

AGENDA
JEDO Board of Directors

March 15, 2010

11 a.m.

Chamber of Commerce Board Room

1. Selection of 2010 JEDO Presiding Officer – Commissioner Ted Ensley, Shawnee County Commission
2. Approval of minutes of November 19, 2009 meeting – JEDO Presiding Officer. (Pgs.1-7)
3. Discussion regarding the advancement of the 2004 Sales Tax Program's North Topeka Boulevard and 46th Street Intersection Improvement Project – Tom Vlach, Director, Shawnee County Public Works

**Joint Economic Development Organization Board Minutes
November 19, 2009**

Greater Topeka Chamber of Commerce Board Room, Topeka, Kansas, Tuesday, November 19, 2009.

The Joint Economic Development Organization (JEDO) Board members met at 3:00 P.M. with the following Board members present: City of Topeka Councilmembers Larry Wolgast and Bob Archer; City of Topeka Mayor Bill Bunten; Shawnee County Commissioners Vic Miller, Shelly Buhler and Ted Ensley. Absent: City of Topeka Councilmember Richard Harmon.

Also present were nonvoting JEDO Board members: City of Topeka Councilmembers Karen Hiller and Sylvia Ortiz

Mayor Bunten called the meeting to order.

MINUTES of the JEDO Board meeting of October 13, 2009 were presented.

Councilmember Wolgast moved to approve the Minutes of the JEDO Board meeting of October 13, 2009. The motion seconded by Commissioner Ensley carried unanimously.

A PROGRESS REPORT on the acquisition of a new business park was presented.

Doug Kinsinger, Greater Topeka Chamber of Commerce/GO Topeka stated that they have made significant progress with the acquisition of a new business park located approximately 1.5 miles south of the Central Crossing Commerce Park on Gary Ormsby Drive since the last JEDO Board meeting of October 13, 2009.

Steve Jenkins, Greater Topeka Chamber of Commerce/GO Topeka reported that the final site selection for the new business park was conducted by Bartlett & West Engineers which included an extensive review of the cost effectiveness and marketability of a site. He stated that the site was purchased at an average market price of \$10,000 per acre which represents a less than 1% appreciation rate from when the Central Crossing Commerce Park acreage was purchased at an average market price of \$9,000 per acre. He stated that as a result of a well thought out process, and an average purchase price the investment will be a long-term asset for the community. He reported that the design phase is moving forward on the sewer, entry road and rail switch; however, the entry road and rail switch may change slightly based on the needs of a prospect they are working with right now. He stated that the construction of a sewer line to service the area would begin in 2010, allowing GO Topeka to market the property. He stated that they anticipate closing Phase No. 1 of the property acquisition by December 21, 2009. He noted that they have a prospect considering the location that is a strong competitor for a new industry. He referenced an interim brochure of the new business park and stated that they are accepting suggested names for the new business park, as well as, street names.

APPROVAL of the Federal Funding Priorities was presented.

Mayor Bunten commended Paul Hirsh, Madison Government Affairs and lobbyist for his outstanding job performance. He reported that through the guidance of Mr. Hirsh and other representatives from Topeka, Shawnee County, Greater Topeka Chamber of Commerce and GO Topeka they have received approximately \$30 million in federal funding assistance since 2002.

Paul Hirsh, Madison Government Affairs reported that currently five of the twelve appropriation bills have been signed into law by the President. He stated that there is a continuing resolution by Congress to run the seven outstanding appropriation bills by December 18, 2009 to allow time for the bills to be sent through the conference process and be presented to the President for signature. He stated that it is anticipated that following the Thanksgiving Holiday recess the Department of Defense Appropriation bill; Financial Services Appropriation bill; Labor, Health and Human Services Appropriation bill; and the State, Foreign Operations Appropriation bill would be bundled together and presented as one bill. He reported that the remaining Transportation Appropriation bill; Military Construction and Veterans Affairs Appropriation bill; and the Commerce, Justice, Science and Related Agencies Appropriation bill would be handled separately. He stated that if the process is not complete by December 18, 2009 a continuation would have to be filed. He noted that the health care debate issue has slowed the conference process. He stated that the U.S. House of Representatives has passed a health care bill; however, the U.S. Senate is considering a different health care bill. He noted that hopefully by the end of year the U.S. Senate will pass their health care bill so at the beginning of 2010 a conference committee can be formed to resolve the House and Senate bill differences. Mr. Hirsh thanked the Mayor for his comments and stated that federal funding assistance is obtained through a collective team effort. He requested approval of the following seven projects:

1. I-70 Polk Quincy Viaduct
2. Infrastructure improvements to enhance the new business park in the southern corridor.
3. Low level dam/weir on the Kansas River
4. Streetscape/revitalization downtown (hardscape)
5. Washburn University/Washburn Technical Industrial Maintenance Training Center
6. Preventive Flood Mitigation
7. Constitution Hall

Mayor Bunten expressed appreciation to the local delegation for their hard work.

Commissioner Buhler moved to approve the Federal Funding Priorities. The motion seconded by Councilmember Archer carried unanimously.

APPROVAL of an incentive offer for Project HIT was presented.

Steve Jenkins, Greater Topeka Chamber of Commerce/GO Topeka reported that Project HIT is a health care industry information technology company providing employment for 27 people with an average salary of \$60,000 per year. He stated that GO Topeka offered an incentive of \$3,000 per job or a total of \$81,000. He explained that the facility would implement a system that would allow health care providers to share records throughout the State of Kansas.

Doug Kinsinger, Greater Topeka Chamber of Commerce/GO Topeka reported that the project would qualify for federal stimulus funding. He also reported that currently there are 18 states competing for these types of projects; however, Project HIT is the only company that made application to the State of Kansas due to the incentive offered by GO Topeka.

