



JEDO Board Meeting
August 4, 2021
6:00 P.M.

Virtual Zoom Only Meeting
Topeka, KS

JEDO Board Members

Shawnee County Commissioners

Bill Riphahn District No. 1
Kevin Cook District No. 2
Aaron Mays District No. 3

City of Topeka Governing Body

Michelle De La Isla Mayor
Karen Hiller District No. 1
Christina Valdivia-Alcala District No. 2
Sylvia Ortiz District No. 3
Tony Emerson District No. 4
Mike Padilla District No. 5
Hannah Naeger District No. 6
Neil Dobler District No. 7
Spencer Duncan District No. 8
Mike Lesser District No. 9

JEDO Board Voting Members

Shawnee County Commissioners

Commissioner Bill Riphahn
Commissioner Kevin Cook
Commissioner Aaron Mays

City of Topeka Governing Body

Mayor Michelle De La Isla
Deputy Mayor Mike Padilla
Councilmember Hannah Naeger
Councilmember Mike Lesser

Public Comment. Comment from members of the public shall be entertained on each actionable agenda item and at the end of each meeting. Comment shall be limited to topics directly relevant to JEDO business. Members of the public wishing to speak must notify the City Clerk's Office (call 785-368-3940 or email cclerk@topeka.org) before 5:00 p.m. on the date of the meeting. Because this will be a Zoom meeting, the City Clerk will provide the Zoom Link to those who sign up for public comment. Members of the public will be let in to speak, one at a time in the order they signed up. Members of the public shall be given four (4) minutes to speak and must maintain proper decorum relating to public meetings.

Agenda. Agendas are furnished at least five (5) business days prior to each meeting and posted on the JEDO website page at <https://www.jedoecodevo.com/Meeting-Documents/>.

To make arrangements for special accommodations please call 785-368-3940. A 48-hour advance notice is preferred.



JEDO BOARD OF DIRECTORS AGENDA

August 4, 2021 - 6:00 p.m.

Virtual ZOOM Meeting
Topeka, Kansas

1. CALL TO ORDER:

2. ROLL CALL:

3. ACTION ITEMS:

- A. APPROVAL of Incentive Funding for Project Helix in the amount of \$119,000
- B. APPROVAL of Incentive Funding for Project Julia in the amount of \$98,900
- C. APPROVAL of Incentive Funding for Project Platinum in the amount of \$60,000
- D. APPROVAL of Incentive Funding for Project Warrior in the amount of \$214,000

4. ADJOURNMENT:

Public Comment from members of the public shall be entertained on each actionable agenda item and at the end of each meeting. Comment shall be limited to topics directly relevant to JEDO business. Members of the public wishing to speak must notify the City Clerk's Office (call 785-368-3940 or email cclerk@topeka.org) before 5:00 p.m. on the date of the meeting. Because this will be a Zoom meeting, the City Clerk will provide the Zoom Link to those who sign up for public comment. Members of the public shall be given four (4) minutes to speak and must maintain proper decorum relating to public meetings.

The meeting will be available via Zoom and streamed live on the City YouTube Channel at <https://www.facebook.com/cityoftopeka/> and online at <https://www.topeka.org/communications/live-stream/>

Agenda is furnished at least five (5) business days prior to each meeting and posted on the JEDO website page at <https://www.jedoecodevo.com/Meeting-Documents/>.

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Agenda Item No. 3A

**JEDO Board Meeting
August 4, 2021 - 6:00 P.M.**

Project Helix Incentive Request



MEMORANDUM

To: JEDO Board
From: Ashley Lehman, Business Development Manager
Date: August 4th, 2021
RE: Project Helix Incentive Request

GO Topeka staff has been working with an existing company (Project Helix) that is looking to grow and expand in our community. The GO Topeka Board approved incentive funding at the May board meeting. We are seeking JEDO Board approval of the incentive funding. Below is a summary of the project and the requested incentive package:

Project Helix Summary

Industry Type: Ag Innovation
Average Wage: \$45,000 annually, plus benefits
Number of Jobs: up to 20 new jobs over five years

Incentive Proposal

In the growth expansion of Project Helix in Shawnee County, Kansas, an expected addition of up to 20 new full-time jobs, with an average salary of \$45,000 plus benefits. GO Topeka proposes up to \$4,950 per new job proportionate to salary and in alignment with our guidelines to be paid out in equal installments (1/5 of each qualified job incentive = eg. \$990 per year) annually over five years, not to exceed \$99,000 in aggregate. In addition, a training incentive in the amount of \$1,000 per new employee will be offered to the company as part of the package.

All proposed incentives are performance-based, to be paid out as earned and details of the agreement will be outlined via a formal contract with the company.

