

**Joint Economic Development Organization Board Minutes  
December 14, 2016**

City of Topeka Council Chambers, 214 SE 7<sup>th</sup> Street, Topeka, Kansas, Wednesday, December 14, 2016.

The Joint Economic Development Organization (JEDO) Board members met at 6:00 p.m. with the following voting Board members present: Shawnee County Commissioners Shelly Buhler, Kevin Cook and Bob Archer, City of Topeka Mayor Larry Wolgast, Deputy City Mayor Michelle De La Isla, City Councilmember Jeffrey Coen and City Councilmember Sandra Clear. Shawnee County Commissioner Shelly Buhler presided as JEDO Chair.

The following nonvoting JEDO Board members were present: City Councilmembers Karen Hiller, Tony Emerson and Brendan Jensen. The following nonvoting JEDO Board members were absent: City Councilmembers Sylvia Ortiz, Elaine Schwartz and Richard Harmon.

Others present who presented and/or spoke before the Board:

Betty Greiner, JEDO Finance Committee Treasurer & Shawnee County Audit Finance Director; Jackie Steele, Director of Business Retention and Expansion for GO Topeka; Scott Griffiths, GO Topeka Chair, Intrust Bank; Matt Pivarnik, President and CEO of the Topeka Chamber and GO Topeka; Molly Howey, Director of Business Development for GO Topeka; Barbara Stapleton, Director of Workforce and Education for GO Topeka; Glenda Washington, VP of Entrepreneurial and Minority Business Development for GO Topeka; Eugene Williams, 2017 Chair of EMBD Council; John Hunter, Executive Director, Heartland Visioning; Kristen Brunkow, Director of Communications & Community Engagement, Heartland Visioning; Clark Coco, Dean of Washburn Tech; Dr. Clayton Tatro, Assistant Dean of Instruction, Washburn Tech; Keith Warta, GO Topeka Treasurer, President/CEO, Bartlett & West; Wendy Wells, GO Topeka Board Chair Elect, Market President, U.S. Bank; Kurt Kuta, GO Topeka Board Member, President & CEO, CoreFirst Bank & Trust; Stephen Schiffelbein, Board Member, Topeka JUMP; Joseph Ledbetter; Carol Marple; Lazone Grays; Teresa Miller

Commissioner Buhler called the meeting to order. She stated she would like to take this time to wish Richard Eckert, the outgoing Shawnee County Counselor well as this is his last official JEDO meeting and welcome Jim Crowl, the incoming Shawnee County Counselor who will be here for future meetings.

**ITEM NO. 3: ACTION ITEM: CONSENT AGENDA.**

*Commissioner Archer moved to approve the Consent Agenda as presented. Deputy Mayor De La Isla seconded.*

*Following a vote, motion carried unanimously.*

**ITEM NO. 4: Presentation: JEDO Finance Committee 3<sup>rd</sup> Quarter Cash Statement (2016): Betty Greiner, JEDO Finance Committee Treasurer (Shawnee County Audit Finance Director).**

Betty Greiner, JEDO Finance Committee Treasurer & Shawnee County Audit Finance Director presented the 3<sup>rd</sup> Quarter Cash Statement (2016) to the Board.

**Joint Economic Development Organization  
Cash Statement  
As of September 30, 2016**

<b>Receipts:</b>		
Sales Tax - City of Topeka	\$	5,947,598.45
Sales Tax - Shawnee County		5,716,029.17
Refund		22,041.45
Interest Income		2,553.50
<b>Total Receipts</b>		<u>11,688,222.57</u>
 <b>Disbursements:</b>		
City of Topeka		
Topeka Blvd Bridge - Interest	45,525.00	
SW 21st Street - Urish Road to Indian Hills	<u>3,587,718.00</u>	
		3,633,243.00
 Shawnee County		
County Bridges	<u>1,500,000.00</u>	
		1,500,000.00
 GO Topeka		3,749,999.94
Audit Fee		4,635.00
Bank Charges		122.37
<b>Total Disbursements</b>		<u>8,888,000.31</u>
 Net Receipts (Disbursements)		<u>2,800,222.26</u>
 Bank Balance - January 1, 2016		<u>11,793,255.72</u>
 Bank Balance - September 30, 2016	<b>\$</b>	<u><u>14,593,477.98</u></u>

Note: This is a cash basis report

Prepared by Betty Greiner

**ITEM NO. 5: ACTION ITEM: Approval of Reser’s Fine Foods/Project Spencer Incentive contract: GO Topeka staff.**

Jackie Steele, Director of Business Retention and Expansion for GO Topeka, presented the Reser’s Fine Foods/Project Spencer Incentive contract to the Board.

- 180 New Full Time Jobs
- \$86.5 Million in Capital Investment
- Two Phase Project
  - Construct a new 300,000 square foot facility
  - Reinvest in an existing facility
- Economic Impact Analysis
  - \$115 Million One-Time Economic Impact
  - \$92 Million Recurring Annual Economic Impact
- Performance Based Incentives

*Deputy Mayor De La Isla made a motion to approve the contract. Commissioner Archer seconded.*

The following individuals appeared to speak for public comment:

1. Joseph Ledbetter appeared and stated as he said several months ago when this was first brought before JEDO he supports this strongly and it does bring jobs to the east side and he thinks it is a good use of our incentive money.
2. Scott Griffith, Go Topeka Chair, Intrust Bank appeared and stated he just wanted to encourage their support of approval of this contract tonight. Reser’s has been a valued member of our community for a long time, they employ a lot of people in our community and this is a pretty strategic expansion in a part of our community that he thinks is going to bode well in many years to come.

Ms. Steele indicated she wanted to make one note, on page 43 of the packet, towards the bottom of the 2<sup>nd</sup> to last paragraph there is a scribner’s error. On the 4<sup>th</sup> line down on that 2<sup>nd</sup> to last paragraph it currently reads “at the northwest corner of 10<sup>th</sup> Street and Croco Road” and it should actually say “6<sup>th</sup> Street and Croco Road.” She just wanted to note that and that error will be updated before the contract is actually signed.

*Following a vote, motion carried unanimously.*

**ITEM NO. 6: PRESENTATION: Economic Development Activities 2016 Year-End Review: GO Topeka staff.**

Matt Pivarnik, President and CEO of the Topeka Chamber and GO Topeka

- 453 New Jobs (408 from 3 major expansion announcements, 45 from small business programs)
- \$116.5M Capital Investment
- \$146M One-Time Impact; \$255M Recurring Annually
- Small Business Incentives – 55 Small Businesses
- Holistic Strategy Initiative

Councilman Jensen stated that is such a fantastic slide of information, what was our total investment to get those results?

Mr. Pivarnik said it would be less than \$2 million total in incentives given out.

Councilman Jensen replied with just \$2 million that we invested and this is what we get? We could stop right here and it would be a fantastic year, this is just incredible work. This is a heck of a return.

