



JEDO Board Meeting Agenda
February 26, 2025
(Rescheduled from February 12, 2025)
6:00 P.M.

JEDO BOARD MEMBERS

VOTING MEMBERS:

Michael Padilla:	City of Topeka Mayor
Brett Kell:	City of Topeka Deputy Mayor
David Banks:	City of Topeka Councilmember
Spencer Duncan:	City of Topeka Councilmember
Bill Riphahn:	Shawnee County Commissioner
Kevin Cook:	Shawnee County Commissioner
Aaron Mays:	Shawnee County Commissioner

NON-VOTING MEMBERS:

Karen Hiller:	City to Topeka Councilmember
Christina Valdivia-Alcala:	City of Topeka Councilmember
Sylvia Ortiz:	City of Topeka Councilmember
Marcus Miller:	City of Topeka Councilmember
Neil Dobler:	City of Topeka Councilmember
Michelle Hoferer:	City of Topeka Councilmember

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 at 785-368-3940 or email cclerk@topeka.org before 5:00 p.m. on the date of the meeting. The Zoom Link will be provided to those who sign up for public comment. Members of the public will be allowed access 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. **Written public comment** may also be considered to the extent it is personally submitted at the meeting or to the City Clerk's Office located at 215 SE 7th Street, Room 166, Topeka, Kansas, 66603 or via email at cclerk@topeka.org on or before the date of the meeting.

AGENDAS are furnished at least five (5) business days prior to each meeting and posted on JEDO’s website at <https://www.jedoecodevo.com/Meeting-Documents/>. **JEDO BOARD MEETINGS** shall be open to the public, except for executive sessions pursuant to state law. View the meeting online at <https://www.topeka.org/communications/live-stream/> or at <https://www.facebook.com/cityoftopeka/>.

If you need any accommodations for the meeting, please contact the City ADA Coordinator at 785-368-4470. Kansas Relay Service at 800-766-3777. Please provide a 48 Hour Notice if possible. Assistive listening devices are available for use in the community forum.

1. CALL TO ORDER

2. ROLL CALL

3. ACTION ITEMS:

- A. APPROVAL of an amendment to the JEDO Operational Rules related to virtual meetings.
- B. APPROVAL of the December 11, 2024, JEDO Board Meeting minutes.
- C. APPROVAL of plan to spend the \$575,000 in the budget for redevelopment incentives.

4. PRESENTATIONS:

- A. 2024 Growth Organization of (GO) Topeka 4th Quarter Report

5. REMINDER: 2025 JEDO Board Meeting Dates

- May 14, 2025
- September 10, 2025
- December 10, 2025

6. PUBLIC COMMENT:

Public Comment is allowed in-person or via Zoom. Topics shall be limited directly relevant to JEDO business. Members of the public wishing to speak must notify the City Clerk's Office at 785-368-3940 or email cclerk@topeka.org before 5:00 p.m. on the date of the meeting. Members of the public shall be given four (4) minutes to speak and must maintain proper decorum relating to public meetings. Written public comment may also be considered to the extent it is personally submitted at the meeting or to the City Clerk's Office located at 215 SE 7th Street, Room 166, Topeka, Kansas, 66603 or via email at cclerk@topeka.org on or before the date of the meeting.

7. ADJOURNMENT:



Agenda Item No. 3A

**JEDO Board Meeting
February 26, 2025 - 6:00 P.M**

**APPROVAL of an amendment to the JEDO
Operational Rules related to virtual meetings.**

Joint Economic Development Organization (JEDO) Operational Rules

BOARD

1 Composition. The JEDO Board shall be comprised of 13 members. Voting members shall include
2 the three county commissioners, the mayor, the deputy mayor, and two City Council members
3 selected by the Council. Nonvoting members shall be the remaining 6 Council members.

4 *Alternates:* If the deputy mayor or other voting City Council member cannot be present at
5 a meeting, an alternate may be selected by the absent member, with full voting rights. The absent
6 member shall notify the JEDO Chairperson, in writing, of the identity of the alternate before the
7 meeting.

8 Quorum. Four voting members of the JEDO Board shall constitute a quorum and be necessary for
9 the transaction of business.

10 Number of Votes Required; Abstentions; Presence. An affirmative vote of at least four voting
11 members shall be necessary to take any action. Abstentions shall not operate as a vote in favor of
12 the prevailing side. JEDO voting members must be physically present at the meeting at the time
13 a vote is called unless the meeting is being conducted partially or fully virtually.

CHAIRPERSON.

14 The JEDO Chairperson shall preside at all Board meetings. The City and the County shall rotate
15 the position of JEDO Chairperson with the Mayor or Mayor's designee serving in odd-numbered
16 years pursuant to Resolution No. 7623 and the Chairperson of the County Commission or the
17 County Chairperson's designee serving in even-numbered years commencing on January 1 of the
18 respective year. If a vacancy is created, the respective governing body shall elect another
19 chairperson from among its voting members.

20 Alternate. If the Chairperson cannot be present for any meeting, the JEDO Board may elect an
21 alternate from the voting members of the same governing body as the Chairperson.

22 Duties. In addition to presiding at all Board meetings, the Chairperson shall establish the date,
23 time, location, and agenda for each meeting. In the event of inclement weather conditions or an
24 emergency, the Chairperson may make a determination to conduct the meeting partially or fully
25 virtually.

26 Procedural matters. The JEDO Chairperson shall decide all issues of procedure relative to the
27 conduct of meetings and the interpretation of the operational rules.

MEETINGS

28 Meetings to be public; televised. All meetings of the JEDO Board shall be open to the public,
29 except for executive sessions pursuant to state law. Meetings shall be televised, subject to budget
30 constraints or technical difficulties.

31 Number. The JEDO Board shall meet on the second Wednesday of February, May, September
32 and December of each calendar year and as needed, at the discretion of the Chair.

33 Notice; Agendas. Notice of JEDO meetings shall be provided in accordance with the Kansas Open
34 Meetings Act. JEDO meetings shall be conducted in accordance with a written agenda in order
35 that the JEDO members and the public may be informed as to the matters to be considered and
36 may have an opportunity to be present. Agendas shall be furnished to members at least five
37 business days prior to each meeting and posted on the City and County websites.

38 Additions to Agenda. Items may be added to the agenda by any voting member, subject to the
39 approval of at least four voting members.

40 Public Comment. Comment from members of the public shall be entertained on each actionable
41 agenda item and at the end of each meeting. Comment shall be limited to topics directly relevant
42 to JEDO business. Members of the public wishing to speak must notify the City Clerk in odd-
43 numbered years or the County staff person designated by the County Commission in even-
44 numbered years before 5 p.m. on the date of the meeting. This requirement shall not apply to items
45 added during the meeting.

46 Time limits. Members of the public shall be limited to four minutes unless the Board, by majority
47 vote, extends the limitation. Debate, question/answer dialogue or discussion with Board members
48 will not count towards the four minute time limitation.

49 Conduct. Each person addressing the JEDO Board shall provide his/her name in an audible tone
50 or voice for the record. All remarks shall be addressed to the Board as a body and not to any
51 specific member. No questions shall be asked of the Chairperson or JEDO members. The
52 following conduct will not be tolerated: personal and slanderous remarks, fighting words,
53 unreasonably loud or repetitious speech, speeches disruptive of Board proceedings to the extent
54 that the proceedings are substantially interrupted. Any person engaging in any of these actions
55 will be warned once by the chairperson. If the actions continue, the speaker will be escorted to a
56 seat in the meeting room or escorted outside the meeting room if such person persists in interfering
57 with the ability of the Board members to conduct the meeting.

