



## **CITY OF VALLEY CENTER ECONOMIC DEVELOPMENT BOARD MEETING** **AGENDA**

WEDNESDAY, MAY 5th, 2021 1:00 PM

MEETING HELD VIA ZOOM:

<https://us02web.zoom.us/j/83127746447?pwd=bXdBNepjYTBLcGpKb0Nja0h1Yks1Zz09>

### **1. CALL MEETING TO ORDER**

### **2. ROLL CALL**

\_\_\_ Ben Anderson  
\_\_\_ Mike Bonner  
\_\_\_ Casey Carlson

\_\_\_ Ron Colbert  
\_\_\_ Jake Jackson  
\_\_\_ Ashley Martin

\_\_\_ Brian Haight  
\_\_\_ Randy Jackson

### **3. APPROVAL OF DRAFT MINUTES**

A. April 7th, 2021 draft meeting minutes

### **4. OLD BUSINESS**

### **5. NEW BUSINESS**

A. IRB Application update

B. General Discussion

### **6. MOTION TO ADJOURN**

**Note to Economic Development Board Members: If you are unable to attend this meeting, please contact Brent Clark (316-755-7310) by 4:00 PM on the previous day of the meeting.**

*All items listed on this agenda are potential action items unless otherwise noted. The agenda may be modified or changed at the meeting without prior notice. This is an open meeting, open to the public, subject to the Kansas Open Meetings Act (KOMA). The City of Valley Center is committed to providing reasonable accommodations for persons with disabilities upon request of the individual. Individuals with disabilities requiring an accommodation to attend the meeting should contact the Community Development Dept. in a timely manner, at [communitydevelopment@valleycenterks.org](mailto:communitydevelopment@valleycenterks.org) or by phone at (316) 755-7310, ext. 103. For Additional information on any item on the agenda, please visit [www.valleycenterks.org](http://www.valleycenterks.org) or call (316) 755-7310, ext. 103.*

# VALLEY CENTER ECONOMIC DEVELOPMENT BOARD MEETING MINUTES

Wednesday, April 7th, 2021 1:00 P.M.

Valley Center City Hall, 121 S. Meridian Avenue, Valley Center, KS

(via <https://us02web.zoom.us/j/83264230218>)

## MEETING WAS CALLED TO ORDER AT 1:00 P.M. THOSE IN ATTENDANCE:

Ben Anderson  
Mike Bonner  
Casey Carlson  
Ron Colbert  
Brian Haight  
Randy Jackson  
Brent Clark, City Administrator  
Angie Basden, Community Development Assistant

## APPROVAL OF DRAFT MINUTES

Motion was made by Colbert and seconded by Bonner to approve the minutes of the March 3rd, 2021 meeting. Vote was unanimous.

**OLD BUSINESS:** None

## NEW BUSINESS:

### A. Iron Horse TIF District Update

Clark stated that last night the Mayor and City Council voted and approved the passing of a resolution for the public hearing regarding establishing the boundaries and borders of the TIF district. This is the area to the South of 5<sup>th</sup> street and to the West of Seneca and to North of 4<sup>th</sup> Street, in the Prairie Lakes Addition. He explained that they plan to use the TIF funds to bring up this ground and the ground to the north out of the Floodplain. Jackson inquired if there is an anticipated start date, Clark replied there were flags out to identify the boundary of the TIF project, once approved they will start in the Prairie Lakes area on the South Side and then will move North. The group hopes to have a house built to be included in the Parade of Homes this Fall. The park would be the last thing completed. Clark explained that the City is currently working with Sedgwick County regarding the floodway on Seneca, as it currently belongs to Sedgwick county, however, they are trying to establish ownership once the area is completed. All roadway, water, sewer for the residential lots will be assessments. The TIF revenue is being used to bring the land out of the floodplain and the City will use TIF funds to build the park and for Seneca Street improvements. There are 142 lots on the Prairie Lakes side and on the North there maybe another 100 lots. According to Clark, there will be another hearing on May 18<sup>th</sup> for the City Council, after that he hopes to have the TIF process finalized sometime in June.

