



District 1 Citizens Advisory Board Meeting Minutes

Monday, April 15, 2024 | 5:30 p.m.
Bel Aire City Hall, 7651 E. Central Park Ave., Bel Aire, KS

Board Members in Attendance: Judah Craig, Steven Burt, Jacqueline Kelly, Daniel Bateman, Kathryn Herzog, Joseph Dozier, Jim Reid, Diane Gjerstad, Andre J. Mboule

County Representatives: Sedgwick County Commissioner, Pete Meitzner and Sedgwick County MAPD Senior Planner, Philip Zevenbergen

1. Call to Order

1. Chair Judah Craig called the meeting to order at 5:34 p.m.

2. Approval of Meeting Minutes

1. A motion was made by Daniel Bateman to approve the minutes. Judah Craig seconded this motion. **The CAB approved the motion with a vote of 4-0.**

3. Public Agenda

1. No public comments.

4. New Business

1. D1 CAB welcome new member, Andre J. Mboule. He introduces himself and gives the CAB an introduction on him.
2. Sedgwick County Planner begins his presentation on Zoning Case: ZON2024 – 15.
 - i. Kathy Herzog asked, this is a very dark area out there, this wouldn't be one of those giant, LED flashing billboards?
 1. Phillip Zevenbergen responded, I don't know that Sedgwick County sign code in and out there. But it could be either two things, it could be illuminated just by the direct lighting. If it's allowed to be digital I'm pretty sure that they have illumination standards of how bright it can be. But it would have to follow whatever the illumination standards there are if it is allowed to be illuminated or not.
 - ii. Steven Burt asked, when will that all come up for public comment?
 1. Phillip Zevenbergen responded, So what I will do is I'll bring this back and research design code and we can bring it up during the discussion at planning commission when they discuss this on April 25, so that we can include it in our report to the Board of County Commissioners and they can take final action on it.
 - iii. Daniel Bateman asked, where were they asking to put the sign?
 1. Phillip Zevenbergen responded, when they submitted their site plan, they were going to have it somewhere over here and again, that's in the rural residential part of their zoning. Because of rural residential, not allowing billboards, unless you have 20 acres, they wouldn't have been allowed to put it over here anyway. So when they install it, if it gets approved, it has to be within this portion at the site that zoned general commercial.
 - iv. Daniel Bateman asked, so what if that would place it too close to the intersection?
 1. Phillip Zevenbergen responded, that will be reviewed when they submit their assigned curb permit for their sign.
 - v. Steven Burt asked, is this billboard for their purposes or?
 1. Phillip Zevenbergen responded, if it's a billboard it's likely not a message like you would see on any other highway.

- vi. Daniel Bateman motioned to approve the state recommendation as noted within the general GC zoning.
- vii. Judah Craig seconded the motion. The CAB approved the motion, all in favor, no one opposed.
- viii. Andrew Schlapp, WSU Vice President of Strategy and Government Relations, begins his presentation on the WSU/KU Bio Center.
- ix. Steven Burt asked, how can projects like this contribute to increasing affordable housing?
 - 1. Andrew Schlapp responded, this is much more a question for the Greater Wichita Partnership, on how many additional housing units they're talking about. Which documents a few 1,000 I believe. I think that will create a density enough that we can start talking about a grocery store downtown. We plan to mitigate those problems and issues should they arise.
- x. Kathy Herzog asked, will this include a new healthcare facility and/or hospital?
 - 1. Andrew Schlapp responded, yes. It will be a medical school. KU will have some clinics there and we'll have some of our clinics there as we're partnering with Ascension and Wesley.
- xi. Kathy Herzog asked, what about hospital beds?
 - 1. Andrew Schlapp responded, we need to have more beds but we need to have more people here. For me, it's not a question of beds, it's of staffing. The more people we can get educated, the better off we'll be.
- xii. Diane Gjerstad asked, what's the timeline and when you think you'll be able to have students?
 - 1. Andrew Schlapp responded, the timeline is the ARPA timeline, and we have a total of \$205 million that we have to spend by 2026.
- xiii. Diane Gjerstad asked, is that the same timeframe as the State Hospital?
 - 1. Andrew Schlapp responded, unless they changed to ARPA rules then yeah.
- xiv. Daniel Bateman asked, where is this in relation to the new State Hospital?
 - 1. Pete Meitzner responded, well people overlap these and it causes confusion. The State Mental Health Hospital is signed and sealed.
- xv. Daniel Bateman asked, where will it be located?
 - 1. Pete Meitzner responded, off of 254, down south. In the briefest explanation, that is a State mental health hospital, it's a different level of care.
- xvi. Tex Dozier asked, are there plans in purchasing and expanding public private partnerships from private partners in the area like between Topeka and INTRUST?
 - 1. Andrew Schlapp responded, we could develop public private partnerships, we could put covenants in place that says you have to build this kind of building. We don't own the land downtown. So there are going to be private partnerships.
- xvii. Tex Dozier asked, if you could wave a magic wand with developers and investors in the area, what would be the most beneficial to this?
 - 1. Andrew Schlapp responded, so the biggest problem we have on campus is getting developers to take a risk and build a spec building. So every time we build a spec building by the time it's completed, it's full. So we're building a new spec building. It will open this summer and it will be full. To build another spec building which means you've still got another 18-24 months before you can attract new companies, right? So really, the question becomes, can we get some spec buildings built so that these companies that are wanting to come here can come. But I think this what's going on downtown will probably be a little easier to kick start.
- xviii. Andre Mboule asked, just to clarify, where we see there are two parts, which is the transit era and I will be parking initially when phase one is happening right?
 - 1. Andrew Schlapp responded, right. Texas Medical Center makes all their money on parking and catering. Just so you know that's the entire infrastructure.
- xix. Judah Craig asked, you said parking and catering?