Below is a breakdown of the proposed incentives:

\$4,950 per job X 20 new jobs =	\$99,000
\$1,000 per new employee for training =	\$20,000
<u>TOTAL PROPOSED INCENTIVE =</u>	<u>\$119,000</u>



Agenda Item No. 3B

**JEDO Board Meeting
August 4, 2021 - 6:00 P.M.**

Project Julia Incentive Request



To: JEDO Board

From: Ashley Lehman, Business Development Manager

Date: August 4th, 2021

Re: Project Julia Incentive Request

GO Topeka staff has been working with an existing company (Project Julia) that is looking to grow and expand in our community. The GO Topeka Board approved incentive funding on 5.20.21. We are seeking JEDO Board approval of the incentive funding. Below is a summary of the project and the requested incentive package:

Project Julia Summary

Industry Type: Manufacturing

Capital Investment: \$700K

Average Wage: \$59,000 annually, plus benefits

Number of Jobs: up to 5 positions incentivized, up to an additional 60 positions trained, over five years

Incentive Proposal

In the growth and expansion of Project Julia in Shawnee County, Kansas, an expected addition of up to 5 new full-time jobs, with salaries up to \$60K, plus benefits. GO Topeka proposes up to \$6,500 per new job in performance-based cash incentives. The job incentives will be paid out in equal installments (1/5 of each qualified job incentive = eg. up to \$1,300 per year) annually over five years, not to exceed \$32,500. Capital Investment includes equipment purchases of \$700K. Additionally, a training incentive in the amount of \$1,000 per new position will be offered to the company as part of the package.

All proposed incentives are performance-based, to be paid out as earned and details of the agreement will be outlined via a formal contract with the company.

Below is a breakdown of the proposed incentives:

\$700K in Capital Investment =	\$ 1,400
\$6,500 per job x 5 new jobs =	\$32,500
\$1,000 per new job for training =	\$65,000
<u>TOTAL PROPOSED INCENTIVE =</u>	<u>\$98,900</u>



Agenda Item No. 3C

**JEDO Board Meeting
August 4, 2021 - 6:00 P.M.**

Project Platinum Request



To: JEDO Board

From: Ashley Lehman, Business Development Manager

Date: August 4th, 2021

Re: Project Platinum Incentive Amendment

GO Topeka staff has been working with an existing company (Project Platinum) that is looking to grow and expand in our community. We received GO Board approval of the incentive funding during the May board meeting. We are seeking JEDO Board approval of the incentive funding. Below is a summary of the project and the requested incentive package:

Project Platinum Summary

Industry Type: Manufacturing

Capital Investment: \$15,000,000

Incentive Proposal

In the growth and expansion of Project Platinum in Shawnee County, Kansas, this amendment is for the additional \$5,000,000 that will be invested in building improvements and \$10,000,000 that will be invested in machinery and equipment. GO Topeka proposes an additional \$60,000 for these investments to be added as an amendment to their previously approved incentive agreement.

All proposed incentives are performance-based, to be paid out as earned and details of the agreement will be outlined via a formal contract with the company.

Below is a breakdown of the proposed incentives:

\$5,000,000 Building Improvements =	\$40,000
\$10,000,000 Machinery & Equipment =	\$20,000
TOTAL PROPOSED INCENTIVE =	\$60,000



Agenda Item No. 3D

**JEDO Board Meeting
August 4, 2021 - 6:00 P.M.**

Project Warrior Incentive Request



MEMORANDUM

To: JEDO Board
From: Ashley Lehman, Business Development Manager
Date: August 4th, 2021
RE: Project Warrior Incentive Request

GO Topeka staff has been working with an existing company (Project Warrior) that is looking to grow and expand in our community. The GO Board approved incentive funding at the June meeting. We are seeking JEDO Board approval of the incentive funding. Below is a summary of the project and the requested incentive package:

Project Warrior Summary

Industry Type: Manufacturing
Capital Investment: 3.8M
Average Wage: \$43,500 annually, plus benefits
Number of Jobs: up to 35 new jobs over five years

Incentive Proposal

In the growth expansion of Project Warrior in Shawnee County, Kansas, an expected addition of up to 35 new full-time jobs, with an average salary of \$43,500 plus benefits. GO Topeka proposes up to \$4,500 per new job, in alignment with our guidelines, to be paid out in equal installments (1/5 of each qualified job incentive = eg. \$900 per year) annually over five years, not to exceed \$157,500 in aggregate. Capital Investment includes building purchase, improvement expenditures, and equipment purchases of \$3.8M. Additionally, a training incentive in the amount of \$1,000 per new position will be offered to the company as part of the package.

All proposed incentives are performance-based, to be paid out as earned and details of the agreement will be outlined via a formal contract with the company.

Below is a breakdown of the proposed incentives:

\$3.8M in Capital Investment =	\$ 21,500
\$4,500 per job X 35 new jobs =	\$157,500
\$1,000 per new employee for training =	\$ 35,000
<u>TOTAL PROPOSED INCENTIVE =</u>	<u>\$214,000</u>