

**Joint Economic Development Organization Board Minutes
July 26, 2017**

City Council Chambers, 214 SE 8th Street, Topeka, Kansas, Wednesday, July 26, 2017.

The Joint Economic Development Organization (JEDO) Board Members met at 6:00 p.m. with the following voting Board Members present: Councilmember Karen Hiller (proxy for Deputy Mayor Jeff Coen), Councilmember Michelle De La Isla, Councilmember Tony Emerson and Shawnee County Commissioners Kevin Cook and Bob Archer -5. City of Topeka Mayor Larry Wolgast presided -1. Absent: Deputy Mayor Jeff Coen and Shawnee County Commissioner Shelly Buehler -2.

Nonvoting Board Members Present: Councilmembers Brendan Jensen and Richard Harmon

Nonvoting Board Members Absent: Councilmembers Sandra Clear, Sylvia Ortiz and Elaine Schwartz

Mayor Wolgast announced agenda item 5, Project Morris Incentive Agreement, would be pulled from the agenda as the contract is not ready for consideration.

APPROVAL of Minutes from the meeting of May 10, 2017 was presented.

Councilmember De La Isla moved to approve the Minutes of May 10, 2017. The motion seconded by Commissioner Archer carried unanimously. (6-0-0)

UPDATE on the East Topeka Learning Center and APPROVAL of contract between Washburn University and Joint Economic Development Organization (GO Topeka) regarding the East Topeka Learning Center (ETLC) was presented. (JEDO Contract No. C-03-2017)

Mary Feighny, Assistant City Attorney, reported the agreement would allow Washburn University to lease the Menninger Army Reserve Armory located at 2014 SE Washington for 10 years to implement the East Topeka Learning Center, an adult education facility. She noted a language revision on page 12, Section 22 of the agreement due to a delay in the project timeline. The revised language is as follows:

Section 22. COMMENCEMENT AND OPERATION. The foregoing programs and services shall commence ~~in August 2018~~ no later than January 2019, and be offered throughout each year of the term of this agreement, providing three (3) semesters of classes annually, subject to demand for programs and offerings.

Dr. JuliAnn Mazachek, Washburn University, stated the ETLC project would provide educational opportunities and develop programs that would make a difference in the community.

Commissioner Archer asked if Washburn University had any additional requests that were not included in the agreement.

Dr. Mazachek stated the agreement was a collaborative effort by all parties involved.

Barbara Stapleton, GO Topeka Workforce and Education Vice President, gave an update on the next steps in the process including the design agreement and demolition, review of the engagement letter for tax credits as well as consideration of a zoning change request by the City of Topeka Governing Body on August 8, 2017.

Councilmember Hiller asked if the date change was due to delays.

Barbara Stapleton stated the project would not move forward until an agreement has been approved.

Lalo Munoz, ETLC Co-Chair, reported there have been three taskforce meetings to provide feedback regarding the lease and educational services agreement as well as move discussions forward to ensure success of the project and create a Request For Proposal for a market study which is currently out for bid. He stated the market study would provide measurable insight into the types of programs that are in high demand from students and the types of support services most needed. He noted the Selection Committee would select and notify respondents by July 28, 2017; conduct final respondent interviews August 15, 2017; and present a recommendation to the JEDO Board on September 13, 2017.

Councilmember Hiller inquired on the marketing strategy to attract students to ETLC programs.

Lalo Munoz stated the market study would provide the best strategy to educate the community on the importance of participating in the programs offered to make it successful.

Dr. Mazachek noted community members would also be actively involved in the program. She stated the firm conducting the market study would provide insight into the best methodology of the approach to take to ensure participation and the kind of support services needed to make the ETLC a success.

Councilmember Jensen asked if simple advertising was an option instead of expending money to conduct a study.

Lalo Munoz reported the market firm would help them better understand the community and support services needed to make the program a success in east Topeka.

Councilmember De La Isla commended the team on the project and the excellent program being offered to the community.

Councilmember De La Isla moved to approve the contract as amended (revise the language to include a start date of no later than January 2019 in Section 22). The motion seconded by Commissioner Cook carried unanimously. (6-0-0)

Joseph Ledbetter spoke in support of the agreement and expressed his appreciation in offering educational opportunities to the East Topeka community.

APPROVAL of contract with Tilson Technology Management for broadband consulting services was presented. (JEDO Contract No. C-02-2017)

Mark Biswell, City of Topeka Information Technology Director, gave a brief overview of the process conducted by the Broadband Taskforce.

Commissioner Archer asked for clarification on what services would be provided at a total cost of \$205,215 and the expected outcome.

Mayor Wolgast asked if there would be different costs associated with implementing broadband services throughout Shawnee County.

Councilmember Hiller asked for clarification that all areas including outside city limits would be included in the broadband service area.

Mark Biswell stated the purpose of the RFP was to contract with a consulting firm to assist JEDO in formulating and executing a plan to form the necessary public-private partnerships to provide sufficient, reliable and affordable high speed broadband service delivery to all residents of Topeka and Shawnee County.

Councilmember De La Isla moved to approve the contract. The motion seconded by Commissioner Cook carried unanimously. (6-0-0)

DISCUSSION to provide an update of the 49th Street Improvement Project was presented.

Molly Howey, GO Topeka Senior Vice President of Economic Development, gave a brief overview on the status of the 49th Street Improvement Project and the adjustments made to project timelines including the design phase (week of July 31, 2017), the bid process (early Fall 2017) and the construction phase (Spring of 2018). She reported the project would be finalized soon to allow for approval by the City and the company to sign the benefit district petition next week.

Councilmember Emerson asked if the timeline adjustments would have any effect on future sustainable opportunities.

Molly Howey reported the company is reassessing their expansion needs; therefore, the timeline adjustment would not be an issue.

PUBLIC COMMENT

Carol Marple appeared to speak under public comment. She referenced the proposed Long Range Comprehensive Plan for Shawnee County and expressed concern with the definition of “prime farmland” and how it applies to the South Topeka commercial properties owned by GO Topeka.

Mayor Wolgast announced the next JEDO Board meeting would be held September 13, 2017 at 6:00 p.m. in the Council Chambers.

No further business appearing the meeting was adjourned 6:33 p.m.