

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

City of Topeka Council Chambers, 214 SE 7th Street, Topeka, Kansas, Wednesday, September 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:

Barbara Stapleton, Director of Workforce and Education for GO Topeka; Betty Greiner, JEDO Finance Committee Treasurer & Shawnee County Audit Finance Director; Matt Pivarnik, President and CEO of the Topeka Chamber and GO Topeka; Molly Howey, Director of Business Development for GO Topeka; Glenda Washington, VP of Entrepreneurial and Minority Business Development for GO Topeka; Karen Lane Christilles, Executive Director of 712 Innovations; Joseph Ledbetter; Lazone Grays; Scott Griffiths, GO Topeka Chair, Intrust Bank; Clark Coco, Dean of Washburn Tech; Dr. Clayton Tatro, Assistant Dean of Instruction, Washburn Tech; Alonzo Harrison, HBD Construction; Barry Beagle, Director, Shawnee County Planning Department; Bill Fiander, Director, City of Topeka Planning Department; Brett Oetting, President/CEO, Visit Topeka; Vince Frye, President/CEO, Downtown Topeka, Inc.; Gabriel O'Shea Executive Director, Fast Forward; Keith Warta, GO Topeka Treasurer, President/CEO, Bartlett & West; Carol Marple.

Commissioner Buhler called the meeting to order.

Commissioner Buhler announced that at this time she has received a request from the company regarding Item No. 6 to pull the item from tonight's agenda. JEDO was advised that the company thought it was premature to address the agreement at tonight's meeting. So action Item No. 6 is pulled.

ITEM NO. 3: ACTION ITEM: Approval of the May 11, 2016 JEDO Board meeting minutes.

Deputy Mayor De La Isla moved to approve the May 11, 2016 JEDO Board meeting minutes. Commissioner Cook seconded.

Following a vote, motion carried unanimously.

ITEM NO. 4: ACTION ITEM: Approval of the May 18, 2016 JEDO Board meeting minutes.

Commissioner Archer moved to approve the May 18, 2016 JEDO Board meeting minutes. Deputy Mayor De La Isla seconded.

Following a vote, motion carried unanimously.

ITEM NO. 5: ACTION ITEM: Approval of Mars/Project Storm contract: GO Topeka staff.

Barbara Stapleton, Director of Workforce and Education for GO Topeka presented the Addendum to Incentive Agreement with Mars Chocolate North America, LLC. Ms. Stapleton stated in July of 2015, GO Topeka had requested funding for the Mars incentive agreement under the name of Project Storm. This is just the contract for approval of that incentive agreement that the funding has already been approved by JEDO.

Deputy Mayor De La Isla made a motion to approve the contract. Councilmember Coen seconded.

Following a vote, motion carried unanimously.

ITEM NO. 6: ACTION ITEM: Approval of Incentive Agreement – Project Mare: GO Topeka staff.

Item No. 6 was pulled from tonight’s meeting.

ITEM NO. 7: Presentation: JEDO Finance Committee 2nd 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 presents the 2nd Quarter Cash Statement (2016) to the Board.

**Joint Economic Development Organization
Cash Statement
For the Six Months Ended June 30, 2016**

| | | |
|-----------------------------------------|---------------------|----------------------|
| <u>Receipts:</u> | | |
| Sales Tax - City of Topeka | \$ | 3,702,769.08 |
| Sales Tax - Shawnee County | | 3,761,166.45 |
| Refund | | 22,041.45 |
| Interest Income | | 1,543.08 |
| Total Receipts | | 7,487,520.06 |
| <u>Disbursements:</u> | | |
| City of Topeka | | |
| Topeka Blvd Bridge - Interest | 45,525.00 | |
| SE 45th: SE Topeka Blvd to SE Adams Ave | <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 | | 2,499,999.96 |
| Audit Charges | | 4,635.00 |
| Bank Charges | | 108.26 |
| Total Disbursements | | 7,637,986.22 |
| Net Receipts (Disbursements) | | (150,466.16) |
| Bank Balance - January 1, 2016 | | 11,793,255.72 |
| Bank Balance - June 30, 2016 | \$ | 11,642,789.56 |

Note: This is a cash basis report
Prepared by Betty Greiner

ITEM NO. 8: ACTION ITEM: Approval of JEDO 2015 Financial Statements and Auditor's Report: Betty Greiner, JEDO Finance Committee Treasurer (Shawnee County Audit Finance Director).

Betty Greiner presented the JEDO 2015 Financial Statements and Auditor's Report to the JEDO Board. Ms. Greiner will note that the audit is prepared on an accrual basis which means the tax receipts for November and December are included in these numbers although they were not received until 2016.

Deputy Mayor De La Isla made a motion to approve the JEDO 2015 Financial Statements and Auditor's Report. Commissioner Cook seconded.

Following a vote, motion carried unanimously.

ITEM NO. 9: PRESENTATION: Overview of 2nd Quarter Report and current Quarter activities: GO Topeka staff.

Matt Pivarnik, President and CEO of the Topeka Chamber and GO Topeka stated he would like to thank all of them for putting their faith in GO Topeka to do economic development but it could not be done without JEDO. Economic development is very much a team sport and if you find a successful community you will find a lot of folks working on it together. He has reported to them before the things that keep him up at night and he just wanted to review those with them again. Our community pride, our community's image, our brand identity, our workforce, our young talent, our population growth, our legislative success, our quality of life, our entrepreneurship and small business, and working better together. He would also like to take a hat off for our team at GO Topeka. They've been burning the candle at both ends and he is looking forward to days where we have stronger metrics and stronger strategic plans so we are working smart in addition to working hard. He also thinks it is important to thank Scott Smathers who spent three years making an incredible contribution to Shawnee County and to Topeka in the economic development area and he has just been great to work with. We do congratulate him on his new career.

Barbara Stapleton, Director of Workforce and Education for GO Topeka presented to the Board some highlights regarding GO Topeka's Existing Business/Workforce Projects.

- 35 Business Retention & Expansion Visits
- 10 active Business Retention & Expansion projects
- TRM Care Program 35 bus passes issued for work transportation (53 YTD)
- Semi-Annual Manufacturing & Distribution Roundtable held in April
- Financial Services Summit – October 19, 2016
- Project Reef and Project Sand completed up to 228 new jobs and up to \$30 million invested

Molly Howey, Director of Business Development for GO Topeka presented to the Board some highlights regarding GO Topeka's New Business Projects.

- 27 Projects in the pipeline
 - 42% Advanced Systems Tech
 - 27% Professional Services
 - 12% Logistics/Distribution
 - 11% Food Manufacturing
 - 8% Other

- 7 New Projects this quarter
- 7 International prospects
- 4 Site visits
- 1 Formal incentive proposal

Glenda Washington, VP of Entrepreneurial and Minority Business Development for GO Topeka presented to the Board some highlights regarding the EMBD Program:

- Blue Ribbon Academies
- Counseling and Assistance
- Small Business Visits Events/Activities
- Social Media Growth
- Small Business Saturday – November 26th

Ms. Washington also wanted to take this opportunity to give them an update on 712 Innovations. Karen Lane Christilles, Executive Director of 712 Innovations presented the following information to the JEDO Board:

- 125 members
- 37 startups call 712i home
- 14 small businesses with storefronts utilize 712i services
- Washburn School of Business, Entrepreneurial Clinic classroom
- Offers over 20 courses each month on business, equipment training
- September began issuing day passes in partnership with TSCPL
- October 5th, host first 1 Million Cups, a Kaufmann Foundation partnership
- Waiting list for CoWork office space.

