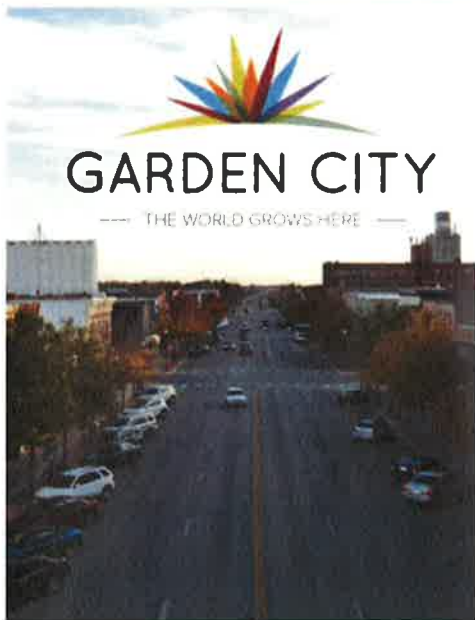




2016 Annual Report

Garden City Downtown Vision, Inc.

Table of Contents



2	OVERVIEW
3	2016 BOARD OF DIRECTORS
4	2016 COMMITTEES
5	FUNDING PARTNERS & MEMBERS
6	2016 GOAL REVIEW
8	2016 BY THE NUMBERS
10	2017 BOARD MEMBERS & GOALS
11	2017 COMMITTEE GOALS

OUR VISION

HISTORIC DOWNTOWN GARDEN CITY IS THE REGIONAL DESTINATION IN SOUTHWEST KANSAS FOR UNIQUE SHOPPING OPPORTUNITIES, DINING, HEALTHCARE, ARTS AND ENTERTAINMENT.

FULLY OCCUPIED AND RENOVATED BUILDINGS SURROUNDED BY BEAUTIFUL, CLEAN STREETSCAPES MAKE THIS AN EXCITING, SAFE GATHERING PLACE THAT HOUSES THE COMMUNITY'S HEART AND SOUL.

THE RESTORATION OF SIGNIFICANT PROPERTIES STRENGTHEN THE DOWNTOWN'S POSITION AS A FOCAL POINT IN THE COMMUNITY.

OUR MISSION

CREATING OPPORTUNITIES TO STRENGTHEN DOWNTOWN GARDEN CITY'S ECONOMIC BASE.

Who We Are



Overview



THE GARDEN CITY DOWNTOWN VISION BOARD OF DIRECTORS WELCOMES YOU TO TAKE A LOOK AT WHAT WE'VE ACCOMPLISHED OVER THE LAST YEAR.

THE ANNUAL REPORT GIVES AN ACCURATE OVERVIEW OF DOWNTOWN VISION ACTIVITIES AS WELL AS ACTIVITIES IN THE DISTRICT. THE REPORT SERVES THE PURPOSE OF COMMUNICATING TO THE PUBLIC WHERE WE'VE BEEN AND WHERE WE'RE GOING.

AS WE CONTINUE IN OUR MISSION OF STRENGTHENING DOWNTOWN'S ECONOMIC BASE, WE APPRECIATE OUR PARTNERSHIPS WITH THE CITY OF GARDEN CITY AND ALL ITS VARIOUS DEPARTMENTS, FINNEY COUNTY ECONOMIC DEVELOPMENT CORPORATION AND THE GARDEN CITY AREA CHAMBER OF COMMERCE.

AS A COMMUNITY DRIVEN ORGANIZATION, WE APPRECIATE THE INPUT AND PARTICIPATION OF OUR CITIZENS. IF YOU ARE INTERESTED IN SERVING ON ONE OF OUR COMMITTEES OR AS AN EVENT VOLUNTEER, PLEASE DON'T HESITATE TO CONTACT US.



2016 Board of Directors

EXECUTIVE TEAM

ANDY FAHRMEIER, PRESIDENT
HUTTON CONSTRUCTION

KENDALL KEPLY, VICE PRESIDENT
KEP'S MENS WEAR

DEB OYLER, TREASURER
HIGH PLAINS PUBLIC RADIO

JULIE CHRISTNER, SECRETARY
KEY OFFICE

MYCA BUNCH, EXECUTIVE DIRECTOR
GARDEN CITY DOWNTOWN VISION

BOARD MEMBERS

CARL BORS
YOUTH ENTREPRENEURS

ERIN BURKE
IRSIK & DOLL FEED YARD

CASSANDRA GONZALEZ
PATRICK DUGAN'S COFFEE HOUSE

ALICIA GIAN-MACIULUS
ROOTS JUICE CO. & WELLNESS

MIRANDA HELFRICH
KELLER & MILLER CPAs LLP

JEFF SCHAFER
BROWN'S SHOE FIT

KALEB KENTNER, Ex-OFFICIO
CITY OF GARDEN CITY

STEVE DYER, Ex-OFFICIO
GARDEN CITY AREA
CHAMBER OF COMMERCE

LONA DUVALL, Ex-OFFICIO
FINNEY COUNTY ECONOMIC DEVELOPMENT

Contact Us



GARDEN CITY
DOWNTOWN VISION, INC.

