

VALLEY CENTER ECONOMIC DEVELOPMENT BOARD MINUTES

Wednesday, May 6, 2020 1:00 P.M.

Valley Center City Hall, 121 S. Meridian Avenue, Valley Center, KS (via Zoom)

MEETING WAS CALLED TO ORDER AT 1:00 P.M.

THOSE IN ATTENDANCE:

Ben Anderson, Board Chairperson

Ron Colbert

Ashley Martin

Ryan Shrack, Community Development Director

Brent Clark, City Administrator

Mike Bonner

Casey Carlson

APPROVAL OF FEBRUARY 5, 2020 MINUTES

Motion was made by Ron Colbert and seconded by Casey Carlson to approve the minutes of the February 5, 2020 meeting. Vote was unanimous.

NEW BUSINESS

A. Open time for Board members to speak to any items they would like to discuss

Board Member Colbert stated that the economic environment is different than the last time the board met and a lot of challenges and having to adjust business models on the fly. He inquired of Board Member Carlson for anything positive news/outlooks. Board Member Carlson reported he is busier than he has ever been. He took 5 applications for people purchasing houses and there is a lot of activity going on and people are refinancing. All positive on his end.

B. General Discussion

Ryan discussed marketing the Ford street property through NAI Martens. The contract was temporarily renewed through March of this year, but the City has since ended that contract. That property is still for sale. If any board members know of anyone interested in that property, they will be working directly with City staff. The City has seen some interest in it and are hopeful to see some movement on it. On Ford Street there is also the Fieldcrest project and there is already a waiting list for the Senior living. Ryan reminded the group about the 2020 Census and to fill out the form from the mail or go online. Valley Center is self-reporting just over 72% and the enumerators will start finding those in June that have not reported yet. The Census Bureau has started making calls to verify the info that was submitted is correct. City staff members are working remotely and all public buildings are still closed to public, but staff members are still here and can be reached by phone or email.

Brent wanted to give a quick update on the search for a new grocery store. He reached out and had conversations with Aldi and used the grocery store study that supported the numbers for Aldi for weekly, monthly, and annual sales projections would be, but right now they are not looking at expanding north yet. They are wrapping up their project at Rock Road and Kellogg. Brent will continue to follow up with them to continue to explore Valley Center as a potential location. Aldi felt that the weekly sales aren't where they should be even though

the study supports it. The City's next step is now to move on with Dillions and discuss special options. The plan is not sitting on shelf-the City is still trying to attract a grocery store.

Board Member Colbert asked about progress on the Main Street, like the July 4th event. Per Ryan, that event has been cancelled. Main Street did create a commercial relief business grant that has helped a lot of businesses in the Valley Center community. Portions of that funding has been taken from events that were cancelled.

Board Member Colbert asked Brent if Aldi gave him any idea of what they were looking for monetarily. Per Brent, Aldi wanted higher weekly sales for our population.

OLD BUSINESS

A. Board Member Additions

Ryan mentioned that the agenda packet he sent out earlier included the four applications. Earlier this year, City Council honored the request to expand the board from 6 to 8 members and the board reviewed the four applications received from community members. The board needed to select 2 people and their names will be submitted to City Council for final approval to add to the board. The four submitted applications were: Randy Jackson, Brian Haight, Adam Thornton and Jarrod West.

Motion by Board Member Colbert and seconded by Board Member Bonner to approve Brian Haight to serve on the board-motion passed by all.

Motion by Board Member Colbert and seconded by Board Member Carlson to approve Randy Jackson to serve on the board-motion passed by all.

Ryan will contact the two to let them know their names will be submitted for approval to City Council. Everyone will be notified after City Council approves the two selected names after the next council meeting.

ADJOURNMENT

Before adjourning, Ryan inquired of Brent if the June board meeting will be held via Zoom. Per Brent, it may be in person, but in may be via Zoom. Once City staff returns, conduct meetings via Zoom until the City opens back up to the public. The decision was then made that the June board meeting will be done via Zoom.

Motion was made by Board Member Carlson and seconded by Board Member Colbert to adjourn the meeting. Motion was unanimous. Meeting was adjourned at 1:33 P.M. The next meeting will be held on Wednesday, June 3rd, 2020, at 1:00 PM.

Respectfully submitted,

Ryan Shrack, Economic Development Board Secretary