Steve Jenkins reported that 600 healthcare providers have already agreed to participate in the shared records program.

Commissioner Miller moved to ratify the recommendation to approve the incentive offer for Project HIT. The motion seconded by Commissioner Ensley carried unanimously.

APPROVAL of an incentive offer for Project Trax was presented.

Steve Jenkins, Greater Topeka Chamber of Commerce/GO Topeka reported that Project Trax was offered to PTMW a local manufacturing company experiencing a major expansion. He reported that the capital investment for the project would be \$4.25 million; employment would include 88 jobs the first year, 25 jobs the second year, and 25 jobs the third year - totaling 138 jobs over a three-year period with an average wage of \$13 per hour. He stated that GO Topeka offered PTMW an incentive offer of \$3,500 per job created and implemented. He also stated that he is happy to announce that PTMW has purchased the former Payless Distribution Center for their new operation.

Doug Kinsinger, Greater Topeka Chamber of Commerce/GO Topeka reported that PTMW has tripled in size over the last eight years setting the standard in the telecommunication and railroad industries. He also reported that the Federal Government has implemented a requirement that all passenger trains must install a Positive Train Control System which would be housed in the railroad and telecommunication signal house enclosures constructed by PTMW. He noted that the majority of the work for this contract would take place over the next seven years. He stated that they see great potential with PTMW through the leadership of their firm and anticipate even more growth for the company.

Ed Carpenter, PTMW Vice President of External Affairs stated that PTMW provides a quality product in a timely manner to customers. He stated that they have seen remarkable growth in the last five years and noted that Patti Jon Goff received the 2009 Minority and Women Business Award in manufacturing. He expressed their appreciation for considering the proposal and stated that their business works because of the quality of people in the community. He thanked Payless Shoesource, Inc., representatives for working with them and enabling them to purchase the new facility.

Patti Jon Goff, PTMW President and Owner expressed her appreciate for the opportunity to expand the business. She stated that she is excited about the purchase of the Payless Distribution Center building and looks forward to the opportunity to serve the community.

Commissioner Miller moved to ratify the recommendation to approve the incentive offer for Project Trax. The motion seconded by Councilmember Archer carried unanimously

SELECTION of the 2010-2012 Financial Auditor for GO Topeka was presented.

Brad Owen, Mize Houser & Company reported that following the review of the five bids received they are recommending that Mayer Hoffman & McCann be awarded the bid. He asked the Board to approve the recommendation.

Doug Kinsinger, Greater Topeka Chamber of Commerce/GO Topeka reported that GO Topeka received a status review of the bids received and agree that Mayer Hoffman & McCann is the most qualified candidate for the job.

Councilmember Wolgast moved to approve the recommendation to award the bid to Mayer Hoffman & McCann. The motion was seconded by Commissioner Ensley.

Commissioner Miller asked if a financial auditor has been selected for JEDO.

Doug Kinsinger stated that the auditor would serve both agencies upon approval by the JEDO Board.

The motion to approve the recommendation to award the bid to Mayer Hoffman & McCann carried unanimously.

APPROVAL of the 2010 Economic Development Business Plan and Budget was presented.

Brad Owen, Mize Houser & Company presented the 2010 GO Topeka Proposed Budget. He compared Revenues, Expenses and Departmental Activities for 2009 and anticipated figures for 2010. (*Attachment A*)

Doug Kinsinger, Greater Topeka Chamber of Commerce/GO Topeka discussed Heartland Visioning Contributions, Incentives and Site Expenditures line items and Net Revenues for the 2010 Proposed Budget. He noted that the contribution to Heartland Visioning is subject to equal contributions made by the City and County. (*Attachment A*)

Steve Jenkins, Greater Topeka Chamber of Commerce/GO Topeka reported on the Master Plan for Science and Innovation Park line item. He stated that USD No. 501 has purchased the State of Kansas hospital grounds and GO Topeka is providing \$20,000 to the School District to draft a master plan on 130 acres of the site. He stated that the acreage offers a unique asset to the

community because it is located in close proximity of the hospitals and Hummer Sports Park, as well as, easy access to public transportation, offering great potential in attracting high quality companies to the community. He stated that they plan to market the area as a biosciences technology area geared towards technology companies that would have a good working relationship with the hospitals. He noted that two major Universities are considering locating facilities on the site.

Doug Kinsinger commented on the New Incentives line item and Site Improvements for Commerce Park line item. He stated that of the \$173,000 being allocated \$153,000 is a matching share to an EPA grant. He stated that the funds would be used for a water line extension along Wenger Street creating a loop to provide quality water service to the entire park. He also reported on the Site Improvements for the 49th Street line item and stated that when the area was platted the City stipulated that if commercial or employee traffic increased in the area they would have to develop a benefit district to pay for the 49th Street improvements.

Steve Jenkins stated that the greatest need for the new business park is to provide a sewer system. He reported that Phase No. 1 of the project would provide for a pump station and a force main costing \$1.1 million; provide for 400 feet of an entrance road for prospects to enter the property; and build a rail spur that dead ends. He noted that the entrance road and rail spur location may change based on the needs of a current prospect.

Doug Kinsinger noted that it is important to get the projects underway so the site is ready for potential companies.

Doug Kinsinger reported on the Site Option/Acquisition line item and stated that the \$14,225 is for the site option fee for Phase No. 2 (the land west of Highway 75) of the new business park that was approved at the JEDO Board meeting of October 13, 2009.

Commissioner Ensley asked if the budget is approved would the expenditures require additional approval by the JEDO Board.

Doug Kinsinger stated that historically approval of the budget authorizes GO Topeka to expend funds.

