

Joint Economic Development Organization Board Minutes
September 9, 2015

City Council Chambers, 214 SE 8th Street, Topeka, Kansas, Wednesday, September 9, 2015.

The Joint Economic Development Organization (JEDO) Board Members met at 6:00 p.m. with the following voting Board Members present: Deputy Mayor Karen Hiller, Councilmembers Jonathan Schumm and Jeffrey Coen; and Shawnee County Commissioners Shelly Buhler, Kevin Cook and Bob Archer -6. City of Topeka Mayor Larry Wolgast presided -1.

Absent: Councilmembers Sandra Clear, Sylvia Ortiz, Michelle De La Isla, Brendan Jensen, Elaine Schwartz and Richard Harmon.

Mayor Wolgast called the meeting to order. He announced Councilmember De La Isla was absent and Councilmember Schumm would serve as her proxy.

APPROVAL of Minutes of the July 15, 2015 JEDO Board meeting was presented.

Commissioner Cook moved to approve the minutes. The motion was seconded by Commissioner Archer.

Public comment included Joseph Ledbetter who expressed concern with the generic form of the July 15, 2015 minutes.

Mayor Wolgast stated the JEDO Board was using a more condensed form of meeting minutes to better conform to the regulations of Roberts Rules of Order.

The motion to approve the minutes carried unanimously. (7-0-0)

AN UPDATE on the 2015 JEDO 2nd Quarter Financial Statement was provided by Brandon Kauffman, City of Topeka Finance Director.

Brandon Kauffman, City of Topeka Finance Director, provided a brief overview of the 2nd Quarter Cash Statement ending June 30, 2015, of the Joint Economic Development Organization and corresponding JEDO Project List.

Commissioner Cook and Commissioner Buhler expressed the importance of completing projects on schedule to allow sufficient time for the City and County to begin the planning phase for projects to be financed with excess sales tax funds in 2017.

Doug Whitacre, City of Topeka Public Works Director, reported staff anticipates all projects will be completed on schedule.

Deputy Mayor Hiller asked staff to provide clarification on how excess sales tax funds would be distributed between the City and County.

Mary Feighny, Interim City Attorney, reported after the sales tax expires, any excess funds would be distributed to the City and County as agreed to by the JEDO Board or the funds are to be divided between the City and County in the proportional rates as provided by Kansas law.

ACCEPTANCE and APPROVAL of the 2014 JEDO Audit Report was presented by Betty Greiner, Shawnee County Finance Director.

Betty Greiner, Shawnee County Finance Director, provided a brief overview of the Independent Auditor's Report, accompanying financial statements and major fund of the Joint Economic Development Organization for the year ending December 31, 2015.

Commissioner Archer moved to accept and approve the 2014 JEDO Audit Report. The motion seconded by Commissioner Buhler carried unanimously (7-0-0)

APPROVAL of JEDO Resolution No. 2015-2 authorizing the establishment of an account in the Municipal Investment Pool was presented.

Brandon Kauffman, City of Topeka Finance Director, stated the JEDO Finance Committee recommended JEDO establish an account with the Kansas Municipal Investment Pool authorizing certain individuals to transfer, withdraw and take other actions as deemed necessary for the appropriate investment of funds. He reported at the end of the second quarter of 2015, the JEDO bank account had accumulated approximately \$5.4 million, and CoreFirst Bank & Trust was unwilling to go above the \$10 million fund limit establishing the need to adequately collateralize JEDO funds.

Commissioner Cook asked why the recommendation has not been presented to the JEDO Board before now, and what are the benefits of having a Municipal Investment Pool account.

Brandon Kauffman reported the funds have never approached the \$10 million cap; however, projects are nearly finished and funds will continue to be collected pushing the account to the \$10 million cap. He expressed the importance of having a secure place for public funds to be administered and accessible in the event of bank default.

Commissioner Cook questioned if the excess sales tax funds could be allocated for economic development projects identified in the 2004 ballot question.

Mary Feighny, Interim City Attorney, stated she would have to research the request made by Commissioner Cook and report back to the Board; however, the JEDO Board has the authority to disburse the excess sales tax funds as approved by the JEDO Board or the funds are to be divided between the City and County in the proportional rates as provided by Kansas law.

Commissioner Cook requested the City Attorney research the stipulations associated with the redistribution of excess sales tax funds and report back to Board members at a future JEDO Board meeting.

Commissioner Buhler reported the Shawnee County Counselor stated there would be no restrictions on the excess sales tax funds after the sales tax has expired and all obligations of the interlocal agreement have been met.

Commissioner Cook moved to approve the resolution. The motion was seconded by Commissioner Archer.

Public Comment included Joseph Ledbetter who spoke in support of the resolution; and Carol Marple who expressed concern with the service fees associated with municipal investment pool accounts.

