

**Joint Economic Development Organization Board Minutes  
December 12, 2013**

City Council Chambers, 214 SE 8th Street, Topeka, Kansas, Thursday, December 12, 2013.

The Joint Economic Development Organization (JEDO) Board Members met at 5:30 p.m. with the following voting Board Members present: City of Topeka Mayor Larry Wolgast, Deputy Mayor Sylvia Ortiz, Shawnee County Commissioners Shelly Buhler, Kevin Cook and Bob Archer. Voting Board Members Absent: Councilmembers Michelle De La Isla and Chad Manspeaker.

Nonvoting Members present: Councilmembers Nathan Schmidt and Karen Hiller.

Absent: Councilmembers Denise Everhart, Elaine Schwartz, Richard Harmon and John Campos, II. [At the February 12, 2014 JEDO Meeting Councilman Campos indicated he was at the December 12, 2013 meeting but the minutes did not list him at all. The JEDO Board approved a motion to reflect that Councilman Campos was present. However, subsequent evidence has shown that Councilman Campos was absent.]

Mayor Wolgast called the meeting to order. He announced that Councilmember De La Isla, would be arriving late to the JEDO Board meeting due to a previous commitment.

**APPROVAL of Minutes of the November 7, 2013, JEDO Board meeting, was presented.**

Deputy Mayor Ortiz moved to approve the minutes of the JEDO Board meeting of November 7, 2013. The motion was seconded by Commissioner Archer.

Councilmember Manspeaker entered the room.

Joseph Ledbetter requested to amend his comments on page 9 of the minutes. He requested to amend Bullet Point No. 4 and No. 5 by adding the words “GO Topeka” at the beginning of each statement.

Mayor Wolgast asked if there were any objections to the suggested amendments. None were expressed.

Following roll call vote, Mayor Wolgast announced the motion to approve the minutes of the JEDO Board meeting of November 7, 2013, as amended carried unanimously (6-0-0)

**APPROVAL of the 2014 Economic Development Business Plan, Budget and Contract was presented.**

Doug Kinsinger, President and CEO of the Greater Topeka Chamber of Commerce and GO Topeka Economic Partnership, reported one of the greatest accomplishments this year is they have assisted Metropolitan Topeka Airport Authority (MTAA) in marketing air service for the community scheduled to start January 7, 2014, through United Airlines. He noted the air service will provide two flights per

day to Chicago, Illinois. He stated the GO Topeka Team will present the 2014 Business Plan and Budget and they appreciate the valuable input provided to them at the last JEDO Board meeting and they tried to incorporate as many of the suggestions as possible in the strategic plan. He noted the plan provided in the meeting packet reflects suggested revisions, as well as, a hard copy of the power point presentation outlining the 2014 Strategic Plan highlights to be presented by the GO Topeka Management Team.

Molly Howey, GO Topeka Marketing & Business Development Manager, reported the following:

#### New Business Development

- The most recent Target Industry Study was conducted in 2010.
- There are a total of six (6) target industries including logistics, food manufacturing, back office/financial, clean energy, biosciences and aviation. She noted aviation was added this year to match community needs.
- A target industry study is scheduled this year to make sure they are focusing on target industries that match the community.
- They will update marketing messages, brochures and any information they are providing industries so the information is relevant and matches the website.
- They plan to streamline the website to make it more user-friendly and intuitive.
- The infrastructure in the Kanza Fire Commerce Park will be completed.
- They plan to expand broadband infrastructure.
- They will work to strengthen partnerships with area universities and leverage assets and talent pools with those universities and share ideas on how we can improve our workforce.

Joe Feldman, GO Topeka Existing Business and Workforce Development Vice President, reviewed the following highlights:

#### Existing Business:

- Education on resources and incentives is a core part of the business retention program.
- The importance of connecting community leaders to existing businesses and GO Topeka will continue to lead the program.
- Working closer with the Entrepreneurial & Minority Business Development (EMBD) on the small business enterprise and growth movement and engage EMBD businesses with some of the midsize to larger employers.
- Continue to connect the South Corridor and Food Manufacturer groups which have resulted in many great workforce development ideas. She noted these meetings will continue into 2014 and the first food manufacturing core skills class will begin in 2014, as well as, other industry core skills development classes.