Jackie Steele, Director of Business Retention and Expansion for GO Topeka

- Futamura - \$30M Capital Investment, 28 new jobs
- se2 – 200 new high paying jobs
- Reser's Fine Foods - \$86.5M Capital Investment, 180 new jobs
- 130 business visits YTD, 54 major employers
- Hosted 2 manufacturing and distribution roundtables and 2 plant/general manager breakouts
- 11 pending expansion projects

Molly Howey, Director of Business Development for GO Topeka

- 22 projects in 2016
- Hosted 6 site visits
- Met with over 200 site consultants
- Won website content and functionality award from SEDC
- New sites and buildings database
- Virtual spec opportunities
- Broadband initiative
- Retail Center Program

Barbara Stapleton, Director of Workforce and Education for GOP Topeka

- Hosted Financial Services Summit
- Human Resources Breakouts
- Superintendents' Forums
- \$57,000 Awarded in Scholarships
- 950 Students reached through classroom presentations
- 67 bus passes provided through Topeka Rescue Mission's Care Program

Glenda Washington, Vice President, Entrepreneurial and Minority Business Development for GO Topeka

- 26 business starts
- 265 total jobs created or impacted
- 2,448 attended 33 total training classes, education classes and activities
- 55 small business incentives issued, \$250,487 invested, 265 jobs impacted

Eugene Williams, 2017 Chair of EMBD Council – EMBD Self Evaluation

- Define "Socially and Economically Disadvantaged"
- Job creation in target area
- Youth employment in targeted areas

- State, Federal, Local, Corporate Purchasing and Procurement

Mayor Wolgast asked what is the average amount for an incentive grant?

Ms. Washington replied it is \$5,000 and they try to reach the limit so what they do is they get their approval, they follow all the rules and they maximize it because they know they can only come back one time.

John Hunter and Kristen Brunkow, Heartland Visioning - 3 major projects and Steering Committee work

- Phase 2 NOTO Arts District Development
  - John LaMotte & Dakota Group Professional Consultants
  - Three District Community Engagements – 250+ participants
  - Collaboration with City, County, Business, Neighbors & Community Leaders
  - Redbud Foundation
- Oregon Trail Park
  - National Park Service Charette
  - 100's of people involved
- Downtown NIA
  - Two-year effort
  - Revitalization of the Monroe NIA
  - Establishment of a new downtown NIA
  - 1,000's of people now have a voice in the neighborhood issues and concerns
- Heartland Visioning Report
  - Community Pride
  - Dynamic Core
  - Recruitment
  - Transportation

**ITEM NO. 7: PRESENTATION: Update on East Topeka Learning Center: Barbara Stapleton, Director of Existing Business & Workforce Development for GO Topeka.**

Barbara Stapleton, Director of Workforce and Education for GO Topeka appeared.

- Partnership with Washburn Institute of Technology
  - Programming is projected to generate
    - 2,000 CDL Licenses
    - 1,000 GED Completers
    - 600 Construction Certificates
- GED and Adult Education
  - 11,000 working adults without a GED
  - 59% of test takers attended adult education classes
- Breakdown of 66605 and 66607 Test Takers
  - Educational Attainment
    - 21% Less than High School

- 37% High School Graduate (include equivalency)
    - 29% Some College or Associates Degree
    - 13% Bachelor's Degree or Higher
  - Test Takers By Race
    - 31% Hispanic
    - 28% White
    - 20% Black
    - 20% Multi-Race
- Addresses a Key Location
  - Central Eastside Site, on bus route, traffic count over 10,000 vehicles daily
  - Over 3,700 households with an income of less than \$25,000
- High Wage High Demand Programs
  - Commercial Truck Driving
  - Building Technology
  - Healthcare Technology

Commissioner Cook asked if they could talk about the site we are looking at and the walkability of it. That is really a big issue is how to people get to and from the site.

Ms. Stapleton indicated that the site is directly on a bus route, there is traffic of over 10,000 vehicles per day, and there are 3,700 households nearby.

Commissioner Archer stated that everything he reads says that self-driving vehicles are going to pretty much eliminate the need for commercial truck driving in the future and that technology is moving along fast. He would be interested to know Dean Coco's thoughts on that and why we would be spending a lot of money on commercial truck drivers if that type of work is going to be eliminated.

Ms. Stapleton stated she has read that too but the other point in that is there is still going to be the need to manage that in terms of being able to have the skills as to how you would, there is still a person behind an automated vehicle if you will. So there is going to be some transitioning. We could say there are a lot of job opportunities and certificates and degrees that didn't exist 20 years ago, so there will be a transition that is part of what change does but she also knows that it is not just CDL that they are offering so a lot of the adult education programs in terms of being able to get someone into a center, you are able to bring someone into a location and get them started on their educational path because you have brought it to them instead of telling them they have to go across town or go to another community.

Dean Clark Coco, Dr. Clayton Tatro, Washburn Institute of Technology appeared and stated the automated driving isn't something they have been faced with yet. When we think of CDL, many people think of driving over the road on the highways for a long period, but there are hundreds of other short delivery jobs that require a CDL. We feel fairly secure that there will be plenty of opportunities for CDLs. Where we will be with that in 5 years, 10 years he honestly doesn't know.

He always says "hope has a face" and we just went through this the other day on our campus. We have talked about the donation that was made to our campus by St. Francis. We've talked about the success of what has happened at Washburn Tech and it has happened because of a lot of people have made a commitment. From the day that student gets out of that car, off of that bus and they walk up that sidewalk, and they are not sure whether or not they can pass a class or maybe they have had no college credits at all. And so when they go through the program, whether it's a short term certificate, passing one credit hour or tomorrow night's graduation,

which will be the largest graduation for December that we have had in the three years he has been here, all these things lead into this opportunity for the east side of the community.

We were talking about GED for a little bit. We have 166 students actively involved in some part of some component of our GED program right now. That is more than we anticipated. When we started the year we anticipated that maybe 60 students would complete, now there are students always in the process, as of today we have had 40 completed for this year and tomorrow night we will have 40 students, who may or may not have ever walked across a stage to receive an academic opportunity, walk across that stage tomorrow night. So what does all this lead to? If you take those two zip codes, we have 78 students presently from those zip codes who are in our GED program. The question is, and he doesn't know the answer to this, how many more would we have if it were closer, maybe more convenient. We have been in contact with Avondale East, with Hi-Crest, the Mission, the Topeka Housing Authority, we have some activities planned on the east side of the community to get people more engaged as to what Washburn Tech is and what we do. When we started this journey 4 ½ years ago, we went to some places to see what they did and how they did it and what could we glean from those institutions that would benefit us. We went to Gateway Community Technical College, we went to Oklahoma City to see Francis Tuttle, we wanted to see what they were doing because we were told they were the best. Well we think they are 2<sup>nd</sup> and 3<sup>rd</sup> now.

So if you can envision when this all comes together, we have been in communication with the train corporation, you know that we have TRANE on our campus now, and our vision is if we can make this building happen, we need to turn this building into a learning laboratory throughout the whole day. So let's talk about mechanical part of it, it's an expensive part of it. But instead of putting everything behind the walls that we don't see, what happens if we expose those things and make it esthetically appropriate but those then become a learning lab for students in the construction trades. We have been approached by TRANE to create a program called Building Automations Technician, controlling the environment in this room or other buildings and monitoring whatever might be going on in the building. There is no other two year institution in the nation that TRANE is working with. We are in conversations with them asking how to we take a building on the east side of the community and make it a learning lab to where it is a controls lab and the mechanics of this building. There is an opportunity there for us to have something special that we don't have right now anywhere that TRANE is working with and people coming out of the TRANE Corporation, the Building Automations program, what other type of jobs?