Commissioner Archer asked how long is the waiting list.

Ms. Christilles replied they have four companies. Most of them need a larger space than we have, we have one table in an office suite of three available and they need either 2, 3 or up to 7 spaces just for their offices so we can't accommodate any of them.

Councilman Coen asked do people just show up with their library card at 712, or how does that work?

Ms. Christilles responded that we have six librarians, they rotate one afternoon and they are looking at the hours right now so they can accommodate this. But they rotate through, so those passes will be available during the times the librarians are present at 712, right now that is Tuesday, Wednesday and Thursday afternoons. So the librarians will be trained on the equipment people will be able to use, so they will be doing the training or helping with resources or if the person just needs computer access that is available.

Deputy Mayor De La Isla asked do we have any idea on the economic impact that these businesses are having in our community.

Ms. Christilles replied she knows that there is an impact. She does not have metrics for the numbers on that, but she does know that there are about, of those 51 members that have businesses that are represented, there are about 300+ jobs that are represented by those individuals. More to come, but we are growing and we look for that number to get bigger.

Councilman Jensen asked if they have a grant process for low to no income folks, and if so, how many of those have they issued?

Ms. Christilles responded they do not have a grant process; they do have what is called a Service Membership. And the Service Membership is an application and it is for 1 year so one can become a member of 712 for just \$20. The basic membership for the general public is \$50. And there are a couple of services; we match the person with what they are able to do best to kind of help us there. So we don't have a grant, that will be one thing as we move forward that we will look for businesses to help sponsor us for that sort of thing to sponsor membership or to also sponsor awards for innovation and creation of businesses and that sort of thing.

Councilman Jensen asked how many of those do they have working now.

Ms. Christilles stated they have 7 members working right now.

Commissioner Buhler asked if the public wants to learn more about 712 Innovations where do they go.

Ms. Christilles stated they go to their website (www.712innovations.com) and all of the things she has spoken about are listed there. There is a public side to the website and a member's side to the website. But for the general public it talks about classes that are available, hours that we are staffed. The library information is getting ready to go up at the end of this week.

Ms. Washington stated for those of them that have not been over to 712 Innovations, she would invite them to come over and take a look at all the activity that is going on, get a little deeper into what is happening over there.

ITEM NO. 10: ACTION ITEM: Request for continuation of Small Business Incentive: Glenda Washington, VP of Entrepreneurial and Minority Business Development for GO Topeka.

Ms. Washington stated she is so excited to tell them today that the small business incentive program that they approved has been extremely successful. This program has really made a tremendous impact on the community.

Small Business Incentive Report

| New Businesses | Jobs Impacted | Dollars Disbursed |
|----------------|---------------|-------------------|
| 12 | 19 FT/11 PT | \$70,920.11 |

| Existing Bus. Rec. | Jobs Impacted | Dollars Disbursed |
|--------------------|---------------|-------------------|
| 28 | 64 FT/51 PT | \$77,266.68 |

| Business Mix | Retail | Service |
|--------------|--------|---------|
| | 18 | 22 |

| Month | Number of Clients | Amount Disbursed |
|----------------------|-------------------|----------------------|
| March | 2 | \$ 5,289.00 |
| April | 9 | \$ 46,524.79 |
| May | 8 | \$ 24,966.74 |
| June | 17 | \$ 61,910.89 |
| July | 2 | \$ 6,547.26 |
| August | 2 | \$ 2,948.11 |
| Total Clients | 40 | \$ 148,186.79 |

*Six companies received multiple incentives.

Ms. Washington indicated as they can see from her report they have already disbursed funds to 40 total clients from this program. We worked really hard to get the message on the street, we didn't realize that between March 1st and the beginning of August that we would be out of money, but we are out of money. People are talking about this program, how it has helped grow their business, how it has helped impact their business. She got a letter from one business owner today who couldn't attend the meeting and it says her business Dandelions (<https://www.dandelionstopeka.com/home>) opened in July, 2016, thanks to the generous matching funds for renovation and equipment she has a colorful, inviting studio that kids and parents love. It is fully equipped with everything that she needs for crafting and running a business. In the two months that she has been open she has had so many parents and grandparents thank her for bringing this to the community. She wanted to pass this along to them and thank them, she wouldn't be here without them and their funding is absolutely necessary for business owners to achieve their dreams while enhancing our community. She would love for them to come by and visit here, located in the Brookwood Shopping Center.

Her request to JEDO tonight is that we continue this program and that JEDO allow them to get another \$150,000 out of the EMBD rollover funds; we have about \$850,000 left in our rollover budget. She requests that we continue this program through this year to support other businesses. We have probably about 5 complete packets that are in her desk and we have 20 that are waiting for her to tell them go ahead and complete their packets and get them back to her. So that is how important this is to the community.

Commissioner Cook asked if she could talk to them a little about what types of retail, what types of services are included.

Ms. Washington replied what retail looks like - Norsemen Brewing Company, Open Window, Forbes Landscape, Paradise Donuts, Harris & Sons, Dandelions – so you know those names, these are not foreign names to us in the community, you know who they are. She can share the list with them as to the kinds of businesses that have taken advantage of the program.

Commissioner Cook asked if this was just spread out to one part of the community or do we really see this across the entire community?

Ms. Washington responded that we are seeing this across the entire community. This is a county program, not just a city of Topeka program.

Mayor Wolgast stated he would request they be provided with the list, he thinks that would be helpful in the future.

Councilwoman Clear asked are these businesses in buildings or are they traveling? Does she have the locations of the businesses on her list?

Ms. Washington indicated yes they were in buildings and yes they are all across the community. She has their locations, the date we gave them the incentive, their email addresses, exactly how much we gave them. It is very thorough and she will get it to them.

Deputy Mayor De La Isla stated she is so excited to hear about this. One of the biggest concerns she has had for a long time is that the Chamber was really focusing on just one group and that there were so many individuals in such need of support. Small business is the backbone of our economy. We love our primary industries, we know that we cannot survive without them and we are doing a great job with that. But we also have this side and she thinks that it would be a travesty if we did not continue this especially knowing that we have so many people on queue.

Deputy Mayor De La Isla made a motion to approve the request in the amount of \$150,000 for continuation of Small Business Incentive. Commissioner Archer seconded.

Councilman Jensen stated he doesn't have a vote on this but he would just want to encourage everyone to approve it. This is the difference between starting a small business and launching a small business to these folks so it is critically important to the success of this sector of our community which is where most of the job growth is going to be in the immediate future.

Councilman Coen stated they originally were given \$150,000 and they ran out of money, is there any reason we don't increase this amount?

