

**ECONOMIC DEVELOPMENT AND FINANCE
STANDING COMMITTEE MINUTES
Monday, April 30, 2018**

The meeting of the Economic Development and Finance Standing Committee was held on Monday, April 30, 2018, at 5:30 p.m., in the 5th Floor Conference Room of the Municipal Office Building. The following members were present: Commissioner McKiernan, Acting Chairman; Commissioners Townsend, Murguia, and Walters; and BPU Board Member Jeff Bryant. Commissioner Burroughs was absent. The following officials were also in attendance: Joe Connor, Gordon Criswell and Melissa Sieben, Assistant County Administrators; Wendy Green, Assistant Counsel; and Stephanie Moore, Economic Development.

Acting Chairman McKiernan called the meeting to order.

Roll call was taken and members were present as shown above.

Acting Chairman McKiernan said Commissioner Burroughs has another obligation in Topeka tonight, so I am chairing this committee in his absence.

Approval of standing committee minutes from March 5, 2018. **On motion of BPU Board Member Bryant, seconded by Commissioner Walters, the minutes were approved.** Motion carried unanimously.

Acting Chairman McKiernan said we have one item on our committee agenda tonight and that is a presentation regarding the former Indian Springs Mall site. I understand that we have at least some students from F.L. Schlagle High School who have visions for us and are going to share a vision with us tonight. We're really excited to have you here. We're excited to see your vision and hopefully you can not only share your visions, but you can help us accomplish the vision as well. I believe Stephanie Moore, from Economic Development, is going to lead things off for us.

Committee Agenda:

Item No. 1 – 18215...PRESENTATION: FORMER INDIAN SPRINGS MALL SITE

Synopsis: Presentation by students from F.L. Schlagle High School regarding the former Indian Springs Mall site, submitted by Jon Stephens, Economic Development.

Stephanie Moore, Economic Development, said the kids have worked several months on this presentation and they're very excited to share this. It's also part of their final grade. They're going to do an awesome job. They met briefly with the Mayor before just to talk about the project. I'm going to pass it over to Mr. Arnold.

Anthony Arnold said back in November, we went to Schlage and met with Ms. DeGarmo and the program that she runs is called Architect Construction Engineering, ACE for short. We decided to work with the young people. We have to invest in our young people in this community. We decided that this was an excellent opportunity to expose our young people to what's going on in their community and get them involved in the civic, the business aspect of the real estate development and how you work with government. I'm going to introduce Ms. DeGarmo and Ms. DeGarmo will introduce the students and then they will begin their presentation.

Lydia DeGarmo, Marketing Application teacher at Schlagle, said the goal of marketing application is that it's a capstone course for the business pathway. The overall goal of the class is that they take what they've learned and they apply it to a real-life problem and create a solution and present that solution. Some things that I expect to see from them is that they can sell an idea to a group of people, that they can be persuasive and state their points for why you should support it. I'm very proud of them? I know they will do excellent. I'm going to introduce them: Rafael Robles, Tyrone Moore, Amya Lynch, Tylen Wallace, Bryan Zubia, and Azah Barnes.

Acting Chairman McKiernan said for all of you when you get ready to speak, just make sure that you press your button so your light turns green at the base of your microphone.

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Breaking the Cycle in KCK

— Community Development
Project —

By: Tylen Wallace, Azah Barnes, Bryan Zubia, Rafael Robles, Nick Arceo, Amya Lynch

Thank you!

We want to take the time to thank Mayor David Alvey and everyone from this panel taking time to hear our proposal - It is an honor. Also, we want to thank Ms. DeGarmo, Mr. Roberson, Mr. Arnold, and everyone who has supported us.

Our Purpose

To persuade major stakeholders of the community to support our community development plans in order to:

- **Lower violence**
- **Improve health**
- **Bring more people and revenue into Wyandotte County**

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Amya Lynch said I just want to say thank you for letting us come out today. We're focusing on three points: bringing in revenue in Wyandotte County, stopping violence, have kids somewhere to go, and lowering health problems.

Tylen Wallace said this is our purpose of why we are doing it. Our purpose is we got a big three. We sat down as a group and we discussed what are the major problems that are going on in our community and what can we change. We sat down and we came up with these ideas to lower violence, improve health, and bring revenue into Wyandotte County. You're going to hear a lot about our big three so that's what we're referring back to.

