

Downtown Wichita SSMID Stakeholder Meeting

2014 Budget Workshop Minutes

Thursday, May 9, 2013

WDDC Design & Innovation Center

Present: Joe Johnson, Bill Livingston, Gary Schmitt, Mary Wright, Larry Weber, Dick Honeyman, Elizabeth Stevenson, Wayne Chambers, Joel Kelley, Sharon and Alan Fearey, Vera Bothner, Joan Cole, Marilyn and David Grisham, Lavonta Williams, Jeff Blubaugh, Allen Bell, Jeff Fluhr, Jason Gregory, Nancy Moore and Jaimie Zellner.

Call to Order: Mr. Johnson convened the meeting at 4:00 p.m., declared a quorum, and introduced the SSMID Advisory Board members present; Mr. Alan Banta, Mr. Dick Honeyman, Mr. Bill Livingston, Mr. Gary Schmitt, Mr. Larry Weber and Ms. Mary Wright. Ex-Officio members present, Mr. Allen Bell and Mr. Jeff Fluhr. Mr. Johnson introduced, WDDC President, Mr. Jeff Fluhr to present the proposed FY 2014 budget.

2012 – 2013 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 presented an overview of recently completed, under construction and upcoming development projects. Mr. Fluhr reported that the Downtown development underway in Wichita is receiving national attention. He reviewed the Portland State University initiative and how Portland initially contacted Councilwoman Janet Miller with an invitation to participate in the University's first Urban Sustainability Accelerator Program along with six other national cities.

He discussed the branding and development of Block One. He reviewed the development of the Kansas Leadership Center and stated that this is the first newly constructed building in approximately 38 years along the core of Douglas Avenue. Other developments of Block One include, the Ambassador Hotel, the City's new parking garage and the former Henry's Building. He reviewed the new Downtown YMCA project and the campus renovation of Saint Mary's Cathedral to the north.

Mr. Fluhr reviewed the utilization of the WDDC's Design and Innovation Center. He noted the various groups and events that have utilized the space over the past year and noted the Westar Energy Grant that makes possible the Design Internship Program through the Design & Innovation Center.

Mr. Fluhr reviewed completed residential developments; the Zelman Lofts, the Renfro Lofts and the Player Piano Lofts; all located along the Douglas Avenue corridor. The Lux, in the former Protection One Building, is currently under construction – it is a mixed-use development. He said there are new residential and commercial developments in the Commerce Street Arts District and several potential developments that will be announced later in the year.

Mr. Fluhr presented the 2012 Downtown Economic Report. He noted that it is currently a working document which will be released in the coming weeks. He said the data and statistics were collected through a partnership with the City of Wichita, Sedgwick County,

Wichita State University, and the Project Downtown Economic Commercial Consultant Sarah Woodworth. He said this is WDDC's first economic report and it will be further developed each year. The report provides data to assist developers and the community with investment decisions.

He then reviewed the data statistics for public/private investments, population and housing, employment, commercial development, hospitality, and arts and culture statistics. Mr. Fluhr reported that though a partnership with the International Downtown Association (IDA) that a number of Development Corporations across the country are partnering with the Center City District in Philadelphia to establish a standard definition for "U.S. Downtowns". He said it will assist in providing clarification for developers, businesses and the community when comparing other city markets.

Proposed FY 2014 Budget: Mr. Fluhr presented the proposed FY 2014 WDDC Budget for review and approval. The proposed budget is \$632,000 – of this total, approximately \$615,000 is projected to be generated by the SSMID – it varies from year to year. 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 at 5.95 mills as it has for the past several years. The maximum rate allowed is 10 mills. Mr. Fluhr noted the staff continually leverages the revenues provided through the SSMID and that the private sector fund development has greatly increased the impact of the organization.

Mr. Johnson thanked Mr. Fluhr and then asked for a motion to approve the FY 2014 Proposed Budget. There being no discussion, Mr. Honeyman made a motion to approve the budget. Mr. Livingston seconded the motion and it passed unanimously.

Mr. Johnson noted that the proposed budget that has been distributed will be submitted to the City Manager, Finance Department, Mayor, and City Council Members by May 15th. The budget is officially adopted through the City's process. He then thanked everyone for attending.

Adjourn: There being no further business Mr. Johnson adjourned the meeting.