Ms. Washington replied that in the proposed budget request for 2017 she has asked for an increase. This is to continue with the program for this year, but next year they will see her asking for more than \$150,000.

Commissioner Buhler stated for clarification this money would be coming from the rollover funds in the EMBD budget.

The following individuals appeared to speak for public comment:

1. Joseph Ledbetter appeared and stated he likes this item and supports it. One of the things he likes about it is the number of businesses it has helped. Small business is obviously the backbone of this economy and the nation's economy actually. To take the money out of rollover funds, which are basically sitting idle is especially useful. He doesn't think they should have these monies sitting, and that amount represents one whole year and about 60% of another year in that section of their budget. So he likes the idea of using it, he likes the fact that it went to 40 different businesses and it went out rapidly. And it is that rapidity of getting those dollars out into the economy that really helps to see results.
2. Lazone Grays appeared and stated nothing that he is about to say has anything to do with the performance of Ms. Washington or GO Topeka. What he has provided to them today is a copy of their Interlocal Agreement and he has underlined and noted a few things on it, especially in the definition of economic development and then on the 3rd page is where it talks about the 10% of the funding is to be "[t]argeted to support economic development for socially and economically disadvantaged individuals and/or business enterprises..." Nowhere in the definition of economic development or in this clause right here does it say small, women or minority businesses.

He has also shared with them a copy of what the definition of what a small business is. Instagram could've been a small business even though they were bought by Facebook for \$1 billion. In their own agreement that they deliberated on and passed, back on the 3rd page, it didn't say that 50% of the 10% would be targeted to socially and economically disadvantaged businesses and that's probably good because if we just focus on small, women and minority business then Oprah, Martha Stewart and Denzel Washington would be eligible for it. But it seems that within their own directive and own agreement, that these funds are supposed to be targeted to those who are socially and economically disadvantaged. Who is this population? He has provided that to them as well. And the reason that this is of interest to him is because he had a stake in having these funds made available for targeted business to try to utilize to drive down the poverty numbers and target unemployment and things of that nature. Again,

nothing against Ms. Washington or the Chamber. She's a professional, and if you ask a professional to get you somewhere, they are going to get you somewhere. If the destination happened to be the wrong place, they are still going to get you there. When the majority of the 10% is used for business but the definition of economic development is inclusive of workforce training and expansion, the only targeted demographic in their definition and in that 10% clause are socially and economically disadvantaged individuals and businesses and now they have youth in there as well.

He doesn't know how he got off base, sometimes a title can change the whole direction but that doesn't mean that was not the intent of where you had voted who you wanted these monies to target. Who would be the socially and economically disadvantaged individuals? He will share that with them. Those receiving cash assistance, public housing, food assistance, and those who have children in the household who are eligible for free or reduced lunch. Not all veteran's or disabled persons are socially and economically disadvantaged. If there are \$4.5 million, maybe there needs to be something to rededicate a portion of those funds to target for those individuals who are not socially and economically disadvantaged who you actually targeted the money for in your own agreement. Upon expiration of time, Mr. Grays requested he be allowed to speak for an additional three minutes.

Deputy Mayor De La Isla moved to extend Mr. Grays three more minutes to comment. Councilwoman Clear seconded. Following a vote, motion carried unanimously.

Mr. Gray stated he does not know how to deal with this. He has heard the comments that they want this to proceed and he does want this to proceed for the sanctity of small business as well. But what they had agreed upon in their interlocal agreement is that you would target those monies for those that are socially and economically disadvantaged. How do you choose who those individuals are if you don't have a working definition of who are the socially and economically disadvantaged? Most of the time if you want certification from the federal government who have to go through some type of test to make sure there aren't any false fronts. He thinks that having 100% of the 10% being just used for business sort of negates their own wording. For individuals he guesses that would mean workforce training and expansion which is a part of their definition, which funds have never been used for. He would really like to take this to heart because it is their agreement saying who they are and who they want to target these funds for. If he had a contract with them and somebody called him out on it, that would be a breach of his contract because he is not spending the money on the people stated in the agreement. He doesn't want to slow down the assistance for small, women or minority owned businesses, but the socially and economically disadvantaged individuals and business who they are supposed to target these funds to, he thinks they should have to come up with some type of an application or test or certification to assure they are providing monies to them. He would like JEDO to uphold its own agreement and dedicate those funds towards the targeted population.

3. Scott Griffiths, GO Topeka Chair, Intrust Bank appeared and stated he wants to acknowledge Glenda Washington and her team for a job well done. These monies that have been spent to date have made a difference for a lot of small businesses and a lot of individuals' lives. The real test is going to maybe be three to four years down the road, and we are going to be keeping an eye on these companies, and we are going to find out where they are, have they grown, have they gone out of business? Now we don't know the end results at this time but we will be watching. He appreciates the positive comments he has heard about the program and he also encourages them voting in favor of continuing it with rollover dollars.

Deputy Mayor De La Isla stated she loves when people come up and stand up for things that we believe in for our community. But at the same time she doesn't want us to be confused with the efforts that have been ongoing currently to work with those areas that are socially and economically challenged. To mention just a few, she has been very privileged to participate with Ms. Barbara Stapleton and some of her efforts with all of the companies that are on the SW corridor of our community, the primary industries, and we have roundtables on how we can engage high school students specifically for organizations that are socially and economically challenged to participate and applying and getting them connected with Washburn Tech. In addition to that we have a program with Highland Park, which is a robotics program; specifically that whole demographic of that school is extremely low income. Topeka Public Schools has a great partnership with this group and the effort is just to get students into the pipeline so that they can go back and be job ready as soon as they are done. The organization is also starting a Diversity and Inclusion Council, they are participates in the Emanitas Conference which focuses on girls that are solely in middle school and high school that are from low economic status in their schools selected by their counselors. The organization is also over at Kansas Works and they specifically have voc rehab, the TANF group, the veteran's group. Furthermore, there is 712 Innovations and we just talked about the great things that they are doing. And finally her colleague Commissioner Cook reminded her that the impetus of including socially and economically disadvantaged individuals to this contract was because our City Manager had requested that we have an additional \$1.5 million this year, as we were doing negotiations for the contract, to focus solely on our community and how we were going to take those programs into the community. So she is really looking forward to us having new reports because this is going to be a brand new program that is starting in 2017, how we are going to be tackling those areas.

Following a vote, motion carried unanimously.

ITEM NO. 11: 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 and introduced Clark Coco, Dean of Washburn Tech and Dr. Clayton Tatro, Assistant Dean of Instruction.