Commissioner Ensley moved to approve the 2010 GO Topeka Budget. The motion seconded by Councilmember Wolgast carried unanimously.

DISCUSSION continued on the GO Topeka 2010 Economic Development Business Plan.

Steve Jenkins, Greater Topeka Chamber of Commerce/GO Topeka stated that it is their goal to make GO Topeka a fierce competitor for economic development on a national, as well as, global level. He presented the following overview:

- Proposed increase of 10.2% for the Attraction Budget for new business attraction and marketing promotions from \$987,764 to \$1,088,535 to include \$238,340 for Lead Development/Prospect Consultant; \$456,276 for Targeting Marketing; \$75,000 to Update

Target Sectors; \$10,000 to implement Biosciences Study; and \$52,750 for Regional Marketing and Relationships

- Proposed increase of 81% for the Existing Business Budget from \$48,507 to \$87,886 to provide for two Headquarter Visits; enhance Visitation Program; increase recognition events; implement Mid-America Manufacturing Technical Center (MAMTC) Pilot Project; continue education and training of existing businesses; and increase input solicitation.
- Proposed decrease of 48.5% in the Workforce Development Budget from \$123,960 to \$63,880 to support the WorkKeys Testing Project and WorkKeys Job Profiling Pilot Project.
- Proposed increase of 33.7% for the Entrepreneurial Development Budget from \$16,580 to \$22,160 for continued support of the SBDC; Small Business Start-Up Guide; expand NaviGate Webinars; implement the NaviGate Entrepreneurs "Boot Camp" Weekend Program; and continue the Last Tuesday Program
- Increase the Disadvantaged Business Enterprises Budget from \$578,251 to \$649,592 to provide for CDFI Certification and allocation; implement the Hallmark Project; continued emphasis on education and training programs; and extend the DBE Strategic Plan

Commissioner Miller moved to approve the 2010 GO Topeka Business Plan. The motion seconded by Commissioner Buhler carried unanimously.

APPROVAL of the GO Topeka Operating Agreement was presented.

Braxton Copley, Deputy City Attorney reported that the operating agreement for 2010 is virtually identical to the 2009 operating agreement with the exception of added language to paragraph 20 clarifying when GO Topeka enters into a multi-year incentive agreement that GO Topeka is the only entity entering into the multi year incentive agreement and not the Joint Economic Development Organization (JEDO); however any such incentive agreement can only be entered into with prior approval of the JEDO Board. He also stated that the operating agreement stated that JEDO agrees to grant \$5 million from its economic development fund to GO Topeka for the purpose of providing economic development services as outlined in the operating agreement. He explained that the companion piece is a cash carry-forward agreement to make certain GO Topeka continues to have the necessary funding to meet their obligations under the incentive agreements.

Doug Kinsinger, Greater Topeka Chamber of Commerce/GO Topeka reported that the 2010 carry forward amount is \$9.75 million. He noted that the amount is less than last year (\$12.5 million) due to anticipated closing expenditures for Phase No. 1 of the new business park.

Commissioner Miller requested that the language amendment be read aloud.

Braxton Copley stated that the language amendment is reflected on page 10, paragraph 20 of the operating agreement. The amendment was read as follows:

“The parties understand that the scope of the economic development retention, expansion and attraction may, in some cases, require that GO Topeka enter into funding commitments that extend beyond the one (1) year term of this Agreement. For such commitments, GO Topeka shall obtain the prior approval of JEDO, either in writing or by formal action of the JEDO Board at a duly called meeting and reflected in the meeting minutes.”

Commissioner Miller questioned why GO Topeka has the property title of the new business park when the park was purchased with JEDO funds; and if there were provisions in place for the land to revert back to JEDO if GO Topeka would become nonexistent.

Doug Kinsinger stated that all assets including land, equipment and funds would revert back to JEDO if GO Topeka became nonexistent.

Commissioner Miller moved to approve the 2010 operating agreement and the cash carry-forward agreement. The motion was seconded by Commissioner Ensley.

Commissioner Buhler questioned if there were other area companies that offer the same services as GO Topeka.

Doug Kinsinger stated that a different organizational structure would have to be developed if the Board wanted to consider other options.

The motion to approve the 2010 operating agreement and the cash carry-forward agreement carried unanimously.

Commissioner Miller expressed his appreciation to all GO Topeka Board members and Councilmembers for attending the meeting.

NO FURTHER BUSINESS appearing the meeting was adjourned at 4:20 p.m.

JEDO Board Presentation
Advancement of NW 46th/Topeka Blvd Project
March 15, 2010

- Currently under design for NW 46th & Rochester Road Intersection
 - Will be roadway grade issues on segment between Rochester & Topeka
 - Current Sales Tax Program cash flow projection = \$6.3M balance at end of program
-
1. Will reduce construction engineering/inspection costs by estimated **\$160,000**
 - a. One 8-month project vs. two 6-month projects
 2. Will eliminate required temporary transitioning construction (**est. \$50,000**)
 3. Economies of scale
 - a. (25%-33% Labor & Equipment savings);
 - b. (6%-8% Mobilization)
 - c. Assuming 15% savings on a \$1.7M project = **\$255,000**
 4. Typical construction inflation – 6%/year
 - a. At a rate of 3%-6% = **\$150,000-\$300,000** savings
 5. Disrupt the traveling public once instead of twice
 6. KDOT is administering the Rochester project and is agreeable to include the Topeka Blvd project as part of the Rochester project. Topeka Blvd costs tracked as Non-participating
 - a. As such, bidding and plan reproduction costs borne by KDOT
 7. Resulting anticipated construction project cost savings:
 - a. **\$615,000-\$765,000**
 8. Interest costs estimated to be **\$165,000**
 9. Total Estimated Project Cost Savings = **\$450,000-\$600,000 (Shared)**
 10. Propose Shawnee County finance the project in 2013 with costs, including bond interest, reimbursed by sales tax in 2016

