

**Minutes of JEDO Meeting  
June 20, 2005  
3:30 p.m.**

**DRAFT**

**Chamber of Commerce Board Room**

The JEDO Board met in the Chamber of Commerce Board Room with the following JEDO voting members Present: City of Topeka: Mayor Bill Bunten, Deputy Mayor John Alcalá, Council Member John Nave, Council Member Bill Haynes; Shawnee County Commissioners: Commissioner Ted Ensley, Commissioner Vic Miller, Commissioner Marice Kane.

Also present: Kris Robbins, Security Benefit; Carl Koupal, Community National Bank; Juli Mazachek, Washburn University Endowment Center; Karen Keehn, Berberich Trahan & Co.; David Kerr, SBC; Mark Wittenburg, Batis Development; Brad Owen, Mize, Houser & Company; Jaye Parkerson, Signature Consignments; Mary Holmes, Account Collect Financial, LLC; Dawn Kirton, La Carib Catering; Marta Barron, Rosa's Restaurant; David Owen, Homeless Come Home; Tim Green, City of Topeka; Tom Flanagan, Shawnee County Public Works; Neil Dobler, City of Topeka; Rick Eckert, Shawnee County Counselor; Brenden Long, City Attorney, City of Topeka; Bob Sherburn; Doug Kinsinger, President & CEO, Greater Topeka Chamber of Commerce/GO Topeka; Kathy Moellenberndt, GO Topeka, Marsha Sheahan, Christy Caldwell, Greater Topeka Chamber of Commerce, Nora Patton Taylor, Greater Topeka Chamber of Commerce/GO Topeka.

1. **Mayor Bunten called the meeting to order.** Commissioner Miller moved, Commissioner Kane seconding, that the minutes of the December 8, 2004 meeting be approved. The motion carried.
  
2. **Review limits of construction of road projects.** Tom Flanagan, Deputy Director of Public Works for Shawnee County, discussed phases of construction on Croco Road. Croco Road improvements were identified in the sales tax ballot in general terms. An estimated project cost of \$8.5 million without benefit of engineering plans was proposed. Flanagan anticipates constructing this project in two phases: Phase I – 29<sup>th</sup> & Croco Road north to 21<sup>st</sup> and Phase II – Sycamore to East 6<sup>th</sup> Street. The current proposal is for approval of 1800 feet south of 29<sup>th</sup> Street. Advantages gained by extending the south leg of the 29<sup>th</sup> & Croco Road intersection (approximately 1800 feet) would be to minimize disruption to businesses in the area, provide access to the Lake Shawnee Beach parking lot at all times, relocation of utilities at one time; and a logical ending point from a topographic and construction point of view. Current estimates indicate the increase in project length will add \$1.5 million to the overall project cost for a total of \$10 million. Commissioner Miller moved, Council Member Nave seconding, that the expenditure of sales tax funds for this project to include the 1800 feet be authorized. The motion carried. 7 yes 0 no

Tim Green, City Engineer, explained the proposed expansion of Wanamaker Road from 39<sup>th</sup> Street to 61<sup>st</sup> Street to Wanamaker Road from 37<sup>th</sup> Street to 61<sup>st</sup> Street (an extension of 1300 feet). The extension would be to the north to include the intersection of 37<sup>th</sup> Street and while that road is closed to complete the roundabout at 37<sup>th</sup> Street. The board discussed traffic disruption, detours, lack of complete information available. Commissioner Ensley moved that

the project from 37<sup>th</sup> to 39<sup>th</sup> Street be approved. The motion died for lack of a second. Commissioner Ensley moved, Council Member Haynes seconding that funding for the project be denied until further information is available for consideration. The motion carried. 5 yes (Ensley, Kane, Alcala, Miller, Haynes) 2 no (Nave, Bunten)

**3. Audit Presentation:** Karen Keehn, Berberich Trahan, summarized the results of the GO Topeka Audit. Berberich Trahan issued an unqualified opinion of the audit with positive results. A management letter was issued and those questioned procedures have been addressed. Council Member Haynes moved, Commissioner Ensley seconding, that the audit report be approved. The motion carried. 7 yes 0 no.

**4. BRAC recommendation:** Doug Kinsinger explained make-up of the group and monies put together to assist in keeping the 190<sup>th</sup> ARW in the community. As a result of the BRAC announcement it appears that Kansas will gain 3,400 jobs. The 190<sup>th</sup> ARW will gain 247 jobs and retain 600 FTE jobs with an economic impact of approximately \$90 million to the community. The current compliment of tankers will be replaced with new tankers and an addition of 2 tankers. The BRAC recommendations will have to be approved by Congress.

