

Downtown Wichita SSMID Stakeholder Meeting

2015 Budget Workshop Minutes

Monday, May 5, 2014

WDDC Design & Innovation Center

SSMID Advisory Board: Gary Schmitt, John Belford, Rod Young, Larry Weber, Mary Wright, Dick Honeyman, Alan Banta and Don Sherman.

Attendance: Joe Johnson, Bill Livingston, Janet Miller, Jeff Blubaugh, Susie Santo, David Babich, Mike Haggard, Lonny Wright, Susan Estes, Gordon Ens, John Todd, Cynthia Wentworth, Allen Bell, Jeff Fluhr, Jason Gregory, Jaimie Zellner, Nancy Moore, and Abbie Smith.

Call to Order: Mr. Schmitt convened the meeting at 4:00 p.m., and declared a quorum. He introduced the SSMID Advisory Board members present and Ex-Officio members Mr. Allen Bell and Mr. Jeff Fluhr. Mr. Schmitt introduced WDDC President, Mr. Jeff Fluhr, to provide an update on the WDDC and present the 2013 State of Downtown Report.

Mr. Fluhr welcomed everyone, introduced Wichita City Council members present and WDDC Board members and staff. He then reviewed the WDDC's mission statement and the district's boundaries.

Mr. Fluhr first presented and reviewed the **Top 10 Global Trends Affecting Downtowns** document provided to attendees. The document outlines the challenges and opportunities that influence urban policy and development. The document is produced by Progressive Urban Management Associates (PUMA) based in Denver.

Presentation of 2013 State of Downtown Economic Report: Mr. Fluhr reported that the 2013 State of Downtown Report will be completed and distributed by the end of May. He said the draft report provides an update of Downtown statistical data. The research is provided through a partnership between the City, County, Wichita State, and Master Plan consultant's. The report provides data to assist developers and the community with investment decisions.

Mr. Fluhr then provided an overview of the report and highlighted items in each section. The 2013 State of Downtown Report covers information, data and statistics in the following areas:

- WDDC Initiatives
- Investment
- Live / Census Data
- Work Data / Statics
- Visit / Tourism / Hospitality
- Shop / Retail
- Play / Arts & Culture
- Build / Development
- Overview & Resources

Mr. Fluhr noted the report will be presented to the City Council along with the 2015 Proposed SSMID Budget for review and approval. The document will also be presented to various groups, including developers, investors, leasing agents, community and civic groups.

Upon receiving a question regarding the development progress over the previous ten years, Mr. Fluhr reported the economy is improving and the WDDC works with the City, developers, real estate groups, and the community to maximize potential development for Downtown.

Proposed FY 2015 Budget: Mr. Schmitt presented and reviewed the proposed FY 2015 SSMID Budget for review and approval. The proposed budget is \$654,810 – of this total, approximately \$622,810 is projected to be generated by the SSMID – it varies from year to year due to collections and delinquencies. He reviewed the WDDC's funding structure and provided an overview of the organization's on-going initiatives. It was noted that the millage rate collected was proposed to remain constant. He noted that the proposed budget is comparable to FY 2014. Mr. Schmitt said that staff continually leverages the revenues provided through the SSMID and that the private sector fund development has greatly increased the impact of the organization.

Upon receiving a question regarding budgeting for security needs, Mr. Schmitt said that at this time funds are not allocated for security. He explained that the Old Town Association (OTA), business, and property owners are currently working on an ordinance to establish Old Town as an entertainment district to provide more security. He said the ordinance was written with input from the City's legal staff, Wichita Police Department, and OTA representatives.

Mr. Schmitt requested a motion to approve the proposed FY 2015 SSMID Budget to present to City Staff and City Council members by May 15th. He noted that the budget is officially adopted through the City's process. Mr. Honeyman moved to approve the proposed FY 2015 SSMID Budget. Mr. Weber seconded the motion and it passed without dissent.

Adjourn: There being no further business Mr. Schmitt adjourned the meeting and thanked everyone in attendance.