Former Indian Springs Site



These are our current plans. Right now, we have space available for the Indian Springs' lot. It's around 108 acres that we are able to fluctuate with right now.

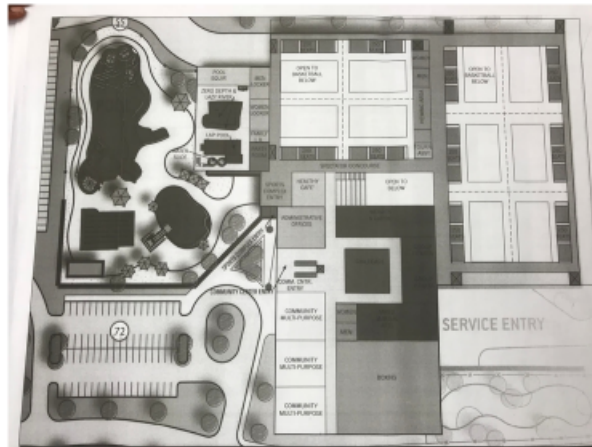
Current Plans



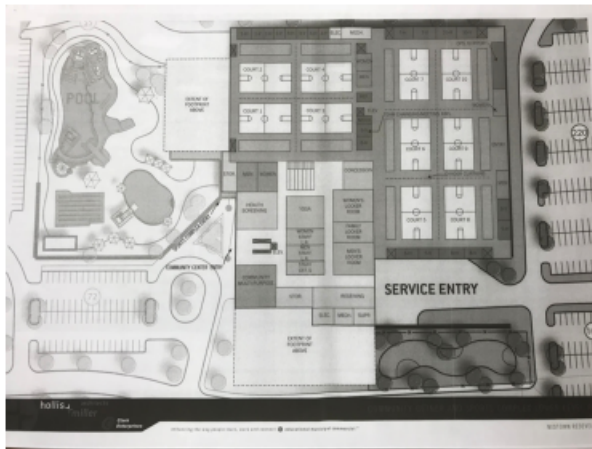
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This is our current plan that we're having to look at. My instructor is handing out the handout so you guys can see more closeup. As you noticed, we're going to have several buildings and facilities in the area of which you might see a football field, a gymnasium, and other things of that sort.

Current Plans



Current Plans



This is a more closeup view of our dream and desire of it. It's going to have a swimming pool and things of that sort.

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Acting Chairman McKiernan said back it up to your first slide. You've oriented this. North is to the left so kind of fill us in on what is north and south of Orville there and where all the buildings all layout. **Mr. Wallace** asked what was your question again. **Acting Chairman McKiernan** said State Avenue is here on the left and that's the north end of the site. The whole original Indian Springs site between I-635 and 47th St. you've got what in there? **Mr. Wallace** said you've got football fields. Here we have the gymnasium.

Mr. Arnold said while he's reviewing that, may I just add in 2012, let me give you a little background. In 2012, Wyandotte County put out an RFP/RFQ to find a developer for this site. Our development group responded, but the wisdom of Wyandotte County at that time was to put the project on hold, gain total access of the site, and demolish the properties that were on the site. While that occurred, we still had our information from 2012. We just finished that last year. We had reached out to, at that time, Price Chopper was across the highway and they had agreed before they closed their store down to be on this location.

The Health Center that's across the highway, as well, had agreed to have an expanded facility on this site as well.

As you know, the bus terminal, the bus drop-off site is still there with a mini police station. We wanted to expand upon that and have a daycare operation associated with the site as well. It's a total mixed-use development meaning you will note apartment buildings along the perimeter of the actual Indian Springs site itself. We wanted to tie this sports portion of it into where going back up Orville there where our ballfields are to the east and then expanding back to the west to where our soccer fields are presently located on 98th St., and also tying this in with the things that are current right now on the Missouri side down at Kemper Arena. This would be a very wholistic site in terms of sports orientation.

Under the prior administration, the city conducted several community meetings and outreach to get input from the neighbors as to their concerns and desires for this location. That's where we included a grocery store on this site. As you review your old proposal, you will note that there was a lot of concern about a senior citizens' facility, a walking trail and those kinds of things. The plan that you see today would be definitely amended. We were so far into this process already and we wanted the young people to continue on with it.