REFERENCES NOTED	BY	DATE
REFERENCES CHECKED		

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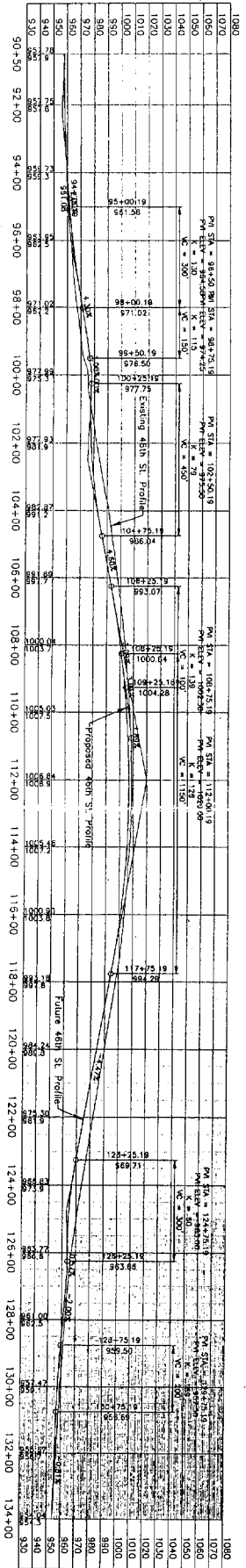
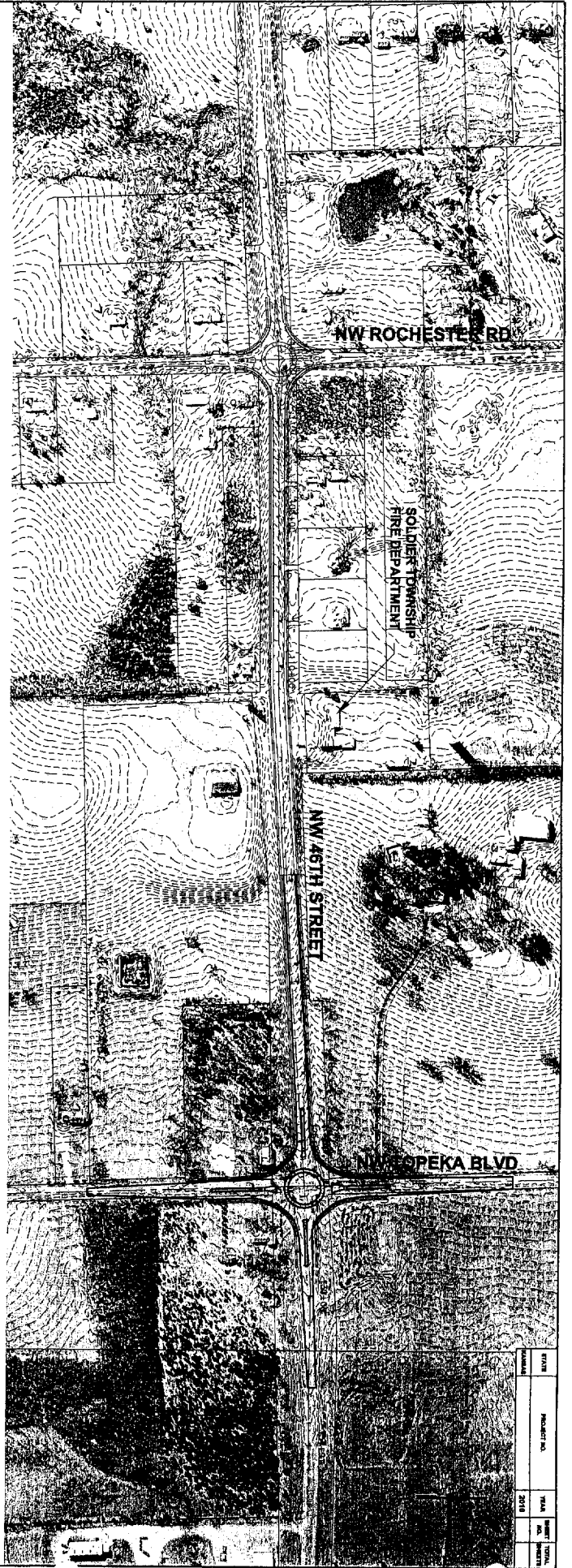


FIGURE 1

46TH ST. - ROCHESTER TO TOPEKA

PLAN & PROFILE

BARTLETT

WEST

Joint Economic Development Organization Board Minutes
March 15, 2010
11:00 a.m.

The Joint Economic Development Organization (JEDO) Board met at 11:00 a.m. with the following Board members present: Shawnee County Commissioner Ted Ensley, Chair; Shawnee County Commissioner Shelly Buhler; Shawnee County Commissioner Vic Miller; City of Topeka Councilman Larry Wolgast; City of Topeka Councilman Bob Archer; City of Topeka Mayor Bill Bunten. Absent: City of Topeka Councilman Richard Harmon.

OTHERS PRESENT: Councilwoman Sylvia Ortiz; Councilman Jeff Preisner; Rich Eckert, Shawnee County Counselor; Jackie Williams, City Attorney; Robert Perry, Shawnee County Bond Counsel; Norton Bonaparte, City Manager; Tom Vlach, Shawnee County Public Works Director; Tom Flanagan, Shawnee County Public Works; Brian Armstrong, Bartlett and West; Steve Briman, Bartlett and West; Tim Hrenchir, Topeka Capital Journal; Steve Jenkins, Topeka Chamber of Commerce; Jo Feldman, Topeka Chamber of Commerce; Nora Patton-Taylor; Olivia Simmons, Visit Topeka; Ken Daniels, Midway Wholesale.

