



# AGENDA

## Special Community Development Advisory Board Meeting

4:30 PM - Wednesday, April 8, 2026  
Council Room

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1. CALL MEETING TO ORDER	
2. ROLL CALL	
3. CONSIDERATION OF MINUTES	
3.1. Adoption of Minutes	3 - 8
Recommended Motion: Recommended Motion: Approve the regular meeting minutes of December 10, 2025, as presented.	
<a href="#">December 10, 2025 Meeting Minutes</a>	
4. PUBLIC FORUM	
5. NEW BUSINESS	
Sale of West End Business Park Lot to Mid Continent Controls, Inc. (MC2)	9 - 11
Recommended Motion:	
Recommend the City Council authorize sale of Lot 3/Block A, Derby Industrial Park 2nd Addition to Mid Continent Controls, Inc. for \$1 plus development requirements.	
<a href="#">Agenda Item Report - AIR-26-066 - Pdf</a>	
6. ANNOUNCEMENTS	
7. ADJOURNMENT	





# MINUTES

## Special Community Development Advisory Board Meeting

4:30 PM - Wednesday, December 10, 2025  
Council Room

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### 1 CALL MEETING TO ORDER

The Special Community Development Advisory Board meeting was called to order at 4:30 p.m. on December 10, 2025, in the Council Room.

### 2 ROLL CALL

**PRESENT:** Jennifer Brown  
Lindsay Dearduff  
K.J. Jeffrey  
Kris Rose  
Lynn Price  
Bill Upton

**ABSENT:** None

### 3 CONSIDERATION OF MINUTES

#### a) Adoption of Minutes

**KJ Jeffery moved, seconded by Jennifer Brown, to approve the regular meeting minutes of November 5, 2025, as presented.**

<b>RESULT:</b>	Carried
<b>MOVER:</b>	KJ Jeffery
<b>SECONDER:</b>	Jennifer Brown
<b>AYES:</b>	Jennifer Brown, Lindsay Dearduff, KJ Jeffery, Kris Rose, Lynn Price, and Bill Upton

### 4 PUBLIC FORUM

### 5 NEW BUSINESS

#### a) Commercial Façade Improvement Program Application: 455 N. Water Street

**Marcia Hartman, Economic Development Manager**, presented the report.

**BACKGROUND:**

- In 2021, CDAB recommended that the City Council adopt a Commercial Façade Improvement Program (CFIP) to facilitate improvements to existing businesses located along the K-15 corridor; including the West End Development Plan, K-15 Area Plan and Buckner Business District.

- The City Council approved the pilot program and included \$75,000 in the budget to fund eligible improvements.
  - One of the original goals of the pilot program was to ease the financial hardship on property owners that were required through code enforcement action to bring non-conforming signs into compliance.
  - Thirty-five non-conforming signs were brought into compliance 2022-2024.
  - Another goal was to encourage investments in facade and site improvements in order to improve the visual aesthetics of the K-15 commercial corridor. This aspect of the program has proven to be popular.
  - To date, 13 projects have been awarded, facilitating \$231,700 of investment in the designated area.
- Given the popularity of grants for facade and site improvements, the program was recommended to become permanent and to be modified to increase the maximum grant award for facade and site improvements and sign replacement.
  - In May 2024, CDAB recommended the City Council increase the maximum grant award for facade and site improvements from \$5,000 to \$10,000 and increase the maximum grant award for sign replacement from \$7,500 to \$15,000.
  - Council approved the permanent funding request for increased funds and included funding in the 2025 budget.
  - Each grant awarded is between \$1,000 and \$25,000, grants are awarded each year until the funds for the year are exhausted.
- On November 10, 2025, Fairmount Technologies, located at 455 N. Water St., submitted a CFIP application.
  - Funding is requested for restoration of the building exterior and sign replacement.
  - The proposed improvements are eligible for CFIP funding.
  - Staff reviewed the application and discussed the proposed improvements with the applicant.
  - CDAB's consideration of the request is the final step in authorizing funding for the project.
- A location map and the project application are attached.

**FINANCIAL/SUSTAINABILITY CONSIDERATIONS:**

- \$75,000 was initially included in the 2025 budget to fund eligible projects.
  - During the 2026 budget process funding for CFIP was revised down to \$25,000 for 2025.
  - Two projects have been reimbursed in 2025 for a total of \$8,655 leaving \$16,345 available in CFIP funds.
- Businesses are eligible to receive up to \$10,000 for façade or site-related improvements, and can receive up to an additional \$15,000 for sign replacement.
- The total cost of the proposed improvements is \$33,740.33.
  - The proposed building exterior restoration cost is \$25,400. The CFIP will reimburse 50% of eligible façade improvement costs up to \$10,000. The project is eligible for the maximum amount \$10,000 (50% of \$25,400 = \$12,700).

