

VALLEY CENTER ECONOMIC DEVELOPMENT BOARD MEETING MINUTES

Wednesday, May 5th, 2021 1:00 P.M.

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

(via <https://us02web.zoom.us/j/83127746447?pwd=bXdBNepjYTBLCGpKb0Nja0hYks1Zz09>)

MEETING WAS CALLED TO ORDER AT 1:03 P.M. THOSE IN ATTENDANCE:

Ben Anderson
Mike Bonner
Casey Carlson
Ashley Martin
Brent Clark, City Administrator
Angie Basden, Community Development Assistant

APPROVAL OF DRAFT MINUTES

On hold until next meeting

OLD BUSINESS: None

NEW BUSINESS:

A. IRB Application Update

Clark advised the IRBs (Industrial Revenue Bonds) were recently passed by this Board and the Mayor and City Council this year. The new application form/process has been updated and the document was approved by the City's bonding attorneys. Clark asked for input from the Board.

Anderson inquired how long the process takes. Clark explained that most likely a special Board meeting would be called to approve the request and then it would be heard at the next City Council meeting. The goal is to be flexible so the process runs quickly and smoothly.

B. GENERAL DISCUSSION:

Clark gave an update on Ironhorse/TIF district and stated that it is proceeding forward. There will be a public hearing on May 18th and will be on the City Council Agenda for approval. Dill Hill Estates Final Plat will be on the Planning and Zoning Commission Agenda for the May 25th meeting for approval and on the June 1st City Council Agenda for approval. The City has not yet received the preliminary plat nor final plat for the Hidden Valley Subdivision.

Clark mentioned that the City did submit a cost share grant to KDOT for the section of road between Ford & 85th and hope to hear back by the middle of the month if the City may receive \$2M for that work. The City is working on adding Welcome signs and the Water Tower designs to present to City Council and hope to have them ready by the May 18th City Council meeting.

Martin asked the price range for homes in the Ironhorse and Dill Hill Estates. Per Clark the Ironhorse development/Prairie Lakes homes most likely will run around the \$225K and under range, however, the property to the North of the ditch, those homes would most likely run from \$250-400K range depending on the final lot size. Dill Hill Estates most likely will run from the \$500K-\$2M as these are larger estate lots, around 2 acres. Hidden Valley lots are half-acre and larger lots and most likely would run from \$300-500K very similar to Fiddler's Creek. Per Clark he has received several calls regarding the Dill Hill Estates inquiring on how soon lots could be chosen.

Martin mentioned that Valley Center was the number one safest City in 2021 in Kansas, according to Safewise.

Anderson spoke up stating there is a need for these housing developments, and also mentioned the duplexes behind Casey's are almost finished.

The next board meeting will be held on Wednesday, June 2nd, 2021 at 1:00 p.m via Zoom.

ADJOURNMENT

Motion was made by Carlson and seconded by Bonner to adjourn the meeting. Motion was unanimous. Meeting was adjourned at 1:19 P.M.

Respectfully submitted,

Brent Clark, City Administrator