County Commissioner Ted Ensley called the meeting to order.

ITEM NO. 1: County Commissioner Ted Ensley was elected as the 2010 JEDO Presiding Officer.

Commissioner Miller moved to nominate Commissioner Ted Ensley to serve as the presiding officer, seconded by Commissioner Buhler. Motion carried unanimously.

ITEM NO. 2: The JEDO meeting minutes of November 19, 2009 were approved.

Mayor Bunten moved approval of the minutes of the JEDO Board meeting of November 19, 2009, seconded by Councilman Archer. The motion carried unanimously.

ITEM NO. 3: Discussion regarding the advancement of the 2004 Sales Tax Program's North Topeka Boulevard and 46th Street intersection improvement project.

Shawnee County Public Works Director Tom Vlach presented the JEDO Board with a drawing of the North Topeka Boulevard and 46th Street intersection projects, a sales tax project cash flow spreadsheet, as of February 24, 2010, and the interlocal agreement regarding the 2004 sales tax program approved by the voters.

Mr. Vlach said currently Shawnee County is planning on constructing intersection improvements to NW 46th Street and Rochester Road and are currently under design with Bartlett and West for that project. Also,

proposed improvements to the 46th Street and Topeka Boulevard intersection are planned to be made as part of the sales tax program. The Rochester intersection is planned to be constructed in 2013. According to the sales tax program's project schedule, the Topeka Boulevard project is scheduled for 2016.

Mr. Vlach said as they got into the design of the Rochester improvements and what they would need to do with the tangent segment on 46th street, they noticed they would end up with grading issues where they stopped one project and began the next project. It would result in a little bit of a hump in the roadway. A temporary transition zone would need to be constructed to eliminate the hump. The temporary transition zone would then be torn out and replaced three years later if they constructed the two projects separately.

Mr. Vlach said in looking at the monies that have been coming in from sales tax, they looked into whether it would make sense from a financial standpoint to combine the two projects. He said if all things occur as they project, they are now anticipating they will have a \$6.3 million balance at the end of the sales tax program after all infrastructure projects on the list are completed.

Mayor Bunten asked if there would be a \$6.3 million balance after all the projects are done, if that money could be used for any other project other than specified. Mr. Vlach said, the way he read the interlocal agreement, those monies are then to be distributed, according to a state statute, between the City of Topeka and Shawnee County and other cities in the County. Mayor Bunten asked if Mr. Vlach felt comfortable about that figure. Mr. Vlach said, as of right now, they did. He said when the projections were originally estimated; it was his understanding they were done conservatively.

Mayor Bunten asked if there was any possibility that money could be distributed prior to completion of all the projects, in anticipation of having a balance. Commissioner Miller said he did not think the money could be distributed until the projects are completed or at least until the final cost of the projects are known. Even with sales tax being down, they're doing way better overall on the final analysis than what was projected. That's not surprising because they were told all along everything they were doing was conservative both in terms of construction costs, projected revenues and interest rates. They were finding half way into it that's exactly what has happened because they're \$6.3 million ahead of what was initially projected.

Mayor Bunten asked if, at this point in time, the money, under any circumstances, would not be eligible to be used for something other than those projects. Commissioner Miller said that was as much a political question as it was a legal question. He said this question was put on the ballot and specifically listed the projects they were asking the voters to fund. Commissioner Miller said he thought from a political point of view,

even if you could do it legally, they are bound to these projects and these alone unless they get approval of the voters to do something else.

Councilman Preisner said to expand on Commissioner Miller's comments; he asked if these numbers were projected from 2010 out. If the revenue expectations were lowered on the sales tax? Tom Flanagan with Shawnee County Public Works Department said "no we did not". Through 2009 the projections made for the original program, were coming in equal or better. The 2009 projections for sales tax were projected at \$14.3 million and it came in at about \$200,000 above that. Councilman Preisner asked what the fund balance is at this point. Mr. Flanagan said under 2009 the fund balance shows \$6,015,000. Commissioner Miller said he knew the City's sales tax projections are higher than the existing revenues are coming in at but understand they were revising their sales tax projections each year. These projections are not the same projections. Consequently the revenues, even with the sales tax having dropped from what we were four or five years ago, they're still coming in ahead of what was projected because they projected so conservatively.

Mr. Vlach reviewed the following JEDO Board Presentation handout.

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March 15, 2010

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a. \$615,000-\$765,000

8. Interest costs estimated to be **\$165,000**

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10. Propose Shawnee County finance the project in 2013 with costs, including bond interest, reimbursed by sales tax in 2016

The recommendation would increase the bottom line on the sales tax cash flow projections from \$6.3 up to \$6.8 or \$7 million dollars.

Councilman Preisner said the roundabout at 61st and Wanamaker has been let for 2010 and asked if the Croco Road project had been let. Mr. Flanagan said yes. Councilman Preisner asked how soon they would go for bid for the 61st street/53rd Street on Wanamaker. Mr. Flanagan said December of 2010. Councilman Preisner asked if it would be easier to move the last project up and slide the two County projects down. Mr. Flanagan said since the projects were being funded by Federal funds through KDOT they have a timeframe for which they administer their projects and 2013 is the quickest they can get it into their timeframe. Mr. Vlach said Public Works also needs time to acquire right-of-way. Three years out is about the time they like to get moving on it.

Councilman Preisner said the Wanamaker Road 61st/53rd is going to be a done deal and then we're into 2012. At 2012 there are four projects; two in the County and two in the City, given the two projects on Adams, the value is \$13 million from those two projects. The two projects on 21st street that are left from the City for about \$6.5 million. Councilman Preisner said he hates to see them borrow money when they don't have to, if they can rearrange the projects. In 2012 the value of the Adams project is almost \$7.1 million. He said maybe they can put the lesser value project forward and finish this program with the 45th street project.

