



**ABILENE CITY COMMISSION
AGENDA
ABILENE PUBLIC LIBRARY, 209 NW FOURTH STREET
APRIL 13, 2026 - 4:30 PM**

Following the adjournment of the regular meeting

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- 1. Call to Order – April 13, 2026, City Commission Study Session**
- 2. April 13, 2026, City Commission Study Session Agenda**
 - a. Discussion regarding Industrial Park Policy.
- 3. Adjournment of the April 13, 2026, City Commission Study Session.**

City Commission

Brandon Rein
Mayor

Cy Taylor
Vice-Mayor

John Kollhoff
Commissioner

Debbie Lytle
Commissioner

Amy Meysenburg
Commissioner

CITY STAFF

Jon Quinday
Interim City Manager

Kelsey Briand
Finance Director

Shayla Mohr
City Clerk/HR Director

Kari Zook
Deputy City Manager/
Community Development

Kellee Timbrook
Recreation Director

Julie Roller Weeks
CVB Director

Jason Wilkins
Chief of Police

Kale Strunk
Fire Chief

Brad Anderson
Public Works Director

Background:

To improve the competitiveness and development readiness of City-owned industrial property, the City is investing in water and sewer extensions and roadway construction to create shovel-ready sites and pursue Certified Site designation through the Kansas Department of Commerce. The project is estimated to cost \$3.5 million, with \$2.5 million anticipated from a Commerce grant and \$1 million or more funded by the City, representing a significant local investment in infrastructure and site readiness.

The City's current Industrial Land Policy, adopted in April 2020, allows City-owned industrial land to be conveyed at no cost to qualifying projects that meet specified investment, job creation, and wage requirements. While intended to encourage industrial development, the policy results in the transfer of land without direct cost recovery, even when substantial public funds are being invested to prepare the property for development.

Given the City's level of financial investment in the industrial park, staff requests that the City Commission review and consider repealing the April 2020 Industrial Land Policy. Repeal would allow the City, upon completion of the project, to establish an objective, market-informed sales price for industrial lots that reflects the City's investment and prevailing market conditions while continuing to support economic development.

For context, shovel-ready industrial land in Wamego has sold for approximately \$30,000 per acre, while similar property in East Manhattan sold for approximately \$50,000 per acre between 2007 and 2013. Market values vary based on infrastructure, site readiness, and proximity to major transportation corridors such as I-70 and K-15. Staff believes reevaluating the existing policy will better align economic development efforts with prudent fiscal management and protection of public investment.

City Attorney Review: N/A

Options:

1. Repeal the Industrial Land Policy dated April 2020.
2. Direct staff to move this item to the March 23, 2026, regular meeting under Unfinished Business to allow additional time for consideration.
3. Direct staff to move this item to the March 23, 2026, study session agenda for further discussion and analysis – providing staff with the data or analysis the Commission requires for further analysis.

Recommendation: Direct staff to move this item to the March 23, 2026, regular meeting under Unfinished Business to allow additional time for consideration.

City of Abilene, Kansas

Industrial Land Funding Policy

Section 1. Intent – The city of Abilene considers the growth of employment and investment in industries that manufacture or add value to products that are sold outside of the community as a primary benefit to the health and vitality of the Abilene. In order to foster industrial growth, the City has invested public resources into land acquisitions that accommodate new, expanded, and relocating industrial activities.

Section 2. Eligible Property – The benefits of the policy may be applied toward the approximate 20 acres of land that the city owns. This property is located along 14th Ave. and the future Industrial Park Ave. The legal description of these lots are:

1. LOT 1 BLOCK 1, INDUSTRIAL PARK ADDITION NO. 1, S07, T13, R02, BLOCK 1, Lot 1, 129050 SQUARE FEET, 3.0 ACRES
2. LOT 2 BLOCK 1, INDUSTRIAL PARK ADDITION NO. 1, S07, T13, R02, BLOCK 1, Lot 2, 218471 SQUARE FEET, 4.9 ACRES
3. LOT 3 BLOCK 1, INDUSTRIAL PARK ADDITION NO. 1, S07, T13, R02, BLOCK 1, Lot 3, 217725 SQUARE FEET, 4.9 ACRES
4. LOT 4 BLOCK 1 INDUSTRIAL PARK ADDITION NO. 1, S07, T13, R02, BLOCK 1, Lot 4, 217804 SQUARE FEET, 5.0 ACRES

All or part of the property is eligible contingent on meeting the criteria set forth in these guidelines.

Section 3. Minimum Project Requirements – An individual Industrial growth project must meet the following minimum requirements:

- \$500,00.00 of private capital investment in buildings, equipment and/or site improvements.
- A minimum of 4 new FTE employees; and
- A base wage of \$20.00 for each created position.

Section 4. Benefit Request – A request for the industrial land may be filed with the Planning and Zoning Department and must include a detailed description of the project to include:

- Company Description and contact information;
- Specific site information;

- Building improvement information, including anticipated construction costs;
- Description of the industrial process, materials, and products produced;
- Anticipated employment by position and base wage rates; and
- Description of other public incentives being sought from either City, State, or other resources.

Requests will be reviewed by the Dickinson County Economic Development Corporation for a recommendation, which will be forwarded to the Abilene City Commission for consideration.

Section 5. Assurances – The eligible industry shall maintain the employment requirement set fourth for a minimum of five years with base wage of at least \$20.00 for the four FTE. If this standard is not met, the company will be required to pay for the given land at fair market rate.

Section 6. Compliance Documentation – Annually the company must provide the following data to the Planning and Zoning Department prior to the 2nd and subsequent anniversary dates of the closing of the property acquired from the City under this policy.

- Monthly employment data for the previous year including FTE positions and wage rates for each position;
- Statement of capital assets to include, building, land, site improvements, and equipment;
- Any significant changes in products or materials produced or used in production activities.

This information will be reviewed by the Dickinson County Economic Development Corporation and a finding of compliance forwarded to the Abilene City Commission for consideration. If the criteria is not met the City Commission has the right to revoke the free land agreement, and charge the industry the fair market rate of acquired property. After the 5th anniversary of the transfer of land the requirements stated in this policy will be automatically fully released.

Section 6. City Commission Discretion – The Abilene City Commission reserves the right to exempt any project from the limitations set forth in this policy. Exemptions may include the eligibility and benefit standards. Also, if projects do not meet the criteria, the land may be purchased for the going market rate. The Commission may also terminate, suspend or amend this policy when deemed necessary by a majority of the Commission.

Section 8. Effective – This policy shall be effective upon the adoption by the Abilene City Commission and will remain so until such times as the City Commission revokes or amends the provisions herein.

Approved this 13th day of April 2020.

ATTEST:



Chris Ostermann
Chris Ostermann, Mayor

Penny L. Soukup, CMC
Penny L. Soukup, CMC
City Clerk