOHNSON COUNTY, KANSAS CIVIL COURT DEPARTMENT VILLAGES OF OVERLAND VIEW HOMES ASSOCIATION, INC.
V.
Plaintiff,
KEVIN L. WILSON et al.
Defendants.
Pursuant to Chapter 60 of K.S.A.
CASE NO. JO-2026-CV-001204
Div. 12
TITLE TO REAL ESTATE INVOLVED
NOTICE OF SUIT

To unknown heirs, executors, administrators, devisees, trustees, creditors, and assigns of any deceased defendants; the unknown spouses of any defendants; the unknown executors, administrators, devisees, trustees, creditors, successors and assigns of any defendants that are or were partners or in partnership; and the unknown guardians, conservators and trustees of any defendants that are minors or are under any legal disability and all other persons who are or may be concerned.

You are notified that a Petition for Lien Foreclosure has been filed in the District Court of

Johnson County, Kansas by the Villages of Overland View Homes Association, Inc., praying for foreclosure of its lien on certain real property located in Johnson County, Kansas, commonly known as 8675 W 108th Place, Overland Park, Kansas 66210 and legally described as:

Unit C, Building No. 10, and owning a 0.915% undivided interest in common areas and facilities as shown on the Certificate of Survey recorded in the office of the Register of Deeds for Johnson County, Kansas, filed January 16, 1974, under File No. 874399, Volume 949, at Page 649, of Block 1, OVERLAND VIEW-VILLAGE ONE, a subdivision in Overland Park, Johnson County, Kansas.

You are hereby required to plead to the Petition for Lien Foreclosure on or before June 28,

2026, in the court at Johnson, Kansas. If you fail to plead,

judgment will be entered upon the Petition. FISHER, PATTERSON, SAYLER & SMITH L.L.P.
/s/ Alex S. Gilmore
Alex S. Gilmore KS No. 27334
agilmore@fpsslaw.com
9393 W. 110th Street, Suite 300
Overland Park, Kansas 66210
(p) (913) 339-6757; (f) (913) 660-7919
Attorney for Plaintiff Villages of Overland View
Homes Association
05/18, 05/25, 06/01/2026

IN THE DISTRICT COURT OF JOHNSON COUNTY, KANSAS CIVIL COURT DEPARTMENT

In the Matter of the Marriage of JEREMY ELWOOD MARTIN, Petitioner, and MARCELA CHAVEZ MENDOZA, Respondent.
Case No. JO-2026-DM-001403
Div. No. 1
Chapter 60

NOTICE OF DIVORCE HEARING TO ALL THOSE CONCERNED AND TO MARCELA CHAVEZ MENDOZA: PLEASE BE ADVISED THAT the above-captioned matter is set for a divorce hearing with the District Court of Johnson County, Olathe, Kansas, Division 1, on the 13 th day of July 2026 at 4:00 p.m.
Pursuant to Local Rule 3.7, the undersigned hereby certifies that no portion of Notice of Divorce Hearing was drafted/prepared using Generative A.I.
Submitted by:
/s/James P. Conard
JAMES P. CONARD KS Bar #12321
110 South Cherry Street, Suite 102
Olathe, Kansas 66061
Telephone: (913) 782-2288
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Email: Conardlegalempir@aol.com

ATTORNEY FOR PETITIONER
05/18, 05/25, 06/01/2026

(First Published in Johnson County Post June 1, 2026)
IN THE 10th JUDICIAL DISTRICT

DISTRICT COURT OF JOHNSON COUNTY, KANSAS
IN THE MATTER OF THE PETITION OF Anna Kathryn Kendle To Change His/Her Name to: Ace Ladd Kathryn Kendle
Case No. JO-2026-CV-000990
Div. No. 14
PURSUANT TO K.S.A. CHAPTER 60
NOTICE OF HEARING - PUBLICATION

THE STATE OF KANSAS TO ALL WHO ARE OR MAY BE CONCERNED:

You are hereby notified that Anna Kathryn Kendle, filed a Petition in the above court on the 17th day of April 2026 requesting a judgment and order changing his/her name from Anna Kathryn Kendle to Ace Ladd Kathryn Kendle.

The Petition will be heard in Johnson County District Court, 150 W. Santa Fe St., Olathe, Kan., at 9:30 a.m. on the 30th day of July, 2026.

If you have any objection to the requested name change, you are required to file a responsive pleading on or before July 30 2026 in this court or appear at the hearing and object to the requested name change. If you fail to act, judgment and order will be entered upon the Petition as requested by Petitioner.

/s/Anna Kindle
Petitioner, Pro Se
Anna Kathryn Kendle
7409 W 54th Ter
Overland Park, KS 66202
(913) 980-6357

06/01, 06/08, 06/15/2026

CITY OF MISSION HILLS, KANSAS

NOTICE OF PUBLIC HEARING
Board of Zoning Appeals (BZA)

The BZA will hold a hearing on **June 24, 2026 , at 9:00 a.m.** , or as soon thereafter as is possible, to consider the application of **Jeff Johnson** to replace an existing patio at **6512 High Dr, Mission Hills, KS 66208.**

The project violates City Code Section 5-120. D. that requires patios on LS-1 lots to have a minimum side yard

setback of 15 feet. **A variance of 5 feet is required.**

The hearing will be held in person at City Hall, 6300 State Line Road, Mission Hills, Kansas 66208, and virtually via Zoom with meeting login information available online at <https://www.missionhillsks.gov/calendar.aspx> . Please contact City Hall for more information at (913) 362-9620.
/s/ Jason Nickles
City Clerk
City of Mission Hills, Kansas
06/01/2026

