

**APPROVED ECONOMIC DEVELOPMENT BOARD MINUTES**

**5:30 P.M.**

**APRIL 8, 2013**

**CITY OF DERBY**

**611 MULBERRY, DERBY, KANSAS**

**ROLL CALL**

**MEMBERS ABSENT**

**LISA MOLING  
DURRELL KELLEY  
ARIEL LEE  
DURREL KELLEY  
DON HARRIS**

**JOANNA NEISES**

**CITY STAFF PRESENT:**

Allison Moeding

Janae' Springer

Meeting was called to order at 5:30 p.m.

No one was present to speak for the public forum.

**RE: Approval of minutes of March 11, 2013**

MOTION: Durrel moved to approve the minutes as presented. Seconded by Margaret

VOTE: 5 yea, 0 nay. Joanna absent. Motion carried.

**RE: Proposed Derby North Gateway TIF District**

**Allison** presented the board with information regarding the Tax Increment Financing District. A blight study and the feasibility study are complete and the proposal will go to the City Council on April 23, with a first reading of an ordinance. The district includes K-15 to Buckner and Patriot to the south end of the Menard's property. It is a two step process; we create the TIF District first, having a public hearing and have two readings of the ordinance, so it will be discussed at two separate meetings. The public hearing will give folks an opportunity to speak. Second, a redevelopment plan must be adopted, following a similar process.

**Ariel** asked if the Menard's project being on hold changes this at all.

**Allison** advised it will slow things down. The plan is to proceed in creating the district, but hold off on adopting the redevelopment plan until Menards obtains a building permit

and we are certain the project will proceed. The feasibility study is based completely on the revenue created by Menards, so that is a critical piece.

**Ariel** asked when the public hearing would be held.

**Allison** advised it would be May 28th.

**Ariel** asked if we were going to buy some of the vacant properties in that area.

**Allison** stated we will have to acquire some right-of-way for the new road; the exact location has not yet been determined, so we don't know which properties will be affected.

**RE: Economic Development Plan Update**

**Allison** presented the board with an update on the Economic Development Plan. She advised the board the city will be working with Q-Corp and will have side-by-side booths at the Wichita Industrial Trade Show October 22-24 and asked the board for volunteers to help staff the booth. She also updated the board on the realtor's luncheon, the Parade of Homes, economic development and marketing and the progress of the new website.

**RE: Chamber Update**

**Margaret** advised there will be a Chamber luncheon on the 11<sup>th</sup>. On May 16<sup>th</sup> they are hosting the Chairman's Dinner at Hidden Lakes golf course.

**RE: Other Business**

**Allison** advised we are expecting an incentives request for the Holiday Inn that will be discussed at a future meeting. There are several key pieces of information from the applicant missing at this point. She asked the board if they wanted to have a special meeting after all the information is received and before the applicant comes before the board.

The board agreed they would.

No other business was discussed.

Meeting adjourned at 6:25 p.m.