58 Open Communications. Open communications shall be emphasized in regard to all JEDO
59 business. Any action of the JEDO board shall be reflected on the JEDO website and can be shared
60 by other methods of social media.

RULES OF ORDER; MOTIONS

61 General. Robert’s Rules of Order, 10th edition, shall govern the proceedings of JEDO in all cases,
62 unless they are in conflict with these operational rules. The JEDO Chairperson shall decide all
63 issues of procedure relative to the conduct of meetings and the interpretation of the operational
64 rules. Board actions shall be taken by a vote of the voting members present after motions have
65 been made and seconded. The City or County staff member designated to record the minutes shall
66 call the roll and each voting member shall respond “yes,” “no,” or “abstain.” The vote of each
67 member shall be recorded in the minutes. Additionally, the following rules of procedure shall
68 apply:

69
70 Defer. A matter may be deferred for up to six months.

71 Strike. A matter may be removed from the agenda without prejudice so that it may be returned to
72 the agenda at any later date.

73 Amend a motion. An item may be amended. If the motion to amend is successful, it shall be
74 necessary to vote for the item, as amended. If the motion to amend is not successful, the original
75 motion shall be considered.

76 Reconsider. An item previously voted on cannot be reconsidered until six months has elapsed
77 from the previous action. However, this rule does not apply to the following:

- 78 ▪ A motion to reconsider a matter that is adopted during the same meeting as the initial
79 action.
80 ▪ Reconsideration is necessary to correct a typographical or legal error in the original item.
81 ▪ The item amends or differs substantively, as determined by the Chairperson, from the
82 previously adopted item.

83 Call for the Question. A motion to ‘call for the question,’ if successful, ends all discussion on an
84 item and requires a vote on the original item. However, all members shall have had an opportunity
85 to speak to the item before the motion to call for the question is in order. A motion to call for the
86 question must be seconded and passed by at least 5 voting members.

87 Adjourn. The Chairperson may adjourn the meeting if there is no other business to be conducted.
88 Alternatively, any voting member may move to adjourn upon the conclusion of business providing
89 the motion shall not be used to foreclose discussion or for any other purpose other than the orderly
90 termination of the meeting.

MISCELLANEOUS.

91 Administrative duties. The City and the County shall rotate the administrative duties with the
92 City providing those services in odd-numbered years and the County doing so in even-numbered
93 years. The administrative duties include recording the minutes, providing legal counsel,
94 maintaining the records created during the year, and any other duties prescribed by the JEDO
95 Chairperson.

96

97 Economic development. As required by the interlocal cooperation agreement, on or before
98 November 1, the City Council, Mayor, and County Commission shall meet to consider the
99 economic development priorities for the upcoming calendar year. In December of each year, the
100 JEDO Board shall establish the economic priorities for the coming year based upon the discussions
101 of the City Council, Mayor, and County Commission. If the JEDO Board does not establish
102 priorities, the priorities as established for the previous year shall remain in effect.

103 Temporary suspension of operational rules. Any operational rule can be suspended temporarily
104 by a vote of at least 5 voting members. The suspension shall take effect only for the particular
105 rule in question and shall not be considered as a permanent suspension.

106 Amendment of operational rules. Operational rules may be amended or new rules adopted by a
107 vote of at least 4 voting members.

Adopted on _____

Michael A. Padilla, JEDO Chairperson

ATTEST:

Brenda Younger, City Clerk



Agenda Item No. 3B

**JEDO Board Meeting
February 26, 2025 - 6:00 P.M**

Approval of the December 11, 2024, JEDO Board Meeting minutes.

Joint Economic Development Organization Board Minutes
Wednesday, December 11, 2024

City Council Chambers
214 SE 8th Street, 2nd Floor
Topeka, Kansas

The Joint Economic Development Organization (JEDO) Board members met at 6:00 p.m. in-person with the following Board members present: Shawnee County Commissioners Kevin Cook, Aaron Mays and Bill Riphahn; Mayor Michael Padilla, Deputy Mayor Valdivia-Alcala; City of Topeka Councilmembers David Banks, Spencer Duncan and Karen Hiller. Shawnee County Commissioner Kevin Cook presided as JEDO Chair.

The following JEDO Board members were absent: City Councilmembers Sylvia Ortiz, Brett Kell, Marcus Miller, Neil Dobler and Michelle Hoferer.

APPROVAL of September 11, 2024 JEDO Board Meeting Minutes was presented.

Mayor Padilla moved to approve the Minutes of September 11, 2024. The motion seconded by Commissioner Riphahn carried unanimously. (7-0)

APPROVAL of 2023 JEDO Audit (presented at the 09/11/24 meeting) was presented.

Commissioner Cook reminded everyone that the 2023 JEDO Audit was presented at the September 11, 2024 JEDO Meeting, however since the item was added after the Agenda had went out, it was deferred for approval so that everyone had time to look it over.

Commissioner Mays moved to approve the 2023 JEDO Audit. The motion seconded by Mayor Padilla carried unanimously. (7-0)

APPROVAL of Incentive Agreement for Project Brick was presented.

Ashley Lehman, GO Topeka Director of Business Development, presented. She gave a brief recap on JEDO's Incentive Guidelines. She then gave the outline of the Incentive Agreement for Project Brick, which included:

- Local aviation company
- 13 new jobs over the next five years
- Average wages of \$60,000-\$110,000
- Qualified for employment and training incentives based on annual salary
- \$18.9 Million Economic Impact over the next 10 years
- 301% Return on Investments
- Total Requested Incentives of \$112,000

Ms. Lehman announced that Project Brick is Vaerus Aviation. She introduced Patrick Traul, VP & Director of Operations for Vaerus Aviation who was present to speak.

Patrick Traul, VP & Director of Operations for Vaerus Aviation thanked the Committee Members and the GO Topeka team. He explained how aviation can be high risk, and his company helps make aviation safer. He went over a brief overview of the business and explained how this incentive package will help them to grow.

Mayor Padilla moved to approve the Incentive Agreement for Project Brick. The motion seconded by Commissioner Riphahn carried unanimously. (7-0)

APPROVAL of Incentive Agreement for Finish Line was presented.

Ashley Lehman, GO Topeka Director of Business Development, presented. She gave the outline of the Incentive Agreement for Project Finish line, which included:

- Local manufacturing plant
- Capital Investment of \$57 Million
- 300 new jobs over the next five years
- Average wages of \$50,000 plus
- Qualified for employment and training incentives based on annual salary
- \$1.2 Billion Economic Impact over the next 10 years
- 171% Return on Investments
- Total Requested Incentives of \$2,136,000

Ms. Lehman announced that Project Finish Line was HME. She introduced John Haas, Owner, Kevin Rake, CFO and Angela Ayala, Controller, who were present to speak.

John Haas, Owner HME explained that they are very grateful for this opportunity and it really helps the company grow and create new opportunities for the community.

Kevin Rake, CFO added that diversity in manufacturing is important and it does make a big difference.

Angela Ayala, Controller spoke and just wanted to thank everyone and it is incentives like this one that helps them grow and make Topeka a better place.

Commissioner Cook inquired about some of the timelines they are looking at for the different job openings.

Mr. Haas explained that is a continuous process that keeps going as the new jobs come open. They are also reaching out to local university's to recruit.

Commissioner Riphahn moved to approve the Incentive Agreement for Project Finish Line. The motion seconded by Councilmember Banks carried unanimously. (7-0)

APPROVAL of 2025 GO Topeka Budget and Business Plan was presented.