Washburn University/Washburn Tech

- Student-Centered, Teaching-Focused
- Meeting Community Needs
- Striving to Reduce Barriers to Post-Secondary Education
- Developing Work-Ready Skills

Mr. Coco stated several months ago they were approached about the idea of delivering some education on the east side of Topeka; it was prefaced with the idea of a CDL. What we do and what we do well is they delivery of what we do at the Student Center, it's all about the students. Many years ago, as a young

educator in the classroom he was asked why does he teach and he said he can't find better company. And that's the truth, we are student centered and we want it to be about students. We are teacher focused; we are very intimate with our students and very driven. If you have been on the campus you have seen the interaction of that. We have many things that we need to do for the community and we have been approached in the last 12 months with needing emergency communications, people to work in the 911 center and we put that on the campus and it is now up and running. We need EMT's, we put that on the campus and it is now up and running. We need cosmetologists. And so the responsiveness of Tech is a very unique thing. So the idea of reaching out to the eastside of our community was striving to reduce the barriers or perceived barriers to post-secondary education. Our goal of course is training people for the workforce and getting them ready and supply the workforce for the folks you are talking about in economic development.

In-Demand Programs

- Commercial Truck Driving (CDL)
 - Full Program (6 weeks – 240 hours) and Short Course (2 weeks – 80 hours)
- Building Technology
- Health Care Technology
- Adult Education and Literacy Services (GED)
- Adults Belong in College (ABC)

Dr. Tatro stated we have had two school districts in Shawnee County contact them regarding the CDL program wanting to know about bus drivers. We have been very fortunate to work with Topeka USD 501 and take over their GED program that is already on our campus. The first six months of us operating that program we hit 150% of our targeted goal in terms of number of participants. We operate a program called A-OK (Accelerating Opportunities in Kansas), that is a unique program in the state of Kansas that allows students to pair up GED education with a technical trade program and the state actually pays for the technical training as well as the GED. So students take the GED in the morning and their technical skills in the afternoon or vice versa and we have had a lot of success and we really believe strongly that is part of their mission as Washburn Tech to reach out to adult basic ed and GED students.

Washburn/Washburn Tech Investments in Proposed Center

- Services
 - Academic and Career Advising
 - Course Offerings
 - Financial Literacy
 - Information Literacy and Technology
 - Mentoring
 - Military Student Success Services
 - Tutoring
 - Health Screenings
- Operating Costs/Daily Operations

Partnering with Washburn Tech and Washburn University Benefits

- Working with community organizations/agencies
- Eastside location much more convenient to certain areas of the community
- Provides new training programs in the community
- Has long-term benefits to the whole community
- Reaching a population of under-represented groups currently not being served
- Provides a facility to continue offering new programs and initiatives.

Programs include CDL, Construction certification, Healthcare Technology, GED, Adults Belong in College, Workplace Skills.

Ms. Stapleton said it would be remiss if we didn't recognize that one of our community members, Mr. Lazone Grays, originally came to them with this idea and shared that there needs to be more of this on the eastside and so it is important that we acknowledge that and also to acknowledge that Scott Smathers did a lot of work on the beginning side of this. This gives them a wrap-up to let them know what are next steps are and how we will be presenting to you when we do bring a request in the future. There has been a site location that has been secured, there is not any funding that has occurred with that, we have until February, 2017 to complete that, but just to have that awareness that we have moved to that point.

Next steps include:

- Selection of project manager/general contractor
- Architectural design
- Remediation cost determination
- Subcontractor bids
- Funding approval of JEDO

Mr. Alonzo Harrison, HBD Construction stated first of all they are a business that has been around Topeka for 58 years every day. His father started the company in 1959. He says that to say that there is a commitment to everyone in the City of Topeka to commit to paying the ½ cent sales tax. He has been a part of this since it was a ¼ cent sales tax and now it has grown. The question now is whether or not everyone in the City is benefiting. The primary jobs, the economic development to have jobs in the \$50,000-\$80,000 range is fantastic but one of the concerns has always been the ability to get to those jobs. By developing these economic development engines and opportunities in the eastern portion of the City you allow people there to get there, to allow access to an underserved population, a whole pool of human capital to grow and develop that is largely untouched. He thinks some of the underlying conditions of the outward acts of violence around here are based on the inability to do other things and have other options. You are creating a great other option that he thinks makes good sense. It is a great investment and it will allow everyone a true opportunity to participate and create a career ladder and enhance the quality of life for the City as well.

Councilwoman Hiller asked just to clarify did she understand correctly from Dean Coco that this outreach and class offerings are going to start immediately in East Topeka even though we are still making progress on securing a building itself?

Dean Coco replied they are offering the CDL program right now on the Huntoon Street campus of Washburn Tech. We are out of space at that campus for the program. Are we prepared to reach out with construction traits and healthcare on the eastside – not yet. We do not have a location to offer on the eastside.

Dr. Tatro stated involving what we discussed regarding Tech Town and bringing the operation to the eastside, working with the Antioch Center and Heartland Works in terms of being able to do that outreach, that is going to get started as early as October.

Dean Coco stated we will be there with our programs from approximately 2-6pm where people can come in and find out more information, explore, see what offerings are out there and we will see where that leads us.

ITEM NO. 12: ACTION ITEM: Approval of Kanza Fire Commerce Park Covenants: Molly Howey, Director of Business Development for GO Topeka.

Molly Howey, Director of Business Development for GO Topeka appeared and stated she was going to give them a little bit of background. Kanza Fire is the commerce park that Mars is in and currently Mars is the only company in that park. We own about 236 acres which is the remaining portion of that park. We have been working on developing some covenants just as a best practice to set standards for the development at the future sites in the park. We have reached a contract with Mars' attorneys that they are comfortable with and are now bringing it to JEDO for approval. Some highlights of the agreement include:

- Restrictions to protect the use of the park
- Association is created when 90% of current GO Topeka land is sold – assessments will begin at that time to be used for maintenance and common areas
- GO Topeka has all powers the association will have until it is created
- Covenants will exist for 20 years and renew every 5 years unless terminated by 2/3 vote
- Remains I-2 zoning but can't be used for offensive or noxious operations

Mayor Wolgast asked if she could give them a few examples of what constitutes “offense or noxious operations?”

Ms. Howey replied she believes in the contract it sites sanitation so dumps and things like that. Anything that would require an air permit she would probably assume would be something that is obnoxious.

Mayor Wolgast asked if we have had interest in the land from companies that would fit into those categories.

Ms. Howey responded yes. Also another thing that it restricts is outside storage. One of the companies that would fit into this category that wouldn't be able to develop there would need 20 acres of outside storage for things that don't look very nice and you probably wouldn't want to come into the community seeing these items scattered throughout. She apologizes for being so vague but it is a prior project. Things that would create toxic fumes, salvage areas. It's a visual thing also.

Commissioner Cook states he understands that if this were to pass that it will be filed with the Shawnee County Register of Deeds. He sees that we have Bill Fiander and Barry Beagle, who work with Planning and Code, maybe asking them; will this have any impact with Shawnee County or the City of Topeka with code enforcements?

Barry Beagle, Director, Shawnee County Planning Department stated with regard to the restrictions and covenants right now Mars is within the City of Topeka so Shawnee County has no influence as regard to that. However, there was at the time we rezoned over 1,000 acres associated with Mars to industrial, there were specific restrictions and performance measures that do apply and those restrictions still apply to that zoned area that is zoned industrial that is outside of the City limits currently.