Dr. Clayton Tatro stated when you think about building automations in terms of whether you are talking hospitals, prisons, large corporations, large buildings, the opportunity exists for TRANE just as one company to hire any and all of the graduates we put out. Then you've got Honeywell, Johnson Controls, Carrier, those companies as well, not to mention the medium to small businesses that need facility managers and building control technicians as well. So good jobs starting at about \$40,000, what TRANE is telling us that at about five years in those positions can pay up to \$100,000.

Dean Clark Coco stated and how many jobs are there for Honeywell and Johnson Controls and Shawnee County. He doesn't know the answer to that but he does know this; as we start to build our new homes and retrofit our new homes, those same controls are going to be on a lot of the same components of our home. You think of ADT and the monitoring of a home for security purposes. Where we are heading we believe in the industry today is to the point where homes will be monitored the same way for the efficiencies of their heating, ventilation and air conditioning, same concept. And we feel the training facility would be very valuable to this part of the State and of course others.

So what's Washburn and Washburn Tech's investment, it's always going to be a question. With the programs we are thinking about having we will have about 15-16 employees. How many of those are new? Probably 10-11 of them will be new employees that we would need for everything. From maintenance, reception, custodial service, instructors, so what's the commitment? We have visited with President Farley, Dr. Mazachek and they are well aware that we are talking about a 10 year commitment and so if you think of the dollars that it takes on an ongoing basis for getting a program up and started and maintaining it over 10 years it could be that our investments are very close to each other as we go through this process. We realize there are no numbers on the table today that you have to look at as far as reconstruction of the building but we have a feeling we are going to be pretty close together on our investment for this community.

Dr. Tatro stated he would also just ask them to envision what this community looks like with 400 more people, students, employees that are certified, have an industry-recognized certifications, that are ready to go to work, then there were last year, or next year. What does 400 students a year for 10 years really do to impact this community?

Commissioner Cook how many GED recipients move on to higher education?

Dr. Tatro responded at least 30% of our GED students stay on to get technical training. So when you think about that student that comes in early adulthood or from high school age that did not get that training or complete that training, the ability to say that 3 out of 10 are actually taking that GED and parlaying it into something bigger. He thinks 30% is significant. So the idea that not only are they getting their GED but they are also staying for the technical training provided.

Commissioner Cook stated Washburn Tech works with the employers that we have in the community who specialize, so that they are ready to walk out of Washburn Tech and walk onto whatever business that we have.

Dean Coco responded the truth is that we have more career opportunities then we have students. We have people come on our campus weekly asking who do we have, who can they get. We call it speed dating autotechnology. Think of this, say you all own a dealership and you need employees. Let's say you come on campus and you get 10 minutes with a student and it's a chance for that student to hand out their resume and have a brief interview and if you like what you see, then we have a room they can visit in and it's been very effective.

Commissioner Cook stated that Mr. Pivarnik is going to talk to us a little later about workforce development and the needs for workforce development in our community. This Washburn Tech East is hopefully going to fulfill that niche for that need. Is that what they are envisioning?

Dean Coco responded well we certainly hope it would help. We visited about eastside delivery and Huntoon delivery and are there people who would come to the eastside center that might not come to the Huntoon campus, there probably are and he thinks proximity does have something to do with that. Four and a half years ago we had to make an investment and that was in the people, our instructors, the community and in the businesses that we are working with and the trust factor on the quality of the students that were going to be coming out. He does believe there was discussion today at the Washburn Board that would allow a student coming out of the GED, because a GED is different today than what it was 30-40 years ago, it is a much more stringent test. There was discussion that if you completed your GED and where you completed it, at what level, there could be direct admission into the 17<sup>th</sup> Street campus. He hopes that gets approved.



Commissioner Cook asked for the East Topeka campus, we talked about the approachability of coming in for a GED. Are there students that are reluctant to come in just because they have got to this point in their life and maybe they feel a certain sense of shame or intimidation, is there something about East Topeka having the campus there that is hopefully going to bridge and make it a little bit more approachable?

Dr. Tatro replied he thinks when you look at the Deer Creek Training Center and the Antioch Family Life Center, it is about relationships, it is about folks on the east side that know and understand the folks on the east side. They know people in their neighborhood, they know the people who are coming in their door, so he thinks that proximity is extremely important in terms of that hesitation and that reluctance in terms of taking that first step. But then beyond that it is about reception and welcoming and creating a place where they feel comfortable coming in and we have talked at lengths about the east side center being able to create that feel that is inviting to help them get past that first step.

Dean Coco stated we had a conversation with the Topeka Housing Authority this week, we do something called TechTown and it used to be you come to us but we have changed that. What we have done now is reach out to high schools, communities, whatever; we take tech to them. We take 10-15 programs to their facilities and we start talking about what tech is.

**ITEM NO. 8: DISCUSSION: Update on Topeka & Shawnee County Holistic Economic Development Strategy: Matt Pivarnik, President and CEO of Topeka Chamber and GO Topeka and Keith Warta, GO Topeka Treasurer, President/CEO, Bartlett & West.**

Matt Pivarnik, President and CEO of the Topeka Chamber and GO Topeka appeared and stated they have all heard him talk for the last 11 months about his frustration about our lack of a strategic plan, lack of metrics, lack of how do we measure how we are succeeding. His original thought with this process was that GO Topeka needs a strategic plan and we need objectives. What we have found talking to the community is that there was a need for more of a holistic economic strategy beyond just GO Topeka. Keith Warta will talk to them about the process that we are going through right now, we are probably 60% through.

Keith Warta, GO Topeka Treasurer, President/CEO, Bartlett & West appeared and stated this is something that really has involved the whole community. His Co-Chairs are Commissioner Buhler and Mayor Wolgast. One of the things that they realized from the very start is that economic development is about the community. It is about workforce, quality of life, attracting businesses and people to our community and creating a community that people want to live in. So when we started out, we said right away that we needed to get the community involved, and that is what we tried to do with the Steering Committee which has 43 people on it, representing dozens of different organizations, whether it is public or private. And we also have the sponsors, people that are not only giving their time but also financial resources that help support what we are doing – Go Topeka, United Way, Topeka/Shawnee County Public Library, Topeka Community Foundation and Heartland Visioning. This is something that the community has bought into and has the chance to be very transformative. We are in the middle of a 4-step process.

#### Project Overview

- Phase 1: Community Engagement
- Phase 2: Regional Scorecards and Competitive Assessment
- Phase 3: Holistic Economic Development Strategy
- Phase 4: Implementation Plan

Developed 5 Goals during Strategy Sessions:

- Develop Homegrown Talent
- Create Vibrant and Attractive Places
- Grow a Diverse Economy
- Promote a Positive Image
- Collaborate for a Strong Community

**ITEM NO. 9: ACTION ITEM: Approve 2017 Economic Development Strategic Business Plan and Budget: GO Topeka staff.**

Matt Pivarnik, presented the 2017 Economic Development Strategic Business Plan and Budget. One thing he would like to mention is that we aspire to be an accredited economic development organization. We owe it to them and the taxpayers to be accredited So we are going to go through a process, and he will tell them he's been through it before and it is not fun but we are going to go through it.