Molly Howey, GO Topeka President of Economic Development thanked all the Board Members for going over the budget with them and for all their input. She handed it over to Josh Patterson to present.

Josh Patterson, CFO for GTP and GO Topeka presented. He started by pointing out the page in their packet that shows a more detailed breakdown of the Economic Equity Department. He also went over the report in the packet and the numbers for each department such as:

- New Business & Retention/Expansion – 1.7% (\$7K) decrease, excluding incentives; 9.8% (\$271K) decrease for incentives, based on existing incentive; some changes included shifted some advertising to attendance/sponsorships at events and no major changes in retention/expansion.
- Innovation/Entrepreneurship/Small Business – 5.2% (\$12K) increase, excluding incentives; 12.5% (\$50K) increase for small business incentives; and some changes include adjustments to software platforms, added legal services and added small business council.
- Economic Equity – 64.0% (\$156K) decrease, excluding incentives (reclassified some existing programs to incentives to more accurately reflect their nature); \$875K increase in incentives; and they are tasked with using some of the carryforward set aside for Economic Equity.
- Talent Initiatives – 6.0% decrease; no major changes
- General Economic Development – 0.9% (\$2K) increase; some changes include increase in Violet PR costs and general GO Topeka advertising.
- Operations/Admin Budgets – 1.1% (9K) increase in salaries/benefits; 3.2% (\$8K) decrease in Marketing; 10.4% (\$35K) decrease in Admin/Fin/HR; 4.2% (\$4K) increase in General.
- Special Initiatives – Choose Topeka (\$150K); Innovation Center 1.0 (\$223K); ETLC (\$167K).

Councilmember Duncan made a Motion to Amend the Motion to Approve the Budget with the exception that the \$575,000 redevelopment incentive remain in the budget, but be set aside and not expended until the February meeting when the staff returns to the Board with a more detailed plan. The motion seconded by Deputy Mayor Valdivia-Alcala carried unanimously. (7-0)

Commissioner Cook asked if there were any other items in the budget to discuss. Seeing none.

Commissioner Mays moved to approve the 2025 GO Topeka Budget and Business Plan. The motion seconded by Councilmember Duncan carried unanimously. (7-0)

APPROVAL of 2024-2025 Cash Carry-Forward Agreement was presented.

Josh Patterson, CFO for GTP and GO Topeka presented. He stated the total 2025 Cash Carry-forward amount is \$18,500,000. Breakdown includes:

2025 carry-forward amount	\$ 18,500,000
2025 budget transfer to/(from) carry-forward	(1,850,988)

Restricted uses by contract

Economic Equity program carryover (793,000)

Future commitments

Committed incentives (7,413,998)

Remaining for future investment \$ 8,442,014

Commissioner Cook went over the numbers again for clarification; he then asked if the \$8,442,014 amount would be what they have for a new project or incentive.

Mr. Patterson replied that that number does not include the two incentives that were approved tonight, but otherwise yes, it would be around \$6,400,000.

Councilmember Duncan stated that it is nice to have that money in case a new project comes forward, however, is there a point when we take a look at reallocating some of that money to different uses?

Commissioner Cook states that it would be up to the Board to decide how to spend that money.

Deputy Mayor Valdivia-Alcala explained that she would like to see some of this money go to Jayhawk Theatre.

Ms. Howey stated that JEDO has gave incentives to the Jayhawk Theatre before but has not seen anything come before the Board to react to at this time.

Councilmember Duncan moved to approve the 2024-2025 Cash Carry-Forward Agreement. The motion seconded by Mayor Padilla carried unanimously. (7-0)

APPROVAL of Innovation Center Investment was presented.

Stephanie Moran, Senior VP of Innovation for GO Topeka introduced two members of the Innovation Advisory Board to speak.

Mark Ruelle, Chair of Innovation Advisory Board explained that one of the goals of the Advisory Board was to identify a tangible place for Innovation within the community. He believes the space they have for it now is reasonably suited in size and cost for this project. He stated they are excited to bring this project to the Board tonight.

Ms. Moran went over the new plan for Innovation Center 2.0. She explained that having the Innovation Center in Downtown Topeka is critical to the success of Topeka becoming a hub of innovation. The AT&T building at 220 SE 6th Street has been identified as the best location, ideal infrastructure, quick build out, and options for phasing. It has a smaller initial footprint but has 3x the space for GO Topeka and lab space, as well as provides opportunity for expansion for additional floors. GO Topeka would be the master lease holder and manage the center. She touched on the scope of the project, plans in the packet. This will include a tenant buildout, pitch room, mechanical, restrooms and five labs with casework and hoods. She went on to explain the Financial

Proforma Summary, which is the total revenue they have built in at phase in tenancy. This will build up to full occupancy within the first 5 years. Some of the expenses would be the GO Topeka Master Lease, management expenses, general office expenses and additional lab buildout. The total request would include a buildout of \$6,589,007 and 10-year lease of \$2,910,993 with a total of \$9,500,000. She explained that with Innovation Center 2.0, those dollars would be going back to JEDO, not to an investor. She went over the project timeline:

- December 11, 2024 – JEDO
- December 12, 2024 – Design Notice
- April 2025 – Design and Permitting Completed
- May 2025 – Construction Begins
- Early 2026 – Final Completion/Facility Opens

Kevin Haan, Member Innovation Advisory Board, spoke on how his experience and expertise has shown him how these Innovation Centers can be a great start for many companies. He also believes that in the future we will be having a need to expand. He stated this is a great start for the Topeka community.

Ms. Moran stated that based on the recommendations of the Innovation Advisory Board and GO Topeka Board, they are requesting approval of \$9.5 million for the buildout of the Innovation Center 2.0.

Deputy Mayor Valdivia-Alcala stated that she has questions regarding the redevelopment of downtown Topeka. Her first question was how much is Cody Foster putting into the Innovation Center. Secondly, how much more are they asking for the 2.0 version than the 1.0 version. Thirdly, how many tenants do you have signed up?

Ms. Moran explained that Cody is the owner of the building and we would be leasing from him but we would be paying the building costs. Secondly, the original amount that was approved for 1.0 version was \$5.87 million. Thirdly, they are speaking to several tenants, most of whom are waiting for a construction date. Many of these tenants need space immediately.

Ms. Valdivia-Alcala wanted to mention that this feels like it is being rushed to her. She is also concerned that it is creating a monopoly of property that is owned by the same players. She does not believe the people in her district is on board with this and she will not be able to support this. She went on about talk about how Jim Klausman owns a number of shuttered buildings downtown and her hope as that we can get more small businesses in these buildings and help build downtown. She is also concerned that Jim Klausman owes a lot of money in delinquent taxes and city specials and the people want to know what is really going on here. Finally, she stated that even though she is not able to support this, she thanks GO Topeka for all their hard work on it.

Councilmember Banks asked if we were in a technically time crunch for startup, and why could it not be somewhere else like East Topeka.

Ms. Moran explained that the longer we postpone the project the more start-ups we lose to other places. She stated that we have been working on this for four and a half years and it is time to get

going on it. She also explained that downtown Topeka was identified as a central hub that has everything to make this project successful.

Councilmember Duncan stated that when it comes to economic development projects it is difficult for them to decide when to say no. But he believes based on the data that is a good economic development investment for Topeka and he will be supporting it.