#### Workforce Development:

- Continue WorkKeys testing in the participating high schools in Topeka-Shawnee County, as well as, educate employers on the program
- Continue to conduct HR Manager meetings
- Continue and expand partnerships with education entities (middle school and high school)
- Expand scholarship program for technical training in high demand careers
- Begin a five week training class in 2014 for the food manufacturing industry
- A Workforce Development Advisory group has been formed to develop a presentation to be given to primary, middle and high schools students with the intent to educate students on available career opportunities now and in the future.

Glenda Washington, GO Topeka Entrepreneurial and Minority Business Development (EMBD) Director, highlighted the following:

- Increase promotional efforts for the Topeka-Shawnee County First Opportunity Loan Fund (TSCFOF) offered through GO Topeka in the first quarter of 2014
- Increase the amount of available funding for the TSCFOF
- Increase the number of applicants
- Improve existing relationships and build new relationships
- Expand the robotics training program to allow for adults to receive the training with more program components to follow
- Host more professional women forums
- Enhance the purchasing initiative by having large businesses provide a list of goods and services they receive on a national level to determine if these same goods and services could be provided at a local level from smaller businesses.
- Support the creation of entrepreneurial facilities, including co-work and maker spaces.

In summary, Scott Smathers, Vice President of GO Topeka Economic Development, stated in addition to the items discussed GO Topeka would offer and broaden capabilities to include infill analysis and assistance, as well as, expand training and workforce to include construction, street, and heavy machine operator skill sets to address area demand and expand overall community skill sets.

Mayor Wolgast stated the Board would be approving the 2014 Economic Development priorities as required in the interlocal agreement. He noted the strategic plan as presented, provides the most significant changes in GO Topeka's strategy since he has been a member of the Board.

Councilmember Hiller expressed her appreciation to GO Topeka for including the new ideas generated from the last JEDO Board Meeting in the 2014 Economic Development Strategy.

Commissioner Cook asked for confirmation that there would not be a policy shift towards retail business in New Business Development, Existing Business and Workforce Development. He also asked for confirmation that the only policy change in the three major areas would be in aviation.

Scott Smathers confirmed that they would not recruit or offer incentives for retail development and it would not be included in New Business, Existing Business or Workforce Development efforts as GO Topeka would only assist large companies in seeking retail development in needed areas.

Deputy Mayor Ortiz asked if there were efforts being made in regards to the medical field, such as, how to provide assistance for those who may not qualify for State or Federal assistance or those individuals wanting to better themselves while continuing to work and support their family. Scott Smathers reported this is an area they have not pursued; however, they have spoken with representatives from the Family in Need of Services Program (FINS) and there are general funds available if they believe there is a need for training in this area.

Doug Kinsinger stated there are many levels of need and they must determine if there are other financial resources they could leverage on a State or local level to fully utilize all assistance available.

Commissioner Buhler referenced business attraction and asked if the six target industries were based off the 2010 Target Industry Study. She also asked if the target industries would be reconsidered in 2014 to make sure they match community needs.

Scott Smathers stated logistics, food manufacturing, back office/financial, clean energy and biosciences were identified in the study; however, aviation was added based on comments from Board members. He confirmed a study would be conducted in 2014 to confirm target industries.

Mayor Wolgast referenced the Entrepreneurial and Minority Business Development (EMBD) Action Plan and the importance of providing technical assistance to walk-in clientele and serving as a resource for Neighborhood Improvement Associations (NIA) in helping them evaluate business retail market opportunities, and noted this would address some of the concerns raised by Board members regarding community needs.

Commissioner Cook requested GO Topeka provide further explanation of the EMBD Action Plan as referenced by Mayor Wolgast.

