



CITY OF VALLEY CENTER ECONOMIC DEVELOPMENT BOARD MEETING AGENDA

WEDNESDAY, March 5th, 2025 at 1:00 PM

https://teams.microsoft.com/l/meetup-join/19%3ameeting_MGYzZjkwNDEtMjY1OS00YWZkLTgzYzYtMWMzMmY0M2JhNDMw%40thread.v2/0?context=%7b%22Tid%22%3a%223ef5d8e2-e4e7-4dab-bc8f-5190df727166%22%2c%22Oid%22%3a%22f621f37e-7013-43ae-9b54-e61460570fc9%22%7d

1. CALL MEETING TO ORDER

2. ROLL CALL

—	Ben Anderson	—	Ron Colbert	—	Brian Haight
—	Ivan Gomez	—	Tim Hoffman	—	Randy Jackson
—	Casey Carlson	—	Brendan McGettigan		

3. APPROVAL OF DRAFT MINUTES

- February 5th, 2025 draft meeting minutes

5. BUSINESS ITEMS

- Tax Exemption Application
- Planning & Zoning Updates
- General Discussion

6. MOTION TO ADJOURN

Note to Economic Development Board Members: If you are unable to attend this meeting, please contact Kyle Fiedler (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 kfiedler@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, February 5th, 2025 1:00 P.M.
(Meeting held in person at City Hall)

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

Ben Anderson, Chairperson

Ivan Gomez

Randy Jackson

Brian Haight

Ron Colbert

Brittney Ortega, Community Development Assistant

Kyle Fiedler, Community Development Director

Brent Clark, City Administrator

APPROVAL OF DRAFT MINUTES

Motion was made by Ivan and seconded by Ron to approve the meeting minutes for January 8th, 2025. Motion was unanimous.

NEW BUSINESS:

A. Meridian Update

The intersection of Meridian and Industrial is closed while construction continues on the west side. The closure is expected to last approximately three weeks, depending on weather conditions. Closure of 69th and Meridian is tentatively scheduled for February 24th, 2025. Light poles are installed, and banners are being hung between Main and 5th street.

B. Rec Center Update

The installation of the wrap on the front of the building began as planned, but due to temperature requirements, had to be paused. Work will resume once the weather allows for proper application. The soft opening is scheduled for Saturday, February 15th, 2025. The grand opening, including ribbon cutting, is scheduled for February 22, 2025.

C. Tax Exemption Application

Village Coachworks would like to add 6,500 square feet to their facility. The site plan was approved by the Planning and Zoning Board at the last meeting. Kyle Fiedler, Community Development Director, discussed the Economic Development Policy and the cost-benefit ratio that is required to be met in order to qualify for exemption. Under the original numbers provided, the cost-benefit ratio was 2.35:1, which would exceed our minimum for approval. Wichita State is completing an updated cost-benefit analysis based on updated projections we received from Village Coachworks. Currently they are eligible for a 40% rebate based on their new capital investment, 10% for the new jobs created being advanced manufacturing positions, 25% for community and workforce development benefits. This totals a 75% tax rebate, they are eligible for this for 10 years, with there being annual and five-year review benchmarks. Motion was made by Randy and seconded by Ron to give tentative approval of the tax rebate, allowing Community Development Director Fiedler the ability to share that tentative approval in a letter, if the applicant requests it. Motion was unanimous.

D. General Discussion

The next meeting will be held on Wednesday, March 5th, 2025, at 1:00PM via Teams.

ADJOURNMENT

Motion was made by Casey and seconded by Randy to adjourn the meeting. Motion was unanimous. Meeting adjourned at 1:24 P.M.

Respectfully submitted,

Kyle Fiedler, Secretary