Commissioner Cook stated that in Version 1.0, we partnered with BioRealty because they had experience building these innovation centers all over the Country. He was wondering if there was a reason we were not trying to partner with another company that has experience with these and instead we are doing it on our own.

Ms. Howey explained that there are several partners that we have had conversations with and will continue to partner with such as the multiple University's in the area. Also, we have a lot of corporate partners that we will be able to work with, such as in the animal health corridor. She also believes that 2.0 scales down the project and doing it in phases is a better way.

Commissioner Cook inquired as to why we are doing things differently than other projects we have done in the past such as Version 1.0 or Evergy Plaza?

Ms. Howey explained that one of the biggest differences is that this proforma has an opportunity to earn revenue.

Commissioner Cook asked if the timeline they gave was reasonable.

Ms. Howey explained that the April 2025 deadline was to have the design and permitting completed. Those are already on their way.

Commissioner Cook stated his last question is just to make it clear, that at this present time, we do not have anybody pre-committed as a tenant.

Ms. Moran stated that they do not have anyone pre-committed as tenants but they are in discussions with several entities.

Deputy Mayor Valdivia-Alcala wanted to make one thing very clear, that she believes this project is good, she just does not like the way it is going down.

Councilmember Hiller stated that as District 1 Councilmember, she is grateful for the development of downtown Topeka and to the two gentlemen that stepped up to purchase the properties for future development. She went on to talk about how the AT&T building is actually a much better spot for the Innovation Center than Wolf's Camera Building was. She believes this is the right fit and thank you to everyone for their involvement.

Commissioner Riphahn asked if we had looked at the AT&T building when we were rolling out the Innovation 1.0?

Ms. Howey stated that it was looked at in the group that was considered originally.

Mark Ruelle, Chair of Innovation Advisory Board explained that originally it was in the close running. Ultimately, they choose the Wolf's Building because it was located a little closer to the center of downtown and had a little more nostalgia. But sometimes it is hard to decide. In the end, he believes this is the right building.

Commissioner Riphahn asked if we are new to the rent collecting business and if we have a business plan?

Ms. Howey explained that we do lease farm ground, hold grain at the elevators, and sell that.

Ms. Moran explained that they have developed a proforma.

Ms. Howey also added that the amounts they had assumed for rent rates are in line from the surveys they have seen from around 100 other Innovation Centers in the area.

Commissioner Cook asked what it might change from the plan today if we deferred it to the February JEDO Meeting.

Ms. Moran stated that ultimately it comes down to the pre-leases. People want to get into the spaces right away.

Commissioner Cook asked if this was going to wipe out the entire cash-carry forward fund?

Josh Patterson, CFO for GTP and GO Topeka explained that after going over the numbers again, those two incentives that were approved today were included in the Cash-Carry Forward Agreement, which leaves the \$8,442,014 that would be used for the Innovation Center.

Ms. Howey explained that only the initial \$6,589,007 for the buildout would be spent and then as rent is collected, it would go back in to replenish the revenue.

Commissioner Cook stated that is only if we sign tenants.

Councilmember Duncan explained that it is an important point for people to understand that the rent money will be coming back to JEDO. In addition, that the renters will normally have time constraints and this is why they can't sign a lease until they know the timeframe that the project will be done.

Deputy Mayor Valdivia-Alcala asked if there was an option for short-term financing for the capital improvements.

Ms. Howey explained that they could look into that if it was the pleasure of the Board, however they do have cash sitting in an account for the construction costs.

Deputy Mayor Valdivia-Alcala asked if she could get a spreadsheet that shows exactly how much would be left in this account if this project were approved.

Ms. Howey explains if you take the Carry-forward balance of \$8,442,014 and then subtract the construction costs of the project of \$6,589,007, it would leave a balance of \$1,853,007.

Commissioner Mays stated that he feels like we wasted a lot of time with the investor, but now he likes this plan better than the other one. He would also agree that we might want to look at some possible financing, even if it is included in the lease. He is worried about draining that amount of Incentive dollars in case there was a large company that comes. He feels that it might be good to not have to pay for all the construction cost up front.

Ms. Howey said they can have that discussion with the owner of the building. She also wanted to point out that all the incentives are paid out over a period of 5 years, so not all those incentive dollars are paid out on day one.

Mayor Padilla stated that he thinks we should not focus so much on the “what ifs” right now and it is important for us to not loose focus on what we are trying to do for economic development. He wants to have everyone’s concerns answered, but he does not feel like it is a good idea to keep putting this off for a long time. He stated that he is in support of it today.

Commissioner Riphahn explained that his preference would be to defer the item to the next meeting in February 2025.

Commissioner Cook asked Deputy Mayor Valdivia-Alcala if she thinks it would help her if we waited until the next meeting.

Deputy Mayor Valdivia-Alcala explained that her vote is going to stay the same.

Councilmember Banks stated that he does not see the point in delaying the vote on the project.

Commissioner Mays stated that he is in favor of the project, but he would feel more comfortable voting on it at the next meeting.

Commissioner Cook stated that his concern is how exactly this is going to be financed and how is it going to be structured.

Ms. Howey explained that they do have the rent structured into the proforma and again, with the pre-leasing, that cannot be answered until they have a construction start date.

Commissioner Mays commented that he understands about the pre-leasing problem. He thinks we just need to build it, and then the tenants will come. He is just concerned about our ability to do future projects if we spend all our money.

Councilmember Hiller asked about the two ROI’s pending as far as amounts.

Ms. Moran explained that those are support resources within the building and those exist within the community that want to consolidate at one location.

Councilmember Duncan asked the Board what they are wanting the carry-forward amount to be in regards to those not wanting to spend all the money at once. He believes we need to give them a benchmark amount so they know how to adjust.

Ms. Howey explained that the amount they historically have in carry-forward funds differs greatly from year to year and from the wishes of the Board.

Commissioner Riphahn asked if we were stuck with the full 10-year lease.

Ms. Howey explained that we have not signed the lease yet, but they figured that to be the best return on their investment.

Councilmember Duncan made a motion to approve, seconded by Mayor Padilla.

Commissioner Mays asked for an amended motion or for Councilmember Duncan to retract his motion and to defer the item to the next meeting.

Councilmember Duncan inquired if they were allowed to vote on an item that was previously voted on.

Rich Eckert, County Counselor pointed out in the Operational Rules: An item previously voted on cannot be reconsidered until six months has elapsed from the previous action.

Councilmember Duncan decided to withdraw his motion, as did Mayor Padilla's second.

Commissioner Cook called for a 5-minute recess for everyone to gather their thoughts.

After the break, Mr. Eckert explained that as per the Operational Rules: Any operational rule can be suspended temporarily by a vote of at least 5 voting members.

Deputy Mayor Valdivia-Alcala asked what that means in layman's terms.

Mr. Eckert explained that it means, if the vote does not pass tonight, it can be brought back in 3 months instead of 6 months.

Councilmember Hiller asked if the vote does pass, can it be reversed at the next meeting.

Mr. Eckert explained that no, if the vote passes it is irreversible.

Councilmember Duncan made a motion to suspend the operation rule as to Line 75 (Reconsider) for Item No. 3G - Innovation Center 2.0. The motion seconded by Mayor Padilla. The motion passes. (6-1)

Commissioner Cook asks if there is any further discussion.

Councilmember Duncan made a motion to approve the Innovation Center 2.0 as presented. The motion seconded by Mayor Padilla. The motion passes. (6-1)

PUBLIC COMMENT was provided by the following:

Henry McClure was signed up for public comment but was not present.

