

JEDO

March 30, 2006 3:30 p.m.

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The JEDO Board met in the Chamber of Commerce Board Room with the following JEDO voting members present: Shawnee County Commissioner Ted Ensley, Shawnee County Commissioner Marice Kane, Shawnee County Commissioner Vic Miller, Topeka City Councilman Bill Haynes and City of Topeka Mayor Bill Bunten was present by speakerphone.

Also present were: Shawnee County Counselor Rich Eckert, David Kerr with AT&T, Mel Chapman and Kevin W. Beck with Cook, Flatt & Strobel Engineers P.A., Ed Carmona with ILC of Topeka and Lawrence, LLC, Richard Forester with the Topeka Convention & Visitors Bureau, Carl Koupal with GO Topeka, Brad Owen with GO Topeka/Mize Houser & Co., Topeka City Manager Norton Bonaparte, Kathy Moellenberndt with GO Topeka, Doug Kinsinger with GO Topeka and Shawnee County Deputy County Clerk Debbi Childers.

Item no. 1: The Minutes of November 30, 2005 were approved.

A motion was made by County Commissioner Marice Kane to approve the Minutes of the November 30, 2005 JEDO meeting. The motion was seconded by County Commissioner Miller. Motion carried unanimously.

Item No. 2: Exercising the option to purchase land located at the SW corner of the intersection of 49th Street and US Highway 75 (owned by Dana Anderson of California) for addition to the Central Crossing Commerce Park was approved.

Doug Kinsinger-GO Topeka/Topeka Chamber of Commerce discussed showed (on a map) the location of the 75-acres they were considering. Mr. Kinsinger explained as they were having interest from companies, they had been able to obtain a 6-month option for that parcel at \$9,500 per acre. The option fee was \$15,000 which would apply toward the purchase price of the parcel. That left a balance short of \$700,000. Mr. Kinsinger reported this had been discussed by GO Topeka and it was their recommendation to proceed with acquiring that property. He said they were early in the process of doing some further due-diligence. They had begun doing some title search and recognized there were some easements. He said they were trying to make sure if there were any other restrictions to development of that land. He said they were having engineering, surveying and analysis that had not been completed. Mr. Kinsinger stated GO

Topeka would like JEDO's approval contingent upon those further reviews.

Mr. Mel Chapman with Cook, Flatt & Strobel Engineers, P.A. gave a brief engineering report.

Shawnee County Commissioner Vic Miller asked what protection was there to the public that GO Topeka would not take the land and pocket the money for themselves. Mr. Kinsinger explained their contract stated they had to use it for the goals, missions and accomplishments of the job they (JEDO) had contracted with them (GO Topeka) to do. He advised if they were ever not to be the fiduciary agent to contract agent for economic development, all of their assets (acquired by the economic development sales tax) would return back to JEDO and the public sector. Mr. Kinsinger stated it was an asset of the sales tax and ultimately JEDO and the public entities.

Topeka City Councilman Bill Haynes asked if it was correct they had an option and could that option be extended. Mr. Kinsinger advised there were 4-months left on the option to purchase. He explained the owners, at the time the option was negotiated and in conversations this week had told them their interest was to sell the property. He said they believed the price was reasonable and it was at a point where it made sense to acquire the property. Mr. Kinsinger cautioned that if they extended the option there could be some inflationary clause, or some increase over a period of time. He said compared to the other prices in the area, they felt it was a reasonable price. Commissioner Miller stated now that it was known that there was interest, speculators could drive up market value.

Commissioner Miller moved to exercise the option. The motion was seconded by Commissioner Marice Kane. Motion carried unanimously.

ITEM NO. 3: City of Topeka Mayor Bill Bunten and County Commissioner Vic Miller reported on the federal funding request trip to Washington DC.

