

## MINUTES

MEETING: GO Topeka Board of Directors

PLACE: Chamber Board Room

TIME: 7:30 a.m.

DATE: March 3, 2006

Present: Carl Koupal, Rick Jackson, Linda Rameriz Gonzalez, Mark Wittenburg, Dan Woodard, Connie Goodnow, Kris Kitchen, Matt Sabatini, Mike Engler, Duane Fager, Alonzo Harrison, Carlos Gomez, Bob Schuster, Kathleen Urbom, Dr. Jerry Farley, Commissioner Vic Miller, Mayor Bill Bunten

Guests: Curtis Pitts, Doris Williams

Carl Koupal called the meeting to order. Connie Goodnow moved, Kris Kitchen seconding, that the minutes of the February 3, 2006 meeting be approved. The motion carried.

Rick Jackson presented financials for the period indicating GO Topeka is in a good financial position. Jackson discussed incentive commitments and that staff is looking at making cash investments at a higher yield. He further discussed the DBE carry-over. Alonzo Harrison moved, Mark Wittenburg seconding, that the financials be approved. The motion carried.

Christy Caldwell discussed 16 bills that have been introduced in the Legislature on economic development. Hearings on several bills have been held on several bills. She discussed the efforts of the state-wide coalition on eminent domain and the number of components that have been suggested, including increased compensation for land, and the requirements of a development plan. Caldwell will continue to monitor all bills of interest and report to the board.

Doug Kinsinger reported on the feasibility study for a baseball complex. The board had approved contributing funds to the study from private sector funds. Three alternative sites in the downtown are being looked at and the consultant is trying to get a better feel for community needs. Construction costs will be between \$12 to \$17 million for the complex.

Doug Kinsinger discussed a land option for the Commerce Park. A recent proposal for a food processing prospect necessitated the option being extended for six months. Kinsinger explained the location of the land in relation to the park and that the Executive Committee undertaking the extending of the option for 75 acres adjacent to Highway 75. Kevin Beck, Cook Flatt & Strobel discussed the land and its relation to the park and its fit into the proposed use. Cook Flatt & Strobel made the initial land assessment for the park. Kinsinger indicated that this option will have to be taken to the JEDO Board because the purchase of the land is not in GO Topeka's current budget. Duane Fager moved, Kathleen Urbom seconding that GO Topeka acquire the 75 acres with JEDO board approval. The motion carried. Beck indicated that Cook Flatt and Strobel will undertake the soil compaction study.

Curtis Pitts reported on the Kansas Black Expo event that brought people into the community in 2005 and the proposed Expo for 2006. Pitts explained the Expo is used to promote, enhance and recruit a diverse population to the community. Pitts presented a letter of request for funding for 2006. Doug Kinsinger discussed the proposed grant policy, the criteria under which entities could apply, and the budget for grants. Bob Schuster moved, Dr. Farley seconding, that the request of \$25,000 for the Kansas Black Expo for 2006 be approved. The motion carried.

Doug Kinsinger reported on the incentive agreement with Target and that Target has fallen below the threshold established in their contract with the County. He discussed tax exemptions and the current policy. The board spent considerable time discussing the issue.

Doug Kinsinger advised that the Chamber will co-host a reception for the new City Manager, Norton Bonaparte, on Wednesday, March 15<sup>th</sup> from 4 p.m. to 6 p.m. in the chamber board room.

Doug Kinsinger reported that there are over 100 people scheduled to attend the Business Construction Opportunity meeting at Fort Riley on March 16<sup>th</sup>. This is a good opportunity for businesses to learn about accessing military contracts and making contacts.

The meeting adjourned.