Glenda Washington stated this is a new program that must be addressed and built from the ground up. She reported they understand there will be a great need for retail and other resources and they will have to determine how they can help build those components through outreach of community leaders, NIA representatives and other resources. She noted she would report back to the Board after the first quarter in 2014.

Scott Smathers reported that a retail database will allow them to run profiles of a certain business to see if the business meets the needs of the location and business owners, as well as, other possible business alternatives.

Brad Owen, Mize Houser & Company P.A., provided a brief overview of the 2014 GO Topeka Budget Plan. He discussed the following highlights from the corresponding budget document Attachment A:

- 1) The budget includes an estimated 10% health insurance increase of \$101,295 beginning July 1, 2014.
- 2) The budget for 2014 includes total GO Topeka staffing of \$386,495 and is based on approximately 5.5 Full-Time Equivalent employees (FTEs). This excludes the 1.5 Minority Women-Owned Business Development Full-Time Employees.
- 3) The budget includes salaries and benefits budgeted for 1.5 FTEs totaling \$127,244 in 2014, and \$115,155 in 2013.
- 4) The Minority Women-Owned Business Development program income is \$500,000.
- 5) Equal contributions in the amount of \$60,000 to Heartland Visioning are included on behalf of the City and County, subject to approval.
- 6) The Kanza Fire Commerce Park infrastructure design and construction costs in the amount of \$926,698 are included in the \$3,149,600 project budget approved by the JEDO Board in May 2013.
- 7) Site options and acquisitions of Kanza Fire Commerce Park Phase II in the amount of \$2,550,000 are subject to additional approval by the GO Topeka Board and JEDO Board.

Mayor Wolgast asked for confirmation if the \$2.5 million budgeted for site options and acquisitions for the Kanza Fire Commerce Park Phase II must be presented to the JEDO Board for final approval following the adoption of the overall GO Topeka 2014 Budget.

Brad Owen confirmed that the \$2.5 million must be presented to the JEDO Board for final approval before Phase II of the project would move forward.

Councilmember De La Isla entered the room.

Commissioner Cook stated that GO Topeka reported a change in the level of cost of employee salaries based on private donation. He asked GO Topeka staff members to provide a general idea of how much was generated by private dollars; and if entire positions or only a portion of positions are earmarked for funding by private dollars. He also asked in the spirit of transparency, if a check and balance system is in place for the operations and finances of GO Topeka and if private dollar amounts are disclosed.

Doug Kinsinger stated approximately \$700,000 of private dollars are donated on an annual basis with a portion of the private dollars being earmarked for salaries with the remainder being used for marketing strategies and incentive programs; a conflict of interest and ethics policy is in place and annual audits are conducted. He reported they receive donations from a wide variety of companies in the community; however, no favoritism is granted, and noted they only disclose the name of private donors not how much they contribute.

Mayor Wolgast noted there were seven (7) Full-Time Equivalent employees (FTEs) funded through public dollars, and two (2) FTEs funded through private dollars.

Mayor Wolgast highlighted the general terms of the interlocal agreement between Topeka-Shawnee County and the Joint Economic Development Organization and stated the contract allocates \$5 million to GO Topeka for Economic Development and would expire on December 31, 2014.

Joseph Ledbetter expressed concern with the following items:

- There is no reference to veterans as a target group listed in the agreement.
- The agreement does not address conflicts of interest for GO Topeka Board members.
- He believes he has not seen enough movement regarding transparency because Board members have not asked enough questions about the documents presented.
- He distributed a copy of the Business/Industrial Park Site Study for Topeka and Shawnee County, Kansas, dated September 25, 2009. The handout included site pictures, site map and minutes from the JEDO Board meeting of March 30, 2006. He stated he believes there is no need to purchase more land due to the surplus of land they already have especially with no appraisals conducted.
- He referenced Kansas statute concerning the public funds records policy and how it relates to access of GO Topeka's financial records.
- He commented on the tremendous job losses throughout the area and that small businesses are the greatest job creators.
- He stated he would like confirmation of management fees paid over the past several years.
- He questioned why they are paying money for GO Topeka to occupy Topeka Chamber of Commerce office space and believes GO Topeka needs separate office space.
- He stated he does not trust the way public money is being handled; therefore, he is requesting that all minutes of both organizations be provided to confirm when it was approved.
- He requested that all expenditures of public money be placed in the City Clerk's office on a monthly basis for the public to inspect, as well as, all normal transfers of money.