Mayor Bunten reported they were able to speak with Senator Pat Roberts and US Congressman Jim Ryan personally. He said they provided the senator and congressman a list of six-(6) projects. Commissioner Miller added that Topeka City Manager Norton Bonaparte and Richard Forester were also with them to meet with

their congressional representatives. He noted there had been productive discussion with Senator Sam Brownback's staff.

Commissioner Miller reported they made presentations involving money for the planning of the Riverfront Development and the other involved planning money related to the I-70 via duct north of the Law Enforcement Center. He said they believed it was in need of reconfiguration to tie it in with the investment being made in the Topeka Boulevard Bridge. They made a plea for \$1.9 million of additional monies to enhance their infrastructure at the Central Crossing Commerce Park. They reviewed the status of a \$9.5 million (new 190th Headquarters facility) facility due to be constructed at Forbes Field (and asked for an additional \$9.5 million for a new operations facility for the 190th ARW). They requested additional monies from the federal government to assist in their investments at Heartland Park. They also requested monies to help in the restoration/preservation of Constitution Hall.

ITEM NO. 4: Kathy Moellenberndt with Go Topeka reported on the celebration for opening of Reser's new manufacturing facility would be April 21, 2006 at 3:00 p.m.

ITEM NO. 5: A potential technology tenant in professional incubator was discussed.

Mr. Doug Kinsinger reported they had been working since late last year with a company that was looking to branch into the Midwest. Mr. Kinsinger reported the company was one of the nation's leaders in bioscience technology and resources and had been looking at contracting with companies in this region (Kansas City to Topeka). He advised GO Topeka had authorized an incentive of providing them free lease space in an incubator space here for a period of 2-years. They were looking at approximately 15 employees within the time frame and a goal of 60-70 employees within 5-6 years. Mr. Kinsinger stated the key was that they were highly paid employees, \$50,000 to \$70,000 a year plus benefits.

Mr. Kinsinger said beyond the additional value to the community, this company was a high level technology resource and they believed location in this community would make it more appealing to other technology and bioscience related companies that would want to locate close or next to them. He stated it was their hope that later this month there would be an announcement ceremony.

ITEM NO. 6: Mr. Doug Kinsinger reported on the Fort Riley Construction Business Opportunities Summit held March 16, 2006 at Riley's Conference Center at Fort Riley.

