

**Downtown Wichita SSMID Stakeholder Meeting**  
**Tuesday, May 12, 2020**  
**Zoom Public Meeting**

**SSMID Advisory Board:** Joe Johnson, Greg Boulanger, AJ Boleski, Debra Fraser, Randy Doerksen, Rod Young, Joel Kelley, Don Sherman

**Attendance:** Jason Gregory, Jeff Fluhr, Tori Phillippi, Megan Harztell, Emily Brookover, Debra Fraser, Joe Johnson, Greg Boulanger, AJ Boleski, Randy Doerksen, Rod Young, Joel Kelley

**Call to Order:** Mr. Johnson convened the meeting at 4:10 p.m. and declared a quorum. He introduced the SSMID Advisory Board members present.

Mr. Fluhr welcomed everyone and reviewed the Wichita Downtown Development Corporation's mission statement and the SSMID district's boundaries.

**2020 State of Downtown Presentation:** Mr. Fluhr presented an overview of several benchmarks measured annually and on a 10-year basis.

He reviewed the data in the following sections:

- Investment
  - o The 10-year total private investment within the SSMID district is \$681 million. Public investment is \$120 million and there is an estimated \$146 million in upcoming development. The 10-year private to public investment ratio is 11:1.
- Live / Residential Development / Census Data
  - o Almost 3,000 2019 estimated residents with over 1200 units completed in 10 years and over 200 units currently under construction.
- Work Data / Employment Statistics / Office Market Data
  - o There is a 7% increase in Class A office space with 12% increase in average price per square foot. There is roughly 4.8 million square feet in office space within the SSMID area.
- Visit / Tourism / Hospitality
  - o Currently there are roughly 1300 downtown hotel rooms with \$1.1 billion in 2019 economic impact.
- Shop / Retail Industries
  - o The SSMID saw almost \$170 million in retail sales in 2019 with 735 square feet of retail space (87% occupied).
- Build / Completed & On the Horizon Development Projects
  - o Downtown currently has 83 completed projects, 10 under construction, and 8 in planning stages.
- Riverfront Legacy Master Plan
  - o The plan has been underway over the previous year with influence from a coalition of private and public sectors. The plan was set to be presented to

the City and County, but has been temporarily delayed due to the COVID-19 crisis. While economics may need to be reevaluated, it is believed that the overall plan remains unchanged.

Mr. Gregory presented the key areas of focus for Downtown Wichita and the SSMID budget, including developing the downtown area, marketing downtown projects, businesses, and events, and enhancing downtown vibrancy and quality of life. Major development projects for 2019 include:

- Fireworx building
- Hilton Garden Inn
- Naftzger Park
- Spaghetti Works
- Riverfront Stadium
- Union Station Phase Two

Upcoming projects include:

- Fidelity Bank Phase One
- 430 Redevelopment
- Home2Suites Hotel
- Kansas Health Science Center
- The Ice House
- 225 Sycamore

Projects in planning include:

- Fidelity Bank Phase Two
- Sycamore & McLean
- Douglas & Emporia
- Riverfront Village
- The 415: Class AA Office

**Presentation of Proposed 2021 SSMID Budget:** Mr. Gregory presented and reviewed the proposed Operation Plan and Budget for FY 2021. He reviewed Downtown Wichita's mission and the SSMID boundaries. The proposed budget for 2021 is \$725,000. Mr. Gregory reviewed expected revenues and expenditures. He stated that in addition to the SSMID revenue funds, contributions and grants are leveraged to assist with programs and Downtown projects. Changes include an increase to health insurance premiums and personnel and a lower expense of travel and professional development. Mr. Gregory then requested the SSMID Advisory Board's approval of the Proposed 2020 SSMID Budget.

Mr. Johnson requested a motion to adopt the Proposed FY 2021 SSMID Budget. Mr. Boleski moved the motion and Mr. Kelley seconded. The motion passed.

Mr. Johnson asked for any additional questions or discussion. There was none and the meeting was adjourned.

**Adjourn:** Mr. Johnson adjourned the meeting at 4:52 p.m.