Jackie Steele – Achieving Business Retention Goals

- Existing Business Visitation Program
  - 140 Business Interactions
  - 50 On-Site Business Visits
  - Corporate Headquarters Visits
  - Report Business Trends
- Existing Employer Support
- Existing Employer Recognition Program
- Review Incentive Policy

Molly Howey – Developing Future Business in Topeka

- Continue to build awareness
- Encourage private development
- Build regional partnerships
- Broadband Initiative Support

Glenda Washington – Vision of Entrepreneurism

- Small Business Training
- Incentive Program with the addition of an incentive for Marketing
- Procurement and Technical Assistance Center
- Growth Roundtables

Councilwoman Hiller asked if this is where continued support of 712 Innovations fits? Are there any changes or anything different?

Ms. Washington responded that we are looking at growth opportunities for 712 and the commercial kitchen would be in the growth opportunity.

Councilwoman Hiller asked if this was the 2<sup>nd</sup> or 3<sup>rd</sup> year for 712 Innovations.

Ms. Washington responded that this is our final year supporting them, we supported them for 3 years at \$75,000 per year.

Barbara Stapleton – Workforce Development Initiatives

- Further partnerships to ensure collaboration between employers and institutions
- Foster employer to employer communications
- Cultivate strong relationships with Human Resources and Recruitment Managers
- Provide support and insight into creation of talent retention and attraction initiatives with partners

Barbara Stapleton – Education Initiatives

- Cultivate and align a Cradle-through-Career (C2C) partnership to increase educational attainment and produce talent for the future pipeline
- Establish a center for Workforce Development and Training in East Topeka, aligning programming to engage at-risk students and adults
- Continued talent pipeline development through scholarship initiatives

John Hunter and Kristen Brunkow, Heartland Visioning – Improving Quality of Life and Place

- Community Pride
- Quality of Place “Grow the Core”
- Recruit Topeka-Shawnee County First
- Neighborhood Revitalization

Molly Howey, Director of Business Development for GO Topeka presented the proposed 2017 Budget to the Board (starting at page 156 in the agenda packet).

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# 2017 Budget



## Molly Howey, Director of Business Development

### GO Topeka Proposed Program Budget

• New Business Attraction	\$350,250
• Existing Business Retention & Expansion	\$46,400
• Workforce & Education	\$231,900
• Entrepreneurial & Minority Business Development	\$495,214
• Entrepreneurial Development	\$86,700
• Research & Social Media	\$59,550
• Government Relations	\$43,750
• Finance & Administration	\$322,410
• Heartland Visioning	\$75,000
• Personnel (excl. EMBD) Salaries	\$431,595
• Incentives & Site Expenditures	\$3,182,990
<b>Total Proposed Budget</b>	<b>\$5,325,759</b>

Commissioner Buhler asked if the GO Topeka Board approved this budget.

Ms. Howey responded yes they have.

***Commissioner Archer made a motion to approve the 2017 Economic Development Strategic Business Plan and Budget. Mayor Wolgast seconded.***

The following individuals appeared to speak for public comment:

1. Stephen Schiffelbein, Board Member, Topeka JUMP appeared and stated Topeka JUMP is dedicated to promoting social justice in Topeka and Shawnee County. We have researched many issues and one of the ones we are interested in is safe and affordable housing. After thorough research on safe and affordable rental housing, Topeka JUMP is advocating for funding of an Affordable Housing Trust Fund which has proven to be an effective solution for improving the safe and affordable rental housing for low income working families. The reason he is here tonight is he wants to call their attention to Section 5, Lines 20-29 of the Interlocal Agreement regarding economic development priorities, which include socially and economically disadvantaged individuals and/or businesses. So his question tonight, what are the eligibility criteria, has the money been awarded for 2017, and what projects or programs are funded for 2017 with that money? If not distributed, what is the process for distributing those funds? He is not expecting an answer tonight he just thought as a Board they should be interested.
2. Joseph Ledbetter appeared and stated in looking at the budget this year the first thing he looked for was the "Other" category and it is not there. And he knew it wasn't going to be there because he had this discussion with GO Topeka. One thing that has been a good experience for him is that Mr. Pivarnik actually listens and takes things to heart. In the past to have a \$350,000 line item to just be brushed over like it's no big deal really bothered him. As far as helping the disadvantaged, if you look at these PowerPoints that were given out tonight, they actually have real numbers in them which is what he wanted. You see real progress and benchmarks being met. It is night and day what we are dealing with before Mr. Pivarnik got here and he appreciates that the staff has changed directions and he has been good at leading them. When we talk about disadvantaged people, he has spent a number of years helping Hi-Crest and he agrees with some of the things that JUMP was saying but what they need to realize, they just talked about \$5 million for the East Topeka Learning Center and he supports that. Whenever it comes up he wants to be here to support it. He has toured the facility, he has trained over there, it is a very interesting facility and he believes it is going to do a lot for low and disadvantaged individuals and it's in close proximity to Hi-Crest. As far as housing, yes we do have deficient housing in this community and part of it is because we have poor code enforcement and as soon as these slum lords get the message they can't just walk on people and deny them furnaces in the wintertime and working drains and that they get rid of the mold that is in room after room causing very unhealthy conditions for tenants that are paying them good money for these so called houses. He thinks there are ways to deal with housing besides just start another program, he is not against new programs but before I start a new program I want to make sure code enforcement is actually doing its job and that these slum lords are dealt with very severely if necessary to make sure that they are not renting caves but renting homes to people.
3. Carol Marple appeared and stated she greatly appreciates the budget, it is understandable and it is broken down, we can see where our money is being spent. Her question is what the \$15,000 for "JEDO expenses" are?

*Following a vote, motion carried unanimously.*

**ITEM NO. 10: ACTION ITEM: Approve 2017 Cash Carry-Forward Agreement: GO Topeka staff.**

Matt Pivarnik, presented the 2017 Cash Carry-Forward Agreement to the JEDO Board. In our projection we believe we will be carrying forward \$2.9 million into next year, which brings the total carry forward to \$15 million. Occasionally, especially when he first arrived here, he felt like that person who bought a bucket of popcorn and went out onto the beach and the seagulls were flying around and they wanted my popcorn and I believe we had popcorn at the time and we do but he would like to show them a very conservative breakdown of the cash carry forward.

## Cash Carry Forward Agreement/Incentive



Matt Pivarnik, President & CEO

<b>\$15,000,000</b>	<b>Carryforward Amount</b>
- <b>\$4,000,000</b>	<b>East Topeka Learning Center*</b>
- <b>\$3,000,000</b>	<b>Economic Development Incentive Fund*</b>
- <b>\$2,500,000</b>	<b>49th St. Benefit Dist.*</b>
- <b>\$2,198,000</b>	<b>Designated Incentive Commitments (2018 &amp; Beyond)</b>
- <b>\$850,000</b>	<b>EMBD</b>
- <b>\$302,000</b>	<b>2017 Budgeted Carryover</b>
- <b>\$200,000</b>	<b>Kanza Fire Park &amp; Fire House</b>
<b>\$1,950,000</b>	<b>Future Economic Development Investments</b>

Mr. Pivarnik stated so at the end of all that we still have popcorn and again he thinks some of these estimates are very conservative so this final number could be smaller but it does beg the question for this community, that we have \$2 million to potentially invest in this community for economic development and he really does feel like at the end of this process that we are going through, this holistic economic development process, he thinks it is really time to start looking at some of this, not him or the GO Topeka staff, but the community should make decisions on how we can invest these dollars for the greatest return of our citizens.