**5.(a) Federal Funding:** Christy Caldwell presented an update on FY 2006 requests for federal funding: Project requests for appropriation adds are: Topeka Boulevard Bridge, Monroe Street Beautification, Heartland Park Renovation, Kansas River Project, Restoration of Constitution Hall and construction of a 190<sup>th</sup> ARW Squadron Flight Operations Facility. Activity regarding these projects is in process as legislation is considered by Congress. Final determination will not be available until the fall, except on the Topeka Boulevard Bridge, which could be approved with the completion of the Reauthorization of the Federal Transportation Program.

**5. (b) Infrastructure:** Tim Green, City of Topeka Engineer, discussed the intersection at SW 49<sup>th</sup> Street and Topeka Boulevard and the possible use of \$700,000 in federal funds to improve the intersection, road and existing bridge. Green discussed the possible lane configuration, grade problems, signalization for the railroad crossing and options for financing. The project could be \$1.1 million if the County replaces the bridge. The possible use of a benefit district and other methods of financing the project were discussed briefly. The board decided that more information is necessary to make a decision. Commissioner Miller moved, Council Member Nave seconding, that approval of the expenditure of \$700,000 in federal funds for the 49<sup>th</sup> Street Project be deferred until the next JEDO meeting. The motion carried. 7 yes 0 no

**6.(a) Status report of GO Topeka's 2005 Performance Measurements:** Kathy Moellenberndt discussed companies that have received assistance from GO Topeka. Hill's Pet Nutrition undertook a major renovation and invested over \$30 million in its Topeka based corporate headquarters and research facilities. Blue Cross Blue Shield has begun construction of a \$21 million 128,000 sq. ft. four story building for expansion/renovation/consolidation of their campus at Huntoon and Topeka Boulevard. Mainline Printing's growth in selling holographic products worldwide provided them the opportunity to expand its business. Mainline will invest \$5.3 million in new equipment, purchase of the building, and renovation. BNSF closed its West Burlington, IA locomotive shop and consolidated its operations in Topeka. BNSF has committed to an \$10 million investment in their railroad locomotive area. Innovia Films, the

largest producer of cellophane in the world, closed a plant in Bridgewater England and consolidated functions in their Tecumseh plant. Reser's Fine Foods began construction of an expansion at 6<sup>th</sup> & Deer Creek, the former site of Farmland Foods. The expansion will result in over 100 new jobs and a capital investment of over \$22 million.

Kathy Moellenberndt advised that the long range strategic plan is reviewed each year and covers goals, strategies and action plans. Quarterly reports are provided to JEDO members. One of the goals was to attract 325 new jobs with a capital investment of \$20 million. To date we have been successful in attracting 457 new jobs, retained over 819 jobs with a capital investment of over \$76 million. From 2002 through June 2005 we have attracted over 1800 new jobs, retained over 2900 jobs with a capital investment of \$327 million. Companies include Target, VA Shared Services, Del Monte Pet Products, PTMW, Goodyear, SCCA, Jostens, BNSF, Innovia, Coca Cola, Hills and others.

As part of the Business Retention/Expansion plan 65 companies have been called upon in 2005. From 2004 through 2005 over 265 local area companies have been called upon. The 2005 Business Visitation program will wrap up on June 24<sup>th</sup> and participants will discuss their visits to local companies.

The First Step FastTrac Program are twelve week sessions designed after programs developed by the Ewing Kaufmann Foundation. The program offers 36 hours of training in business basics such as record keeping, budgeting and marketing. From January through June 2005 there have been two classes with 35 graduates. A second class will graduate in June 2005. From 2004 through June 2005 there have been six classes with 135 graduates. From January through June 2005 five loans have been made for a total of \$111,000 and creating fourteen new jobs. From October 2002 through June 2005, 29 loans have been made for a total of over \$635,000 and the creation of 129 jobs. Recipients of microloans for 2005 to date are Paradise Lawn Care, Fusion Dance Studio, California Fashions, Rosa's Restaurant, and Freda and Maude.

Orientation sessions have been set up to educate those wanting to use the microloan program, training programs, mentoring services and other business assistance programs. Programs have been held in various locations across the city. There have been 18 sessions with 80 participants from January through June 2005. From 2004 to June 2005 there have been 66 sessions with 665 participants.

The Topeka/Shawnee County Purchasing Roundtable comprises purchasing officers from the areas 24 largest companies and government agencies interested in developing relationships with small and/or minority and women owned businesses. The group sponsors quarterly minority and women owned business networking breakfasts. Two breakfast events were held from January through June 2005 with 130 in attendance. From 2003 through June 2005, ten breakfast events with 820 in attendance have been held.

New charges are to increase the number of jobs created through entrepreneurial startups through promotion of new technology deployment programs. Staff has been in contact with the Science and Technology Advisory Committee of Washburn University, KTEC, the Angel Equity

Investor Group and discussions have been held regarding a Wifi Hot Spot development in the downtown area.