Acting Chairman McKiernan said let's hear the students. You have a gymnasium there just by I-635. Below the gymnasium is our current bus facility and transient facility and midtown. **Ms. Lynch** said yes. **Acting Chairman McKiernan** asked what else do you have in there? **Ms. Lynch** said this right here is actually our gymnasium. We're going to have a boxing like kind of building and swimming and things like that. Also, this was going to have some other rec centers, just expand with parking. Right here we were also thinking about putting hotels to bring in people for games or AAU teams or anything like that. Also, right across the street we were thinking about putting some gas stations to also bring in a little bit of more revenue for buses and things like that. **Acting Chairman McKiernan** said those of us who can still remember when there used to be a gas station on that corner. **Mr. Arnold** said I did.

Acting Chairman McKiernan said south of Orville, is that soccer fields, a football field and track. **Ms. Lynch** said yes. We have two football fields, you have a track, you have a baseball field, you have four tennis courts, and you have a walkway for the elders. I was also thinking about putting a garden there. This is a track right here, a walkway, and some more parking. **Acting Chairman McKiernan** said thank you.

What value does Indian Springs development provide?

- Safe place for teens
- Bring more revenue into the county
- More foot traffic
- Benefits for the residents around
- Bring value to the area

Mr. Wallace said this is our Marketing Plan. We basically wanted to make a safer place for teens, bring more revenue into our community. Also, more foot traffic for community even benefits for the residents around like have "Stop the Violence" so teenagers can have a place to go and won't just be on the streets; just have fun. Also, bring entertainment from out of town like AAU teams

that play basketball, just how they do, so we have a place around the KCK area. Also, bring value to our area. Make our community better and just make it a better place.

Who is our target market?

In Wyandotte County, there are:

10-19 age males: 11,437

10-19 age females: 10,983

10-19 age population: 22,420

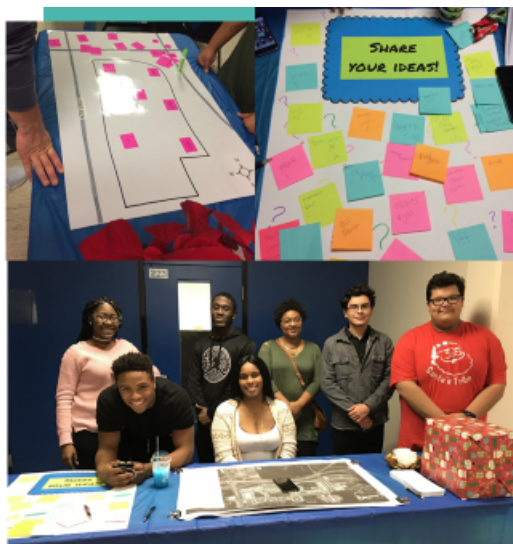
Who is our target? We have targeted teenagers from 10 – 19. Males is around 11,000. Our females are ages 10 – 19, which is around 10,000. Altogether, the age population is 22,000.

What We Have Learned



Community Open House

Our goal for the Community Open House was to gather information from different groups of our Community and see what they believe would help the community grow.

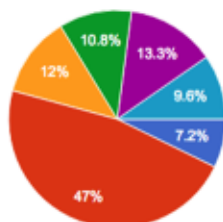


Rafael Robles said in December 11, 2017, we had a community open house where 500 individuals came to our school and we had a little desk set up where we asked participants to give their opinions.

Data Collected - Demographics

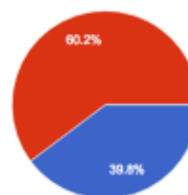
Age

83 responses



Gender

83 responses



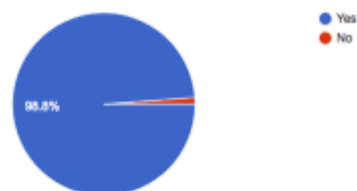
Out of the 500 people that came, we had 83 responses; 47% of that being a more targeted market. You can refer to the appendix for the rest of data on that including what was the most asked for.

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Data Collected - Indian Springs Goals

Do you agree that being active is good for your health?

83 responses



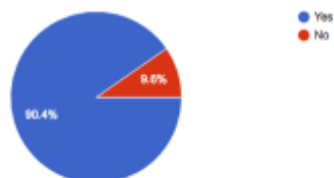
Do you believe the current plans would create jobs and increase income in KCK?

83 responses



Do you believe the current plans would decrease violence in KCK?