Mr. Flanagan said on the 45th street corridor project, the County has already completed purchasing all the right-of-way and they're moving into the utility relocation phase. Probably have the utilities moved next year. Mr. Flanagan said his concern is he has purchased temporary easements and has a date certain in which they will go away. So if they get moved lower than where they are currently scheduled he would have to repurchase those temporary easements again and that would cost money.

Commissioner Miller asked Mr. Flanagan what kind of investment was made on temporary easements. Mr. Flanagan said combined total for both projects on 45th Street, about \$85,000 has been paid in temporary easement costs. Commissioner Miller said Public Works would need to go back to the same people and purchase a new time frame and that would only be a fraction of the \$85,000, which would be a lot less than the projected interest cost.

Commissioner Miller asked if he had any idea how many landowners he dealt with. Mr. Flanagan estimated 25 total between south Topeka and California.

Commissioner Miller said they could surrender the temporary easement they have for the timeframe you have and move it forward as a negotiation.

Bond Counsel Bob Perry said he talked with County Financial Administrator Marti Leisinger and she asked him to look at the structure for the bridge bond the City issued in 2006. Mr. Perry said if the bridge bonds are refinanced (they were sales tax revenue bonds) with Countywide General Obligation refunding bonds, as of last Thursday there was a gross savings of over a million dollars. Which in essence would allow less debt service to be made from sales tax revenues and more sales tax revenues for projects. The savings come from the GO bond of the county as a whole. Commissioner Miller asked what the projected net savings would be. Mr. Perry said that would be the net savings, a million dollars overall what they're paying now as compared to what would be paid under a GO bond. The real savings is the present value savings of \$950,000.

Commissioner Miller said looking at the interlocal agreement, in order to advance this project as requested by County Public Works it would take not only a recommendation of this Body but also take the approval of both the City and County. He said the interlocal agreement is between the City and County and this would modify that agreement as it relates to attachment A. Mr. Vlach said the bottom of paragraph eight on page six reads "Nothing in this agreement shall be construed as precluding the sales tax ballot projects being completed earlier than scheduled."

Commissioner Miller asked for an answer to his question from respective Counsel as to their opinion. County Counselor Rich Eckert said in an abundance of caution they should run it through both bodies. There might be some bonding issues as well. The bond companies might actually require that. City Attorney Jackie Williams agreed. Mr. Perry said the way paragraph eight read to him is that it's an administrative issue of expenditure of funds. If you're going to rearrange the date of the project on Exhibit A, it's his opinion both the County and the City governing body need to approve it.

Commissioner Miller said his interpretation of what Mr. Perry reported was if they're concerned about their cash flow, this is a way to free up an additional million dollars. It's a separate issue. Commissioner Miller said he likes the idea of advancing the project for all the reasons set forth by Mr. Vlach. He likes what Mr. Perry had to say apart from what Mr. Vlach is talking about. Commissioner Miller said he's not adverse to what Mr. Preisner was suggesting. He felt very comfortable on the conservative side with the figures and the amount of interest we pay these days on a project for that period of time does not get in his way of going ahead and bonding it for that short term.

Mayor Buntin clarified they would refinance the bond for the Topeka Boulevard bridge with County General Obligation Bonds because the interest rate is lower and they could save a million dollars. Mr. Perry said the average interest cost of the sales tax revenue bond is about 4.7%. One of

those reasons is there's a six million dollar maturity in the last year of which has approximately a 5.00% interest rate. A General Obligation Refunding bond would be short term bonds, 2016 maturity, and the effect of that interest cost is 2.1% as of the marketing conditions on Thursday. The structure of the sales tax revenue bonds, there's a \$3 million debt service reserve fund so there's \$3 million sitting with the trustee in St. Louis on which you will be using sales tax proceeds to pay interest on. When that \$6 million matures in 2016 the \$3 million debt service reserve fund is going to help pay the maturity. Take \$3 million out of debt service reserve; reduce the amount of the General Obligation Bond accordingly. We're issuing less debt and using General Obligation to reduce the interest cost. The sales tax revenues can still pay the General Obligation bond but not as much sales tax is going to be needed.

Commissioner Miller asked if this Body was to act and recommended what Mr. Perry was suggesting, it would also take approval of the respective governing bodies. Mr. Perry said in his opinion no it would not. It would require this Body to agree to allow the sales tax revenues to go to the County's payment of the Bond as opposed to going to the trustee in St. Louis to pay those investors. Commissioner Miller asked how Mr. Perry was going to issue County GO Bonds if the County Commission hasn't approved it. Mr. Perry said the County Commission would have to approve it but the City Council wouldn't. .

Commissioner Miller moved that the Board do what Mr. Perry suggested and recommend to the County Commission to do the concomitant act to make that happen.

Councilman Archer asked if there is no expense to calling the bonds. Mr. Perry said not in the OS (official statement) he looked at. He would have to look at the ordinance.

Councilman Wolgast seconded the motion. The motion was carried unanimously.

Commissioner Miller said for him to make the right motion he needed to elicit comment from the City Council representatives because if they're wedded to what Mr. Preisner is suggesting versus Mr. Vlach's first proposal, he didn't want to do something that's not going to get Council approval because in order to be effective, he believed, this had to be approved by both bodies.