Councilmember Archer questioned if a Request for Proposal (RFP) had been developed for JEDO monies as previously proposed by former Councilmember Andrew Gray and Mr. Joseph Ledbetter.

Joseph Ledbetter stated that he is not sure why Mr. Gray did not continue with the proposal and Mr. Gray is not present to answer the question; however, it was his understanding that Mr. Gray did not receive the necessary documents from GO Topeka that he requested.

Carol Marple distributed copies of Internal Revenue Service 990 Tax Forms filed by the Greater Topeka Chamber of Commerce and the Growth Organization of Topeka for 2012. She expressed concern with the following:

- The apparent conflict of interest and questioned how one person could serve as the president of the Greater Topeka Chamber of Commerce and Growth Organization of Topeka; use the same accountant for both organizations, as well as, the same person to manage the accounting books for both organizations.
- The large amount of salaries being paid to the employees of both organizations and believes the majority of those funds should be used to promote economic development and new jobs.

Marge Ahrens distributed a handout and stated she has appeared to speak on behalf of the League of Women Voters of Topeka-Shawnee County. She made the following comments:

- The League supports economic development and the funding of GO Topeka from sales tax funds designated for this purpose.
- The League is asking for the commitment of elected local government officials to take responsibility and an active role in long-term City-County economic development working together for the benefit of all citizens and residents of the area.
- The League supports the possible adoption of a universal building code.
- The League is concerned with recent budget cuts made by Shawnee County to the Parks and Recreation Department and the negative effect it will have on the quality of life and economic growth for the area.
- The League supports downtown development through a comprehensive plan for the entire County development through City and County planning processes.
- The League believes that elected representatives should be held accountable for transparency, measurable effects, budget priorities and overall economic development to include schools, social services, historic preservation, land use, environmental concerns and transportation etc.
- The League is requesting the funding earmarked for Heartland Visioning in the amount of \$60,000 be directed to a combined City-County planning process.

Lazone Grays spoke in opposition of the contract as proposed. Listed below are the handouts he distributed and corresponding comments:

- A handout outlining the top three priorities identified from the Neighborhood Summits which includes implementation of a skills training center and a handout outlining priorities identified in Heartland Visioning meetings. He noted the priorities do not align and this should be considered an issue in moving the community forward.
- Handouts concerning transitional job activities and skills. He commented on the importance of providing trade skill training, job readiness training and the impact transitional job programs have on the community including building strong work ethic, service learning through paid work activity and closing the gaps and barriers to gainful employment. He requested \$150,000 be allocated for trade skill training and \$80,000 be allocated for the Youth Job Program.
- A handout outlining City of Topeka Vendor Diversity Report. He commented on the need for increased diversity in regards to City business.
- He suggested economic development services be provided through the Request for Proposal process because these resources should be used in a way that helps the community and results in something significant.

Allan Towle, GO Topeka Board Chairman, commended JEDO Board members for their service to the community, as well as, those individuals that provided public comment. He reported they realize the value of Entrepreneurial and Minority Business Development and Small Business Development; therefore, the 2014 GO Topeka Strategic Plan provides for an increase in funds for those programs. He clarified the budget for the public money does not include the salary of the president of GO Topeka and noted this salary is funded with private dollars. He referenced the \$800,000 in management fees listed on the 990 Tax Forms and noted that tax law and accounting do not always show the exact same way on two different forms. He stated the \$800,000 is used to pay the salaries of Greater Topeka

Chamber of Commerce employees and reimbursed by GO Topeka to the Greater Topeka Chamber of Commerce. He also stated the occupancy fee is allocated for the GO Topeka organization and Washburn University Small Business Development Center.