The Clerk announced the next JEDO Board meeting dates for 2025, which are:

Wednesday, February 12, 2025
Wednesday, May 14, 2025
Wednesday, September 10, 2025
Wednesday, December 10, 2025

NO FURTHER BUSINESS appearing the meeting was adjourned at 7:50 p.m.

DRAFT



Agenda Item No. 3C

**JEDO Board Meeting
February 26, 2025 - 6:00 P.M**

Approval of the plan to spend the \$575,000 in the budget for redevelopment incentives.

**Growth Organization of Topeka/Shawnee
County, Inc.**

2025 Budget



Greater Topeka Partnership
GO Topeka
 Budgeted Statement of Activities by Department - Public
 As of December 31, 2025

*Non-GAAP Reporting

	Business Attraction and Retention/Expansion December 31, 2025 Budget	Small Bus Dev/Ent Dev December 31, 2025 Budget	Economic Equity December 31, 2025 Budget	Talent Initiatives December 31, 2025 Budget	General & Administrative December 31, 2025 Summary	Total On-Going Programming December 31, 2025 Summary	Special Initiatives December 31, 2025 Budget	ETLC December 31, 2025 Budget	Total December 31, 2025 Summary
Revenue									
Public revenue	2,894,753	1,037,327	843,906	199,980	1,502,010	6,477,976	373,012	0	6,850,988
Total Earned revenue	<u>2,894,753</u>	<u>1,037,327</u>	<u>843,906</u>	<u>199,980</u>	<u>1,502,010</u>	<u>6,477,976</u>	<u>373,012</u>	<u>0</u>	<u>6,850,988</u>
Interest revenue	0	0	0	0	258,000	258,000	0	0	258,000
Total Other revenue	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>258,000</u>	<u>258,000</u>	<u>0</u>	<u>0</u>	<u>258,000</u>
Total Revenue	<u>\$ 2,894,753</u>	<u>1,037,327</u>	<u>843,906</u>	<u>\$ 199,980</u>	<u>1,760,010</u>	<u>6,735,976</u>	<u>\$ 373,012</u>	<u>\$ 0</u>	<u>7,108,988</u>
Expenses									
Payroll/benefits	0	0	89,512	0	768,229	857,740	0	0	857,740
Other compensation	0	0	600	0	3,900	4,500	0	0	4,500
Other employee related costs	13,635	18,400	5,150	6,515	39,625	83,325	0	0	83,325
Total Personnel expenses	<u>13,635</u>	<u>18,400</u>	<u>95,262</u>	<u>6,515</u>	<u>811,754</u>	<u>945,565</u>	<u>0</u>	<u>0</u>	<u>945,565</u>
Professional services	173,700	32,997	7,543	0	17,373	231,614	0	0	231,614
Marketing	0	0	48,000	0	192,000	240,000	0	0	240,000
Administration	0	0	35,000	0	267,000	302,000	0	0	302,000
Total Purchased Services	<u>173,700</u>	<u>32,997</u>	<u>90,543</u>	<u>0</u>	<u>476,373</u>	<u>773,614</u>	<u>0</u>	<u>0</u>	<u>773,614</u>
Program/event expense	5,600	79,970	800	12,100	0	98,469	0	0	98,469
Sales/prospect development	44,020	0	0	0	0	44,020	0	0	44,020
Hospitality	3,500	6,900	1,000	2,200	600	14,200	0	0	14,200
Community development	51,176	85,000	47,000	165,250	3,000	351,426	150,000	0	501,426
Total Program expenses	<u>104,296</u>	<u>171,870</u>	<u>48,800</u>	<u>179,550</u>	<u>3,600</u>	<u>508,115</u>	<u>150,000</u>	<u>0</u>	<u>658,115</u>
Occupancy	0	34,833	7,017	0	46,917	88,769	223,012	0	311,781
Office expense	6,600	5,144	2,400	0	16,970	31,114	0	0	31,114
Dues/subscriptions	0	11,082	8,062	165	56,949	76,257	0	0	76,257
Advertising	88,452	13,000	15,800	13,750	74,000	205,002	0	0	205,002
Depreciation/amortization	0	0	264	0	10,238	10,503	0	105,069	115,572
Insurance/taxes/fees	0	0	758	0	5,210	5,967	0	0	5,968
Interest expense	0	0	0	0	0	0	0	62,268	62,268
Total Operational Expenses	<u>95,052</u>	<u>64,059</u>	<u>34,301</u>	<u>13,915</u>	<u>210,284</u>	<u>417,612</u>	<u>223,012</u>	<u>167,337</u>	<u>807,962</u>
Total Expenses Before Incentives	<u>386,683</u>	<u>287,326</u>	<u>268,906</u>	<u>199,980</u>	<u>1,502,011</u>	<u>2,644,906</u>	<u>373,012</u>	<u>167,337</u>	<u>3,185,256</u>
Business incentives	2,508,070	750,000	575,000	0	0	3,833,070	0	0	3,833,070
Total Expenses	<u>\$ 2,894,753</u>	<u>1,037,326</u>	<u>843,906</u>	<u>\$ 199,980</u>	<u>1,502,011</u>	<u>6,477,976</u>	<u>\$ 373,012</u>	<u>\$ 167,337</u>	<u>7,018,326</u>
Total Changes in Net Assets	<u>\$ 0</u>	<u>0</u>	<u>0</u>	<u>\$ 0</u>	<u>258,000</u>	<u>258,000</u>	<u>\$ 0</u>	<u>\$ (167,337)</u>	<u>90,663</u>



Growth Organization of Topeka/Shawnee County 2025 Public Funding Program Overview and Budget

Executive Summary

GO Topeka serves as the community leader in fostering opportunities for economic growth and prosperity in Topeka and Shawnee County. The organization provides a range of work that is targeted to support New Business Attraction, Existing Business Retention and Expansion, Workforce and Education, Economic Equity, Small Business and Entrepreneurial Development. A significant part of what GO Topeka does is develop and nurture trusting relationships with local business, community, and civic leaders, in addition to leaders that can affect economic prosperity in Topeka and Shawnee County at the regional, state, and national levels. The role of GO Topeka is not only to attract and retain jobs, but also to help attract and retain the talent our current and future businesses need to thrive.

In 2025, GO Topeka will continue to implement the Momentum 2027 Strategy. GO Topeka plays an integral part in moving Topeka & Shawnee County forward and it's imperative the organization stays fresh and innovative with new initiatives that will continue to support a business climate ripe for development.

The programs outlined in this document outline the key areas of focus within GO Topeka's strategic plan. Each of these areas have dedicated staff, resources and programming to carry out the mission.