The motion to approve the resolution carried unanimously. (7-0-0)

APPROVAL of the Koch & Company Incentive Agreement was presented.

Scott Smathers, GO Topeka Interim President and CEO and Vice President of Economic Development, reported the JEDO Board approved the funding commitment for the incentive in July 2015, and GO Topeka is now seeking approval of the incentive agreement by the JEDO Board.

Councilmember Hiller moved to approve the GO Topeka incentive agreement with Koch & Company. The motion was seconded by Commissioner Cook.

Public Comment included Joseph Ledbetter who spoke in support of the incentive agreement and the need to include copies of corresponding GO Topeka Board minutes when considering incentive agreements.

The motion to approve the GO Topeka incentive agreement with Koch & Company carried unanimously. (7-0-0)

APPROVAL of an amendment to the Alorica, Inc., Incentive Agreement was presented.

Scott Smathers, GO Topeka Interim President and CEO and Vice President of Economic Development, reported the JEDO Board approved the funding commitment for the incentive in July 2015, and GO Topeka is now seeking approval of the incentive agreement by the JEDO Board. He clarified Alorica, Inc., would not be offered increased incentives for a lower number of jobs and the minimum wage rate requirement for jobs would be increased.

Councilmember Hiller moved to approve the amendment to the GO Topeka incentive agreement with Alorica, Inc. The motion was seconded by Commissioner Buhler.

Public Comment included Joseph Ledbetter who spoke in support of the incentive agreement and the need to include copies of corresponding GO Topeka Board minutes when considering incentive agreements.

The motion to approve the amendment of the GO Topeka incentive agreement with Alorica, Inc., carried. Councilmember Schumm voted "no." (6-1-0)

AN UPDATE on the Growth Organization (GO) of Topeka was presented.

Molly Howey, GO Topeka Director of Business Development, presented three short videos highlighting quality of life in Topeka and Shawnee County. She reported the videos would serve as a new marketing tool to be used by GO Topeka demonstrating the new look and feel of GO Topeka's advertisement strategy. She provided a brief overview of the information to be included on the new website scheduled to launch in the upcoming months.

Barbara Stapleton, GO Topeka Director of Existing Business and Workforce Development, provided a brief overview of existing and upcoming projects as well as Workforce Information and Development program events.

Glenda Washington, GO Topeka Vice President of Entrepreneurial and Minority Business Development, provided an update on the information they gathered from public listening sessions conducted by GO Topeka throughout the community for the purpose of brainstorming about ways to close the communication gap between small business owners, GO Topeka and area employers. She also announced upcoming Entrepreneur Development events.

A DISCUSSION on GO Topeka Initiatives was presented.

Mayor Wolgast reported in December of each year the JEDO Board must determine initiatives for GO Topeka for the coming year as outlined in the interlocal agreement.

Scott Smathers, GO Topeka Interim President, CEO and Vice President of Economic Development, reported GO Topeka has always focused on the creation of primary jobs and entrepreneurship; however, they also understand the importance of expanding broadband networks, retail infill and workforce development and how each item relates to successful economic development.

JEDO Board members suggested the following initiatives be considered by GO Topeka:

- Increase Workforce Development
- Increase GO Topeka's Accessibility to the Community
- Provide Transportation Assistance by finding ways to work with employers to fund flex transportation schedules
- Focus on the employment of area residents by small and large businesses
- Include Workforce Training Center and Area Employers in Workforce Development
- Retail Infill
- Expand Broadband Network
- Measure the Success and Growth of New Businesses
- Possible Use of Existing Buildings

Commissioner Buhler reported the Shawnee County Intergovernmental Council will discuss broadband initiatives by providing a debriefing of the overall plan along with a request for approval in the near future. She noted the Council would also discuss closing the digital divide and digital literacy.

Mayor Wolgast encouraged Board members to continue to communicate with GO Topeka on suggested initiatives.

A REPORT on the GO Topeka Board of Directors was presented.

Scott Griffith, GO Topeka Board Chair, expressed his appreciation for the dialog between GO Topeka staff members and JEDO Board members. He provided a brief overview of the future plans of the GO Topeka Board of Directors including the Board's Mission, Strategic Plan and the steps they have taken to improve transparency of Board operations.

Councilmember Schumm commended the Board for the positive direction they are taking regarding improved transparency.

OTHER BUSINESS included an announcement by Mayor Wolgast, providing a brief update on the Garner Economics process which has included public meetings and distribution of an electronic survey. He announced a Work Session has tentatively been scheduled on October 21, 2015, for the purpose of hearing the results of Garner activities to date and begin the process of determining how JEDO could respond and provide assistance in establishing JEDO Board goals for 2016.

General public comment included Joseph Ledbetter who spoke about GO Topeka and the lack of public input allowed during JEDO discussions; and Carol Marple who spoke about GO Topeka and their lack of transparency.

No further business appearing the meeting was adjourned at 7:56 p.m.