Commissioner Cook indicated they might want to check the math again whether or not that all adds up to the \$15 million total. Last year when we talked, we are coming to end of this sales tax which is set to expire in 2016 and we are starting a new one next year. What kinds of rules do we have for these unused funds?

Mr. Pivarnik replied the rules would be that they are used for economic development. And he thinks at some point in time that needs to be defined for this community. And they have heard him say before he believes creating primary jobs is economic development, taking care of the socially disadvantaged is economic development, and he also believes that quality of life is economic development.

Commissioner Cook stated when we talk about the other part of the tax that is being collected and that goes to infrastructure, the unused portion is then divided between the City and County. We aren't going to see that happen with these funds as they were specifically designated for economic development and he just wants to make sure we clarify that this is not part that would dissolve at some point and revert back to the City and the County. Of the remainder amount would it be possible for us to maybe look at creating an economic development quality of life improvement fund. Quality of life keeps coming up again and again, so rather than using this \$5 million a year we have, using this carry over amount for a quality of life improvement fund.

Mr. Pivarnik responded he thinks that is an incredible idea. A lot of times people ask him what he is going to do with this money, he is not going to do anything. He thinks that a group like that of elected leaders, private sector leaders, citizens makes all the sense in the world to really start having those conversations.

Commissioner Cook stated obviously when looking at carrying over these funds, nothing being committed today, but he just might reach out to his fellow colleagues that this might be something we look at in the future as we move forward.

Commissioner Buhler stated she might add that during the discussion of the Holistic Strategic Planning Committee, the fact that incentives may look much different. That is not a lot of money, granted it's renewed every year, but the fact that we are going to have a shift in what economic development is and what those incentives may be has yet to be determined as well.

Councilwoman Hiller stated just to throw something into the discussion, and she appreciated the Commissioner just bringing up what we are doing in terms of looking at that, does it just sit or do we identify it, she too agrees that we need to not look at it much right now but as we develop the new holistic plan. And it really struck her last night at our Council meeting when we were talking about TPAC. They need some more business and we need to look at who would be attending those vents, who would be coming to Topeka, we have talked for a long time about bringing people to Topeka and we talked about it tonight as well. She thinks as part of this whole holistic planning, we may need to be looking at a whole new book of development of business that we haven't talked about before. She has had some conversations and it has been touched in the plan about global businesses and growth and we haven't really talked about things like that before. But to not look at just existing industries that we can tap into but are there some growth areas that have potential. But as we look at cutting some other things it might open up some annual dollars.

Commissioner Archer stated he just wants to say we have to be careful because everyone is going to have a pet project, she mentioned TPAC, but we have to be careful to spend our reserves for when the next Mars comes down the road we will have money to incentivize that. Just be careful in expanding the scope.

Councilwoman Hiller responded to clarify she was not suggesting using the funds for TPAC. But just to discuss, just like primary jobs have been the driver in the past, if we need to relook at a book of business to grow in Topeka so that it drives bringing back that activity to the area and to downtown that was her point.

***Mayor Wolgast made a motion to approve the 2017 Cash Carry-Forward Agreement. Deputy Mayor De La Isla seconded.***

The following individuals appeared to speak for public comment:

1. Joseph Ledbetter appeared and stated he has concerns about the amount of monies being carried forward and he has said this over a number of years that we are carrying forward too much money and we are not spending it even close to the rate that the taxpayers are being taxed for it. And that should always be the concern, you should not be building up vast reserves and in this case, three years budget for something that you told the taxpayers you were going to spend it. Basically, get it back into the economy and creating jobs. What he does like about the carry forward is that now that we do have this large amount, there is money to do the East Topeka Learning Center which has now been presented to us and we know from testimony tonight that Washburn will back it, staff it and do the expensive parts after it is bought and revitalized and they are willing to commit ten years. So that is going to have a huge economic impact in that area and on the people's lives that it touches. The economic development incentive of \$3 million carried forward, he can understand that and doesn't have a problem. But he does have a problem with the 49<sup>th</sup> Street project and \$2.5 million. If memory serves, they started putting money back for that 7-8 years ago and they continue to carry it forward and the street is never built. Now the problem with that is two-fold. First, part of that road has been redone, in the last two years the City rebuilt the bridge which he believes cost them about \$400,000. The road is a mud hole and it is servicing GO Topeka's industrial parks plus a parcel of land on the north side of 75 acres that unless you put the road in, is unmarketable for industrial use. He doesn't believe it is going to cost \$2.5 million to finish that road, in fact Carol Marple told him there is only 3/10th of a mile that is not paved between the GO Topeka entry to the industrial park and Topeka Boulevard. So rather than carry the money forward he would just like to see the road finished and then you have the excess money if there is any to use on other projects. Year after year we carry this item forward and it is not a good use of taxpayer money and it is making it harder to market the land for industrial development.
2. Wendy Wells, GO Topeka Board Chair Elect, Market President, U.S. Bank appeared and stated she is very excited about the coming year. She had had great leadership to follow with Scott Griffith the past two years. She appreciate the citizens that come out and the input they put in, we want to be a continued part of listening to what the community says and that is part of her goal as the incoming Chair of the GO Topeka Board.
3. Scott Griffith, GO Topeka Chair, Intrust Bank appeared and stated he wants to add once we get the holistic plan completed at the end of March or April, we will be better positioned to decide whether we need to make some course corrections as to how to allocate these carry-over funds. He thinks what Mr. Pivarnik outlined does a pretty fair job of outlining what those funds could be used for and to Commissioner Cook's comment; he thinks there could be some shifting and reallocation depending on how the plan comes forth. With respect to the 49<sup>th</sup> Street project, we haven't had any recent discussions of that within the GO Topeka Board especially during the last year as we have had a lot of other things to tend to but one of the things he remembers as part of the reason we weren't investing in that road ahead of time



was the construction work that would be occurring if we sell the land that is north of Home Depot. Part of the concern was the wear and tear and potential destruction to the road while those sites were being developed by potential users. Finally he would like to compliment Mr. Pivarnik, he had done a good job pulling this year's budget together with his team. They have worked a lot of long hours, they have approached it in a fresh way.

*Following a vote, motion carried 6-1-0 with Councilman Coen dissenting.*

**ITEM NO. 11: DISCUSSION WITH POSSIBLE ACTION: Report of Section 1 – Execute Effectively (Organization) concerning the Garner Report including discussion of draft Broadband Request for Proposals from Section 2: Commissioner Shelly Buhler, Mayor Larry Wolgast and Councilman Jeff Coen.**

Commissioner Buhler indicated this is the final report from the Garner Report and Councilman Coen, Mayor Wolgast and herself have been working on this throughout the year and then brought our recommendations to them. So there are two parts to this; there is some summary from Sections 2 and 3 and then then there is the report from Section 1. The report of Section 1 does make quite a few references to the holistic strategic planning initiative that is going on right now. Secondly there is a draft Request for Proposals for broadband consulting services.

