

**Joint Economic Development Organization Board Minutes
December 14, 2022**

In-Person and Via Zoom
City Council Chambers
214 SE 8th Street, 2nd Floor
Topeka, Kansas 66603
Wednesday, December 14, 2022

The Joint Economic Development Organization (JEDO) Board members met at 6:00 p.m. via Zoom meeting and in-person with the following voting Board Members present: Shawnee County Commissioners Aaron Mays, William Riphahn and Kevin Cook; City of Topeka Mayor Michael Padilla and Deputy Mayor Spencer; Councilmember Hannah Naeger. The following members participated remotely: City Councilmember Neil Dobler. Shawnee County Commissioner Aaron Mays presided as JEDO Chair.

The following nonvoting JEDO Board Members were present:

The following JEDO Board Members were absent: City Councilmembers Karen Hiller, Christina Valdivia-Alcala, Sylvia Ortiz, Tony Emerson, Brett Kell and Michelle Hoferer.

Due to the COVID-19 pandemic, the meeting was conducted in-person as well as via Zoom meeting. Zoom access was provided to those individuals signed up for public comment.

APPROVAL of September 14, 2022 JEDO Board Meeting Minutes was presented:

Commissioner Mays made a motion to amend the minutes to reflect actual numbers on page 4. The Top City Interns had 200 Interns, 23 companies and 6 in-person events.

Commissioner Mays moved to approve the Minutes of September 14, 2022 as amended. The Motion seconded by Commissioner Riphahn carried unanimously. (5-0-2)

APPROVAL of Project Bolt Incentive Agreement and Announcement was presented:

Ashley Lehman, GO Topeka Business Development Manager, spoke about Project Bolt and was proud to announce that Project Bolt is Torgeson Electric. Project Bolt is an existing business in Topeka in the manufacturing industry. They are planning to add 44 new jobs over the next 5 years with an average wage plus benefits of \$40,000. They will have a Capital Investment of \$7 million dollars with a total economic impact over the next 10 years of \$156 million dollars and the total requested incentive is \$268,000. As of all incentives, this is performance based. With us here to say a few words is their CFO, Eric Duncan.

Eric Duncan, CFO Torgeson Electric spoke how grateful they are for the opportunity and excited to continue to put down roots in the Topeka/Shawnee County area.

Mayor Padilla moved to approve the Motion. The Motion seconded by Commissioner Cook carried unanimously. (5-0-2).

APPROVAL of Project Pages Incentive Agreement and Announcement was presented:

Ashley Lehman, GO Topeka Business Development Manager, spoke about Project Pages and was proud to announce that Project Pages is One Source Magazine. Project Pages is a new business attraction in the Distribution Industry. They are planning to add 20 new jobs over the next 5 years with an average wage plus benefits of \$40,000. They will have a 61% return on investments with a total economic impact over the next 10 years of \$62 million dollars and the total requested incentive is \$100,000. She explained that the company could not be here tonight but they did record a message from the owner, Tom Tarbert. He said he wanted to show his appreciation for all the support of his company.

Commissioner Riphahn moved to approve the Motion. The Motion seconded by Mayor Padilla carried unanimously. (5-0-2).

APPROVAL of Project Kool-Aid Incentive Funding for \$190,000 was presented:

Ashley Lehman, GO Topeka Business Development Manager, spoke about Project Kool-Aid Incentive Funding. Project Bolt is an existing business in Topeka in the manufacturing industry. They are planning to add 30 new jobs over the next 5 years with an average wage plus benefits of \$48,000. They will have a Capital Investment of \$2.1 million dollars with a total economic impact over the next 10 years of \$175 million dollars and the total requested incentive is \$190,000. As of all incentives, this is performance based.

Commissioner Mays moved to approve the Motion. The Motion seconded by Mayor Padilla carried unanimously. (5-0-2).

GO Topeka Quarterly Update was presented:

Molly Howey, GO Topeka President of Economic Development, started it off by stating that instead of going over the Go Topeka Quarterly report, which was distributed in the packet, they had several people there who were going to speak on their experiences and journeys working with the team through Small Business Incentives.

Glenda Washington, GO Topeka Chief Equity & Opportunity Officer, introduced the following small business owners who came up to share their stories: Pedro Conception, Chris Witeready, Nakisha Bryant, Lamona with Chef Lamona, Leslie Florance, Rodney Harman, Renea Anderson. Glenda went on to say how happy she is everyone was able to here from the small business owners, and they were only a fraction of the people they have helped through Go Topeka.

Laurie Pieper, GO Topeka VP Entrepreneurship & Small Business, introduced the new Chairman for the Small Business Council, Tobias Harvey.

Tobias Harvey, Chairman Small Business Council, spoke how a \$5,000 equipment loan several years ago helped to really propel his business forward and he truly believes the Go Topeka

Incentives are a great asset to the small business community. He stated that he is really happy to represent Small Business Council, represent Go Topeka, and to represent all the small businesses.

