

SPECIAL MEETING

City Hall, Marysville, Kansas, April 29, 2024

Members of the Governing Body of the City of Marysville were called to order in a special meeting at 6:00 p.m., on the date and at the place listed above with President Keating opening the meeting. City Administrator Haverkamp and City Clerk Holle were also present.

Council members answering present to roll call were Snellings, Ferris, Behrens, Keating, Schrater and Throm. A quorum was present. Mayor Frye and CM Beikman were absent.

CM Goracke entered the Council Chamber at 6:08 p.m.

The call, signed by seven of the seven council members present, read as follows:

We, the undersigned councilmembers of the City of Marysville hereby respectfully request that you call a special council meeting of the members of the governing body of said City to be held at 6:00 p.m. on Monday April 29, 2024, at the Marysville City Hall for the following purpose:

a) Hear presentations and discuss RFPs for the Koester Block Commercial Properties.

Deann Ebert Pierson from Paxico, Kansas presented a plan from her company Developer of Destiny to rehabilitate the Koester Block Commercial Properties. Deanna said Marysville has been “place making” for many years. She reported if she was chosen she would want to own the property; she would like to have the Koester House as well, she has a strong interest in the entire block; she would like to add a project like monarch butterflies to the Museum Gardens so it would be listed on a national register. Deanna would like to use local contractors. She would be the point of contact during all phases. She sees more opportunities in Marysville as a developer.

GW Weld presented a plan from Weld Properties LLC to rehabilitate the Koester Block Commercial Properties. He has done similar work in Eudora, where he lives and several other communities. He has also started some housing projects for moderate income people. GW said the buildings when preserved should last another hundred years. Parking can be an issue, but his company has always been able to work it out. He plans to use the Historic Tax Credit and Grant process to help fund this project. If chosen, he would want this to be an outright sale. He would like to have the Koester House as well as the commercial properties. He sees more opportunities in Marysville for development. He believes the City’s goals and his goals align to preserve this block. He will be a good neighbor to the Koester Museum. He has his own architect and property management company but would use local suppliers and contractors when possible. GW would be the point of contact during the renovation phase and his property management company would handle the property when it is completed. He feels this would be a partnership with the City, he would be a good neighbor and create affordable housing in the rural community.

Tyler Holloman of Frontier Development Group presented a plan to rehabilitate the upper level of the Koester Block commercial properties. FDG does development, management, and construction. Tyler works with a historic consultant and works with state and federal preservation programs. They have done similar work in Alma, Wamego, and Manhattan.

Their plan is to supply market rate or moderate-income housing. They are aware of the parking issues in downtown areas and will work with businesses to solve the problem. Tyler said they are interested in a sale or a 50-to-100-year lease. They are interested in all the properties including the Koester House. FDG would like the opportunity to work with other properties in Marysville. They realize the Museum will be their long-term neighbor and will work with them to preserve the area. The point of contact for the project construction will be Tyler and the property management will be done by their director of property management when the project is completed. They would use local trades and supplies as much as possible. Tyler said they would like their relationship with the City to be open and collaborative.

CM Keating asked if there were any further questions of the developers to send them to CA Haverkamp by Wednesday night so they could be answered by Friday night. The RFPs will then be discussed at the regular council meeting on Monday, May 13.

At 6:49 p.m., CM Throm moved, CM Schrater seconded to adjourn the meeting. Motion carried unanimously.

CINDY HOLLE
City Clerk