Councilman Coen stated he would like to call their attention to #6 which is to create a JEDO Board of Advisors and in the copy here it says we suggest that this role is served by the GO Topeka Board of Directors and he really doesn't think that is the intention of the Garner Report. He thinks it would be, not necessarily another Board of Advisors but a group of people that would be able to make recommendations and it wouldn't be the GO Topeka Board of Directors.

Mayor Wolgast stated he would like to speak to that also. GO Topeka has made a concerted effort to diversify the GO Topeka Board for 2017 and beyond and then the same effort was put into the creation of the Steering Committee of the Holistic Economic Development Strategy. He hears and understands the philosophy that the Garner Report suggested and he thinks because some felt the JEDO Board didn't hear or respond to interests and needs of the community to the extent it should, a group of advisors should be created that could help bring that message to us. And he knows in discussions that we have had there is some sort of value in that, but having another Board that someone has to staff and meet and they come to us, and he feels that we have made a much greater effort of bringing the community into the process. We have much more communication from the community now and we are listening better, hearing the needs and responding. On some of the things like the budget and the carry-over reflect that. From his perspective, he doesn't think we need another separate Board of Advisors for JEDO but he thinks it is our duty as board members to reach into the community and to hear their needs.

Councilwoman Hiller stated she appreciates that comment and she doesn't think people want a bunch of extra boards. But something that occurs to her and she did read through the details in the work plan for 2017, and included in that are a handful of summits. There are various activities that the staff is engaging broad groups of people, there are business groups, there are women's programs, a workforce summit. She appreciates seeing those emerging in the work plan, but perhaps a little bit better connection and invitations to the JEDO Board when those events occur so they can participate directly and perhaps a little more reporting to us about who attended and what kind of input they got would serve that purpose in a pretty rich way so that we as JEDO can be drawn in as to what staff is gathering.

Councilman Coen stated he felt this was a very productive working group.



Mayor Wolgast stated this last phase that we did for this meeting really got into changing the structure of GO Topeka and JEDO and he thinks there have been discussions throughout the year with that. He thinks that has been responded to and the recommendation that we should have our own staff has been discussed and that is not the direction JEDO wants to go. The important thing is in one fashion or another, we have responded to all the Garner recommendations. That is the key and there was the feeling that we were going to do that. And thank you to Commissioner Buhler for leading us in that effort.

Commissioner Buhler said in shifting to the proposed Broadband RFP, are there any questions?

Commissioner Archer stated we owe a debt of gratitude to the Mayor, Councilman Coen and Commissioner Buhler for attacking this and what an excellent job. He has read the RFP for broadband services a couple of times and he really doesn't understand it. The Garner Report recommended providing public free high-speed internet access and he doesn't think that is what this does.

Commissioner Buhler responded yes that is what the Garner Report recommended. But it was JEDO's recommendation that a public-private partnership be explored to increase access to our community to enhance broadband.

Commissioner Archer stated yes he thought this was a departure from what the Garner Report recommended. In looking at the RFP it refers to a Department of Commerce Final Report but there is nothing there at this point and he wanted to see that. And the other thing in the RFP, there was some discussion of a timeline and there are no dates included and he wanted some clarification on that. If we do this, what does success look like and what is the end goal for this RFP and the money we are going to spend to carry that out?

Commissioner Buhler responded yes this is very complicated. Just to back up a little bit, the Intergovernmental Corporation Council (ICC) has had discussions on broadband for a number of years now, we were chosen as a pilot community with the Department of Commerce. The reason that Final Report is not found in the RFP is because that webpage is not active right now and so we didn't quite know where to post that. So we shifted from the Department of Commerce Pilot Project to the Mayor's Taskforce and we have been meeting with the City, County, School Districts, the Chamber and the Library. This has been a result of those discussions, again trying to make sure we are including providers as well- AT&T, Cox Communications. A majority of this was written by Mark Biswell and he is ill today. City IT and County IT reviewed this and so did City and County legal as well. It is complicated and challenging and that is why it is being brought to them as a draft right now to give them a chance to look at this, give feedback, ask questions and as a possibility this goes back to the Mayor's Task Force to look at this and then we bring it back and have a presentation in February. Because we want to make sure that everybody knows exactly what we are doing and also have a presentation at that time and Mark Biswell was going to be here for questions but he could not be.

Mayor Wolgast stated one item to that, in August we brought in a consultant who works for the U.S. Department of Commerce, Don Williams and talked about what his role has been throughout the nation helping communities with what we are going through. And he helped lead us and he was a consultant on putting this RFP together. And he thinks the more specific answer to Commissioner Archer's question, this RFP will help decide whether we go forward with this or not, in a sense of they will look at how much interest is there in the community, what is the need, do we take that next step. And we have had the two areas there are certain areas of the City that aren't served as they should be and rural areas outside the City limits not served as they should be. And the other thing there are now economic development studies showing that when broadband is expanded better within the City and rural areas, economic development improves because the people are more involved because everything is done online. No one is committed but maybe this is a time we can make a decision, yes or no.

Commissioner Archer stated he appreciates that and he thinks this could be an important opportunity for us but we probably need to have a non-IT guy make a presentation.

Councilwoman Hiller stated just to go back, the Garner Report suggested we enhance visitor and residence experience in the core business district and the disadvantaged neighborhoods which he gets. And they decided to broaden it out and the RFP at this moment says to contract with a consulting firm to formulate and execute a plan to form a public-private partnership necessary to build and operate a fiber to the premise network within the City of Topeka and/or build and operate fiber to the premise networks within rural townships of Shawnee County and/or build and operate a wireless internet service provider infrastructure within rural areas within Shawnee County. Those each seem quite different and not one of them focused on downtown or disadvantaged areas. It would be helpful to her to understand, maybe it wouldn't matter just to focus on downtown or disadvantaged areas, you just say City of Topeka and that is one option but even just these three options seem quite different and is there a reason, is this too broad as an RFP, and do we need to decide which one we would choose and is there some homework or some guidance we should have to tie that down a little bit?

Mayor Wolgast responded he thinks it was suggested using all three because any one of those three may be used or a combination of them. There might be some use of broadband expected in the City there would be a different type in rural areas, so one may be wireless, one may be not, in other words we just want to make sure we don't exclude anything.

Commissioner Buhler stated and so the consultant would then look at those three areas and then bring back that information to JEDO about what potentially those next steps would be.

Councilwoman Hiller responded the way she read it with the "and/or" if we put that out and we ended up with a proposal to just do rural areas of Shawnee County. There is chance we would get a response that for instance wouldn't include anything inside the City of Topeka at all. Is that correct?

Mayor Wolgast replied he does not believe that would be the case. And the man from Washington who helps cities all over the country on all of these, he is going a lot off of his recommendation on how to handle both urban and rural areas. He feels confident that we would be handling both.

