

EL DORADO

K A N S A S

TO: City Commission
FROM: David Dillner, City Manager
SUBJ: Weekly Report
DATE: March 17, 2023

Items of Note:

- The deadline to submit proposals for the McDonald Stadium Turf Replacement Project is April 12 (2:00 pm). Staff anticipates quite a bit of interest for this project. We will also be getting request for proposals out for McDonald Stadium fence replacement soon.
- Sarah Hoefgen, Joe Goedert and I participated in a conference call with the Economic Development Administration (EDA) concerning grant requirements to assist our economic development efforts. The EDA provides grants to assist communities with extending public infrastructure to serve projects, although projects must have a beneficiary. In other words, the EDA does not offer grants to prepare sites for development. A company must commit to a site before funds are awarded. Companies must provide competitive salaries and benefits and have a career path for employees to be eligible for a grant. EDA grants provide \$1 to \$1.5 million matching funds with a 50% local match requirement. The City will keep this funding opportunity in mind in the event a prospect decides to locate in El Dorado.
- The Integra Technologies project in Bel Aire will receive a significant economic development incentive package. The company plans to construct a one-million-square-foot facility with a capital investment of \$1.8 billion. The facility will employ around 2,000 employees. I thought I would summarize the incentive package so the governing body has an idea of what this size of project requires.
 - First ten years: 100% property tax abatement and industrial revenue bonds for sales tax exemption on construction materials. Sedgwick County (\$500,000) and Bel Air (\$250,000) will provide local funds towards workforce development.
 - Next twenty years: Bel Aire will establish a tax increment finance (TIF) district to capture increases property taxes generated from increased valuation from project. Bel Aire will also rebate 50% of the property taxes paid to the City during this time.
 - Next five years: Bel Aire will rebate up to 35% of the City's share of property taxes for five years based on assessed valuation of the property.
- The City has been getting much interest in the Transportation Master Plan Request for Qualifications. Staff anticipates interviews with selected firms by the end of the month.
- City staff decided to withdraw its grant application for FEMA's Building Resilient Infrastructure for Community's (BRIC) program because of federal regulations that would have significantly increased the cost of the project. The City planned to use the grant to acquire properties in the floodplain to mitigate future flooding opportunities.

- The City received one proposal in response to its request for proposals for the Baseball/Softball Concession/Restroom facilities for East Park and Central Park complexes. The proposal was submitted by Conco Construction from Wichita. The total estimated cost of the proposal was \$599,948. The City budgeted \$600,000 from excess sales tax proceeds for the project.
- The Employee Advisory Committee had its first meeting this week. The first order of business for the committee was to discuss an organizational vision statement. A preliminary statement will be crafted from the input from the committee before being sent to the committee for review.
- El Dorado Inc.'s board discussed getting industrial sites certified through the Kansas Department of Commerce.
- The Sales Tax Committee will have its first meeting on March 27 to begin its work to develop a sales tax recommendation for the City Commission's consideration.

Commission Follow-up:

- The Planning Commission will review temporary and off-site signage regulations soon.

Upcoming Milestones/Deadlines:

- **March 25** - 9th Avenue Improvement Project Supplement Services
- **April 12** - McDonald Stadium Turf Replacement Bids Due (2:00 pm)
- **April 17** - WSU Housing Needs Assessment

Personnel Update:

- *Vacant and advertised positions:* Public Works Maintenance Worker (4), Police Officer (7), Management Fellow, Water Plant Operator, and Recreation Specialist.

Commission Calendar: *Upcoming City Commission Items (subject to change):*

- **March 20 Regular Meeting** – Waiver and Release for Numana, Inc.; Housing Committee Appointments; Velocity Franchise Agreement; Clearwave Franchise Agreement
- **March 29 Work Session** – Civic Center Discussion
- **April 3 Regular Meeting** – No items scheduled yet.
- **April 12 Work Session** – Kansas Gas Franchise Agreement; Credit Card Fee Proposal