

MINUTES

MEETING: GO Topeka Board of Directors

PLACE: Chamber Board Room

TIME: 7:30 a.m.

DATE: November 3, 2006

Present: Carl Koupal, Andy Jetter, Rick Jackson, John Moenius, Lucky DeFries, Terry Neher, Mike Wilson, Connie Goodnow, Kris Kitchen, Matt Sabatini, Ben Blair, Duane Fager, Alonzo Harrison, Carlos Gomez, Kathleen Urbom, Dr. Jerry Farley, Commissioner Vic Miller, Norton Bonaparte, Mayor Bill Bunten. Brad Owen

Guest: Curtis Pitts

Carl Koupal welcomed everyone to the meeting. Lucky DeFries moved, Andy Jetter seconding, that the minutes of the October 6, 2006 meeting be approved with a correction indicating "the first Spanish speaking FastTrac class." The motion carried.

Brad Owen presented financials for the period, indicating expenses are below budget. He further explained the schedule of commitments including site expenditures and incentives. Duane Fager moved, Connie Goodnow seconding, that the financial statements be approved. The motion carried.

Doug Kinsinger updated the board on the strategic planning process. The Competitive Strategies Group has been engaged to perform a study. Topeka/Shawnee County will be benchmarked against Wichita, Montgomery, AL, Boise, ID, and Oklahoma City. Focus meetings will be held and a report brought back to the board.

Kathy Moellenberndt discussed Ag Pro. The company would need 250 to 300 acres, employ 45-55, and have a capital investment of \$150 million. Company representatives have been in the community and are looking at two parcels and options are being secured on other property. A big challenge is rail access. The Executive Committee approved an incentive of \$50,000 for land options and \$4,000 for each of the new jobs for a total of \$290,000. Ben Blair moved, Dr. Farley seconding that the actions of the Executive committee be approved and the project and incentives be approved. The motion carried.

Kathy Moellenberndt discussed Project Crystal. This project would need 40-50 acres, invest \$100 million and provide 150-200 jobs. The company needs to be operational in the 3rd quarter of 2008. An incentive offer has been presented of \$3,750 per job based on 400 jobs up to \$1.5 million. Ben Blair moved, Dr. Farley seconding, that the actions of the Executive Committee be approved to proceed with the incentives based on projected hourly wages and that the facility be located in the Commerce Park. The motion carried.

Kathy Moellenberndt discussed a manufacturing/service company with plans to grow. The company would invest \$1 million in equipment, and hire 50 employees within six months. Their wages are \$13 to \$15/hour with a strong benefit package. The proposed incentive is \$1,000/job. Andy Jetter moved, Lucky DeFries seconding, that the incentive package be approved. The motion carried.

Kathy Moellenberndt reported on another manufacturing project that would be investing \$40 million; \$30 million in machinery and equipment; and 50-75 jobs at \$18-19/hour plus benefits. We are hopeful that there will be an announcement yet this year. The board has already approved an incentive offer of \$2,500/job.

Doug Kinsinger indicated that the long-range strategic plan is being reviewed and updated as a result of input from the joint board retreat.

Kathy Moellenberndt presented the 3rd Quarter Economic Development Report as presented to JEDO. A change was made to #4, Page 2 to indicate "GO Topeka "has implemented" a Disadvantaged Business Enterprise Development Program...." Staff continues to discuss a visioning plan. Doug Kinsinger indicated that there may be additional recommendations from the target marketing study in February or March. This report will be submitted to JEDO at its next meeting. Ben Blair moved, Andy Jetter seconding, that the 3rd Quarter Report be approved with the revisions on Page 2. The motion carried.

Doug Kinsinger discussed results of the joint board retreat including those programs attendees indicated are priorities. Among those are: Good master plan by business for center city; visioning, Riverfront, and a positive image of the area.

Brad Owen presented and explained the public and private proposed budgets for 2007. The county's advance will be paid in 2006 and is not budgeted for 2007. Expenses and staffing are smaller than 2006 because of vacant positions. Operating costs for the Commerce Park have increased due to maintenance and property taxes. On the private side there is an increased allocation for salaries, as well as \$50,000 for contract labor for visioning. The board also discussed the amount of money potentially needed for incentives. Dr. Farley moved, Andy Jetter seconding, that the 2007 budget be approved. The motion carried.

Carl Koupal advised that John Moenius has taken a position as CEO of a company in the Netherlands and is resigning from the board. Carl and the board thanked John for his service on the board since its beginnings and wished him well in his new job.

Marsha Sheahan introduced the board to the economic development side of the newly launched website. There are links for questions from site consultants and for them to access economic development information, "Doing Business in Topeka."

Doug Kinsinger discussed the Deal Makers' Forum sponsored by US Bank. Invitations have been sent to developers, realtors, and banks. Terry Neher indicated the response has been very positive and that they are trying to raise awareness of all the options available in the community.

Doug Kinsinger advised the board of the upcoming Human Resource Workforce Summit at KATS on November 9, 2006. This program will present information that can help you hire and train the right person for the job. Kinsinger serves on the state's Workforce Board and has been assigned to look at marketing and branding efforts for the state.

Doug Kinsinger advised that Henry Luke will be in the community on November 22nd to discuss the visioning process.

Doug Kinsinger introduced Dan Schemm, Manager of the BRE Programs. On November 14th, the community will be visited by the South African Consulate General to discuss doing business in his country.

Carl Koupal thanked Personally Yours for their sponsorship of the meeting.

The meeting adjourned.