Mayor Bunten said Mr. Preisner's the one who brought it forward and he wasn't sure everybody understands it to the extent Mr. Preisner does. Councilman Archer said he hadn't studied it enough to have thoughts on it at this point. He said if the City and County could collaborate and save \$650,000 or \$700,000 he didn't know why they wouldn't do it. Councilman Wolgast said he thought the same. This is a lot of information to receive in one presentation. It's difficult to see the big picture and know what all the ramifications are with the presentation. It sounds like the

appropriate thing to do. Maybe after thinking about this some more there are more questions they should be aware of.

Mayor Bunten asked if in fact with Mr. Preisner's proposal they can save \$600,000. Mr. Vlach said the interest cost was around \$165,000. Commissioner Miller said minus added costs of reacquiring temporary easements. Mayor Bunten said he hadn't heard any objections to that and he didn't know and was not prepared to make a commitment to go either way but would be happy to listen. The City's legal department can look into it and make a recommendation.

Commissioner Buhler said she would be interested in an opinion from Public Works because it would be the County project that would be moved further down the project schedule. She asked what impact Public Works could anticipate from that other than what was said. Commissioner Miller rejected the notion they are "County projects". They happen to lie outside the City limits. These are projects the people approved and the improvement of the streets is going to benefit everyone. Commissioner Buhler said they are administered by the County. Mr. Vlach said the only other concern he would have is several constituents are aware of the current timeline for these 45th Street projects and Public Works would like to stay on that timeline as much as possible from a credibility standpoint. Commissioner Miller said in translation of that, they're not his constituents but he drives that road and that road needs to be improved from a safety standpoint, that's why it's on the board. The quicker it's improved the better. He said 45th street needs to be widened; it's very unsafe right now. Mr. Vlach said assuming construction inflation is back up; an increase would eat up the cost they would save in interest.

Councilman Preisner said he agreed with this project and how it should be pulled together in 2013. What that leaves is four projects, which in essence is only two projects; 21st street or 45th street. The value of the 45th street project is \$13 million. The value of the 21st street projects is \$6.5 million. He said if they're concerned about revenue stream in the next few years, they would be able to start these more inexpensive projects earlier and upon completion he's sure we could get into the 45th street projects well before the date they may or may not be moved to. If this package was put together in 2004 then project costs should still be okay, like our revenue projections. The temporary easements are just for ingress/egress for construction purposes only. Councilman Preisner said he's in this business and knows roads are being built now for 20% less than they were two years ago.

Mr. Vlach said he thought Councilman Preisner's suggestion was valid. He said, however, with a delay of one year, it was likely construction inflation will occur again and wipe out the savings in interest.

Commissioner Miller said he was now convinced because while it may cost us \$160,000 in interest to advance the one project, he thought the amount it would cost inflation wise on the others would far exceed that.

Commissioner Miller moved approval of the proposal as outlined by Mr. Vlach and to recommend to the respective governing bodies to amend the interlocal agreement to reflect that, seconded by Commissioner Buhler.

Commissioner Miller said, before Mr. Vlach presents this to the City Council, that Mr. Vlach add a line immediately below the sales tax revenue line in the sales tax cash flow projection spreadsheet that illustrates what the projected sales tax revenues were for the first five years. Commissioner Miller said the JEDO Board's action to approve it will become null and void if one of the other bodies does otherwise. But it won't be necessary once they approve it for it to come back to this Board for later action. You might vote yes today and no tomorrow.

Commissioner Ensley called for a vote. **The motion carried unanimously, 6 to 0.**

Councilman Wolgast said in establishing these meetings if it would be possible to give more notice it would be appreciated. He said Councilman Harmon could not be present and Councilman Archer and he had appointments. Councilman Wolgast said if they could get any information ahead of time it would be appreciated when they don't have the background everyone else does, so they can better understand when they come to meetings, what the issues are. Mr. Bonaparte said Councilman Harmon did indicate he had a conflict and that's what precluded him from attending this meeting.

Commissioner Miller said as Councilman Preisner has pointed out in the past City Council members can always appoint another Council member to cast their ballot. Councilman Harmon missed other meetings before. There are other Council members in attendance today, and there almost always is. It has a consequence of the City being under represented.

Councilman Preisner said it was an excellent point made by Commissioner Miller. He said maybe the JEDO Board ought to look at its bylaws and consider assigning a proxy in writing.

Commissioner Ensley requested the record show Council member Sylvia Ortiz was present.

Meeting adjourned.