- The proposed sign replacement cost is \$8,340.33. The CFIP will reimburse 50% of eligible sign removal, repair or replacement up to \$15,000. The project is eligible for 4,170.17 (50% of \$8,340.33 = \$4,170.17).
- The total grant funding request is \$14,170.17.
- The applicant has submitted the required quotes for the scope of work.
- Award of the project will result in \$2,174.83 remaining available in CFIP budgeted funds.

**POLICY IMPLICATIONS:**

- The goal of the Derby Commercial Façade Improvement Program is to support local businesses through funding for exterior building façade repairs or improvements, replacement or removal of non-conforming signs, sign repair, ADA compliance improvements, and landscaping improvements.
- The City seeks to encourage businesses and property owners to invest in their buildings by making façade and site improvements on their properties and decrease blight. The improved appearance makes the area more attractive to residents, customers, tenants and new businesses, contributing to the enhanced viability of the entire area.
  - The applicant's business is an eligible commercial property located within the West End Development Plan area.
  - The project fulfills the goals identified in the program.
  - The improvements comply with the city's zoning regulations, and State & Federal regulations.

**RECOMMENDED MOTION**

- Approve the grant funding request in the amount of \$14,170.17.

**Board member Lynn Price** – asked if the CFIP funds budgeted for 2025 or for 2026 would be used to reimburse the applicant if the project is completed in 2026.

**Hartman** said she thought the 2025 CFIP funds would be available to reimburse a project approved in 2025 and completed in 2026. She said she would ask the Finance Director how the funds will be designated for reimbursement in a different budget year.

**Scott Knebel, City Planner** said he would also talk to the Finance Director about turning it into a contractual agreement and encumber it with 2025 funds rather than returning the funds to the General fund.

**Note:** *after the meeting, Hartman asked the Finance Director, Megan Pater if the CFIP funds awarded for 2025 are encumbered for an approved 2025 project completed in 2026. She said they are not. Unused amounts are returned to the General Fund. Staff would not require a contract with the applicant before the end of 2025. When the project is completed and passes inspection in 2026, the grant reimbursement will be paid from funds approved in the 2026 City Budget.*

**Board member Lindsay Dearduff** asked if the applicant was planning updates on the south and west side of the building.

**Jennifer Smith, applicant** replied that they were not planning improvements initially because the south and west sides are not public facing.

**Hartman** asked the applicant if they intend to make improvements to the other building sides in the future.

**Smith** said that since the south and west sides of the building are not public facing and do not incur much traffic, there hasn't been extensive damage to the siding. The south side previously was adjoined to the property south and did not receive much traffic that would have cause damage and there is only an easement on the west side, keeping the building secure from damage. She didn't think that the west side would require any improvements.

**Jordan Peter, applicant** concurred with Jennifer and added that if they find any damage to the building, they will most likely fix it. She said they don't have immediate plans to fix the south and west sides.

**Board member Jennifer Brown** asked the applicant to provide information about their business operation.

**Peter** said they are a research and development company/manufacturing company. We design and build CNC machines for forming, machining and joggling. Our primary customers are DOD but we've done work for commercial and Textron Industries.

**Brown** asked how long they've been in Derby.

**Peter** said they moved their business to Derby in October 2024.

**Vice Chairperson Bill Upton** asked about the type of materials planned for the sign.

**Peter** said they had the new monument sign designed to comply with City code. It will be non-illuminated double sided with an aluminum cabinet and a digitally printed logo.

**Chairperson, Kris Rose** asked if it is difficult to get a sign permit in Derby, in reference to the sign company, Nu Line Signs \$75 quote for staff to acquire a sign permit.

**Staff** concurred and thought the quote was odd.

**Everett Haynes, Assistant City Planner** added for clarity that the city does not charge a sign permit fee for businesses located in the special development district the West End Development Area.

**CDAB** approved the CFIP application and after the vote there was additional discussion.

**Peter** thanked the Board for reviewing the application and giving them this opportunity. She said that moving to Derby was a very good move for their business. She announced that their company was selected for award as part of the Office of the Under Secretary of War for Research and Engineering's (OUSW(R&E) Accelerate the Procurement & Fielding of Innovative Technologies (APFIT) Program. As the first APFIT award to a Kansas company it will fund the acquisition and fielding of a total of 18 XTRU machines at select core MRO depots and Aircraft Battle Damage Repair (ABDR) units. She added that they plan to expand their team and are thankful to have the space to support expansion.