Deputy Mayor Ortiz moved to approve the 2014 Economic Development Business Plan, Budget and Contract. The motion was seconded by Councilmember De La Isla.

Deputy Mayor Ortiz stated she supports implementing the Youth Job Program and believes it provides an opportunity to keep our youth off the streets and invest in the community.

Deputy Mayor Ortiz moved to amend the budget to allocate \$50,000 for the Youth Summer Job Program. The motion died due to the lack of a second.

Commission Cook asked if this program would fall under workforce development in the strategic plan.

Commissioner Buhler noted the workforce development budget increased significantly from \$34,600 to \$156,200 in 2014. She asked if some of the additional funds would be used for youth development specifically or general workforce development.

Doug Kinsinger reported the additional \$100,000 would be used for additional training or scholarships. He stated that GO Topeka could work in collaboration with Heartland Works in providing these types of services as they receive annual funding for this purpose. He stated that GO Topeka struggles to find employment opportunities for youth employment and the Board must determine what group they want to focus on.

Councilmember De La Isla reported the City and County recently approved funding for the Topeka Youth Program supporting job development for young adults. She also reported she has participated in the South Corridor Business meetings and there has been open discussion on how to provide outreach to area high school students. She stated there is a pilot program within Highland Park High School and there has been outreach to other minority organizations that are interested in partnering directly with businesses to development minority workforce. She expressed concern with using JEDO funds for this task and believes it is not the focus of the JEDO Board. She noted that she believes there is an expectancy of outreach to middle school and high school students because it is mentioned in the strategic plan.

Councilmember Manspeaker commended Deputy Mayor Ortiz for her efforts in providing youth the resources to receive training in a certain skill set and become employable.

Councilmember Manspeaker moved to amend the budget by removing the funding for Heartland Visioning in the amount of \$60,000 and earmark that amount for youth programs, specifically to increase interaction with local middle school and high school students in helping them learn skills that make them more employable once they leave the educational environment. The motion was seconded by Commissioner Cook.



Deputy Mayor Ortiz expressed concern with the language of the motion and suggested revising the language by revising the word “interaction” because she believes it is too broad.

Councilmember Manspeaker made a friendly amendment to the language of the motion to amend the budget by removing the funding for Heartland Visioning in the amount of \$60,000 and earmark that amount for youth programs, specifically to increase interaction with local middle school and high school students to facilitate workforce skills. The second concurred.

Commissioner Archer expressed concern with the words “interaction” and “facilitate” and believes the words do not support a solid performance matrix; therefore, he would not support the motion as stated. He spoke in support of eliminating funding for Heartland Visioning and reducing GO Topeka’s overall budget by that amount and believes the funds will eventually be returned to the taxpayer at the end of 2016.

Councilmember Manspeaker stated he is not sure what the matrix of success is for many of the programs; however, in his opinion, Heartland Visioning did not give much to the community compared to the gains that would be generated by providing skill sets to our youth. He noted if they reduce the budget it would not save the taxpayers money because the funds are generated through sales tax.

Mayor Wolgast stated he would not support the motion because he believes it will not make a significant change in the budget and he supports the new direction that GO Topeka is taking in 2014.

Commissioner Cook spoke in support of designating \$60,000 specifically for youth development in all school districts throughout the Topeka-Shawnee County area and noted there would still be \$150,000 to be allocated for adult workforce development. He stated they spend \$5 million annually with minimal job gain and a decrease in housing and commercial development demonstrating that the country is still struggling with economic troubles; therefore, he believes this would be a good place to designate the funds.

Councilmember Manspeaker requested Councilmember Archer provide a language amendment he would support.