120 E. LAUREL
GARDEN CITY, KS 67846
(620) 276-0891

VISION@GCDOWNTOWN.COM
WWW.GCDOWNTOWN.COM
WWW.FACEBOOK.COM/DOWNTOWNGC
@DOWNTOWN_GC

2016 Committees

DESIGN

JULIE CHRISTNER, CHAIR
KEY OFFICE

CAROL DAVIDSON
CITY OF GARDEN CITY

SHANNON DICK
SW KS STATISTICAL LAB

ANDY FAHRMEIER
HUTTON CONSTRUCTION

KENDALL KEPLEY
KEP'S MENS WEAR

MANUEL ORTIZ
THE ARCHITECT

DEVELOPMENT

DOUG HARDER, CHAIR
PARACLETE COMPUTER SERVICES

CAROL DAVIDSON
CITY OF GARDEN CITY

SHANNON DICK
SW KS STATISTICAL LAB

ANDY FAHRMEIER
HUTTON CONSTRUCTION

ALICIA GIAN-MACIULIS
ROOTS JUICE CO. & WELLNESS

DEB OYLER
HIGH PLAINS PUBLIC RADIO

PROMOTIONS

CASSIE GONZALEZ, CHAIR
PATRIC DUGAN'S COFFEE HOUSE

CARL BORS
YOUTH ENTREPRENEURS

ERIN BURKE
IRSIK & DOLL FEED YARD

HEATHER DAVIS
DAVIS DESIGNS

KATY GUTHRIE
GARDEN CITY ARTS

MIRANDA HELFRICH
KELLER & MILLER CPA'S LLP

AARON KUCHARIK
PRICE & SONS FUNERAL HOME

MIA MICHALEK
PATRICK DUGAN'S COFFEE HOUSE

JEFF SCHAFFER
BROWN'S SHOE FIT

AMY WARFIELD
GARDEN CITY DOWNTOWN VISION, INC.



Funding Partners & Members

Legacy Circle

CITY OF GARDEN CITY
FINNEY COUNTY CVB
SAMMY'S SPIRITS &
STEAKHOUSE

Benefactors

COMMERCE BANK
COX COMMUNICATIONS
FINNUP FOUNDATION
GOLDEN PLAINS CREDIT
UNION
PLAZA PHARMACY
WESTERN MOTOR CO.
WESTERN STATE BANK

Community Partners

BLACK HILLS ENERGY
BURTIS MOTOR CO.
HUTTON CONSTRUCTION
KEY OFFICE
LEE & BRENDA REEVE
ST. CATHERINE HOSPITAL
THE GARDEN CITY
TELEGRAM

Business Members

AJ'S GRAPHICS
AMERICAN STATE BANK
ASM ENGINEERING CONSULTANTS
THE BIKE RACK
PAUL & STEPHANIE BOGNER
THE BOTTOM LINE
BROWN'S SHOE FIT
BRUNGARDT, HOWER, WARD, ELLIOTT
& PFEIFER
CARIZMA SALON & BOUTIQUE
COLDWELL BANKER, THE REAL ESTATE
SHOPPE
COLEEN'S TROPHIES
CONESTOGA ENERGY PARTNERS, LLC
DAVIS DESIGNS
ESCAPE THE CLOCK
FINNEY COUNTY ECONOMIC
DEVELOPMENT
FINNEY COUNTY PRESERVATION
ALLIANCE
FINNEY COUNTY UNITED WAY
FIRST AMERICAN TITLE
FRY EYE ASSOCIATES
GARDEN CITY ARTS
GARDEN CITY COMMUNITY COLLEGE
GC AREA CHAMBER OF COMMERCE
GARDEN CITY STATE BANK
GIPSON JEWELRY
GIRL SCOUTS OF KANSAS
GMCN, PA
GRAVITY WELLNESS
HIGH PLAINS PUBLIC RADIO
HOPKINS, HOPKINS & ACKERMAN
ILLUSIONS HAIR SALON
IRSIK & DOLL FEED YARD
JANET DOLL, GOLDSMITH
KELLER-LEOPOLD INSURANCE
KELLER & MILLER CPA'S LLP
KEP'S MENSWEAR
KING'S PORTRAIT STUDIO
LAS MARGARITAS
LEGENDS SALON
LEWIS, HOOPER & DICK
LINENBERGER JEWELRY
LITTLE BRITCHES/MOODZ FASHIONS
LOVING'S CAKES