***Commissioner Archer made a motion to approve that the JEDO Board move forward with the idea of issuing a Request for Proposals for Broadband Consulting Services. Deputy Mayor De La Isla seconded.***

The following individuals appeared to speak for public comment:

1. Joseph Ledbetter appeared and stated in looking at this item, he wants to go to paragraph 6, page 177. He is not going to talk about the RFP but he is going to talk about the implementation of the Garner Report. His concern with this is that when he goes back to the intent, he does agree with the Mayor, the intent of what Garner was talking about, there was a very big breakdown of communications between JEDO members and the public. Perception is reality and the perception was that we were not being listened to. Now this talk about creating a JEDO Board of Advisors, and the word board when you really think about it, legally it is kind of troubling because it is implying that someone is going to oversee the elected officials which he does not believe was the intent that Garner intended to do, he thinks he was simply talking about more of an Advisory Council. He doesn't have a problem with something like that but you don't have to take advice from an Advisory Council, it's just there and they are not really a lot of expense because they just come and serve and you listen

to them or you might not. The part that troubles him is that it is recommended that this role is served by the GO Topeka Board of Directors. The role of the GO Topeka Board of Directors is to govern GO Topeka, they do not govern JEDO. They can advise you as individuals just as he can offer advice or any other citizen. But he thinks the way that this is written it is implied that they are now going to have another role that they don't have and he would rather that it was just stricken. He doesn't like the additional commentary because it isn't what is reality. This Interlocal Agreement and them as individuals are elected and they are set up in an Interlocal Agreement to encourage economic development in Shawnee County and they have funds they dispense to a contractor who may not be here 5 or 10 years from now. To say that they are now the JEDO Board's advisors, all the people of this community are their advisors. As he analyzes what has been going on down here for the past five years he has watched it he thinks there has been a lot of confusion with elected officials that GO Topeka is the boss of JEDO, which is not true. They have a contract that JEDO oversees and their Board of Directors oversees the contract and oversees their CEO and makes sure it is implemented properly or should be and that is what their role is. They govern GO Topeka, not JEDO and we the people are all of their advisors.

2. Lazone Grays appeared and stated he wanted to speak on the broadband aspect of this as far as the options were concerned. It seemed like there was a lot of emphasis tied to the fiber to the premise network as far as the City of Topeka and to build or operate a fiber to the premise network within rural townships in Shawnee County and/or build and operate a wireless internet infrastructure within the rural areas of Shawnee County. This is some area that he has understanding and technical expertise, so the only time it seemed to be mentioned here for wireless as far as the rural areas of Shawnee County, fiber to the premise or to the home which was an experiment by Google, even Google is starting to give the fiber to the home and going with newer technology, wireless technology to impact wide areas. So what he has proposed for the City of Topeka, the projects he has worked on in urban areas in Wyandotte County, it is wireless because the mobility of people in those neighborhoods are more transient than in rural areas. A person who lives in a rural farm area, they may live there for generations whereas people who live in low income housing move, they move around a lot. If you run just a deal within the City, fiber to the home, there is no benefit having that go into a home that does not have a resident whereas wireless technology in larger neighborhoods it doesn't matter if someone is in that residence or not, the connectivity is made available. In the conversations that we kept having for wireless for downtown businesses, for rural or areas or other and using the term high-speed gigabyte (GB) and broadband. Yes GB speed is great but it is not the most necessary things for people who live in low income neighborhoods. The term connectivity and connectivity to good access is not always GB service because of different policies that impact people here such as TANF reform, having to get a job before you lose your cash assistance within 24 months, more people in these neighborhoods who are low income can have access to go online to deal with employment, GED's, job search. So he wouldn't want to derail a good wireless project for low income neighborhoods inside of the City of Topeka because you are having to wait and try to get, you can't pair down the costs of what it takes to roll fiber to businesses and individual communities but the advance of wireless technology that has happened within the last two years is going to be something that is going to be very significant on bridging the digital divide, he didn't really the term digital divide or digital inclusion within this RFP so that whoever is the entity you would contract with would have specific insight and look for the digital divide aspects of rolling out connectivity and not just high speed broadband which may be good for downtown but not for some of the neighborhoods they are talking about.

3. Kurt Kuta, GO Topeka Board Member, President & CEO, CoreFirst Bank & Trust appeared and stated he would like to say overall he appreciates the work that the JEDO Board has done on the Garner Report recommendations. His observations as to some of the recommendations was about separating things out, making it more transparent and he was concerned a little about that because some of the places he has been before organizations that made a lot of progress and actual results were those that were more cohesive and under one roof, there are efficiencies and you are able to be a little more flexible. So what we have seen going through the Garner Report as well as GO Topeka's actions, and he commends Mr. Pivarnik and his staff for that, as well as the continued feedback that is coming from the public, he thinks there is more trust and more transparency and he expects future meetings to have even more results.

Councilwoman Hiller stated based on what Mr. Grays said, because she doesn't understand these terms as well as some of them do.

Commissioner Buhler stated that this RFP is just for consulting services not for the actual building of a network or anything like that.

Councilwoman Hiller replied she understands that but we are asking them to consult with us. If we wanted free Wi-Fi downtown, is what is in this proposal, fiber to the premise network within the City of Topeka, does that include Wi-Fi downtown.

Commissioner Buhler responded she believes that is yet to be determined.

Mayor Wolgast stated in the Task Force there was not great support for free wi-fi downtown because many of the corporations are having it, many of the pocket parks have free wi-fi within them. It is something where we felt the other two issues are the big issues, rather than having just a dome or an area downtown with free Wi-Fi.

Councilwoman Hiller responded she just thought it was important for downtown to be sort of a place where you could work without walls if you will and so if this fiber to the premise accomplishes that.

Richard Eckert, former Shawnee County Counselor, stated the only thing he would like to add is that in a lot of places it just refers to the business case for high speed broadband it doesn't differentiate between what kind of broadband that could be so it could still be fiber, it could still be wireless or the next technology with lasers they might be coming out with next year. It is a very broadly written RFP.

*Following a vote, motion carried unanimously.*

#### **ITEM NO. 12: General Public Comment**

The following individuals appeared to speak for general public comment:

1. Joseph Ledbetter appeared and stated first that he will miss Rich Eckert, outgoing Shawnee County Counselor. He really appreciates the way this report was given tonight with facts, not fantasy and he is not trying to be snarky about this, he really liked it. And the budget, the numbers and he appreciates it and appreciates that the Board is working better with the public. There was person from Topeka JUMP that said some things earlier and he does agree with a lot of what they said and he doesn't want to take away from what they said but he does believe because we have such a problem with code enforcement, especially some of the low income parts of this town, it is actually spreading across the City. And this issue has to be

dealt with and it is an economic development issue. While we can put new houses into some of these areas they will have no value if a slum lord continues to operate next door to them or down the street, it will basically destroy whatever investment they put into that neighborhood. And this is a very serious issue and he is going to stay on it because it is a political issue. Some of these slum lords are going to have to have a come to Jesus moment that they cannot operate the way they are operating in this City and abusing the poor, abusing the working poor, leaving them without electrical that works, or water or drains, roofs that leak in every room, windows that are falling out with no screens, furnaces that don't work, the landlord is going in and tearing off the red tags from the furnace because they were condemned by the gas company, this has got to stop.