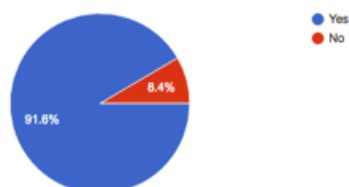
83 responses



Data Collected - Community Support

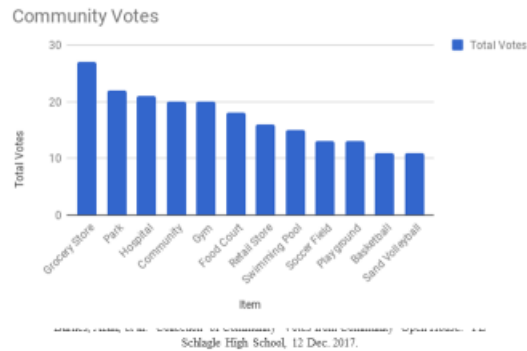
Would you support this proposal for Indian Springs?

83 responses



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Data Collected - Community Picks



In this slide right here, we show where we gathered information with the little activity we had. The top three most wanted things in this community were a grocery store, park, and hospital.

What We Will Do Next



Gap Analysis - Hypothesis

We believe that the Indian Springs Development would benefit Wyandotte County by providing opportunities of improving health, safer environment, and bring more revenue to Wyandotte County.

Azah Barnes said the hypothesis was that we believe Indian Springs could provide opportunities to improve health, a safer environment and bring more revenue to Wyandotte County.

Gap Analysis - Summary Table

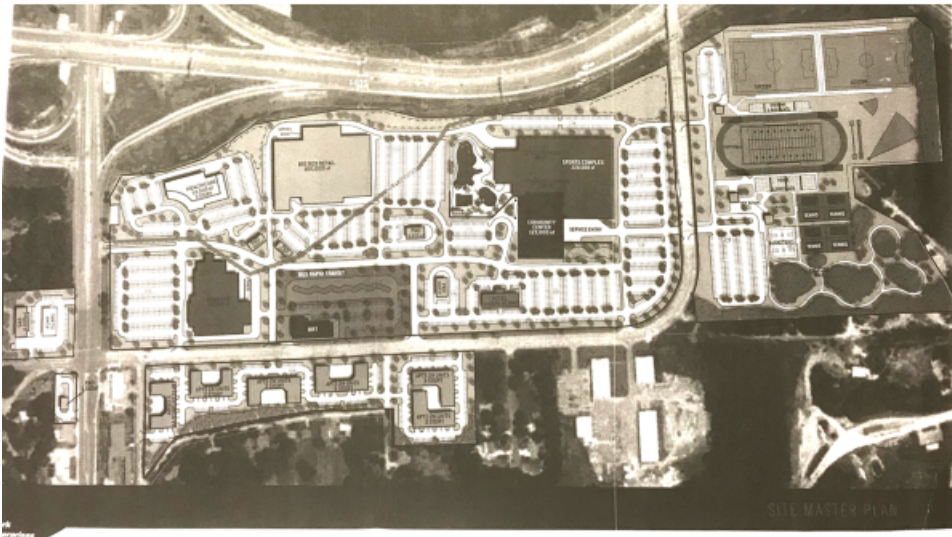
STRATEGIC OBJECTIVE	CURRENT STANDING	DEFICIENCY	ACTION PLAN
Improve rankings of "health outcomes"	Wyandotte County is currently ranked 99 out of 103 other counties	Wyandotte County is currently missing somewhere nearby to exercise, get check ups.	Build Indian Springs and see the magic begin
Lower the violence in the youth	Violent crimes in 2014: 964 (10th percentile of U.S.)	Lack options for teens to hang out in a safe place. Lack options for teens to improve their education outside of school.	Include features of community development project that allow self-improvement (STEAM, community center)
Increase revenue in Wyandotte county	Total retail sales (2012): \$1,769,413 Labor force (2016): 108,292	We would need money to achieve this goal. Because we have the people's support.	Include features of community development project that bring revenue (retail, restaurants, hotels)

The gap analysis was pretty much we broke down our three main goals that we were trying to achieve with Indian Springs. The next column would be about what is currently being done to achieve those goals. The deficiency column was about what is lacking right now in KCK to allow these goals to be achieved. Our action plan was what we would do for the future to achieve these goals.

**With which
organizations
should we partner?**



Some of the organizations right now, at the moment, we are still talking to some organizations to see who would partner with us, one of them being STEAM. Actually, we were talking about having some rooms specifically for that program which stands for Science, Technology, Engineering, Art, and Math.