Greater Topeka Partnership
GO Topeka
 Economic Equity Budget by Department
 As of December 31, 2025

*Non-GAAP Reporting

	Small Bus Dev/Ent Dev December 31, 2025 Budget	Economic Equity December 31, 2025 Budget	Talent Initiatives December 31, 2025 Budget	Total On-Going Programming December 31, 2025 Summary	Total December 31, 2025 Summary
Revenue					
Public revenue	0	843,906	0	843,906	843,906
Total Earned revenue	0	843,906	0	843,906	843,906
Total Revenue	0	843,906	\$ 0	843,906	843,906
Expenses					
Payroll/benefits	0	89,512	0	89,512	89,512
Other compensation	0	600	0	600	600
Other employee related costs	0	5,150	0	5,150	5,150
Total Personnel expenses	0	95,262	0	95,262	95,262
Professional services	0	7,543	0	7,543	7,543
Marketing	0	48,000	0	48,000	48,000
Administration	0	35,000	0	35,000	35,000
Total Purchased Services	0	90,543	0	90,543	90,543
Program/event expense	0	800	12,100	12,900	12,900
Hospitality	0	1,000	0	1,000	1,000
Community development	0	47,000	36,500	83,500	83,500
Total Program expenses	0	48,800	48,600	97,400	97,400
Occupancy	0	7,017	0	7,017	7,017
Office expense	0	2,400	0	2,400	2,400
Dues/subscriptions	0	8,062	0	8,062	8,062
Advertising	0	15,800	0	15,800	15,800
Depreciation/amortization	0	264	0	264	264
Insurance/taxes/fees	0	758	0	758	758
Total Operational Expenses	0	34,301	0	34,301	34,301
Total Expenses Before Incentives	0	268,906	48,600	317,506	317,506
Business incentives	300,000	575,000	0	875,000	875,000
Total Expenses	300,000	843,906	\$ 48,600	1,192,506	1,192,506
Total Changes in Net Assets	(300,000)	0	\$ (48,600)	(348,600)	(348,600)



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 JuliAnn Mazachek, Chair-elect
 John Dicus, Immediate Past Chair
 Doug Wolff, Treasurer

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Molly Howey
 Bob Ross
 Stephanie Moran
 Sean Dixon
 Michelle Cuevas Stubblefield

Matt Pivarnik
 Jessica Ohse
 Josh Patterson
 Juliet Abdel



Gaila Haggard
 Chair

Neal Spencer
 Chair-elect

Jim Klausman
 Immediate Past Chair

Molly Howey
 President

Stephanie Moran
 SVP Innovation

Stephanie Norwood
 Director of
 Entrepreneurship &
 Small Business

Trina Goss
 Director, Bus. Retention
 & Talent Initiatives

Ashley Lehman
 VP of Business
 Development

Israel Sanchez
 Director of Equity &
 Business Development

Manuel Castro
 Executive Coordinator

Rhett Flood
 Executive Director, Forge

Michelle DeWeese
 Executive Coordinator



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 VP, Sports & Sales

Melissa Sowers
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 & Sales

Sandy Tucker
 Client Services
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Vacant
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 River Strategies

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 Director of
 Every Plaza

Dylan Tyler
 Manager of
 Every Plaza



Patrick Vogelsberg
 Chair

Beth Easter
 Chair-elect

Justin Glasgow
 Immediate Past Chair

Juliet Abdel
 President

Angelica Brown
 Executive Coordinator

SHARED SERVICES

**Finance,
 Resource
 Development &
 Administration**

Josh Patterson
 SVP of Finance

Andrea Bailey
 VP of Admin. & Facilities

Angel Lang
 Accounts Receivable
 Specialist

Logan Jennings
 Accounting
 Manager

John Koop
 VP of Experience,
 Engagement, & Ideation

TBD
 Member
 Acquisition &
 Retention Manager

Ashlee Spring
 VP of Resource
 Development

Matt Pivarnik
 CEO

Research

Bob Ross
 SVP of Marketing,
 Communication, Events, &
 Analytics

**Strategy
 Leadership**

Michelle Cuevas
 Stubblefield
 SVP of Strategy

Alli Ortega
 Executive
 Coordinator

**Human
 Resources**

Matt Pivarnik
 CEO

Jessica Ohse
 SVP, Human
 Resources

Alli Ortega
 Executive
 Coordinator

**Marketing,
 Communications
 & Events**

Bob Ross
 SVP of Marketing,
 Communication, Events,
 & Analytics

Jared Hitchens
 Director of Creative
 Services

India
 Yarborough
 VP of Marketing &
 Communications

Carolyn Lang
 Brand Manager

Erin Young
 Mktg &
 Communications
 Account Manager

Cassie Carlson
 Mktg &
 Communications
 Account Manager

Kate Garren
 Mktg &
 Communications
 Account Manager

John Koop
 VP of Experience,
 Engagement, & Ideation

Claire Thomas
 Events Director

Sierra Cody
 Events Coordinator

Autumn Denham
 Media Manager

Angelica Brown
 Executive
 Coordinator

Budgeted Expenditure Summary

<u>GO Topeka Programs</u>	<u>Proposed 2025</u>	<u>Approved 2024</u>
Business Attraction & Retention	\$ 386,683	\$ 393,409
Small Business, Innovation & Entrepreneurial Development	252,493	240,136
Economic Equity Initiatives*	87,755	244,014
Talent Initiatives	199,980	212,630
General Economic Development Activities	208,516	206,731
Total Direct Programming (excl salaries)	\$ 1,135,427	\$ 1,213,180
Economic Development Salaries	862,240	853,124
Full-time equivalent headcount	7.5	8.00
Marketing/Communications Services	240,000	248,000
Finance/Administration/HR Services	302,000	337,000
General & Administrative Expenses	105,239	100,969
Total Operating Expenses	\$ 2,644,906	\$ 2,836,013
Estimated % of countywide .5 cent sales tax	14.9%	16.0%
Large Business Incentives	2,508,070	2,779,152
Small Business Incentives	450,000	400,000
Economic Equity Incentives*	875,000	0
Special Initiatives	540,350	5,227,428
Total Expenditures	\$ 7,018,326	\$ 11,242,593

Budgeted Revenue Summary

	<u>Proposed 2025</u>	<u>Approved 2024</u>
Economic Development Sales Tax	\$ 6,850,988	\$ 10,985,862
Program Sponsorships and Other	0	39,093
Interest and Investment Income	258,000	54,352
Total Revenue	\$ 7,108,988	\$ 11,079,307



Agenda Item No. 4A

**JEDO Board Meeting
February 26, 2025 - 6:00 P.M**

**Presentation of 2024 Growth Organization of (GO) Topeka 4th
Quarter Report**



Growth Organization of Topeka/Shawnee County, Inc. (Public)

Financial Statements

December 31, 2024



Greater Topeka Partnership
GO Topeka Public
Statement of Financial Position
As of December 31, 2024

	December 31, 2024	December 31, 2023	December 31, 2024
	Current Year	Prior Year	Current vs Prior
Assets			
Cash and Cash Equivalents	12,216,847	11,426,914	789,933
Accounts receivable, net	8,500	14,500	(6,000)
Other current receivables	96	96	0
Prepays and other current assets	138,108	75,184	62,924
IU Rec/Pay	1,579,561	1,306,782	272,779
Total Current assets	<u>13,943,111</u>	<u>12,823,476</u>	<u>1,119,636</u>
Investments	6,854,865	6,529,644	325,220
Fixed assets, net	1,940,193	1,974,573	(34,379)
Total Assets	<u>22,738,169</u>	<u>21,327,693</u>	<u>1,410,477</u>
Liabilities			
Accounts payable	38,296	67,740	(29,444)
Current portion of long-term debt	47,079	47,079	0
Deferred revenue	18,129,474	17,049,426	1,080,049
Accrued expenses and other	422	15,790	(15,370)
Total Current liabilities	<u>18,215,271</u>	<u>17,180,035</u>	<u>1,035,235</u>
Long-term liabilities	91,104	91,105	0
Funds held for others	421,934	427,934	(6,000)
Total Liabilities	<u>18,728,309</u>	<u>17,699,074</u>	<u>1,029,235</u>
Net assets			
Total Changes in Net Assets	381,241	407,932	(26,691)
Unrestricted	1,841,314	1,433,382	407,933
Board-designated	1,787,305	1,787,305	0
Total Liabilities and net assets	<u>22,738,169</u>	<u>21,327,693</u>	<u>1,410,477</u>