OMEGA INTERNET SERVICES
PALACE COMPUTER CENTER
PORTERS GIFTS
THE PARACLETE GROUP
PATRICK DUGAN'S COFFEE HOUSE
PHOENIX RESTORATION
PLAZA MEDICAL CENTER
PRICE & SONS FUNERAL HOME
PRUDENTIAL INSURANCE- RICHARD
MCNAUGHT
REGAN & CO. REAL ESTATE
REGAN JEWELERS
RENTAL ENTERPRISES
ROCKING M RADIO
RT SPORTING GOODS
RUTTER/CLINE INSURANCE
SCHEOPNER'S WATER
SQUARE DEAL HANDI SERVICES
STAGE
SOUTHWEST KANSAS LIVE ON
STAGE
THE GOOD SPORT
UNGER HEATING & AIR
CONDITIONING
WESTERN KANSAS COMMUNITY
FOUNDATION
WHEATLAND ELECTRIC CORP.
WIND RIVER GRAIN
YOUTH ENTREPRENEURS

Personal Members

JEFF SCHAFFER
JULIE CHRISTNER
JOHN DOLL
MAX MILLER
MIKE & JAN GIAN

2016 Review

2016 GOALS

CONTINUE TO WORK TO FILL THE EMPTY STOREFRONTS WITH RETAIL & RESTAURANTS, ESPECIALLY BUSINESSES THAT WILL HELP CREATE A "NIGHT-LIFE" IN DOWNTOWN GARDEN CITY.

FOCUS ON MAKING DOWNTOWN THE CENTER OF ACTIVITY IN GARDEN CITY.

WORK TO BUILD AND MAINTAIN THE TRUST AND RESPECT OF ALL OF OUR DOWNTOWN BUSINESSES, AND CONTINUE TO ADVOCATE FOR THE DISTRICT AND OUR MEMBERSHIP.

MAINTAIN OUR FISCAL RESPONSIBILITY AS AN ORGANIZATION TO REMAIN A VIABLE PARTNER IN THE FUTURE OF GARDEN CITY.



By The Numbers...



2016 PRIVATE/PUBLIC REINVESTMENT: \$1,135,544

2016 VOLUNTEERS HOURS/\$\$: 144 HRS./
\$2527.20

6 NEW BUSINESSES IN THE DOWNTOWN DISTRICT

NET OF 46 JOBS CREATED

2016 Review

NEW BUSINESS



CARIZMA SALON & BOUTIQUE - 310 N. MAIN

COLDWELL BANKER, THE REAL ESTATE SHOPPE -
312 N. 8TH ST.

ESCAPE THE CLOCK - 325 N. MAIN

HARVEST PANTRY - 402-D N. 7TH ST.

HUTTON CONSTRUCTION - 116 E. LAUREL AVE

KFSA/RUTTER CLINE INSURANCE - 215 N. MAIN ST.