85th Street

Appraised in 2009
for \$659,000

Purchased in 314 acres
Jan 2011 Jay Harper
for \$580,900

Burlingame Rd

Appraised in 2009
for \$181,000

Purchased 11/2009

95.04 acres for 181,000

Harlan Street

93rd Street

Wanamaker Road & 41st Intersection (70001-01) - B&W										Final "As Const" Amount	\$371,695	\$371,695
County Share	\$122,395	\$249,300										
Wanamaker Road: County - 39th to 41st (70001-03)										Final "As Const" Amount	\$318,560	\$318,560
City Share	\$85,360	\$233,200										
Wanamaker Road & 53rd Intersection (70001-02) - B&W											\$172,710	
Design	\$148,710	\$24,000									\$157,690	
ROW	\$88,890	\$70,800									\$212,144	
Utility Adj		\$212,144									\$406,000	
Construction		\$406,000									\$0	
Const Engr											\$4,735	
Contingencies	\$723	\$4,012								Final "As Const" Amount		\$953,279
Wanamaker Road & 53rd & 41st (70001-05) - B&W											\$387,000	
Design	\$113,400	\$92,640	\$126,000	\$54,960							\$351,911	
ROW		\$303,645	\$48,266								\$0	
Utility Adj				\$166,370							\$166,370	
Pt A: 53rd to 47th					\$408,250						\$408,250	
Pt B: 47th to 41st											\$0	
Construction				\$1,460,713							\$1,460,713	
Pt A: 53rd to 47th						\$2,328,354					\$2,328,354	
Pt B: 47th to 41st											\$0	
Const Engr				\$275,000							\$275,000	
Pt A: 53rd to 47th						\$392,000					\$392,000	
Pt B: 47th to 41st											\$861	
Contingencies		\$681	\$180							Final "As Const" Amount		\$5,770,459
Wanamaker Road & 41st & 53rd (70001-06) - B&W											\$80,000	
Design	\$31,500	\$12,050	\$22,050	\$10,350	\$1,800	\$2,250					\$44,345	
ROW		\$25,225	\$19,120								\$183,697	
Utility Adj					\$183,697						\$894,702	
Construction											\$175,000	
Const Engr						\$60					\$30,000	
Contingencies											\$0	
Wanamaker Road: 61st - 53rd (70001-07) - B&W											\$182,000	
Design	\$53,600	\$29,460	\$40,800	\$30,600	\$15,300	\$12,240					\$136,085	
ROW			\$130,310	\$5,775							\$146,839	
Utility Adj											\$1,856,500	
Construction									\$1,856,500		\$278,475	
Const Engr									\$278,475		\$150,060	
Contingencies						\$60			\$150,000		\$0	
N. Topeka & 45th Intersection (70004-01) - B&W											\$170,000	
Design						\$102,000	\$51,000	\$17,000			\$75,000	
ROW							\$75,000				\$75,000	
Utility Adj											\$1,829,404	
Construction											\$274,412	
Const Engr											\$162,940	
Contingencies											\$0	
45th: Topeka & Adams (70004-01) - PEC											\$427,000	
Design	\$60,660	\$169,530	\$40,854	\$36,946	\$60,000	\$40,000	\$19,010				\$235,134	
ROW		\$79,560	\$155,574								\$182,250	
Utility Adj							\$182,250				\$5,200,000	
Construction									\$5,200,000		\$520,000	
Const Engr									\$520,000		\$520,388	
Contingencies						\$388			\$520,000		\$0	
SE 45th: Adams to California (70004-02) - PEC											\$342,400	
Design	\$49,896	\$148,108	\$8,318				\$136,080				\$269,814	
ROW			\$187,108	\$82,708							\$258,750	
Utility Adj											\$4,200,000	
Construction									\$4,200,000		\$420,000	
Const Engr									\$420,000		\$420,499	
Contingencies						\$499			\$420,000		\$0	
Crook Rd & 41st Intersection (70003-01) - B&W											\$365,025	
Design	\$44,396	\$188,044	\$117,460	\$4,396	\$10,729						\$154,603	
ROW		\$153,603		\$1,000							\$6,175	
Utility Adj				\$6,175							\$2,356,758	
Construction				\$2,173,902	\$182,856						\$376,000	
Const Engr			\$1,880	\$374,120							\$333	
Contingencies		\$114	\$159	\$60							\$0	
Crook Rd & 41st & 53rd (70003-03) - B&W										Final "As Const" Amount		\$3,258,894
Design	\$19,025	\$48,540	\$33,566	\$58,978	\$1,141						\$161,250	
ROW			\$51,695								\$51,695	
Utility Adj											\$0	
Construction											\$988,983	
Const Engr											\$168,000	
Contingencies				\$113							\$113	
SE 28th & Croco Rd Intersection (70003-03) - B&W										Final "As Const" Amount		\$1,370,041
Design	\$68,641	\$153,359									\$222,000	
ROW		\$155,895									\$155,895	
Utility Adj			\$859								\$859	
Construction		\$29,994	\$2,554,481								\$2,584,485	
Const Engr		\$26,130	\$363,870								\$390,000	
Contingencies		\$364									\$364	
SW 21st & 41st Intersection (70198-02) - CFS										Final "As Const" Amount		\$3,353,204
Design	\$88,656	\$31,205	\$24,729	\$2,000							\$149,327	
ROW		\$97,035	\$262,482	\$6,000							\$291,556	
Utility Adj			\$47,797	\$1,424							\$64,502	
Construction			\$2,064,153	\$75,000							\$2,119,744	
Const Engr				\$50,000							\$91,418	
Contingencies				\$57,335	\$25,000						\$82,844	
SW 21st: City Limits - Urish Rd (City: 70198-02) - CFS										Final "As Const" Amount		\$2,799,391
Design	\$38,940	\$6,910	\$36,550	\$64,180	\$42,688	\$35,672					\$158,760	
ROW			\$25,000								\$89,180	
Utility Adj											\$0	
Construction									\$2,229,500		\$2,229,500	
Const Engr									\$267,510		\$267,510	
Contingencies									\$300,000		\$334,455	
SW 21st: Urish Rd & Indian Hills (City: 70198-03) - CFS										Final "As Const" Amount		\$3,079,405
Design	\$39,360	\$5,940	\$32,700	\$81,820							\$191,640	
ROW			\$25,000								\$106,820	
Utility Adj											\$0	
Construction									\$2,670,500		\$2,670,500	
Const Engr									\$320,432		\$320,432	
Contingencies									\$50,575		\$400,603	
SW 21st: Urish Rd & Indian Hills (City: 70198-03) - CFS											\$673,800	
Design	\$78,936	\$81,049	\$101,170	\$412,645							\$660,000	
ROW				\$660,000							\$784,008	
Utility Adj											\$3,647,978	
Construction									\$3,647,978		\$7,295,856	
Const Engr									\$392,500		\$785,000	
Contingencies									\$205,300		\$505,326	
Year End Balance											\$10,704,090	
	\$5,796,620	\$9,932,937	\$9,722,531	\$7,981,142	\$6,015,060	\$4,114,737	\$2,034,778	\$6,310,375	\$1,909,734	\$1,814,365	\$6,852,577	\$6,334,787