**Greater Topeka Partnership
GO Topeka Public
Statement of Activities
As of December 31, 2024**

	QTD			QTD	QTD	YTD			YTD	YTD
	December 31, 2024			December 31, 2023	December 31, 2024	December 31, 2024			December 31, 2023	December 31, 2024
	Actuals	Budget	Actuals vs Budget	Prior Year	Actuals vs PY	Actuals	Budget	Actuals vs Budget	Prior Year	Actuals vs PY
Revenue										
Event/program rev	188,678	0	188,678	14,634	174,044	265,754	39,093	226,661	40,594	225,160
Sponsorships	79,997	0	79,997	57,523	22,474	157,611	0	157,611	171,264	(13,653)
Public revenue	802,361	2,688,781	(1,886,420)	1,112,026	(309,665)	3,918,955	10,985,862	(7,066,908)	3,615,147	303,808
Total Earned revenue	1,071,036	2,688,781	(1,617,745)	1,184,183	(113,147)	4,342,320	11,024,955	(6,682,636)	3,827,005	515,315
Contributions	0	0	0	73,054	(73,055)	0	0	0	168,997	(168,997)
Total Unearned revenue	0	0	0	73,054	(73,055)	0	0	0	168,997	(168,997)
Other revenue	3,000	0	3,000	2,700	301	5,890	0	5,890	42,414	(36,525)
Interest revenue	93,215	1,500	91,716	81,048	12,168	349,723	8,500	341,223	244,451	105,273
Unrealized gain/loss	7,802	0	7,801	13,882	(6,081)	28,526	0	28,526	86,212	(57,686)
Total Other revenue	104,017	1,500	102,517	97,630	6,388	384,139	8,500	375,639	373,077	11,062
Total Revenue	\$ 1,175,053	\$ 2,690,281	\$ (1,515,228)	\$ 1,354,867	\$ (179,814)	\$ 4,726,459	\$ 11,033,455	\$ (6,306,997)	\$ 4,369,079	\$ 357,380
Expenses										
Payroll/benefits	205,648	214,461	(8,813)	209,193	(3,545)	777,885	847,043	(69,158)	769,914	7,971
Other compensation	995	1,682	(687)	1,476	(481)	4,327	6,080	(1,754)	4,508	(181)
Other employee related costs	6,599	15,481	(8,882)	14,688	(8,089)	33,295	73,636	(40,341)	46,758	(13,463)
Total Personnel expenses	213,242	231,624	(18,382)	225,357	(12,115)	815,507	926,759	(111,253)	821,180	(5,673)
Professional services	68,837	67,165	1,672	67,879	958	215,089	277,059	(61,970)	198,125	16,964
Marketing	61,250	62,000	(750)	58,500	2,750	245,000	248,000	(3,000)	234,000	11,000
Administration	83,500	84,250	(750)	65,500	18,000	334,000	337,000	(3,000)	262,000	72,000
Total Purchased Services	213,587	213,415	172	191,879	21,708	794,089	862,059	(67,970)	694,125	99,964
Program/event expense	203,772	31,175	172,597	18,274	185,498	374,514	171,997	202,517	78,963	295,551
Sales/prospect development	6,684	9,350	(2,666)	4,833	1,851	29,193	46,275	(17,081)	14,943	14,250
Hospitality	11,452	6,175	5,277	20,262	(8,811)	71,673	33,000	38,673	91,078	(19,405)
Community development	54,771	140,548	(85,777)	274,174	(219,402)	452,315	643,259	(190,944)	624,897	(172,582)
Total Program expenses	276,679	187,248	89,431	317,543	(40,864)	927,695	894,531	33,165	809,881	117,814
Occupancy	78,942	17,787	61,155	64,815	14,127	293,954	135,827	158,127	326,331	(32,376)
Office expense	7,718	6,117	1,601	7,691	26	34,448	24,070	10,377	30,732	3,715
Dues/subscriptions	20,025	26,088	(6,063)	24,403	(4,377)	70,169	114,720	(44,551)	82,962	(12,793)
Advertising	35,864	36,847	(983)	48,942	(13,079)	185,398	181,186	4,211	178,086	7,311
Depreciation/amortization	6,551	3,069	3,482	16,100	(9,548)	35,702	24,457	11,245	28,818	6,884
Insurance/taxes/fees	9,096	1,341	7,755	6,878	2,218	35,052	5,366	29,687	17,667	17,386
Total Operational Expenses	158,196	91,249	66,947	168,829	(10,633)	654,723	485,626	169,096	664,596	(9,873)
Business incentives	162,442	1,968,245	(1,805,803)	255,454	(93,012)	1,153,204	7,872,980	(6,719,776)	971,365	181,839
Total Expenses	\$ 1,024,146	\$ 2,691,781	\$ (1,667,635)	\$ 1,159,062	\$ (134,916)	\$ 4,345,218	\$ 11,041,955	\$ (6,696,738)	\$ 3,961,147	\$ 384,071
Total Changes in Net Assets	\$ 150,907	\$ (1,500)	\$ 152,407	\$ 195,805	\$ (44,899)	\$ 381,241	\$ (8,500)	\$ 389,741	\$ 407,932	\$ (26,691)



JEDO
Quarterly Report

2024 Q4

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15

Forge Young Talent



GO Topeka
785.234.2644
GOTOpeka.com
719 S Kansas Ave. Ste.100
Topeka, KS 66603

7

Small Business
Incentives



8

Small Business



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Workforce
& Talent



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Topeka



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GO Topeka
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2024 GO Topeka
Board of Directors



New Business Attraction

GO Topeka works continuously to bring awareness of the business assets in Topeka and Shawnee County to site selectors and companies looking to relocate or expand. Currently, the new business attraction portfolio holds 29 active projects in various industry sectors: 12 advanced manufacturing, five aviation and aerospace, three data center, nine food/logistics/office.

29 NEW ACTIVE PROJECTS



Manufacturing

12



Aviation & Aerospace

5



Data Center/Tech

3



Food/Logistics/Office

9

New Business · Retention & Expansion · Small Business · Women & Minority · Choose Topeka YTD as of 12/31/24

219 New Projects	138 Completed Projects	55 Active Projects
602 New Jobs	1754 Retained Jobs	790 Training Investment (number of people impacted)
392 Outreach/Assisted (number of companies/ individuals)	\$138,780,160 Capital Investment	



Business Retention and Attraction

HME Inc. Expansion

Previously referred to as “Project Finish Line,” the company’s expansion is expected to result in 300 new jobs and the addition of a manufacturing facility at their current location. JEDO is primarily investing in the job creation and associated training, with some support earmarked for property and equipment. The expansion project is expected to generate an economic impact of \$1.2 billion, representing a 171% return on investment for the community.

“On behalf of the HME Group, I want to express our gratitude to GO Topeka and JEDO for their continued support. This incentive is more than just financial support—it is a testament to the shared vision we have for Topeka and Shawnee County,” said Angela Ayala, controller. “Together, we are building a community of opportunity, where both businesses and employees have the resources they need to succeed. As we kick off this expansion, we look forward to continuing this partnership and delivering on our commitment to making a positive impact in Topeka.”

“HME’s continued success is a testament to the innovation and resilience found right here in Topeka,” said Topeka Mayor Michael Padilla. “This expansion underscores the strength of our local economy, and I’m proud to see HME thrive in our community through investment and job creation.”