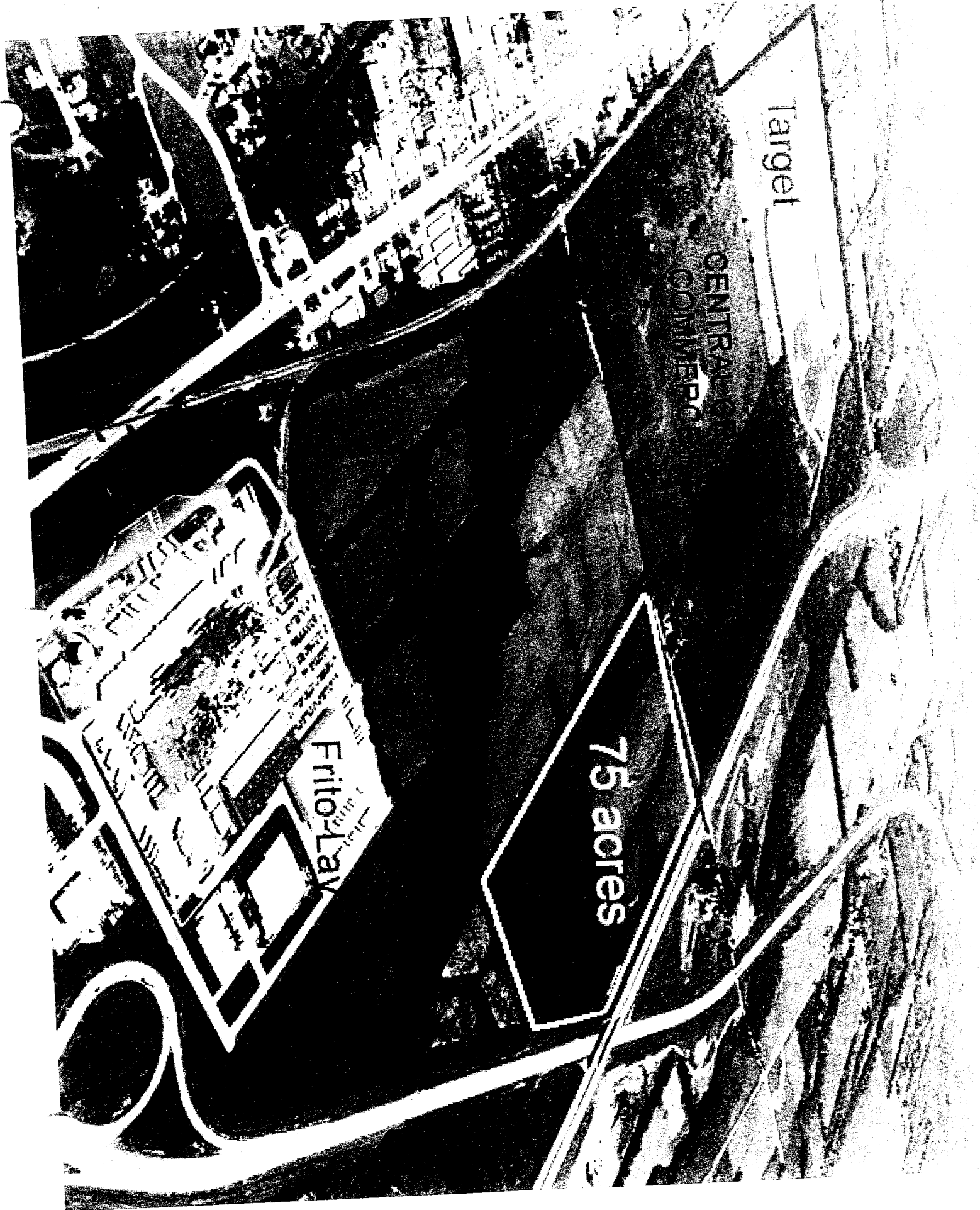
Mr. Kinsinger discussed one of the benefits received from their help at the statewide effort was Fort Riley received some of the largest troop strength/growth in the nation—over 10,000 troops. It was estimated 10,000 troops would result in a minimum of 25,000 to 30,000 population growth for the Fort Riley, Junction City and Manhattan areas. Mr. Kinsinger said they discovered some of the troops and some of the temporary residential needs were already being referred to Topeka.

Mr. Kinsinger reported 320 people attended the Fort Riley Construction Business Opportunities Summit. He noted the room held 300 with standing room in the back and they turned away about 80 people. Those people sent away were provided printed material. Over two-thirds of those attending were from Topeka. Businesses in Topeka were already setting up branch operations or transferring or commuting for contracts/construction projects in Junction City and Manhattan. He reported there was about \$1 billion work to be done at Fort Riley and about \$1 billion to be done off base in the communities of Junction City and Manhattan. Mr. Kinsinger said they were just trying to make sure they worked hard as possible to make sure they received a portion of that economic benefit.

ITEM NO. 7: Progress Report by Kathy Moellenberndt.

Kathy Moellenberndt with GO Topeka summarized the 2005 new and retained jobs. (See Exhibits B & C in the packet.) Mr. Kinsinger reported there had been \$339,342,000 in capital investment and over 5300-5400 jobs added or retained. The number for payroll was being estimated in the range of \$350,000,000 to \$400,000,000 annually brought into the community. So, they felt the economic impact from their efforts were getting to be substantial.

Meeting Adjourned.



