

Downtown Wichita SSMID Stakeholder Meeting

2013 Budget Workshop Minutes

Wednesday, May 9, 2012

WDDC Design & Innovation Center

Present: Joe Johnson, John Belford, Bill Livingston, Gary Schmitt, Mary Wright, Jim Faith, Larry Weber, Wayne Chambers, Dick Honeyman, Dave Burk, Tom Docking, DJ Burk, Larry Weber, Elizabeth Stevenson, Jeff Longwell, James Clendenin, Jason Van Hecke, Lyndon Wells, Mike Hagger, Allen Bell, Jeff Fluhr, Jason Gregory, and Nancy Moore

Call to Order: Mr. Johnson convened the meeting at 3:00 p.m., declared a quorum, and introduced the SSMID Advisory Board members present; Mr. John Belford, Ms. DJ Burk, 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 requested WDDC President, Mr. Jeff Fluhr, to introduce staff and others in attendance.

Presentation: Mr. Fluhr reviewed the WDDC's mission statement and the district's boundaries. He presented an overview of WDDC's sub-committees (Business Development, Urban Vitality and Image Enhancement) and their respective goals and objectives.

Mr. Fluhr announced that as part of the WDDC's 2011 efforts, the office was expanded to incorporate the new Design & Innovation Center. The Center was made possible through a grant and private funds. A \$64,000 grant from the John S. & James L. Knight Foundation and the Wichita Community Foundation was the seed capital that assisted in raising an additional \$36,000 in private sector funds. Over 2,000 individuals have come through the Center since its launch in August 2011. The City of Baton Rouge's Downtown Development District is using the Center as a model for a Center they are currently implementing. The Design & Innovation Center was presented an International Downtown Association Pinnacle Award in the fall of 2011.

Mr. Fluhr presented a power point reviewing more than \$60 million in 2011 completed projects; \$94 million of projects initiated in 2011 and an additional \$20 million initiated to date in 2012.

Mr. Fluhr reviewed a number of recently completed residential projects: the \$3 million Finn Lofts project completed in the Commerce Arts District; the \$6 million Flats 324 project – conversion of the historic Wichita High School; the \$1.7 million Zelman Building along Douglas Avenue; The Renfro (formerly Victoria Park building – also on Douglas Avenue) which is beginning renovations; The Lux, a \$20 million development project formerly known as the Protection One Building which is scheduled for completion in the second quarter of 2013; the \$4 million Player Piano Apartments on Douglas Avenue which is also scheduled for completion in 2012 and the \$500,000 Commerce Street residential project scheduled for completion in 2012.

Mr. Fluhr then reviewed hotel developments within the district; the \$29 million Drury Plaza Hotel Broadview; the \$11.5 million Fairfield Inn & Suites at WaterWalk; the \$23 million Ambassador Hotel scheduled completion in early 2013 and the \$1.6 million Hyatt Regency Hotel renovations. Collectively these projects represent more than \$65 million in hotel development.

Mr. Fluhr provided an overview of commercial development projects which include the \$27 million Robert D. Love Downtown YMCA; the \$16 million St. Mary Cathedral renovation and addition; the \$14.7 million Cargill Innovation Center – new construction; the \$300,000 Centennial Rotary Park and parking lot at the old Coleman Building site; \$2.4 million in St. Francis streetscape improvements; Gander Mountain expansion; WaterWalk Waltzing Fountains; the \$9 million Kansas Health Foundation expansion and Douglas Block development and the \$3.2 million Pixius Corporation renovation on St. Francis Street. Mr. Fluhr then provided an update of new retail businesses opening over the past year and reviewed several potential retail and restaurant prospects.

Mr. Fluhr reported that the WDDC developed a new marketing retail brochure in 2011 and discussed the importance of working with developers and brokers to provide up to date information to Downtown prospects. He reviewed the Downtown Developers Guide and several other development initiatives and services the WDDC provides to potential developers and business partners.

Mr. Fluhr noted that following the WDDC's Strategic Business Plan, the organization hired two key staff members in 2011; Mr. Jason Gregory – Executive Vice President and Ms. Jaimie Zellner – Communications Director. This new staff is assisting the WDDC in better serving and fostering economic development within the SSMID.

Mr. Fluhr also noted the WDDC sponsors a number of major cultural events such as River Fest, Old Town Farmers Market, First Friday, Tallgrass Film Festival, Chili Cook-off and many others.

Proposed 2013 Budget: Mr. Fluhr presented the proposed FY 2013 WDDC budget for discussion and approval. The proposed 2013 budget totals \$667,500 with \$630,000 provided through the SSMID and the balance through private sector fund development. 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 is continually challenged to leverage the revenues provided through the SSMID and that the private sector fund development has greatly increased the impact of the organization.

Public Comment: Mr. Johnson opened the floor for questions and public comment.

Mr. Mike Haggar asked for a brief overview of the relationship between the WDDC and the SSMID Board.

Mr. Johnson reported the SSMID Advisory Board is appointed by the City Council and is an advisory body to the WDDC. The WDDC Board provides names to the City Council for their consideration when appointing SSMID Board members. Mr. Docking provided information on how the SSMID district was originally established in 2002 and the ordinances it is governed by. The WDDC is the contractual entity that executes the day to day operations of implementing Project Downtown and related development initiatives.

Mr. Johnson then asked for a motion to approve the FY 2013 Proposed Budget. Being no discussion, Mr. Schmitt made a motion to approve the budget. Mr. Honeyman 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 at 4:00 p.m.