**Board member KJ Jeffery** asked if the building size will support the additional work created by the award.

**Peter** stated that the building size will be sufficient for the work.

**KJ Jeffery moved, seconded by Lindsay Dearduff, to approve the grant funding request in the amount of \$14,170.17**

<b>RESULT:</b>	<b>Carried</b>
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<b>MOVER:</b>	KJ Jeffery
<b>SECONDER:</b>	Lindsay Dearduff
<b>AYES:</b>	Jennifer Brown, Lindsay Dearduff, KJ Jeffery, Kris Rose, Lynn Price, and Bill Upton

## 6 ANNOUNCEMENTS

**Marcia Hartman, Economic Development Manager**, announced that the next regularly scheduled CDAB meeting is February 4, 2026. She said staff received a CFIP application from Tender Care, 219 S. Water. Staff will review the application and determine whether it is to be scheduled for the February meeting or an earlier special CDAB meeting date. Hartman wasn't sure if a Site Plan Review would be required for the parking lot improvement outlined in the application.

**Scott Knebel, City Planner**, indicated that they may not require a Site Plan Review, it depends on staff's findings when we review it.

**Hartman** said the City Council approved the sale of the WEBP lot to Expert Exteriors at their meeting last night, December 9, 2025.

**Board member Jennifer Brown** asked if the city has ever come this close to using all the CFIP funds allocated for the annual allotment.

**Hartman** replied no.

**Knebel** noted that the city reduced the CFIP budget from prior grant years and therefore not as much funds were available to use.

**Board member KJ Jeffery** asked if there is a reason the city splits the funding amount between sign and façade improvements.

**Knebel** said the original reason the city created the CFIP grant program was to address illegal signs. It continues to be the primary purpose for the grant program. The funds were split because signs mandated for improvement to comply with code required more than a panel or copy change, the cost to make those changes were incurring additional costs.

**Hartman** added that the cost of replacing a sign was much higher than staff had estimated.

**Knebel** said tonight's applicant first submitted plans for a face change costing about \$800; bids to replace the sign were more costly.

**Jeffery** asked if it still makes sense to separate the award amounts.

**Knebel** said yes, the city increased the amount available to award for both sign and facade improvements.

**Jeffery** asked if it would make more sense to combine the award rather than separating to give businesses the full grant award amount.

**Knebel** said staff could review that option.

**Hartman** said she would make note to add to next year's budget discussion.

**Knebel** said budget season and planning will begin in February.

**Brown** asked if the 2026 budget will include the same allotment of \$25,000.

**Hartman** answered yes.

**Board member Lindsay Dearduff** asked if staff knew how many more non-conforming signs remain.

**Everett Haynes, Assistant City Planner**, estimated about 10 along the K-15, Baltimore corridor. He said there are more signs being addressed in other areas. The biggest focus is on obsolete signs, those where the business has vacated the premise. Many of the pole signs we first addressed have been

brought into compliance. Haynes indicated that sign issues are an ongoing maintenance challenge. He noted that pole signs typically required more maintenance than cabinet signs.

**Hartman** added that the pole signs you see located along Baltimore and K-15 are considered legal non-conforming signs per the current zoning regulations. Businesses are permitted to have the pole signs; the city does not mandate property owners to replace them. The grant program was also used to encourage businesses to replace the pole signs using the grant funds to help with the cost of sign improvements. Hartman said if a site plan review was required for façade improvements, the current zoning regulations require the sign to comply with current code.

**Haynes** also explained that if a business sign collapsed, the business, through the permitting process, would have to bring the sign into compliance with code, or request a sign exception through the Board of Zoning Appeals (BZA). The City's focus is the existing poles signs along Baltimore, they can remain, but they have to be in compliance with basic maintenance standards, i.e. – paint the base, ensure cabinet is not damaged, insert blanks where required. Windstorms are the biggest cause for sign damage.