Bill Fiander, Director, City of Topeka Planning Department stated he would welcome restrictions and covenants under I-2 particularly in a place like this which is high character, major image place for our city. Although he has not reviewed them, we would welcome them in an area like this that we are trying to promote.

Councilman Jensen asked is there a particular reason why a covenant is better than rezoning it to something lighter?

Mr. Fiander responded that this is a private restriction. Zoning would be a public restriction that the City would have to enforce. Quite honestly they act in the same way, it's just who enforces that. So really it is a policy decision as to whether you want a public restriction, a public enforcement or a private one.

Councilman Jensen replied that we have a substantially larger hammer than the private sector in terms of enforcement. Does this provide them more flexibility to use this area in the way that they see best fit? He doesn't see why this is better than us just doing the zoning job that we are charged to do by our citizens.

Mr. Fiander responded he thinks you could look at it being one in the same as far as the restrictions could be folded into a zoning district if in fact that was the way to go and he wouldn't see any issue with that. The one thing is flexibility, if something comes along. We are public and we do have our processes that we do have to go through so that is one thing to consider.

Councilman Jensen replied that also includes the maintenance of the area which is something we wouldn't do with the zoning anyways.

Mayor Wolgast made a motion to approve the Kanza Fire Commerce Park Covenants. Deputy Mayor De La Isla seconded.

The following individuals appeared to speak for public comment:

1. Joseph Ledbetter appeared and stated when he saw this he had questions because covenants run with the land and what they are doing in his opinion is dramatic and not to be taken lightly. If you read the agreement carefully it doesn't talk about just 20 years it says that it will be automatically renewed every 5 years so it goes on for quite a period of time. The problem he has with part of that is the high amount of votes it would take to undo it by the members of the association. He doesn't know why they couldn't put 51% in there instead of 66%. It may be that several decades from now some people would really like to undo some of these provisions like the construction sustainability in Article V, you have an LEED certification that may not be relevant in 20 years and it may be extremely costly to where people just walk away rather than invest in such a venture. There are several places in the agreement that talk about 66% which is 2/3, to change the agreement in the association, change the by-laws, etc. So he would say just out of caution you might give them a 51% threshold which wouldn't be near so high.

As far as limiting noxious fumes and things like that, are we talking about trucks, trains, aren't those part of an industrial park? One of the Articles he was looking at, under regulations to improve, 70% can be improved and 30% will be a buffer. You may have people who would like to have the full use of their land and not just 70% and so what he is getting at is down the road 20 years from now, you may no longer want this to be part of JEDO, it might no longer be desirable to be part of GO Topeka and you may need to just get rid of it and all these restrictions to him are a lot and he's not sure 20 years from now they will want all of those in place when you are just simply trying to sell the land. So these covenants run with the land which means yes they are being recorded with the Register of Deeds and so if you needed to sell this land down the road, just because you no longer needed it in your inventory and it hasn't sold for 7 years but you may wish you had not restricted yourself in these ways.

And as far as industrial I-2 land goes, it is pretty valuable; there is not a lot of it in Shawnee County. You are not trying to create a water park, it is industrial land. He understands buffers but 30% just seems like a lot of land to give up if you are paying good money for land. So he is just throwing that out, it is food for thought, they will do what they want but he is just giving them some caution you are putting some serious changes in this as far as restricting it down the road and how it may be sold.

Following a vote, motion carried unanimously.

ITEM NO. 13: DISCUSSION WITH POSSIBLE ACTION: Report of Section 2 – Renew and Transform (Product Improvement) concerning the Garner Report: Commissioner Shelly Buhler, Mayor Larry Wolgast and Councilman Jeff Coen.

Commissioner Buhler stated to begin with they all have a Memo and it is the second report. Just as a reminder in February of this year we approved a framework for discussion and potential action concerning the Garner Report. And since that time Mayor Wolgast, Councilman Coen and she have met and we have prepared this Memo. So to bring them up to date on the summary of Section 3:

1. We have established the JEDO website (www.jedoecodevo.com) and it is active. We are adding items there so if there are any suggestions for improvements please forward those along.
2. The open communications statement has now been added to the section of the JEDO Operational Rules.
3. Part of the Garner Report response was looking at a time where we could take a local/regional bus tour. We have worked with GO Topeka to look at November 9th from 4-8pm to have bus tour to visit some of the economic development areas, maybe 712 Innovations and we will get out more information about that as we move forward.
4. Heartland Visioning, GO Topeka, Visit Topeka and the Greater Topeka Chamber of Commerce have completed several videos talking about community pride. The links to those videos have been provided.

Commissioner Buhler stated starting on the second page of the Memo is their report of Section 2 of the Garner Report.

Mayor Wolgast stated the first recommendation in Section 2 is to “Invest in more quality of place projects that will enhance the competitiveness of the community and attract and retain talent.” And there are three recommendations listed. The first recommendation, Item 1a is to “Create a plan to improve gateways in the City—including new signage and landscaping.” And that is really the signs that say Welcome to Topeka; he believes there are five on the interstate and major highways coming into the City that we should look at. We are aware that Visit Topeka has had a contract to look at wayfinding signs within the City but also look at the gateway approaches so we have asked Brett Oetting to speak to that and give us a quick overview of the gateway signage that is there for consideration by JEDO in case we want to make that type of investment to support new gateway signs into the City.

Brett Oetting, President/CEO Visit Topeka stated in 2014 Rodgers Brooks International came to town as a consultant and worked with a group of people to do a new branding study for the community and one of the things that came out of that was an improved wayfinding system including the gateways. So that started progressing for the last year and when he took over in 2015 he did some research about that as well, he thought it was a worthwhile project. Studies around the country have shown that proper wayfinding will increase retail sales on that route up on average of 18%. So with the new mission that Visit Topeka has which is to increase not only transient guest tax dollars in the community but sales tax dollars as well he thinks that fits in. On the handout he has given, on the bottom of the first page it shows a price for not only the gateway signs but all of the wayfinding signs and the number of wayfinding signs that would be needed. After that there are two pictures that show what the proposed design of the gateway signs would be. This was completed by the consultants and then came down to the final one after a couple of public meetings where we had public comment of the committee that was working on this, it was narrowed down to these final two. There were six different ones at the time that they came up with. The next couple of pages are the wayfinding signs so they can see that there is a common look and feel, not only with the gateway signs and wayfinding signs but also the new logo that Visit Topeka has, the Chamber has and all the same colors, same design, same curves. The proposal right now for the gateway signs, we have received two bids from local landscaping companies in Topeka. The bid right now that would probably be the best as it stands right now would put \$3,270 per gateway sign. We are looking at seven gateway signs so that is around \$23,000 to have all the new gateway signs installed.

Mayor Wolgast stated a couple points, the committee has looked at the possibility that the signs would say Topeka and Shawnee County, if JEDO funds are used it is a joint effort and not just the City. So there would perhaps have to be a design element there we would have to look at. And these signs would be lighted is that correct?