Mary Feighny, City Attorney suggested the Board vote on the current motion instead of accepting another friendly amendment to the language.

Councilmember Schmidt commented on the increase of funding for Workforce Development in the amount of \$120,000 and the decrease of funding the amount of \$16,050 for Entrepreneurial Development. He stated the problem is not that there are not enough people it is there are not enough jobs, so he questions moving all resources into Workforce Development and cutting Entrepreneurial Development. He suggested they allocate the \$60,000 for Entrepreneurial Development, a line item defined in the budget.

Councilmember Manspeaker commended Councilmember Schmidt for his input and stated he would consider his suggestion.

The motion to amend the budget by removing the funding for Heartland Visioning in the amount of \$60,000 and earmark that amount for youth programs specifically to increase interaction with local middle school and high school students to facilitate workforce skills failed. Commissioner Buhler, Commissioner Archer, Councilmember De La Isla and Mayor Wolgast voted “no.” (3-4-0)

Commissioner Cook stated he believes GO Topeka has the capability to fund Heartland Visioning through private funds and the money could be better spent on economic development, job training and workforce development.

Commissioner Cook moved to amend the budget by eliminating the funding for Heartland Visioning in the amount of \$60,000. The motion was seconded by Councilmember Manspeaker.

Commissioner Buhler spoke in opposition of the motion. She stated the most successful projects in the community have resulted from private/public funding partnerships and she believes there is still a strong interest in community vision. She noted \$60,000 is a small portion of the overall budget to support Heartland Visioning during this transitional period in the organization.

Commissioner Archer spoke in support of the motion. He noted that over \$300,000 of tax dollars have been invested in Heartland Visioning and it is time for private dollars to support the mission.

Councilmember De La Isla spoke in opposition of the motion. She stated the creation of the NOTO Arts District is a direct result of a successful public/private partnership created through the Heartland Visioning process, as well as, the downtown revitalization project is starting to gain momentum. She stated she believes it is important for them to support Heartland Visioning because they have the ability to create the necessary public/private partnerships to move the community vision forward.

Mayor Wolgast stated ultimately Heartland Visioning will only receive this funding if it is approved by the City and County and by eliminating the funding JEDO is making the decision for both entities.

Councilmember Manspeaker stated when the process began in 2008 they had great intentions; however, since then the vision has greatly diminished. He stated Heartland Visioning’s priorities shifted from trust in government to downtown development. He noted it is their job as elected officials to engage people in the community and carry out their wishes.

Councilmember Hiller stated the Heartland Visioning process brought the community together to create a shared vision and she believes it worked including trust in government and transparency. She stated there was a task list of activities elected officials were responsible for and there are still many things to do to complete the shared vision. She stated she is disappointed because as governing bodies they need to renew commitment to work together to generate public/private partnerships and work to develop a master plan for land development and population growth.

Councilmember Manspeaker asked where the \$60,000 would be reallocated if eliminated from Heartland Visioning.

Mayor Wolgast stated the funds could be reallocated or placed in the carry-over cash fund.

Deputy Mayor Ortiz spoke in support of eliminating funding for Heartland Visioning. She stated that they did not reach out to everyone as promised. She stated she believes the vision will continue without Heartland Visioning.

The motion to amend the budget by eliminating the funding for Heartland Visioning in the amount of \$60,000 carried. Commissioner Buhler, Councilmember De La Isla and Mayor Wolgast voted “no.” (4-3-0)

Commissioner Cook moved to amend the budget by eliminating the funding for the Downtown Incentive Grant in the amount of \$100,000. The motion was seconded by Councilmember Manspeaker.

Councilmember De La Isla stated the grant program allows businesses that transition to the downtown area to have a viable place to locate. She reported there is not a lot of assistance in the retail area and this provides an avenue to improve buildings without investing in retail and allowing small enterprise businesses to rotate and thrive in the downtown area in a successful manner. She encouraged the Board to support continued funding of the grant program.