1. Andrew Schlapp responded, yes.
- xx. Daniel Bateman asked, is there a thought process with building this in this location or is it going to be another one of our old school buildings?
 1. Andrew Schlapp responded, I don't know what the last building don't know what the last building would look on campus. I can't tell you what we're doing or what we're not doing. A lot of what we're doing now is building towards us not paying an outrageous fee.
- xxi. Tex Dozier asked, how long is phase one going to be versus phase two?
 1. Andrew Schlapp responded, phase one will be done in 2026. For Phase two were going to have to start fundraising for a parking lot.
- xxii. Tex Dozier asked, so as far as Phase Two it's TBD?
 1. Andrew Schlapp responded, yes.
- xxiii. Jackie Kelly asked, how do you feel the medical campus is being received by public?
 1. Andrew Schlapp responded, I think the community has decided, I mean the project's 471,000 square feet and \$300 million. So we're only going to build a portion of that \$205 million that's totally funded by the State of Kansas through ARPA dollars. I think we're in a way better space because of what we did with INTRUST Bank Arena because innovation campus that I think the public's more accepting of what we're trying to do, we will see a pretty positive structure going forward.
- xxiv. Diane Gjerstad asked, how much of the project will the \$205 million get you?
 1. Andrew Schlapp responded, I am not sure, not enough for us to start building.
- xxv. Judah Craig asked, do you think there will be a secondary benefit as far as like health situation or enrollment as Wichita Stat as a whole?
 1. Andrew Schlapp responded, yes. We're finding that we get them working in there until they graduate and about 77% of our graduates stay in this area of work.
- xxvi. Jackie Kelly asked, what is Wichita State going to be able to advertise about this? What can we tell students about what to expect?
 1. Andrew Schlapp responded, so I think the benefit that Wichita State has, is we have the industrial base here that KU/K-State doesn't have. We can develop these relationships for businesses that are seeking the real applied learning opportunities with major corporations. That's what we're selling. We advertise three different ways, access and affordability as far as research universities go we're one of the least expensive universities in the country. We focus on working with industry to develop programs that meet industry needs, so that students are more employable. And third, we work with industry to get them into more than internships to jobs while they're going to school so that they can graduate with a degree also with a resume to get a job.
- xxvii. Discussion/Housekeeping Items
 1. Our May meeting is cancelled due to 2025 Budget Roundtables that D1 CAB is invited to attended
 2. That Budget Roundtable is Monday, May 20
- xxviii. Daniel Bateman asked, where is the May Budget meeting going to be?
 1. Sarah Harper and Pete Meitzner responded, not sure, maybe the conference room or at NCAT.

Adjournment

1. The District 1 Citizen's Advisory Board adjourned at 6:44 p.m.

*The next Citizens Advisory Board Meeting will be **Monday, June 17, 2024, 5:30 p.m.** at Bel Aire City Hall, 7651 E. Central Park Ave., Bel Aire, KS*