Mr. Oetting responded yes. This proposal for that price includes lighting and also includes one year of landscaping with the option to renew for the future. One reason why we wanted them to add landscaping in is because with tulips in the springtime and the way they tulips die rather quickly during the summer, we wanted some options to be able to change out the landscaping three times a year to match the season and the look and the feel of what's going on in the City at the time.

Mayor Wolgast asked if this is on the State right-of-ways in most cases or private land.

Mr. Oetting indicated these would be on State right-of-ways as he understands it.

Councilwoman Clear asked how long does it take to get these all installed from start to finish.

Mr. Oetting replied he is not sure on that right now. Is she asking about just the gateway signs or the whole project? For the whole project if we have the funding, the consultants feel it could be done as early as fall of next year. The design work is coming to an end rather quickly, they have started receiving some bids and have been in discussions with engineers that would make these signs and that is something they feel that could be completed by August of next year. There has been discussion, because of the price and the increase in the number of signs we would be looking at, there might need to be a two step process to be able to fund all of this. It is the committee's recommendation that if that was the case we would wait until an extra year later and install them all at the same time, the reason being there are a lot of differences and changes to the signage right now, we would not want to confuse people. There would be some changes to the way the signs would direct people around town compared to the ones that are currently there and so we feel that having half of the existing signs and half of the new signs would not be a wise decision.

Commissioner Archer asked specifically what is JEDO being asked to fund in this package?

Mr. Oetting replied he believes JEDO would be asked to fund the gateway signage portion of that, unless they wanted to pay for the whole thing.

Commissioner Buhler stated at this point, this is just for information only and so as we see in the next item that we have talking about the holistic strategic planning and getting ready for next year's budget, this is for information tonight and as we consider going forward on budgets we would take possible consideration of this expense.

Mr. Fiander stated if he could clarify on a couple of points in terms of timing. It was asked if these are only the state highway, state interstate and yes they are for the most part. MTPO is working with KDOT on locations, a couple we would like to move closer in and some that are not there right now. That being said, they put a hold on anything on the interstate system, they have to come up with a policy that the federal highways will bless and approve. And so we are at a hold on anything along I-70 and 335. We have two on I-70, we have one on 335 and we think we could probably do another one. So we would probably want to try to sync that up so that we do them all at once.

Commissioner Buhler stated Item 1b of the recommendation is "Provide public free high speed Internet access to enhance the visitor and resident experience in the core business district and in disadvantaged neighborhoods where access is limited based on affordability." It is our recommendation that we seek a public/private partnership to increase access to our community to enhance Broadband. There was another recommendation that was given by Garner that suggests a public/private partnership be explored. The Intergovernmental Cooperation Council participated in a pilot project with the Kansas Department of Commerce and the Mayor's Task Force is continuing this work. We hope to have an RFP by December and that will be discussed for a consultant to assist us to navigate the next steps to close the digital divide. We had allocated she believes in the budget there was \$250,000 for Broadband. We don't have the language; we don't have that RFP yet but look for that to come forward out of the taskforce.

Mayor Wolgast stated as they know the Garner Report states "public free high speed internet access." We are not interested in providing public free internet access. This has caused some concern in the community that we will just wait and JEDO is going to provide free internet access. No that is an incorrect statement or at least we interpret that is not the goal of the JEDO Board to provide free internet access. The other point is we have met with Cox Communications and AT&T representatives and they are involved in the process as we go forward so everyone is welcome at the table.

Commissioner Buhler stated they are hearing very strongly from the school districts about lack of Broadband in certain areas. School districts are very much involved in this conversation along with the City, the County and the library and the providers as well.

Councilman Coen stated Item 1c of the recommendation is to "Create a "cool factor" in the core business district that will encourage families and young professionals to live, work and play there." We have invited Downtown Topeka and others to present information regarding this recommendation.

Vince Frye, President/CEO, Downtown Topeka, Inc. stated he wanted to share with them a new piece that has been made to show the cool things that are happening downtown. Tonight it is being shared with graduating fellows from the Sunflower Foundation from all over the state who are in town and touring our downtown on a walking tour. Tomorrow he will be using it in Wichita speaking on a panel for Leadership Kansas along with Downtown Lawrence and Downtown Wichita. He thinks that's cool. Mr. Garner talked about this "cool factor" in the core business district that will encourage families and young professionals to live, work and play. One of his suggestions was to adopt ordinances that encourage

landlords to improve their properties, encourage home ownership by enticing families and young professionals to move downtown and making infrastructure improvements to increase overall property values. So at this time he would like to tell them a few things that have been done to accomplish that:

First of all, as they know, the new infrastructure financed by the City was completed in 2015. And he was surprised that Mr. Garner wasn't aware of that project when he made his recommendations. The demand for residential downtown exceeds supply. We get calls all the time from people wanting to live downtown and that is cool. The Assumption grade school is being converted into 21 new loft apartments. At least 16 of those have already been leased. We created 3 historic districts in downtown which has allowed investors to reap the benefits of historic tax credits from the state and feds. The City has a neighborhood revitalization program which allows tax rebates for improvements on buildings and residences. And DTI administers a city grant program which provides funding for permanent improvements to downtown buildings. And we have also established a new downtown neighborhood improvement association so he thinks we have done a lot in regards to that particular suggestion by Mr. Garner.

Then he said we need a "cool factor." He doesn't know what was meant by "cool" but to name a few things that have been done that he thinks are "cool." The redevelopment project is complete, that was the #1 priority of the community and their visioning process. And of course the private sector committed \$3.8 million to enhance what the City is doing. We have mid-block arches, pavilions, pocket parks, statutes; lots of things that he thinks are pretty cool. All the empty buildings on Kansas Avenue have been purchased, that totals 26, and they are all purchased by local investors. The Cyrus Hotel is being constructed, we will have a wonderful new restaurant, other restaurants and bars are planned for downtown. Deborah and Randy Clayton intend to construct a new building where HHB BBQ had been. We've created over 35 new events for downtown. Our goal has always been to make downtown the entertainment district for the community. We have noon concerts, we have 2nd Saturday concerts, we have jazz festivals which is October 8th, we have brew festivals, Touch-A-Truck which brought 12,000-15,000 families downtown a couple of weeks ago, movies on the Capitol lawn, Cruisin' the Capitol car show and we even had somebody jumping cars on a motorcycle downtown.

Topeka's downtown was selected by Mainstreet's Across America as the state's top downtown that represents the values of where businesses, families and individuals come together to support each other to live, work and play. DTI was awarded the Waldo Haywood Award last week by the Topeka Civic Theatre for outstanding contributions to promoting the arts in our community. As he said, he is on a panel tomorrow to talk about our great downtown for Leadership Kansas. And really one of the most important things is the creation of a downtown plaza. We have been awarded funding for the transient guest tax and we are very well on our way to having plans to finalize that which we will bring to you. And this is something that hopefully JEDO would be in support of, it is very important for our community and certainly for downtown. And of course we have the most beautiful state Capitol in our downtown. The best part of it is that it is only going to get better. Again he doesn't know what Mr. Garner considers to be a "cool factor" but if he was here today and saw our progress he would think we have made great progress towards that.