Mayor Wolgast provided a brief background on the downtown revitalization efforts. He stated this grant program is included because it relates more to economic development and GO Topeka agreed to include funding for the program in the budget.

Councilmember Manspeaker spoke in opposition of funding the grant program. He stated he believes the program does not fit the scope of the Organization which is to create jobs in the Topeka-Shawnee County area. He stated he would support reallocating the \$100,000 to Entrepreneurial Development.

Commissioner Archer and Commissioner Cook stated they concurred with Councilmember Manspeaker and believe the grant program is outside the scope of duties and mission of GO Topeka and only uses funding in one concentrated area.

Commissioner Buhler stated that she believes that GO Topeka is supporting this program in an effort to “think outside the box” as directed by the JEDO Board. She stated this program is an opportunity to be used as a pilot program by investing in other communities throughout Shawnee County.

Councilmember De La Isla stated it is crucial that they look at all the factors for comprehensive economic development as a whole. She noted what makes a city better as a whole, will in turn make surrounding towns better. She encouraged the Board to breakdown the silo and work to serve the entire county.

Councilmember Hiller stated the grant builds on entrepreneurial and retail development in the downtown area as requested by the JEDO Board at their last meeting. She spoke in support of continued funding of the program.

Councilmember Manspeaker stated he fears if the funds are used for a pilot project then they will start to fund similar programs throughout the county. He stated funding should be used for economic development to create jobs not for property investment.

Councilmember Schmidt stated the funding supports the key to economic development which is a thriving downtown, enhancing quality of life to attract and keep young professionals in the Topeka-Shawnee County area.

Councilmember De La Isla commented on the importance of creating makers space and supporting downtown development by investing in the community and noted it is all part of economic development.

The motion to amend the budget by eliminating the funding for the Downtown Incentive Grant in the amount of \$100,000 carried. Commissioner Buhler, Mayor Wolgast and Councilmember De La Isla voted “no.” (4-3-0)

Councilmember Manspeaker moved to amend the budget by increasing funding for Entrepreneurial Development in the amount of \$100,000. The motion was seconded by Commissioner Cook.

Doug Kinsinger reported that Entrepreneurial Development generally relates to companies that are more technical in nature, not retail.

Commissioner Archer spoke in opposition of the motion because there is no plan or strategy, as well as, no request from GO Topeka in regards to increased funding for Entrepreneurial Development.

Councilmember Manspeaker stated he would be willing to work with others to create a plan and if the funding is approved it would provide sufficient resources to do so.

Commissioner Cook stated by expanding Entrepreneurial Development, it is not tied directly to downtown redevelopment allowing GO Topeka to determine where the funds should be utilized.

Councilmember Schmidt noted approval would not redirect the funds it would move the funds into a risk fund.

As a voting member of the prevailing side, Councilmember De La Isla requested to reconsider the motion to amend the budget by eliminating the funding for the Downtown Incentive Grant in the amount of \$100,000.

The motion to amend the budget by eliminating the funding for the Downtown Incentive Grant in the amount of \$100,000 carried. Commissioner Buhler, Commissioner Archer and Mayor Wolgast voted “no.” (4-3-0)

Councilmember Hiller suggested inserting the following language into Section 17(b) of the contract and renumbering the following sub sections accordingly. She stated the language would support a performance based agreement, as well as, commitment to invest in job training and development.

- Section 17(b) Documentation of Outcomes. Actual outcomes in job creation, job retention, business creation, business growth and success of individuals in using training to secure and retain jobs will be provided at a quarterly minimum by GO Topeka to the JEDO Board and the public. These reports will include periods of current year, 5-year and 10-year views.

Commissioner Cook moved to amend the contract as stated by Councilmember Hiller. The motion seconded by Councilmember Manspeaker carried unanimously. (7-0-0)

Councilmember Schmidt suggested allocating the \$60,000 of funding eliminated for Heartland Visioning to the new Downtown Incentive Grant.