In order to keep residents in Topeka/Shawnee County and encourage those who work in the community to live in the community, Advantage Topeka meeting was held with local employers, staff participated in a SHRM display and an ad campaign, "More For Your Lifestyles" has been launched.

Marta Barrand, Rosa's Mexican Restaurant, Mary Holmes, Account Collect Financial, LLC and Dawn Kirton, La Carib Catering, discussed their businesses and what the assistance received from the First Step FastTrac Program has meant to them. They encouraged board members to continue to fund the program and to visit their businesses.

6.(b) Doug Kinsinger presented a map showing locations within the community where businesses are located that have received assistance from GO Topeka.

**7. Consideration of approval of multi-year financial incentive offerings.** Doug Kinsinger explained and presented information on incentive offerings to three companies: Coca Cola, Innovia Films and Reser's Fine Foods. Coca Cola is building a 40,000 sq. ft. warehouse/distribution center in the Topeka Air Industrial Park at Forbes, retaining 50 jobs and creating 20+ jobs with a capital investment of \$2 to \$4 million. The incentive offered was \$170,000 over four years. Innovia Films, a cellophane manufacturing company will be retaining 169 jobs and adding 20 new jobs with a \$5 million capital investment. The incentive offered was \$500,000 over three years. Reser's fine foods, is constructing a warehouse/distribution facility and adding over 100 new jobs with a capital investment of \$22 million. The incentive offered is \$40,000 (\$400 per job). The incentives are performance based and spread over several years. Acceptance of these incentive offers reflects JEDO recognition that economic development sales tax funds will be obligated in future years to pay for these incentives as required by the GO Topeka/JEDO contract. Commissioner Miller moved, Council Member Alcalá seconding, that the incentive offers for Coca Cola of \$170,000 over four years; Innovia Films for \$500,000 over three years; and Reser's Fine Foods for \$40,000 be approved. The motion carried. 7 yes 0 no

8. (a) Two incubator facilities have been established – one for services and one for retail. The services incubator is located next to the Chamber offices, and the retail incubator is located at 29<sup>th</sup> & Irvingham.

8. (b) Various DBE programs have been put in place including microloans providing small business assistance, training programs, mentoring programs, as well as incubator facilities. Loans range from \$500 to \$35,000 are accomplished with the cooperation of GO Connection in Kansas City and the city's Housing and Neighborhood Development Offices.

8.(c) Brian Turner discussed the lease for space at the retail incubator facility at 29<sup>th</sup> & Cunningham. It is a cost effective property with a three-year lease at \$3,000 a month through 2007. Commissioner Kane questioned whether or not there is a cancellation clause in the lease. Council Member Alcalá moved, Commissioner Ensley seconding that the three year lease for the retail incubator be approved. The motion carried. 5 yes 2 no

8.(d) Doug Kinsinger discussed the various requests for funding grants from community organizations. The GO Topeka board recently approved grants to the Kansas Black Expo and Mana de Topeka. Because it is expected that further grant requests will be forthcoming, a formal application process and review policies are being put in place.

**9. Presentation of April 2005 GO Topeka financial statements:** Brad Owen, Mize Houser & Company presented financial statements for consideration. Owen explained the balance sheet and discussed private donations from multi-year pledges. Owen further discussed the operating statement or revenues, explained sales tax revenue income and commitments and site expenditures. Council Member Alcalá moved, Council Member Haynes seconding, that the April financials be approved. The motion carried. 7 yes 0 no

**10. Formation of Chamber's Foundation:** Doug Kinsinger advised that the Chamber had formally put in place a foundation to receive charitable donations. Through that foundation, the Chamber Foundation contributed \$17,000 to the Antioch Life Center for renovations of their building to assist the community with educational opportunities.

**11. Economic Development Summit Meeting:** Doug Kinsinger advised that an economic development summit meeting with Ingram's Magazine is scheduled for July 20, 2005 at 8:45 a.m. at the Bradbury Thompson Center at Washburn University. The purpose is to collect input on the special section on Topeka/Shawnee County to be included in the September 2005 issue. The community participated in this special section in August 2003.

**12. Update on campaign, "More For Your Lifestyle":** Marsha Sheahan discussed the brochure on the new campaign to entice people who work in Topeka to live in Topeka. A billboard is in place on the turnpike between Topeka and Lawrence. There have been two articles and editorials from the Lawrence Journal World. A new billboard will soon be appearing which promotes the affordable housing market in Topeka. The Topeka Board of Realtors and the Topeka Home Builders have joined our efforts in this campaign. The website on "More For Your Lifestyle" will soon be linked to the Chamber's website. A new promotion and advertising will include links to 100 Reasons to Live in Topeka.

Commissioner Miller moved, Council Member Nave seconding, that in the absence of the Mayor, that the Deputy Mayor be empowered to conduct the JEDO meeting. The motion carried. 6 yes, 0 no, Council Member Alcalá not voting.

The meeting adjourned.