



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

WEDNESDAY, NOVEMBER 3, 2021 1:00 PM

MEETING HELD VIA ZOOM:

<https://us02web.zoom.us/j/84548839632?pwd=RllwbiBRb2ZjT0lqTVBTdXB6eDd1Zz09>

1. CALL MEETING TO ORDER

2. ROLL CALL

___ Ben Anderson
___ Mike Bonner
___ Casey Carlson

___ Ron Colbert
___ Tim Hoffman
___ Ashley Martin

___ Brian Haight
___ Randy Jackson

3. APPROVAL OF DRAFT MINUTES

A. October 6, 2021 board meeting

4. OLD BUSINESS

5. NEW BUSINESS

A. Review draft renewal resolution for City's Housing Incentive Program/Commercial Housing Incentive Program

B. Residential/Commercial Developments Update

C. General Discussion

6. MOTION TO ADJOURN

Note to Economic Development Board Members: If you are unable to attend this meeting, please contact Ryan Shrack (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 or by phone at (316) 755-7310, ext. 103. For Additional information on any item on the agenda, please visit www.valleycenterks.org or call (316) 755-7310, ext. 103.

VALLEY CENTER ECONOMIC DEVELOPMENT BOARD MEETING MINUTES

Wednesday, October 6, 2021 1:00 P.M.

(<https://us02web.zoom.us/j/83658543585?pwd=THhudmZpUytPQnZDL0FGN00rUC9sUT09>)

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

Ben Anderson, Chairperson
Mike Bonner
Casey Carlson
Ron Colbert
Tim Hoffman
Ashley Martin
Brian Haight
Ryan Shrack, Community Development Director
Angie Basden, Community Development Assistant

APPROVAL OF DRAFT MINUTES

Motion was made by Board member R. Colbert and seconded by Board member A. Martin to approve the meeting minutes for Sept 1, 2021. Motion was unanimous.

OLD BUSINESS: None

NEW BUSINESS:

- A. Introductions (New Board Member Hoffman)
Ryan and the Board did a roundtable for introductions.

- B. Residential/Commercial Developments Update
Shrack stated that the 3 development areas are moving forward.
Cedar Ridge- the final plat and rezoning has taken place. A request to proceed with infrastructure and public dedicated streets went before City Council last night. There are 27 single family residential lots in this addition.
Hidden Valley- the Planning and Zoning Board (PZB) approved the preliminary plat with just over 60 lots. And the final plat and rezoning ordinance will go before the PZB in Oct. and before City Council in November.
TIF district- known as Trail's End- the preliminary plat was reviewed and approved by PZB Board, however, they are still waiting on the results of the flood study. Final plat will go before PZB in November.
Riverdell Addition- east of Dollar General, ground has been broken and 5 duplexes have permits.
Builders FirstSource- is still on track to open at the beginning of 2022.

- C. General Discussion
R. Colbert gave an update on the Moving Wall. Dates are Oct. 21-Oct 25.

The next board meeting will be held on Wednesday, November 3, 2021, at 1:00 P.M. via Zoom.

ADJOURNMENT

Motion was made by Board member R. Colbert and seconded by Board member B. Haight to adjourn the meeting. Motion was unanimous. Meeting adjourned at 1:18 P.M.

Respectfully submitted,

Ryan W. Shrack, Secretary

RESOLUTION NO. ____-21

A RESOLUTION OF THE CITY OF VALLEY CENTER, KANSAS ESTABLISHING INCENTIVES FOR RESIDENTS TO PURCHASE AND/OR BUILD NEW HOMES AND FOR DEVELOPERS OF MULTI-FAMILY RESIDENTIAL BUILDINGS. FURTHERMORE, THIS RESOLUTION REPEALS AND REPLACES RESOLUTION NO. 691-20.

Whereas, the Governing Body of Valley Center, Kansas recognizes that population growth and the addition of new residences has stagnated in recent years as compared to neighboring communities; and

Whereas, the Governing Body has performed its due diligence by investigating the housing incentives offered by neighboring communities; and

Whereas, the Governing Body seeks to stimulate growth, and recognizes the importance of continued planned, inclusive growth in the City of Valley Center.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF VALLEY CENTER, KANSAS THAT:

Section 1. The City of Valley Center shall implement a Housing Incentive Program, which will be overseen by the Community Development Director.

Section 2. The City of Valley Center will offer a five (5) year, 100% City tax abatement to the first time occupants of all new single-family residences.

Section 3. Only the portion of real estate taxes attributed to the City of Valley Center will be rebated.

Section 4. The City tax rebate will only apply to the original owner. It is non-transferable.

Section 5. For individuals purchasing lots upon which to build single-family residences, such tax abatement will commence upon issuance of the Certificate of Occupancy. The Certificate of Occupancy must be issued no more than 12 months after the issuance of a building permit by the City of Valley Center, or, before the expiration date of the Housing Incentive Program, whichever is earlier.

Section 6. The tax abatement will be paid by the City of Valley Center in the form of a refund. The anticipated refund will be paid by the City Clerk no later than July 31st of each eligible year.

Section 7. To be eligible for the Housing Incentive, a resident must meet the following requirements:

- A. Complete an application from the Community Development Director.
- B. Certify that they have purchased a residence within the City limits of Valley Center between January 01, 2017 and December 31, 2023.
- C. Certify that they are the first time occupant of the residence, and that the structure is being used as their primary residence.
- D. Remain current on their property taxes due.

Section 8. All Housing Incentive Program applications may be approved by City Staff.

Section 9. Unless modified by the Governing Body of Valley Center, Kansas, this Housing Incentive

Program will expire on December 31, 2023.

Section 10. In conjunction with the rebate provided directly to homeowners, a companion rebate shall exist for owners of new, multi-family residential buildings (duplex, triplex, etc.) that are rented out to other individuals and meet the following requirements:

- A. Complete an application from the Community Development Director.
- B. Certify that they have built/own a new, multi-family residential building(s) within the city limits of Valley Center that have been completely constructed between January 1, 2020 and December 31, 2023.
- C. Remain current on their property taxes due.

Section 11. This rebate for multi-family residential property owners shall be referred to as the “Commercial Housing Incentive Program” and offer a tax rebate of 100% of the City portion of general property taxes for a period of three (3) years.

Section 12. For individuals purchasing lots upon which to build multi-family residences, such tax abatement will commence upon issuance of the Certificate of Occupancy. The Certificate of Occupancy must be issued no more than 12 months after the issuance of a building permit by the City of Valley Center, or, before the expiration date of the Commercial Housing Incentive Program, whichever is earlier.

Section 13. The Commercial Housing Incentive Program shall maintain the same program end date as the previously established Housing Incentive Program.

Section 14. All Commercial Housing Incentive Program applications shall be reviewed and approved by the Governing Body.

Section 15. This resolution shall be reviewed by the Governing Body on an annual basis.

Section 16. This resolution shall be in full force and effect from and after its adoption.

ADOPTED by the Governing Body of the City of Valley Center, Sedgwick County, Kansas, on November 16, 2021.

Louis Cicirello, Mayor

{Seal}

Attest:

Kristi Carrithers, City Clerk