Councilwoman Hiller stated one of the proposals we had and maybe where this Broadband thing came from was the idea of a free Wi-Fi access in downtown. How are we on that?

Mr. Frye responded he knows there was a lot of discussion before the project began, that there were conduits that were going to be part of the project that were eliminated due to cost. Other than that, we are certainly desirous of having Wi-Fi in downtown as many communities do across the country.

Councilwoman Hiller replied they were eliminated also because they go do alleys instead of under the street right?

Councilman Jensen stated that Westar Energy provides free Wi-Fi in their pocket park. It is available for everyone 24 hours a day, please enjoy and phone charging.

Gabriel O'Shea Executive Director, Fast Forward appeared and stated that the mission of Fast Forward is to attract and retain young talent to the greater Topeka area. We are in strategic planning mode right now. We have an amazing leadership team full of diverse and dynamic very successful young professionals that are right now behind the scenes doing a lot of work. There are many things they are going to be rolling out in the coming months. We are excited that we are going to have a big announcement on October 21st. They are having a concert called Forge Fest and there they will make their big announcement which comes from six benefactors who are – Bartlett & West, Capital Federal, Advisors Excel, Westar Energy, Federal Home Loan Bank and Washburn University. He would recommend to them as elected officials to use their organization. We are over 1,000 engaged young professionals that are energized and passionate in our community that would love to get involved and help out.

Mayor Wolgast indicated that recommendation, Item 2, of the Garner Report is to “Conduct a countywide community improvement planning effort that looks at assets and neighborhood planning by City and County districts.” And the recommendation was that each member of the JEDO Board was to lead a planning effort within their district to conduct a long-range planning development of how each of our districts could provide better economic development. Our general consensus was that we don't know if we want to do this and actually in conversation, we would like to have the City and County Planning Directors just briefly describe their reactions and thoughts of doing something along those lines.

Mr. Fiander stated he will briefly describe that we are doing a lot of planning by district. In the City we start out at a very high level with our overall Land Use and Growth Management Plan. We prioritize where our growth and investment should be. We work our way down into our long-range transportation planning which we are doing right now, our historic preservation plan we are working with a number of neighborhoods within the districts on surveys as well as new historic districts, identifying assets. And then we got down to the neighborhood level where we have 13 different neighborhood plans in 6 different council districts that we have worked on and updated over the years and we target funds for those as well for implementation for housing and infrastructure. And then we started something new this year as well, we do neighborhood assessments, those folks that we can't get to, to do full-fledged neighborhood plans we have gone out and started one, Councilman Coen may know of the Meadow Crest area, we started an assessment there and just kind of a shot in the arm of an overall condition survey. So we have tried to go to all different levels and prioritize our planning efforts but that gives them an overview

Mr. Beagle stated with regard to planning within the unincorporated area of the County, he would like to say we are in the same position as the City with regard to its Land Use planning efforts. We are embarking on a project to develop a comprehensive plan for the unincorporated area. We have just crossed the threshold of getting that project started. He has passed around an overview of the planning process to give them an idea of the scope and objective and what we hope to accomplish as a result. The specific purpose of the comprehensive plan is to give us a 20 year vision, looking ahead beyond today and charting a positive course towards the future. And as a result of implementing this plan, hopefully we will achieve things in the community, especially in the unincorporated area, that are beneficial for the community in terms of population growth, housing, natural resource conservation, projection of agricultural farmlands, etc. We have a lot of work to do, we are undergoing stakeholder reviews today and they have been quite successful. We have had three steering committee meetings with regard to this effort which have helped us to define what some of the specific issues are that we are trying to address. Thus far the steering committee has identified four key themes to concentrate on which economic

development is one of them and understanding what roles Shawnee County is going to play with regard to our economic development strategies, land use and what types of land use activities we are going to accommodate within the unincorporated areas, natural resources and conservation and then finally transportation and infrastructure. He wishes he could give them a lot of detail at this point with regard to that and how this could potentially add to what has been referenced in the Garner Report but he can indicate to them that with economic development being one of the principal strategies or themes we are looking at, we will be very sensitive to that.

Mayor Wolgast would say we have two fine, outstanding Planning Departments in the City and the County doing an excellent job. They certainly hear the needs of the citizens and elected officials and respond to them. He questions whether it is our recommendation to add developing a plan for each of our districts specifically; he thinks that is not in the best use of the resources of the City and the County.

Councilman Coen reported that recommendation, Item 3, of the Garner Report is that “JEDO should continue to acquire real estate for economic and growth opportunities.” Our response to that would be that GO Topeka plans to review best practices for land acquisition in economic development. GO Topeka will look at our competitors’ land strategies and visit with local private developers to create a land strategy for Shawnee County. GO Topeka does not have plans to acquire any more land in the near future. He was on the GO Topeka Board for a time last year and that was really interesting because he got to see that all come about where they did turn down the interest in the land.

Commissioner Buhler stated that this is all part of being responsive to the Garner Report and making those members of our community aware that there is a lot of activity going on and planning and Visit Topeka and the MTPO. At our December meeting we will tackle Section 1 of the Garner Report and bring those recommendations forward.

The following individuals appeared to speak for public comment:

1. Joseph Ledbetter appeared and stated to make some comments in reference to the Garner Report, one of the things that struck him in reading it, one of the comments was that the City wasn’t showing very well and so he thought he would do his own mini-Garner Report over the last couple of months. He has been driving around the City and he agrees and he really hopes as part of economic development our governing bodies understand the importance of code enforcement and protecting neighborhoods. We haven’t had a JEDO meeting since May 18th and CAG (Citizens for Accountability in Government), an organization he helped form because we were very concerned about what we perceived to be a lack of transparency of funds of tax money with JEDO, with economic development. We had a forum in July, we had both County Commissioners participate, it was very well attended, very well publicized, a lot of tough questions were answered by both parties but we’ve kind of gotten a little bored because when he asks Matt Pivarnik about information he gets answers now, he gets the truth, it’s refreshing. And when he talks to other Board members with the Chamber and GO Topeka they just answer questions, they ask me questions, we have a discourse, we talk about ideas and they say he has some good ideas and he tells them all he wanted to do was come to the table to talk to them, but he had to have some other things first which was truth and openness.

Since we hadn’t had a meeting since May 18th, on May 15th there were some 990’s released and anyone who has read these already knows what he is going to say but what he has is GO Topeka’s and the Chamber of Commerce year 2015 990’s and what this reflects is monies spent last year, not this year under Matt

Pivarnik. And the relevant parts that he wants to get into the record so we can finally close this chapter is the departing President of GO Topeka/Chamber of Commerce, Doug Kinsinger, did get paid a severance package of \$130,000 last year. He hopes that closes the chapter, but he does appreciate people working with us and being candid and being honest and he just likes not having to file a KORA and have that battle, not that he is afraid of a battle. He did get what he wanted eventually through a KORA request, it wasn't done through Court, he thinks some of them know how he did it and that's fine. The point is we don't have to hide things, this is tax money and he appreciates the change in direction.