CITY OF MISSION HILLS, KANSAS

NOTICE OF PUBLIC HEARING
Board of Zoning Appeals (BZA)

The BZA will hold a hearing on **June 24, 2026 , at 9:00 a.m.** , or as soon thereafter as is possible, to consider the application of **Ronald Palmen** to replace an existing patio at **2001 W 61 st Ter, Mission Hills, KS 66208.**

The project violates City Code Section 5-120. D. that requires patios on LS-3, 4, and 5 lots to have a minimum side yard setback of 20 feet and a rear yard setback of 20 feet. **A variance of 19 feet is required at the side setback.**

Please note this is an existing condition. The proposed extension is located 3 feet from the side property line.

The hearing will be held in person at City Hall, 6300 State Line Road, Mission Hills, Kansas 66208, and virtually via Zoom with meeting login information available online at <https://www.missionhillsks.gov/calendar.aspx> . Please contact City Hall for more information at (913) 362-9620.
/s/ Jason Nickles
City Clerk
City of Mission Hills, Kansas
06/01/2026

CITY OF MISSION HILLS, KANSAS

NOTICE OF PUBLIC HEARING
Board of Zoning Appeals (BZA)

The BZA will hold a hearing on **June 24, 2026 , at 9:00 a.m.** , or as soon thereafter as is possible, to consider the

CITY OF OVERLAND PARK, KANSAS REVISED NOTICE TO BIDDERS

Bids for Matt Ross Community Center Refurbishment (MB-2136) will be received by the City of Overland Park, Kansas, online through QuestCDN until 2:00 p.m. local time on June 23, 2026. At that time all bids will be publicly opened and read aloud in the City Council Chamber, City Hall. Any bid received after the designated closing time will not be accepted.

In order to be considered a qualified bidder, the online bid must be completed and submitted, all addenda acknowledged, and a copy of the bid bond or Surety2000 authorization code uploaded to the site.

Contractors desiring the contract documents for use in preparing bids may obtain a set of such documents from QuestCDN. Documents will be available from QuestCDN on Tuesday, June 2, 2026 by end of day. Bid documents can be downloaded electronically for a non-refundable fee of \$20.00 by providing QuestCDN Project Number 10205106 on the Project Search Page on the Quest website www.questcdn.com; or by clicking here. You can contact QuestCDN at 1-952- 233-1632 or info@questcdn.com for assistance with membership registration, downloading, electronic bidding and working with digital documents. For questions regarding the bid documents or for project information, please call Tony Rome at (913) 895-6001.

No oral, facsimile or telephonic bids or alterations will be considered.

Each bidder shall submit with its bid a pdf copy of the original bid bond in an amount of not less than five percent (5%) of the total bid. Or, the Bidder may choose to provide a bid bond authorization code provided to them by Surety2000, which the Bidder shall keep in effect until the City gives written notice that it may be released. If the Bidder provides a pdf copy of a bid bond, the original must be provided to the City after the bid opening and by the end of business of the second business day after the bid opening. The bid security shall be retained by the City of Overland Park until a contract for the project has been executed. Bid bonds will be returned or written notice of release will be given to the unsuccessful bidders, with the exception of the second qualifying bidder, at such time as their bids are rejected. In the event the successful bidder is unable to execute the contract, for whatever reason, City may exercise its legal prerogatives, including, but not limited to, enforcement of its rights as to the bid security.

The City reserves the right to accept or reject any and all bids and to waive any technicalities or irregularities therein. Bids may be modified or withdrawn through the QuestCDN site, prior to the time and date for bid opening; provided, however, that no bidder may withdraw its bid for a period of thirty (30) days from the date set for the opening thereof. **ALL BIDDERS AGREE THAT REJECTION SHALL CREATE NO LIABILITY ON THE PART OF THE CITY BECAUSE OF SUCH REJECTION. IT IS UNDERSTOOD BY ALL BIDDERS THAT AN UNSUCCESSFUL BIDDER HAS NO CAUSE OF ACTION AGAINST THE CITY FOR BID PREPARATION COSTS. THE FILING OF ANY BID IN RESPONSE TO THIS INVITATION SHALL CONSTITUTE AN AGREEMENT OF THE BIDDER TO THESE CONDITIONS.**

A Pre-Bid Conference will be held: City of Overland Park, Matt Ross Community Center, 8101 Marty St, Overland Park, KS 66204 Tuesday, June 16, 2026, 1:00pm-2:30pm

06/01/2026

application of **Brett & Angela Sperry** to demolish their existing 1-story garage wing and replace it with a new larger 2- story garage wing at **6452 Overbrook Rd, Mission Hills, KS 66208.**

The project is in violation of City Code Section 5-120.A.1(a) which requires a side yard setback of at least 10 ft. **A variance of 3.9 ft. is required at the garage. A variance of 0.3 ft. is required at the rear wing.**

The hearing will be held in person at City Hall, 6300 State Line Road, Mission Hills, Kansas 66208, and virtually via Zoom with meeting login information available online at <https://www.missionhillsks.gov/calendar.aspx> . Please contact City Hall for more information at (913) 362-9620.
/s/ Jason Nickles
City Clerk
City of Mission Hills, Kansas
06/01/2026