

# **VALLEY CENTER ECONOMIC DEVELOPMENT BOARD MEETING MINUTES**

Wednesday, July 1st, 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  
Casey Carlson  
Brian Haight  
Randy Jackson  
Ryan Shrack, Community Development Director  
Angie Basden, Community Development Assistant

### **APPROVAL OF JUNE 3, 2020 MINUTES**

Motion was made by Board Member R. Colbert and seconded by Board Member A. Martin to approve the minutes of the June 3, 2020 meeting. Vote was unanimous.

### **NEW BUSINESS**

#### **A. Kansas Framework for Growth Workshop**

R. Shrack shared that the Kansas Framework for Growth Workshop is the State of Kansas new economic development plan. It was last reviewed in the 1980s. Governor Kelly and Kansas Secretary of Commerce Toland with Department of Commerce hired a 3<sup>rd</sup> party consultant out of New York City to write a new plan for State. The current phase is engaging the public in a series of workshops in different regions of state. For the South Central region, the workshop will be held online July 9<sup>th</sup> from 1-2:30 p.m. R. Shrack had sent an earlier email with a link to register, once registered the participant will be emailed link to meeting. This information was also shared with the Mainstreet group, our Chamber of Commerce and the local Valley Center school district.

#### **B. General Discussion**

Board member Colbert welcomed R. Jackson and B. Haight to the committee-posed two questions to both:

What do you look to see this group doing?

What can you add to this group?

Response- R. Jackson shared that he spoke with R. Shrack and inquired about the City's 10-year plan, the comprehensive plan, and when last survey was done. He questioned what the city was looking for regarding economic development. He thinks the City is on the right path by figuring out better access from Valley Center to I-135 and that 85<sup>th</sup> Street has been nicely improved, however, 77<sup>th</sup> street access is a problem. In order to see more growth in the town providing better access into the community is needed. He agreed that bringing in retail business to help bring in sales tax to the town was a good plan and to help service our community needs. Per the survey, people wanted to keep the city like a bedroom city (residential suburb by people who commute to a nearby city for work).

Response- B. Haight joined because he is a local business owner that grew up in Valley Center, he moved his family back to Valley Center in 2014. He is curious about the direction of city and what the long-term future holds because it will affect his business. He brings with him input from a younger generation and has children that attend school in the Valley Center School District. He is hoping to improve the future outlook the city may have, get more involved in the community and help in any way he can.

R. Jackson inquired of B. Clark to rehash what has been approved by Governor. B. Clark explained that 77<sup>th</sup> or Ford street is a main corridor into our community and is in need of work. Valley Center does not have the funds for the necessary work. The city has been looking at Grant applications for cost sharing. Last fall the city applied for the cost share program, but KDOT awarded funding locally to the Gold Phase (North Junction project), but the city reapplied this past Spring. The scope was changed to include Park City as partner and co-sponsor on the application to include a round-about on Broadway Street as that area has heavy semi-truck use and improves Park City area that our residence use. Per Clark, the City is not going to receive the KDOT cost share funding again. KDOT thought the city qualified better for KDOT Economic Development funding source as there is some Economic Development funding available. It is the same project (cost share) and require a 30% match from both the City of Valley Center and Park City. In the scope, Park City will take everything from 77<sup>th</sup> to Broadway to the Interstate and everything West from the Broadway Flood control project would belong to the City of Valley Center. It will be a mixture of asphalt with a three- and two-lane road, just like 5<sup>th</sup> Street with a realignment of Seneca Street. The City of Valley Center will obtain funding after the project is announced and confirmed by Park City and the announcement of a large distribution facility (unnamed at this time) that will be located between 69<sup>th</sup> and 77<sup>th</sup> on Broadway. Once the announcement is made the City of Valley Center will receive funding through the Economic Development KDOT portion. As soon as project is announced publicly, B. Clark will sign off on the application on Monday. The new company coming into the Park City area, may create jobs and housing in the area. As we proceed with pool/recreation the City of Valley Center has been jointly helping Park City in order to help grow our area.

Brent Clark asked R. Shrack to give an update on the Ford Street property. Per R. Shrack the property is being marketed internally. There is approximately 20-25 acres. If you know anyone looking for land, please refer them to him for any questions. Currently it sits as 1 parcel of land zoned RR-1 (Suburban Residential District), but it can be rezoned. It is a blank canvas.

## **OLD BUSINESS**

### **A. Update on CDBG-CV Program**

R. Shrack explained this is part of the CARES Act passed by Congress, each state received a certain allotment of money from U.S. HUD and that the State of KS received 9 million dollars. All the 9 million allotment has been awarded to local communities throughout state of Kansas. If the local communities that were awarded the funds don't spend all, there may be a second round, but he is not sure if that will occur. If it does, he will pass it along.

R. Colbert- sits on the Sedgwick County Association of Cities and received a notice that any business wanting to put in an app for PPE material needs to get the forms for reimbursement from Sedgwick County. The notice came out today and any questions give him a call.

## **ADJOURNMENT**

Motion was made by Board Member R. Colbert and seconded by Board Member C. Carlson to adjourn the meeting. Motion was unanimous. Meeting was adjourned at 1:23 P.M. The next meeting will be held on Wednesday, August 5th, 2020, at 1:00 PM via Zoom.

Respectfully submitted,

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Ryan Shrack, Economic Development Board Secretary