2. Lazone Grays appeared and stated that the handout he is sharing he is going to get to the first page last but starting on the second page, he just came back from Baltimore from the National Center for Juvenile Justice Conference on "DMC" (Disproportionate Minority Contact) because there is evidence that minority youth come into contact with the Court or the system more frequently than others. And that the State of Kansas has passed its Senate Bill 367 as a Juvenile Justice Reform bill, which is also going to be moving other dollars within these communities across the state, it should behoove Topeka and Shawnee County to be prepared for that. Part of what the professionals had come and shared, and he thought it was relevant here, was on those activities that can help with juvenile delinquency prevention. And the first one there on the diversion is summer youth employment. He says that because the City did take a stance already on funding summer youth employment, it was mentioned tonight by Mr. Pivarnik on GO Topeka's report as well as it is now mentioned directly within the Interlocal Agreement. On the other sheet, when he came and spoke last time and it was reflected well in the minutes and what the gentleman from Topeka JUMP had mentioned as far as the definition of socially and economically disadvantaged as it was in the Interlocal Agreement. The things on the first sheet with the circles, all he can say is these are things that have been done in the past and he thinks we should be proud that even though individually they might not make a significant difference, but combined together over the next 15 years and working together, it provides more opportunity to work with in the long term. And then finally, he mentioned it last time regarding the terminology in the Interlocal Agreement, and Deputy Mayor De La Isla had mentioned there are some good meetings and partnerships that had been developed and are being had by GO Topeka and that is good and should continue to happen and he is very proud of the direction that it is going. After that, Ms. Washington got with him and had him sit down and meet with Eugene Williams and other members of the EMBD Council. But he didn't come here for that particular question, he came here because if he had a question and others had the question it really gets back to that terminology within the Interlocal Agreement and so he will try to make it a little more clear. In the Interlocal Agreement, it states that 10% of the sales tax is to support the economic development of socially and economically disadvantaged individuals and businesses, not small, women, minority businesses and there is a difference. And he thinks they should want to know the answer to that question and so when the contractors are meeting and planning things down the road. Upon expiration of time, Mr. Grays requested he be allowed to speak for an additional two minutes.

***Councilwoman Clear moved to extend Mr. Grays two more minutes to comment. Mayor Wolgast seconded. Following a vote, motion carried unanimously.***

Mr. Grays stated the second question is through the Interlocal Agreement as it is written, is 100% of the 10% supposed to just be spent on entrepreneurial and business. If the definition of economic development, that now includes socially and economically disadvantaged, is for

workforce training and expansion. So that there is just some clarity. And nothing against the contractor but none of them may be here 7-8 years from now, whoever is reading that document or whoever may be presenting something, that you would give some clear direction on what is the definition and the intent of the language in the agreement. If you are not attorneys, you probably have to rely on your own legal counsel. But is that 10% dedicated for socially and economically disadvantaged or small, women and minority businesses and is 100% supposed to be spent on entrepreneurial and business or is it also contained within economic development that includes workforce training and expansion. If he is going to be working with clients and individuals and referring them to GO Topeka and different programs, trying to shore up other resources and funding that can pay for things through the HOPE Act or Workforce Innovation & Opportunity Act, he would like to know so he can make sure he can refer people to the right place and not make them frustrated on where they go.

3. Teresa Miller appeared and stated this is the first time she has been to a JEDO meeting. Tonight she is asking for help. She has a group of people she is representing. We had a situation where we had truck drivers that were asked to be removed from the K-Mart parking lot because the neighbors were complaining. They have nowhere to go, they have tried to park at Walmart, and parking off the road. They get tickets if they park in K-Mart. So these truck drivers have asked for her help to find them somewhere to go. The closest place they can park right now is at Maple Hill, but they don't want to go there because that puts on mileage to the next job they are waiting overnight for and it is just not feasible for them. She has an area marked right where she would like to have this business at, it is right next to a trucking company that works on trucks and trailers and it is at 24 Hwy and 75 Hwy where all our trucks come through. And what she has been told is a lot of people are complaining out the high fees on the turnpike so they are coming down 24 Hwy and going down 24 Hwy or 75 Hwy because it doesn't cost them as much. So they are asking for her to find them someplace to layover. These are people who are bringing you groceries, clothes, Goodyear tires. We depend on them. If you remember the snow last year and our stores were bare, these are the people who brought you those things. They are just asking for somewhere they can park. She has phone calls into some people to see if they are interested in building a truck stop with a sit down restaurant and 15 stall truck wash to clean out the trucks. So she is asking if someone in the City, JEDO, GO Topeka, Heartland Visioning, will help her because this is out of her field. She can get the people together but then she doesn't know what to do. So she is asking for someone to step up and help her to see if we can get a truck stop in this community because we used to have one, it was mismanaged and a few other problems. But this place is ideal, it will hit two of our major highways, it will get these trucks off our roads and a safe place for them to stay overnight. Because next year there is a computer system in their trucks that will be telling them they only have so many more miles before their trucks will shut down and they have to stay overnight wherever they are at.
4. Carol Marple appeared and stated thanks to Teresa Miller because she has been saying this for years that we need a truck stop. There is also no place for them to go and fuel their trucks very easily, plus the truckers need places to clean up, have a little downtime and there is no place for them in this area to go. And we are talking about having a school that is going to produce more truck drivers with CDLs so she thinks it makes a lot of sense. She also wanted to comment on 49<sup>th</sup> street. She personally believes we have the money allocated and we are doing a big disservice to Bimbo Bakery and Home Depot. We could provide them with another way for their trucks to come on and off to their business. She lives out there and 57<sup>th</sup> street is a busy road at certain times. If we opened up 49<sup>th</sup> street we would provide a better road for the KOA camp, it would also take some of the traffic off of 57<sup>th</sup> just for the people

who are going over to Topeka Boulevard. She greatly appreciates Mr. Pivarnik and his staff and she wants to compliment them. She is extremely excited about the East Topeka Learning Center. The fact that GO Topeka is going to take the initiative to become accredited. Everything she heard she felt really good about and she feels more informed about what is going on with GO Topeka. She thinks the only sad thing is that JEDO only meets four times a year, she thinks we should meet more often, maybe every other month and that might negate the need for advisory groups and things like that, they don't have to be long meetings. But she does not think four times a year is enough for JEDO to oversee this program.

Commissioner Buhler stated she would like to take this time to thank Megan Barrett with the Shawnee County Counselor's Office. She has done an amazing job with the minutes and preparing for the meetings and she has appreciated all her help. She would also like to remind them all about the 2017 JEDO meeting dates and she knows the Mayor would like to say a few words because it will transfer over to the City of Topeka next year.

Mayor Wolgast stated their next meeting of February 8, 2017 is 56 days from today so that is the shortest time between any of our meetings. The one big item for 2017 is the contract between JEDO and GO Topeka concludes at the end of 2017 so we need to start thinking in terms of that immediately or certainly at the February meeting and be on target. And he would like to acknowledge the fine leadership of Commissioner Buhler this year. We have wrapped things up and are doing things at a better level and we are more productive so thanks to her for all the good work she has done.

NO FURTHER BUSINESS appearing the meeting was adjourned at 8:57 p.m.