2. Scott Griffiths appeared and stated he would like to acknowledge Mr. Ledbetter's show of cooperation and having a better discourse between him and the people he represents and the Chamber and GO Topeka. He thinks there is a lot better communication and he would also like to for the record indicate that the money Mr. Ledbetter indicated was paid to Mr. Kinsinger on the 990, that was paid using private dollars, none of that came from public dollars.

ITEM NO. 14: DISCUSSION: 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.

Commissioner Buhler stated to make everyone aware in our Operational Rules in December of each year the JEDO Board shall establish the economic priorities of the coming year. Given that she will turn the floor over to Mr. Pivarnik for this item.

Mr. Pivarnik stated following Mr. Ledbetter talking about war and battles he has a quote which is "All men can see these tactics whereby I conquer, but what none can see is the strategy out of which victory is evolved." ~ Sun Tzu, author of The Art of War. He is here to talk to them a little more about strategy. He has mentioned before he believes we have a lack of strategic plan and lack of metrics. He does applaud everyone for bringing Garner Economics in to perform a review of how economic development could be done better. As he looks through that report, it was strongly recommended that we create performance metrics as part of our ongoing strategy and it also said we should work differently this time by having an edict. That actionable and measureable plans be brought forth following by a review of its success and the implementation of these plans.

We are working with a 35 person steering committee in the community. It is chaired by Keith Warta, who they will hear from shortly, Commissioner Buhler and Mayor Wolgast. We have retained Market Street Services which is an organization that was founded in 1997 and has been a trusted partner in more than 106 community strategies in 34 different states. You do hear the word holistic economic development strategy coming out of our mouths a lot. He thinks early on we thought we need to be the best contractor possible for economic development so we need to have a good strategic plan and good metrics but as we started visiting with folks, they really thought that we should really have a more holistic or more of a global view of economic development, not just what GO Topeka does. Market Street, he could name dozens of communities they are working with, but they are communities like Austin, TX, Des Moines, IA, Nashville, TN and Tulsa, OK.

Finally he thinks part of this holistic strategy and one of his favorite parts of this is that the costs associated with this work is being funded by the private sector, by the United Way, the Topeka Community Foundation and the Topeka/Shawnee County Library and Heartland Visioning. So we do not have to use public dollars. We did start this in August and we went through a

community engagement process, in September soon we will have data from that and he is anxious to show them but this whole project really goes through next March. So he says that to say we really need to work on developing strategy and not spend a lot of time brainstorming special projects rights now.

Keith Warta, GO Topeka Treasurer, President/CEO, Bartlett & West appeared and provided an overview of the project to the JEDO Board.

Holistic Economic Development Strategy Timeline

- August – Phase 1: Community Engagement
- September – Phase 2: Scorecards & Community Assessment
- December – Phase 3: Topeka-Shawnee County Holistic Economic Development Strategy
- March – Phase 4: Implementation Plan

Total survey responses: 2,295

- Race and ethnicity
 - 85.1% White, not Hispanic
 - 7.9% Minority
 - 7.0% all other/prefer not to answer
- Age
 - 20% of respondents in each of the main age groups – 25-34; 35-44; 55-64
- Educational Attainment
 - 7.2% high school diploma or less
 - 6.0% associate's degree
 - 42.4% bachelor's degree
 - 26.5% graduate degree or higher

Councilwoman Hiller stated this really came together under the leadership of Commissioner Buhler and Mayor Wolgast and we had this general goal but she wasn't aware that this whole 35 person Board had come together and that the survey was underway until it was announced and she thinks that's amazing that so many things are moving at the same time.

ITEM NO. 15: General Public Comment

The following individuals appeared to speak for general public comment:

1. Carol Marple appeared and stated she is going to echo a lot of Mr. Ledbetter's words. She would really like to thank Mr. Pivarnik for his willingness to answer questions. He has been very forthcoming and it is refreshing. She was glad to come tonight and see some things happening here. There were some excellent comments. She thinks the small business incentive program sounds like a great program but she agrees with all of them, she likes to see names. You can write down numbers, but if you have a name to go with it then you can believe the number more and that is probably one of her biggest disagreements with some of the presentations that we have had because they are just numbers. They don't really mean anything if you don't have anything to follow through with. First of all to listen to Mr. Grays he has some very good words that we should listen to and put some practice to. She has asked before, she would really like to see copies of the agenda packet printed and available for the public, that would be a big service to them. The survey, it's nice but she thinks 85.1% White, she doesn't think that is a very representative survey and 7.2% have a high school diploma or less, she just

doesn't think it is very representative of our community, but that's just her own comment. And we are going to agree to disagree on a lot of stuff still, we are coming more together with agreements but it was brought up those private dollars again. She just so happened to print something off from the Topeka Chamber website today, she will read it.

“GO Topeka is funded by two sources. GO Topeka receives funds from a countywide ½ cent economic development sales tax which generates around \$5 million annually to use in the attraction of new businesses to the community, expansion of existing businesses, growing new businesses and acquiring and managing assets necessary to support and retain primary jobs. The money is overseen by the Joint Economic Development Organization comprised of elected officials from Shawnee County and the City of Topeka. GO Topeka is also funded by private investors who have invested over \$4 million from 2013 to 2017 to augment the sales tax revenue and provide a solid economic development fund that will continue to help Shawnee County continue to grow.”

Now if you look at the 990's for 2015 you will see some of those private funds were down quite a bit. She thinks this is the biggest problem; we still are dealing with private funds. \$4 million when you break that out in 4 years is nothing compared to what the taxpayers are putting in she does believe that to continue to say as a copout it is private dollars it just doesn't cut it.

2. Lazone Grays appeared and stated what he is sharing with them are some things that probably he has shared before and that he has said before. Just providing a training program within itself is not the cure. There are other things, just like a chair has to have four legs, that you stack together to have a good program and not just something to satisfy the moment but something that will satisfy the long term. He has mentioned numerous times in the past the best practices Transitional Jobs program which is something he would like to see be considered in the future so that as individuals are getting training they should also be getting hands on access. That is not always made available in a training program, you go to class, you finish, you get a certification. As coming out of the Mayor's Neighborhood Summits there was mentioned by several people why not have individuals doing work in the neighborhoods fixing up the neighborhood. Those are the types of community service projects that would be good for students in a trade's skills type of program. The different types of certifications that he has suggested are the types of things that will increase the employability of those individuals. After he left the podium before, there was a comment to his previous comments and he just wanted to mention that it is nothing against the individual contractors, it's just he was having some problems understanding the wording in the interlocal agreement. He is not here just to say anything; he is also here to learn. If there was a legal question he would hope that a person would ask their legal counsel and he was asking a legal question so that he and others could understand that is the contract to be literally or liberally construed when it talks about the dedication of that 10% and who is that population that it is supposed to be dedicated to? He understands all the great things but there was a more finite point of question that he was trying to get answered so that as they deliberate in the future on those funds that they can be looking at them just as well. He will continue working with Mr. Pivarnik and his crew. He would also like to be a part of that Broadband conversation because these are things that are very dear to him.

NO FURTHER BUSINESS appearing the meeting was adjourned at 8:05 p.m.