

JEDO BOARD
Joint Economic Development Organization
Wednesday, February 27, 2002
3:00 p.m.

The JEDO Board met in the Chamber of Commerce Board Room. Those present being Shawnee County Commissioners Vic Miller, Ted Ensley and Marice Kane; City of Topeka Council Members Betty Dunn, Lisa Stubbs, Vanessa Hill, Harold Lane, Gary Price, and John Alcalá; City of Topeka Mayor Butch Felker; Jay Garner with the Economic Strategy Center; John Myers with the City of Topeka; Shawnee County Financial Administrator Harriet "Trinket" Harding; Shawnee County Counselor Rich Eckert; Doug Kinsinger with Go Topeka and the Chamber of Commerce; David Stremming with the MTAA; City Financial Administrator Randy Bailes; Deputy County Clerk Deb Childers; and, Topeka Capital-Journal Reporter Mike Hall. Also present were citizens Henry McClure and Ed Carmona.

Councilwoman Betty Dunn moved to **add the request for authorization for the City and County to write checks directly to Go Topeka for fiscal year 2002 to the agenda at Item 1A**, seconded by Commissioner Ted Ensley. The motion passed unanimously.

Item No. 1: Approval of Minutes.

A motion was made by Commissioner Ensley to **approve the JEDO Board Meeting minutes of January 23, 2002**, seconded by Councilwoman Hill. The motion passed unanimously.

Item No. 1A: Authorization for writing checks on behalf of the JEDO Board.

A motion was made by Councilwoman Betty Dunn to **authorize the respective financial officials of the City of Topeka and Shawnee County to write checks in accordance with the JEDO Board's instructions**, seconded by Councilwoman Lisa Stubbs. The motion passed unanimously.

ITEM NO. 2: Goodyear Tire and Rubber Company incentive package.

Commissioner Miller reported to the JEDO Board the County Commission adopted a Resolution indicating an intention to grant Goodyear Tire and Rubber Company a complete exemption for any personal property, machinery and equipment investment they may make as a consequence of expanding their production line to include some new or improved products. (Resolution No. 2002-48)

Mr. Doug Kinsinger presented an Incentive Proposal for Goodyear Tire and Rubber Company. He noted this proposal was the recommendation of the Executive Committee of GO Topeka. The Board of Go Topeka be addressing it on Friday.

After discussion of the recommendation, a motion was made by Mayor Butch Felker **to accept the recommendation of Go Topeka, and to offer to Goodyear Tire and Rubber Company the incentive package, as presented.** City Councilwoman Lisa Stubbs seconded the motion. The motion passed, with City Councilwoman Betty Dunn abstaining. (A copy of the incentive proposal is attached to this set of minutes.)

ITEM NO. 3: Business Site Development Presentation by Jay Garner, National Community Development Systems.

Mr. Kinsinger recalled Wadley-Donovan was hired to conduct a target market analysis study, with the first target report being presented mid-to-late March. One aspect of that report was to look at sites, the availability and suitability of those sites and what should be done to prepare. Economic Strategy Center Inc. was hired by Wadley-Donovan to perform that element of the study.

Mr. Jay Garner, CED, CCE, President of Economic Strategy Center, Inc. reported in today's environment most businesses hired site-location firms to help locate into communities. He reported when polling 70 site location firms about what was important to their clients in the site location process. He found the following to be significant.

- The cost of doing business (first and foremost)
- Work force development programs
- Education
- Fiber optic network
- Government Leadership
- Quality of Life (subjective)
- Image of the area
- Incentives (correlates to the cost of doing business)

Mr. Garner reported some of the key factors to be considered when finalizing their recommendation to Go Topeka.

- Multi landowners
- Expensive infrastructure costs
- Aesthetics

After open discussion, Commissioner Miller stated this was a preliminary discussion. They would resume discussion when the report was received from Wadley-Donovan.

ITEM NO. 4: Executive Session

After presentation of the Go Topeka Report from Doug Kinsinger, a motion was made by City Councilwoman Betty Dunn **to recess into executive session to discuss the potential purchase of real estate, not to exceed 42-minutes and to include all Board members, Doug Kinsinger, Kathy Mollenberndt, County Counselor Rich Eckert and Jay Garner**, seconded by City Councilwoman Hill. The motion passed unanimously.

(The JEDO Board recessed into executive session at approximately 4:18 p.m.)
(The JEDO Board reconvened into regular session at approximately 5:00 p.m.)

No action was taken.

ITEM NO. 5: Go Topeka Report

Mr. Kinsinger gave an overview of the Status Of Key Activities as presented in the memo dated February 27, 2002.

NEXT MEETING DATE

The next meeting date will be March 27, 2002, in the Chamber of Commerce meeting room at 3:00 p.m. This is subject to change.

Meeting adjourned.



Vic Miller, Chair