

APPROVED ECONOMIC DEVELOPMENT BOARD MINUTES

5:30 P.M.

October 10, 2011

CITY OF DERBY

611 MULBERRY, DERBY, KANSAS

ROLL CALL

**MARSHA VOLZ
LISA MOLING
ARIEL LEE
DURRELL KELLEY
MARGARET FRITZLER**

MEMBERS ABSENT

BEN SWIGART

CITY STAFF PRESENT:

Allison Moeding
Janae Prunier-Billman

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

Agenda Item #1

RE: Approval of minutes of July 11, 2011

MOTION: Durrell moved to approve the minutes as presented. Seconded by Marsha.

VOTE: 4 yea, 0 nay, 1 abstention, Ben absent. Motion carried.

Agenda Item #2

RE: Review of Cost Benefit Analysis Tool

Allison reviewed the Cost Benefit Analysis Tool and provided a handout from a webinar conducted by the Center for Economic Development and Business Research.

DISCUSSION:

Marsha asked if the data is updated annually.

Allison advised it is.

Ariel asked what projects we have used this for, and do we go back and determine if they were right or wrong.

Allison stated we have not. We review projects annually to monitor job creation and track capital investment, but do not re-do the cost benefit analysis.

Ariel advised it would be interesting to go back and look at that.

Durrell stated we had looked at those earlier this year.

Allison advised those were BRG Products and Mid-Continent Controls. Neither had reached the projected job creation numbers yet.

Ariel clarified those numbers weren't off the model, those were just employment numbers they said they create.

Allison will give that possibility some thought.

Agenda Item #3

RE: Project Updates

Allison gave an update on the Nelson Drive Traffic Study.

Durrell asked which side of the rental place the road would be.

Allison advised it will likely be to the west of that, and east of the water metering station.

Allison gave an update on the West End Redevelopment based on discussion at the City Council meeting on September 27, 2011.

Durrell asked if there will be multiple streets closed.

Allison advised that the City is planning to conduct a larger study of the area. The idea is to look at the area as a whole, instead of a single railroad crossing. It will be a chance to look at improving overall traffic flow and the quality of the streets and drainage, for example. It might be part of what happens in the future, it might not.

Ariel pointed out that the city council's recommendation was to proceed with options 3 & 4 and wait on 1 & 2.

Allison agreed. A future project will involve the entire area and how we can make things work better.

Ariel asked what the population is on the west side of the tracks.

Allison advised she did not know off the top of her head.

Marsha asked about the map, are there houses in this area?

Allison advised there are, though the area is zoned Industrial/M-1.

Agenda Item #4

RE: Chamber Update

Rhonda reported that the Chamber's annual fundraising event is next Thursday. The event is held to showcase local restaurants and businesses. This will be the last event held at Mattox Arena. She also mentioned that Cinda Baxter, founder of The 3/50 Project, would be speaking in Derby tomorrow night, October 11 at 6:00 pm.

Agenda Item #5

RE: Other Business

Allison and the board discussed the new park maps to the board.

Durrell asked when we were getting a 2nd hotel.

Allison advised Holiday Inn Express has put a sign up. Land has been purchased for that purpose, but nothing has been given to the City indicating a project is imminent. She also gave an update on the new Wal-Mart Neighborhood Market, Olive Garden and Panera.

The board discussed the Glen Carr House and a question was asked about the standards they were required to use to build.

Allison explained that when Glen Carr House plans were submitted, there was a difference of opinion between the architect and city staff regarding the building classification under the building code. City staff concluded that the facility should be built to an institutional standard. Oxford appealed that decision, asking to build to an enhanced residential standard. The Board of Construction Trades and Appeals held a meeting to hear both sides and ruled that given the likely condition of these residents, the institutional standard was appropriate and the appeal was denied.

Marsha asked if the board should have caught that.

Allison advised no, that was a decision outside the purview of this board.

Meeting adjourned at 6:25 p.m.