Laurie Pieper, GO Topeka VP Entrepreneurship & Small Business, gave an update on the University Engagement Strategy. The Agreement with Washburn University was signed on November 17, 2022. They are wanting to create more student retention and attraction through entrepreneurship so students and faculty will stay here in the community. She explained that they will be working with a large group of people to help get the students and faculty engaged in social entrepreneurship. They will be announcing in January their partnership with Kansas State University.

APPROVAL of 2021 JEDO Audit Report was presented:

Dana Splekal, a CPA with SSC CPA's spoke on the Audit report. She referenced to the two documents in the packet. One was the financial statements and one with the report to the board. She explained that they audit the financial statements, confirm as much as they can and look at as much information they can to make sure the information is correct. She stated that they did not have any disagreements or any significant difficulties in issuing their report. There was one finding for improvement, which is included in your packet. She said the staff was able to address it and respond to it to where they were comfortable moving forward and issuing the report. She stood for questions or comments.

Commissioner Mays moved to approve the Motion. The Motion seconded by Commissioner Riphahn carried unanimously. (5-0-2).

APPROVAL of 2023 GO Topeka Budget and Business Plan was presented:

Josh Patterson, GO Topeka Senior VP of Finance, presented first on the Operations and Administration Budgets: Salaries/Benefits had a 2.0% increase over 2022. Administration/Finance/HR/Marketing had an 11.4% increase over 2022. Administration increased due to updated allocation of staff. Marketing increased due to additional focus on translation support. Finance and HR remained relatively flat. Shared Costs increased 6.0% over 2022, and the rent step in 2022.

Molly Howey, GO Topeka President of Economic Development, presented on the Department Budgets. The first department was New Business & Existing Business/Expansion. There was a 14.4% increase over 2022, excluding incentives. New Business costs include: Advertising, technology assets for site visits and visualization, in-person marketing/meetings with prospects & site selectors, KCADC investment, aviation strategy partnership and marketing material development. The costs for Retention/Expansion include: cost for third party incentive audits, HQ visits and industry roundtable meetings.

The second department includes Innovation/Entrepreneurship/Small Business. There was a 3.8% decrease over 2022, again excluding the small business incentives. Some major components include: physical and digital infrastructure for innovation, scholarships for Plug and Play startups, programming and support for Washburn SBDC.

The third department presented was MWBD/Redevelopment. It had a 13.7% increase over 2022 (due to addition of Redevelopment). The costs for MWBD include: DEI Summit, MED Week,

Athena Program, Supplier Diversity Event. Some costs for Redevelopment include: Predevelopment/Due Diligence Program, Fam Tours.

The fourth department was Talent Initiatives. Those costs increased 2.4% over 2022. The Program Event Costs include: Top City Teachers, Manufacturing Day and Housing & Child Care Taskforces. Costs for Sponsorships/Contributions include: Forge, Junior Achievement, Discovery Kindergarten Program and Washburn Leadership Institute. Also the continuation of the Washburn Tech and Washburn Tech East Scholarships.

Josh Patterson, GO Topeka Senior VP of Finance, took back over to present on General & Administrative costs which have decreased 0.5% over 2022. Some reasons include: Software, Website Improvements, PR Services and Organizational Dues (IEDC, IAMC, etc.). Lastly, Special Initiatives have increased 0.8% over 2022. Those costs include the Innovation Center and Choose Topeka. He gave a summary including:

- Total ongoing programming expensed (excluding incentives) were flat at \$2.79 million.
- Committed incentives of \$7.5 million, up from & million in 2022. (in packet).
- Total JEDO Budget = \$11.2 million (\$6.2 million use of carryforward funds).

Councilmember Dobler asked a Small Business Incentive Question: he stated that he is disappointed that the incentive for small businesses is not only the smallest pot but also the smallest percentage left of those once those expenses are paid. He stated that we have to figure out how to get better considering that the majority of our businesses are small businesses. Just like all the people we heard from tonight.

Ms. Howey responded that that is a great segue for something that they wanted to talk about in February. So they will first speak with all of them separately. And then that will be a special ask for the budget at a later time.

Mayor Padilla moved to approve the Motion. The Motion seconded by Commissioner Riphahn carried unanimously. (5-0-2).

PUBLIC COMMENT on Item 5F was provided by the following:

Lazone Grays expressed concern on the statistics of the Topeka/Shawnee County unemployment and poverty rates. He believes it should be shared and put out there that black unemployment and poverty rates are much higher and should be addressed.

APPROVAL of 2022-2023 Cash Carry Forward Agreement was presented:

Josh Patterson, GO Topeka Senior VP of Finance, reported that the total 2023 carry-forward amount is \$15,600,000. The breakdown for that is included in the packet.

Commissioner Mays moved to approve the Motion. The Motion seconded by Commissioner Cook carried unanimously. (5-0-2).

PUBLIC COMMENT was provided by the following:

Lazone Grays expressed concern that the sales tax money should be used for the “target” economically and socially disadvantaged population. He believes that not all small businesses are economically and socially disadvantaged.

Commissioner Mays made a motion to extend the public comment 3 more minutes.

Commissioner Mays moved to approve the Motion. The Motion seconded by Commissioner Riphahn carried unanimously. (5-0-2).

NO FURTHER BUSINESS appearing the meeting was adjourned at 6:57 p.m.