CONSTRUCTION, IMPROVEMENTS, AND RELOCATION

BIENVENIDOS IGLESIA CRISTIANA - RENOVATION

BROWNS SHOE FIT - RENOVATION

CARIZMA SALON & BOUTIQUE - RENOVATION

COLDWELL BANKER, THE REAL ESTATE SHOPPE - RELOCATION / RENOVATION

COLEEN'S TROPHIES - RENOVATION

DAVIS DESIGNS - RENOVATION

FARMERS INSURANCE GROUP - RENOVATION

FINNEY COUNTY COURTHOUSE - RENOVATION

FIRST NATIONAL BANK - RENOVATION

GARNAND FUNERAL HOME - RENOVATION

GMCN, INC. - RENOVATION

HUTTON CONSTRUCTION - CONSTRUCTION / RELOCATION

JUARITOS - RENOVATION

KFSA / RUTTER CLINE INSURANCE - RENOVATION

L&L FLOOR COVERING - RENOVATION

NINJA SUSHI & STEAKHOUSE - RENOVATION

ROOTS JUICE CO. & WELLNESS - RENOVATION

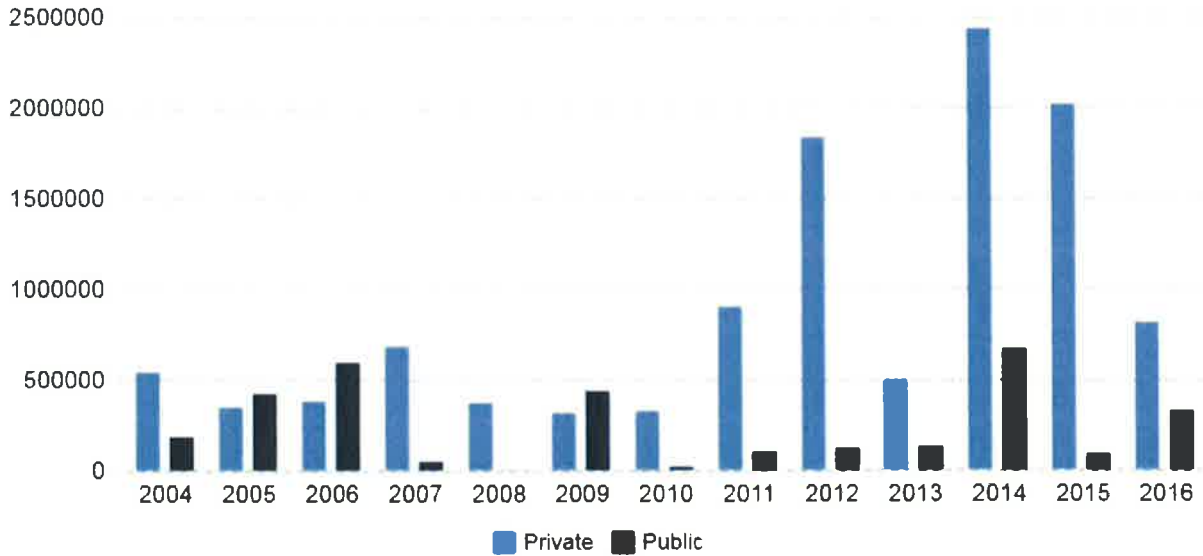
STREETER CLEANERS - RENOVATION

THE HOT SPOT - RENOVATION

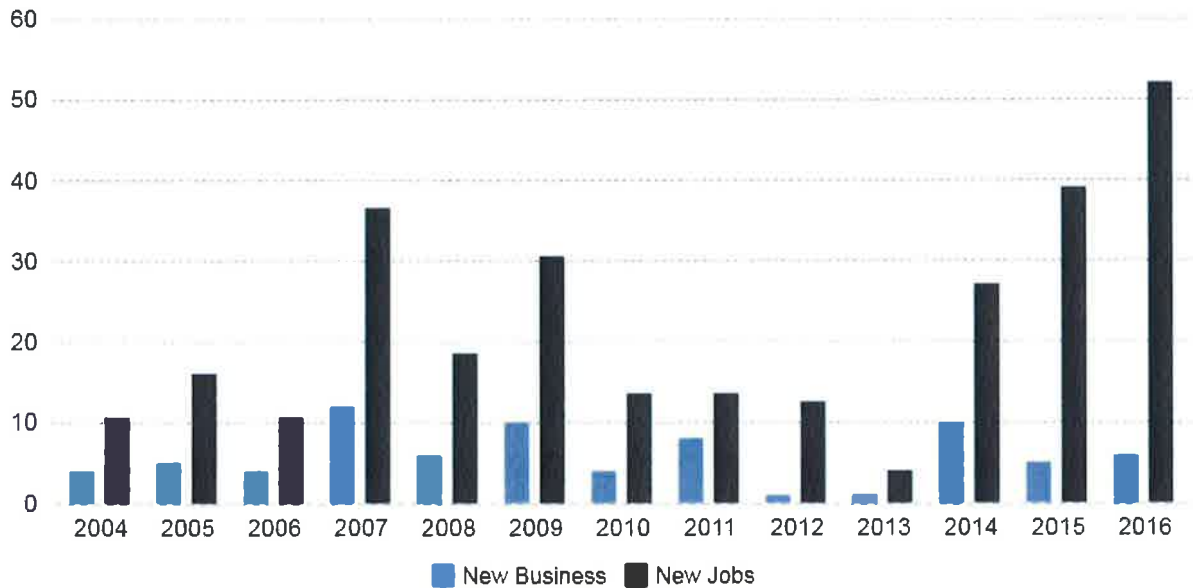
VIA CHRISTIE HOME MEDICAL - RENOVATION

WESTERN STATE BANK - RENOVATION

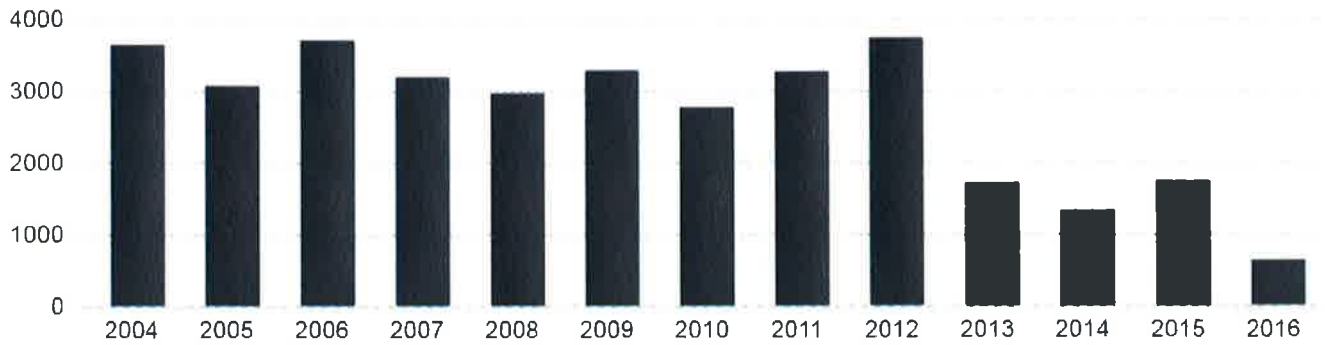
Public vs. Private Investment



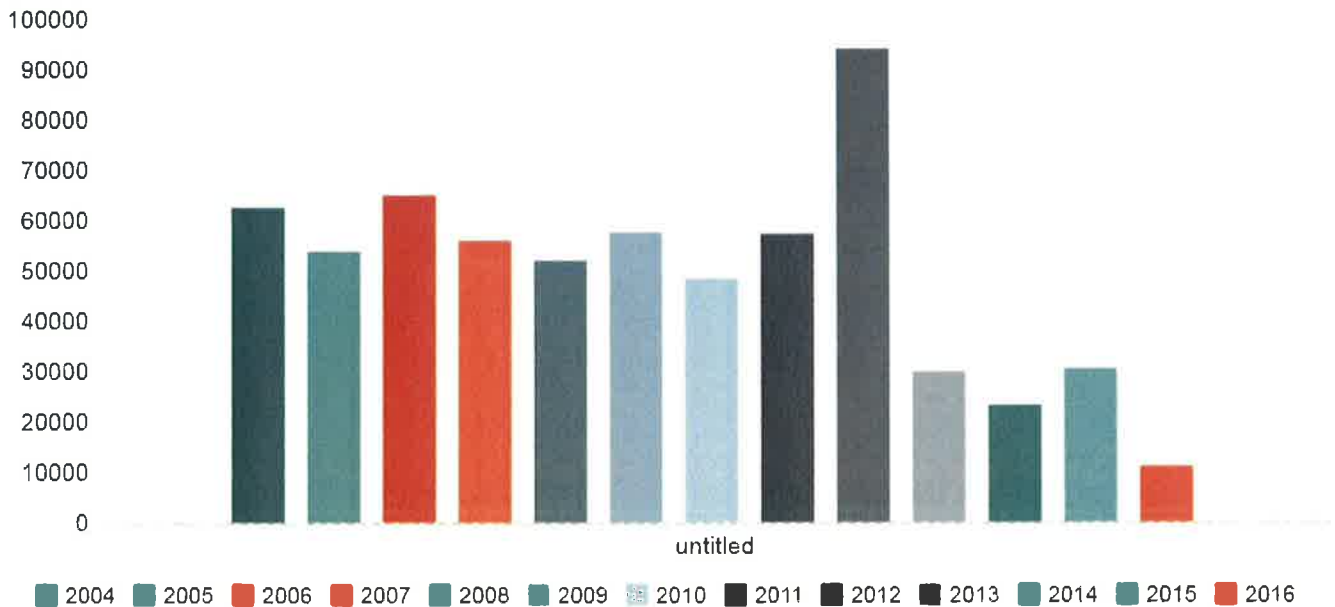
Business & Job



Volunteer Hours



Volunteer Contribution in Dollars



2017 Board of Directors

EXECUTIVE TEAM

DEB OYLER, PRESIDENT
HIGH PLAINS PUBLIC RADIO

KENDALL KEPLER, VICE PRESIDENT
KEP'S MENS WEAR

ERIN BURKE, TREASURER
IRSIK & DOLL FEEDYARD

JEFF SCHAFER, SECRETARY
BROWN'S SHOE FIT CO.