Councilmember De La Isla moved to amend the budget by allocating funding in the amount of \$60,000 for the Downtown Incentive Grant. The motion died due to the lack of a second.

Deputy Mayor Ortiz moved to approve the 2014 Economic Development Business Plan, Budget and Contract as amended. The motion seconded by Councilmember De La Isla carried unanimously. (7-0-0)

**APPROVAL 2014 Cash Carry-Forward Agreement was presented.**

Jeff Wietharn, Coffman DeFries & Nothern, reported if the agreement is approved GO Topeka would be permitted to carry forward \$7.2 million for the purpose of providing economic development services for 2014 as outlined in the agreement.

Joseph Ledbetter expressed concern with the lack of transparency and believes the amount is more than what they need and believes the large amount indicates programs are not being facilitated. He requested detailed documentation outlining the amount actually needed to be entered into the official record.

Commissioner Archer moved to approve the 2014 Cash Carry-Forward Agreement in the amount of \$7.2 million. The motion seconded by Deputy Mayor Ortiz carried unanimously. (7-0-0)

Commissioner Cook moved to add a resolution to the agenda that would implement a Request for Proposal (RFP) for economic development services for the Joint Economic Development Organization beginning in January 2014, with release of the RFP in February 2014, and review of the RFP and decision to award a contract in June 2014. The motion seconded by Councilmember Manspeaker carried. Commissioner Buhler, Mayor Wolgast and Deputy Mayor Ortiz voted “no.” (4-3-0)

Mary Feighny, City Attorney, suggested amending Resolution No. 2004-1 to delete the exception that eliminates competitive bidding for services.

Councilmember Manspeaker stated he believes bidding for services would not be the best measure; however, an RFP process would allow the process to be transparent; address issues brought forward by citizens and provide an opportunity for extended term contracts.

Councilmember De La Isla stated that she believes this is huge change in the process that will require extensive research to make certain the proper language is used in the RFP. She asked if it would be appropriate to withdraw the motion and to allow sufficient time to draft a proper RFP.

Mary Feighny suggested the item be tabled until the JEDO Board meeting in January 2014.

Commissioner Cook moved to table the resolution for further discussion until the JEDO Board meeting in January 2014. The motion was seconded by Councilmember Manspeaker.

Commissioner Archer stated he concurs with Councilmember De La Isla and believes the RFP will require extensive research.

Councilmember Hiller stated that economic development is a multi-year commitment and they have a lot of work to do before they can formulate a good plan for the future. She stated she believes they need the next six months to work on the next package. She questioned if they would derail efforts in developing a future plan of action for the Organization by spending time on developing an RFP process.

Commissioners Buhler and Archer stated they would need to be presented with a specific action plan before they would support implementation of an RFP process.

The motion to table the resolution for further discussion until the JEDO Board meeting in January 2014 carried unanimously. (7-0-0)

Joseph Ledbetter appeared to speak under public comment. He commended JEDO Board members for discussing competitive bidding in regards to economic development services. He expressed concern with the lack of transparency and believes JEDO Board members should set standards. He questioned what management fees and occupancy fees are being paid with public money. He requested that all public and private money records (co-mingled funds) be open for the public to review.

Carol Marple appeared to speak under public comment. She stated she now has more questions than answers due to comments made at this meeting; we need more jobs no matter the pay range; she believes economic development is creating and keeping jobs and there are too many jobs being lost; she believes there is a need for more oversight of funds spent by GO Topeka because she does not understand the financials of GO Topeka and the Greater Topeka Chamber of Commerce. She commended Commissioner Cook for requesting that they implement an RFP Process.

Lazone Grays reported that approximately 17% of the black men in the city of Topeka remain unemployed and statistical numbers do not reflect that current programs are creating jobs and that is why he requested funding for youth development and transitional job training. He stated that the Federal government would not provide funding assistance; therefore, it needs to be provided at the local level. He expressed concern that no funding was made available to the minority population for job training skills.

No further business appearing the meeting was adjourned at 9:09 p.m.