## 7 ADJOURNMENT

**KJ Jeffery moved, seconded by Bill Upton, to adjourn at 4:53 p.m.**

<b>RESULT:</b>	Carried
<b>MOVER:</b>	KJ Jeffery
<b>SECONDER:</b>	Bill Upton
<b>AYES:</b>	Jennifer Brown, Lindsay Dearduff, KJ Jeffery, Kris Rose, Lynn Price, and Bill Upton

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Recording Secretary

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Chair

# New Business Item



**Subject:** Sale of West End Business Park Lot to Mid Continent Controls, Inc. (MC2)  
**Meeting:** Special Community Development Advisory Board - 08 Apr 2026  
**Presented by:** Marcia Hartman, Economic Development Manager  
**Guests:** Mike Freel, GM; Thomas Hemphill, President

## BACKGROUND:

- In 1999, the City developed the Derby Industrial Park 2nd Addition, currently known as the West End Business Park (WEBP), to assure availability of affordable property for new or expanding businesses.
  - This in turn encourages capital investment and job creation in the community.
- The City's Economic Development Plan encourages economic development efforts to include a focus on retaining and growing existing Derby businesses.
- Mid Continent Controls (MC2) began operating in 1996 under the ownership of Rick Hemphill.
- The business started its operations at 207 S. Buckner, moved its location to 219 S. Water Street and in 2001 built and relocated to its existing facility at 901 N. River Street.
  - MC2 designs and manufactures products for the aviation market and is a market leader for cabin interior electrical equipment.
  - MC2 also offers design, manufacturing and sales services to other leading aviation equipment providers.
  - In 2017, MC2 partnered with Bongiovi Aviation to bring their revolutionary speakerless audio system to the aviation industry.
  - Over the last 10 years MC2 has steadily grown its range of products and services for general aviation customers.
  - MC2 currently employs 68 people.
- In October of 2024, Mid Continent Controls was purchased by Heico Corporation and MC2 became a wholly owned subsidiary of Heico, operating under the Electronics Technologies Group.
- Heico appointed Thomas Hemphill, Rick Hemphill's son, as president of MC2.
  - Heico was founded in 1957 and has been in business over 60 years and is a NYSE listed company.
  - Heico's annual net sales for 2025 were \$4.5 billion and includes over 11,000 team members in over 150 subsidiaries within the United States and 21 countries.
  - Heico is a rapidly growing aerospace and electronics company focused on markets and cost-saving solutions. The company designs, manufactures and distributes specialized components and systems for aerospace, defense and electronics.
  - Heico has been listed by Forbes on the 100 Most Trustworthy Companies in America.
- In April of 2025, Mid Continent Controls/Heico acquired all the ownership interest of Rosen Aviation, a leading cabin electronics partner in aviation.

- Founded in 1980, Rosen started with automotive seat-back screens and then pivoted to aviation, designing and manufacturing in-flight entertainment products, in-cabin displays and control panels for the business and work-in-progress aviation markets.
- Mid Continent Control desires to expand their business by constructing a new facility.
  - The expansion plans would add an additional 20,000 sq. ft. to the south side of their existing 21,207 sq. ft. facility.
  - The estimated value of the project is \$3,800,000.
  - MC2 anticipates hiring an additional 25 employees over the next five years.
  - MC2 would operate the business development under Mid Continent Controls and be required to own and operate at the location for a minimum of 5 years following construction of the facilities.
- As proposed, the City would sell Lot 3/Block A for \$1.00 plus development obligations on the buyer.
  - The sale of the lot at the proposed price is in lieu of any other financial incentives. The City has sold other lots recently in the Business Park for \$1 in order to facilitate development.
  - The recommendation recognizes Mid Continent Controls as a Derby business choosing to expand here rather than moving to another area city.
- In addition to adding value to the City's tax base, new business construction facilitates the growth and development of future Derby businesses.

#### **FINANCIAL/SUSTAINABILITY CONSIDERATIONS:**

- Sale and development of the land will return the property to the tax roll and result in an increase in the City's assessed valuation.
- The purchase price and any additional sums due from the buyer will be paid at the time of closing.

#### **LEGAL CONSIDERATIONS:**

- The purchase contract will be prepared by Planning & Engineering staff and reviewed by the City Attorney.

#### **POLICY IMPLICATIONS:**

- One of the City's Economic Development Plan goals is to promote growth of local businesses.
- The transaction facilitates the continued growth of a local business, adds to the City's tax base, and promotes additional business growth.

#### **RECOMMENDED MOTION:**

- Recommend the City Council authorize sale of Lot 3/Block A, Derby Industrial Park 2nd Addition to Mid Continent Controls, Inc. for \$1 plus development requirements.

#### **ATTACHMENTS:**

[Location Map](#)

# Location Map West End Business Park (WEBP)



Date: 3/19/2026

It is understood that the Sedgwick County GIS, Division of Information and Operations, has no indication or reason to believe that there are inaccuracies in information incorporated in the base map.

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**My Map**

**Sedgwick County, Kansas**



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