Ms. Lynch said based on our research that we have, we have found out that this would probably stop violence and it would increase health a lot. It would also bring a lot of revenue. We were thinking about that because I-635 is right there and so many people pass it. They would bring so much attraction to it. We think that this will help out a lot in Wyandotte County.

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Acting Chairman McKiernan said first of all, thank you so much for putting your minds to this and thanks for the public engagement piece. You said you had how many people come to your public engagement? **Mr. Wallace** said we had 500 come to the actual school, but we had 83 responses. **Acting Chairman McKiernan** said that is phenomenal that you reached out to such a large group of people. I'm sure you found that you had a lot of diverse ideas. You have a whole range of ideas that came out and then it was up to you to kind of filter it down to what was the most common or requested. Great job with that.

Commissioner Murguia asked are you all seniors. **Mr. Wallace** said yes. **Commissioner Murguia** asked are you all in business. Are you interested in going on to college in the business, architectural or development area? **Mr. Wallace** said yes, we are. **Commissioner Murguia** said you guys did a great job. The drawing that's done up there, did you all do that? **Ms. Lynch** said no. That was given to us. **Commissioner Murguia** said I was going to say that's very impressive if you all drew that. You might be able to already go to work. It's a great drawing and your presentation was really, really good. Like I said, the community engagement piece for me, like **Commissioner McKiernan**, was the most impressive. Very good job.

Commissioner Townsend said congratulations to all of you because you were involved. That's the thing. I'm going to speak for myself, because that's all I can speak for, but you might get a couple of supported ideas. I agree with your analysis that if someone would come in—the Indian Springs site is so well situated to the highways, the interstates, and this committee was the one that heard the representative that we had for several years who was trying to market that site. I, for one, was perplexed as to why we didn't get more takers. Your engagement is what I have to applaud you for. You're all seniors. I would take this opportunity to wish you well.

I hope to see you June 2nd at the For Your Information session that I'm sponsoring with the Unified Government regarding voting. That's another way you can stay engaged and each of you bring as many people as you can. It's going to be at the USD #500 Administration Building on Saturday, June 2, from 10:00 to 12:00. Wherever you go, exercise that right to vote, register to vote, bring some more people with you and tell them about it. It's just another facet of the engagement that you've displayed here so congratulations to all of you. Just keep being engaged wherever you end up but come back to Wyandotte County. **Mr. Wallace** said that's our plan.

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Commissioner Murguia asked where are you all decided to go to college at next fall. **Mr. Wallace** said I'm going to Coffeyville Community College to play football. **Ms. Lynch** said I'm going to KCKCC but I'm transferring to Wichita State. **Mr. Zubia** said I'm going to Missouri Western University to play football. **Mr. Robles** said I'm going to KCKCC for Automotive Tech. **Ms. Barnes** said I'm going to Wichita State University to be in International Business Marketing. **Mr. Moore** said I'm going to Headlines Barber Shop to get my license in being a barber. **Commissioner Murguia** said thank you very much and congratulations to all of you.

BPU Board Member Bryant said first I'd like to congratulate you guys for a wonderful presentation. It's not easy to come to a public forum like this and present, but you did it very well. I also like the idea of thinking out of the box. Most people are going to come in with a large retail most of the time and not necessarily look at what the community may need in that area; some of the deficits in the area. Your project looks like it would cover a lot of the more soft areas needed to help engage the citizens and make the residents lives in the area better. Thank you very much for this. It was a wonderful presentation.

Acting Chairman McKiernan said the one thing that we all wrestle with all the time is to realize your vision is going to take a certain amount of money to change that landscape and build those buildings. One of the challenges that you'll face as you try to realize or actually act out visions like this is how you acquire the funds necessary to build your vision out. That's one thing to keep in mind, where that money comes from and do you get enough to cover the costs of the construction and all of that nitty, gritty detail stuff that you'll get to eventually. It always starts with a vision and you have that and that's fantastic. Thank you for coming today. We really appreciate it.

Mr. Arnold said we intend to come back in the future with some really aggressive proposals. One of the things that I just wanted to mention is you had an unsolicited proposal under the pass administration and we figured out a way how we can combine those two to make both of them a reality and provide some funding that's critical to make a project like this work. We'll be back to you at a later date, and I'm going to invite them to come back as well.

Acting Chairman McKiernan said thank you so much. We really appreciate it.

Action: **No action. For information only.**

Adjourn

Acting Chairman McKiernan adjourned the meeting at 5:55 p.m.

tk

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