Target

CENTRAL
COMPANY

75 acres

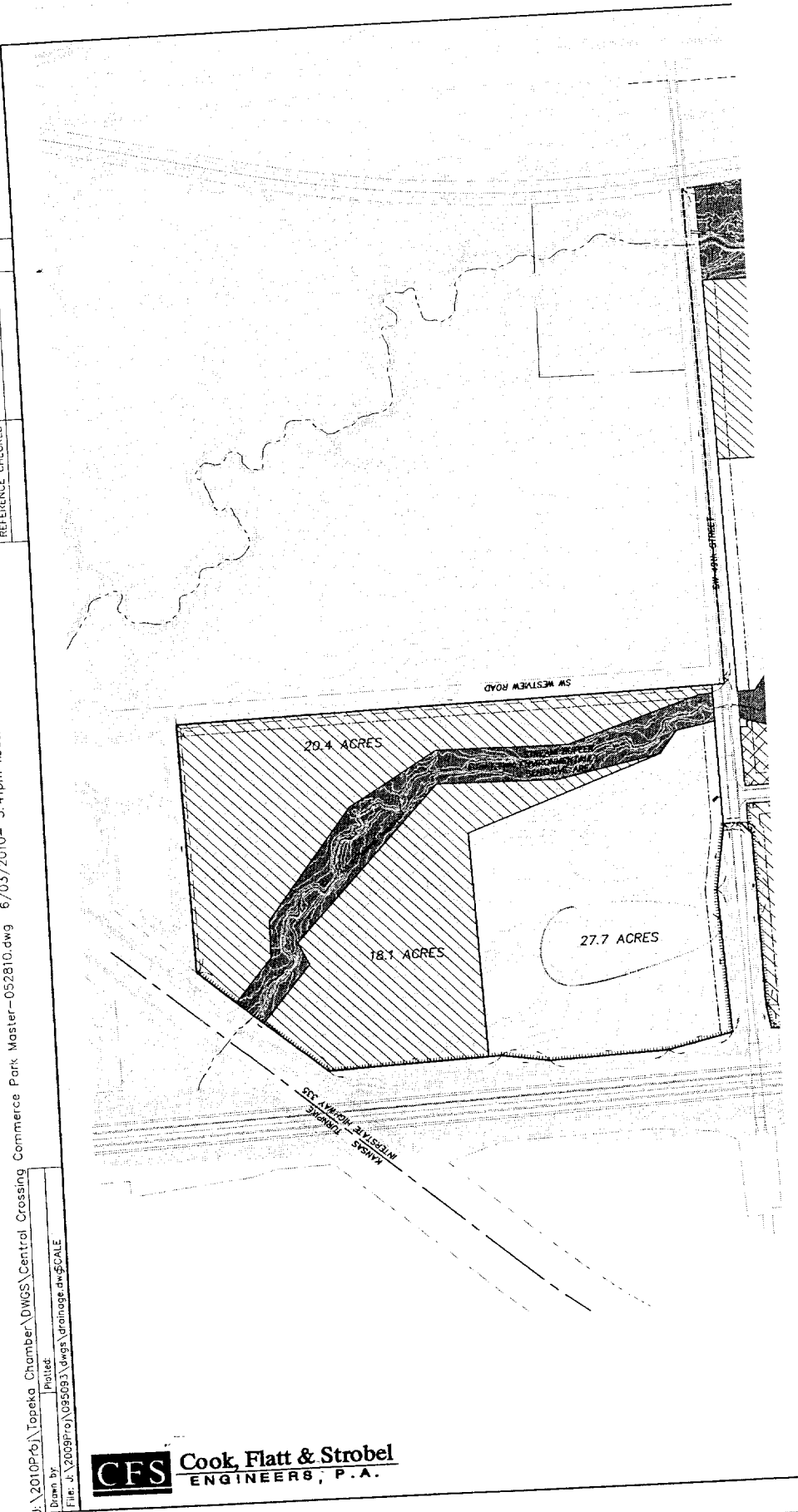
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CFS Cook, Flatt & Strobel
ENGINEERS, P.A.



*75 Mc Bough 3/2006
March 30, 2006*