MYCA BUNCH, EXECUTIVE DIRECTOR
GARDEN CITY DOWNTOWN VISION

BOARD MEMBERS

CARL BORS
YOUTH ENTREPRENEURS

CASSANDRA GONZALEZ
PATRICK DUGAN'S COFFEE HOUSE

ALICIA GIAN-MACIULUS
ROOTS JUICE CO. & WELLNESS

NATE MORRISON
ESCAPE THE CLOCK

ROSE SWICK
ILLUSION'S HAIR SALON

KALEB KENTNER, EX-OFFICIO
CITY OF GARDEN CITY

STEVE DYER, EX-OFFICIO
GARDEN CITY AREA
CHAMBER OF COMMERCE

LONA DUVALL, EX-OFFICIO
FINNEY COUNTY ECONOMIC DEVELOPMENT

2017 Goals



FILL EMPTY PROPERTIES WITH RETAIL, RESTAURANTS AND RESIDENTIAL OPPORTUNITIES.

MAKE DOWNTOWN CULTURALLY RELEVANT AND PROMOTE BUSINESS BASED OPPORTUNITIES.

WORK TO BUILD AND MAINTAIN THE TRUST AND RESPECT OF ALL DOWNTOWN BUSINESSES AND MEMBERS.

MAINTAIN OUR FISCAL RESPONSIBILITY AS AN ORGANIZATION AND WORK TOWARD FINANCIAL INDEPENDENCE.

Committee Goals

PROMOTIONS

DEVELOP A MARKETING PLAN TO SELL 100 DOWNTOWN MEMBERSHIP CARDS DURING THE YEAR.

DEVELOP CORE CRITERIA (E.G.) EXPAND LOCATIONS, ROTATE TIMES OF DAY, DAYS, ETC) TO CREATE A QUARTERLY CALENDAR OF DOWNTOWN EVENTS.

GROW THE REACH OF DOWNTOWN VISION SIGNATURE EVENTS: ADULT EASTER EGG HUNT, BANNER WALK PROJECT, FALLFEST, TREE LIGHTING CEREMONY, CHRISTMAS PARADE

BUSINESS DEVELOPMENT

EVALUATE ALL INCENTIVE PROGRAMS FOR EFFECTIVENESS AND SUSTAINABILITY

- ~DOWNTOWN DEVELOPMENT FUND - RESEARCH AND IDENTIFY FUNDING SOURCE TO CONTINUE FUNDS THAT INCREASE DOLLARS AN POSSIBLY INCLUDE OTHER ENTITIES; CONTINUE REFINING MATRIX AND PROGRAM.
- ~RESIDENTIAL - REWORK THE CURRENT NEIGHBORHOOD REVITALIZATION PLAN TO MAKE IT MORE VIABLE AND ENTICING. POSSIBLY EXPAND TO HOMES LOCATED IN THE CORE DISTRICT.
- ~JUMPSTART - CONTINUE REFINEMENT OF APPLICATION PROCESS AND PROGRAM PROMOTION.

PUT TOGETHER A BUSINESS RECRUITMENT PACKAGE TO USE IN CONJUNCTION WITH THE NEW MARKET STUDY, TO ATTRACT BUSINESSES TO THE DOWNTOWN DISTRICT.

DESIGN

CREATE A STRATEGIC PLAN FOR AESTHETIC UPGRADES TO DOWNTOWN

RESEARCH POTENTIAL ARCHITECTS WILLING TO CREATE HEROES WAY CONCEPT DRAWINGS.

REVIEW AND DECIDE ON REMAINING DOWNTOWN CIP PROJECTS:

- ~BASED ON THE DOWNTOWN MASTER PLAN, REVIEW AND PRIORITIZE ALL PROJECTS
- ~DEVELOP OVERALL TIMELINE FOR PROJECT COMPLETION

DEVELOP, PRIORITIZE AND MAINTAIN A LIST OF IMPROVEMENT PROJECTS FOR THE CITY.

REFINE THE NASDUCK EVENT.