Colbert inquired about the area of concern for the entrance and drainage that it would be a problem? Clark explained property owners on the East side of Seneca street had some concerns. They wanted to make sure the water from all the developments is not going to flow to the East. Clark stated that the drainage for the entire area will move to the West. The entrance off Ford street by the sub-station may be a possible residential entrance.

Clark gave an update on Scooter's located at 5<sup>th</sup> and Meridian area, a drive-thru kiosk coffee shop. The goal is to be fully operational by July.

**B. GENERAL DISCUSSION:**

Jackson gave an update that Builders FirstSource will own the old Leekers building as of April 8<sup>th</sup>. Construction plans should be back Friday or Monday with 5 new buildings going in onsite. Plans are to start demolition on the inside of the building soon as it will be completely remodeled. They hope to be in building first quarter of 2022. They anticipate a 60% growth rate adding more jobs.

Clark shared that the PEC is working on a study to add a water treatment plant and that he has also been working on establishing quiet zones for trains so they won't blow their horns at 3:00 a.m. in the morning.

The next board meeting will be held on Wednesday, May 5th, 2021 at 1:00 p.m via Zoom.

**ADJOURNMENT**

Motion was made by Jackson and seconded by Carlson to adjourn the meeting. Motion was unanimous. Meeting was adjourned at 1:25 P.M.

Respectfully submitted,

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Brent Clark, City Administrator



## **Industrial Revenue Bond Application Form**

1. Name and address of all persons who would be obligated as either Tenant or Subtenant on the bond document
2. Names and addresses of the principal officers and directors of the requesting Tennant and Subtenant:
3. A general description of the nature of the business of the requesting Tennant and Subtenant and a list of the principal competition in the local market:
4. A general description of the project and its specific location(s):
5. A statement of the projected benefits to the City of Valley Center:
6. The dollar amount of the bonds requested:
7. A detailed breakdown of the proposed costs expected to be financed by the bonds, including an estimate of underwriting fees and other miscellaneous expenses:
8. Name and address of bond counsel for City of Valley Center:

Sarah Steele & Dominic Eck  
Gilmore and Bell  
100 North Main Street,  
Suite 800  
Wichita, KS 67202

Phone: (316) 267-2091

Email: [sstele@gilmorebell.com](mailto:sstele@gilmorebell.com) or [deck@gilmorebell.com](mailto:deck@gilmorebell.com)

9. Name and address of counsel for Tenant:

10. Are tax exemption bonds requested? If so, please state the basis for exemption:

11. Administrative fees of the City and annual compliance:

The applicants will agree to make payments of the City's administrative fees of the Bonds for the life of the bond issue, and in addition, the applicants will agree to pay all costs incurred for the City relating to the issuance of Bonds regardless whether the Bonds are ultimately approved or issued. The applicants will also agree to cooperate with any annual compliance audit procedure(s) the City may adopt to monitor compliance with conditions, including any annual reports required of the applicant and any inspections of the applicant's premises or interviews with the applicant's staff.

12. Effects of Proposed Project on the Ambient Air Quality of the City of Valley Center and SedgwickCounty:

13. Equal Employment Opportunity:

The Subtenant agrees to comply with all policies of the City of Valley Center with respect to equal employment opportunity. A copy of the Company's current EEO compliance certificate is attached as Exhibit B.

14. Insurance:

The applicants agree to obtain all insurance the City may require in connection with the construction, maintenance or operation of the project, or liabilities arising out of the operation of the project.

The Tenant agrees that prior to the issuance of the bonds, it will obtain a suitable commitment for a policy of title insurance insuring the title of any real property conveyed to the City in connection with the financing, if required.

15. Real Estate Environmental Site Assessment:

**Application Fee**

- \_\_\_\_\_ \$2,500 – Sales Tax Exemption & Property Tax Abatement
- \_\_\_\_\_ \$1,000 – Sales Tax Exemption Only

*I hereby certify that the foregoing and attached information is true and correct to the best of my knowledge.*

\_\_\_\_\_  
*Applicant's Signature*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Applicant's Title*

Exhibit A  
Company Overview

See Attached Presentation

*Environmental Issues:*

*Existing Facility:*

*Information Regarding Taxes:*

*Expansion Plans:*

*Employment from Expansion:*

*Cost of Expansion & Total Investment:*