“HME’s growth is not just a win for the company but for all of the Topeka area,” said Molly Howey, president of GO Topeka. “This project reflects the hard work and commitment of a business that is deeply rooted in our community. The jobs being created will no doubt contribute to local economic prosperity for years to come.”

Vaerus Aviation Expanding

Previously referred to as “Project Brick,” the company’s expansion is expected to result in 13 new, well-paying jobs. JEDO is investing in the creation of those jobs, with salaries ranging from \$60,000 to \$110,000. The expansion project is expected to generate an economic impact of \$18.9 million over 10 years, representing a 301% return on investment for the community.

“The greater Topeka community has been an excellent launchpad for us, and we look forward to many more years of growth and opportunities for reinvestment in our community,” said Patrick Traul, vice president and director of operations at Vaerus. “We are proud to be building the foundation of our business here in Topeka.”

“Vaerus is a strong local company with national reach, and I’m proud to see it growing alongside our community,” said Shawnee County Commission Chair Kevin Cook. “Vaerus continues to invest in the Topeka area, and I’m glad they see the value of launching and scaling in Shawnee County.”

“Vaerus is a key player in the region’s aviation industry, and I’m excited to see their expansion at Forbes Field continue to unfold,” said Topeka Mayor Michael Padilla. “It’s a win for the community when we can help a company create new jobs, with good pay, for our residents.”

“With this expansion being an addition to growth they announced earlier in the year, Vaerus is helping transform the aviation landscape in our community,” said Molly Howey, president of GO Topeka. “We’re excited to see a local employer like Vaerus continue to invest in and see the value of doing business here. I’m confident the jobs they’re creating will have a positive impact on Topeka’s economic prosperity and enhance the company’s presence in their industry.”



Innovation & Entrepreneurship

Washburn University Pitch Competition

The Washburn University School of Business hosts this competition to encourage students to explore and express their business ideas in a friendly and encouraging environment. The competition is open to all Washburn University students, including Washburn Institute of Technology (Washburn Tech). GO Topeka provides \$25,000 in cash prizes to help winning students start a new business venture.

This year over 100 students entered the pitch competition at Washburn University. Knockout Rounds were held on October 17th where the field was narrowed down to 12 semi-finalists and then the top 5 were selected to pitch in the finals held on November 7th. Washburn senior Peyton Price is the winner of Washburn's annual Pitch Competition with her idea "HydraKick," a new alcoholic beverage infused with electrolytes. Price is from Topeka and is majoring in Entrepreneurship and Marketing. Chase Ryckman, freshman from Overland Park, earned second place for his pitch "Sky Safe Signal," a mini drone distress signal. Emily Harmon, sophomore from Topeka, took third place for "Pocket Keys," a trumpet-inspired fidget toy. Mersadie Spray, freshman from Great Bend, came in fourth place for her "Athlete4Christ" Bible study app. Kody Nicklin, freshman from Topeka, came in fifth place for "Mobile Hope," his idea for tiny homes disaster relief. Jack Pekarek, Topeka, earned the Top Freshman entry for his Wellness AI subscription idea. Xavier Tauber, Topeka, earned Top Washburn Tech Entry for his idea for a new hydrogen motor design.

Global Entrepreneurship Week

The Topeka and Shawnee County Entrepreneurial Ecosystem was hard at work during the week of November 11th -15th to showcase and support the entrepreneurs in our community. The week kicked off with a Media & PR Training with local media pros India Yarborough and Danielle Martin who provided insights for small businesses and startups on techniques for building their brand's presence, including on camera practice session.

On Tuesday GO Topeka partnered with the Kansas Chamber to hold the Kansas Women in Business conference with over 250 attendees and amazing keynote speakers, panel discussions and breakout sessions focusing on Audacious Optimism to overcome challenges and make confident decisions; tools for Igniting your career and Empowering workplace success. GO Topeka's SVP of Innovation, Stephanie Moran had the honor of moderating panel discussions with female industry leaders from across the state.

Thursday focused on our Youth Entrepreneurs with a collaborative event hosted by K-State Extension, Omni Circle Group, Network Kansas, Shawnee Startups and GO Topeka. Students in 7th -12th grade had the opportunity to attend training sessions leading up to the event held at Omni Circle on November 14th where they pitched their business ideas in front of judges, friends and family for an opportunity to gain experience and win prizes. The future of Topeka is very bright with these talented young people!



Business Concierge Office

GO Topeka is proud to announce the opening of a new resource hub for Shawnee County entrepreneurs. In collaboration with Kansas State University, and with support from NetWork Kansas, Omni Circle Group, Washburn University School of Business, and the Washburn Small Business Development Center (SBDC), GO Topeka has officially opened the Topeka/Shawnee County Business Concierge Office in downtown Topeka.

The Business Concierge Office, located at 715 S. Kansas Ave., will serve as a comprehensive resource hub for Topeka and Shawnee County business owners. It is designed to support entrepreneurs at every stage of their business journeys, offering support to both budding startups and established enterprises. At the downtown resource center, entrepreneurs can access a range of resources, including hands-on support, expert guidance, and insights on navigating the complexities of launching and scaling a business.

“GO Topeka is thrilled to be launching the Business Concierge Office in partnership with Kansas State University and its K-State 105 initiative,” said Stephanie Moran, SVP of Innovation for GO Topeka. “This effort reflects our commitment to fostering a vibrant, thriving entrepreneurial community in Topeka and Shawnee County. By creating this resource hub, we aim to empower local business owners and fuel economic growth in the area.”

The Business Concierge Office will work closely with organizations like Washburn SBDC, Omni Circle, and NetWork Kansas to bring together valuable expertise from across the region. It will also be regularly staffed by interns from the Washburn School of Business. These collaborations aim to create an inclusive and accessible support system for entrepreneurs looking to innovate and grow, positioning Topeka as a leader in business sustainability. (cont.)

Business Concierge Office cont.

“This type of collaborative engagement with community partners is the mission of a next-generation land-grant university like Kansas State University put into action,” said Jessica Gnad, K-State 105 director. “The K-State 105 initiative is focused on economic growth for all 105 Kansas counties. We’re so excited to collaborate with GO Topeka and other community partners to support the entrepreneurial ecosystem in Shawnee County through the new Business Concierge Office.”

GO Topeka invites community members to visit the new Business Concierge Office to discover opportunities available to elevate their business ventures. Updates about the resource center will be made available online at GOTOpeka.com/resource. This hub is the next step in building a stronger, more prosperous entrepreneurial ecosystem in Kansas’ capital city.

Plug and Play Summit

Several community leaders, university partners and GTP team members attended the Plug and Play Tech Summit in San Jose, California November 18th-21st. The event showcased over 300 startups in 17 diverse industry sectors with over 3,500 attendees throughout the week. Dynamic breakout sessions offered insights into trends in innovation and investment. Washburn University student, Emily Harmon had the opportunity to attend the event as a Washburn Pitch finalist and was given the opportunity to pitch her business idea on stage in front of large, diverse audience, providing this young entrepreneur with an invaluable experience as she continues to grow her business.

Small Business Incentive Program

Incentive Types

Construction

28

Marketing

16

Architecture
& Design

8

Equipment

46

Proof of Concept

1

Professional
Services

4

Global Markets

1

PREAPPROVAL
2024

104

Incentives
Totaling

\$613,210

LIFE OF PROGRAM

783

Incentives
Totaling

\$3,539,682

*Some companies may have been awarded more than one incentive.

DEMOGRAPHICS OF APPLICATIONS IN PROCESS

22

Minority Owned

51

Women Owned

7

Veteran Owned

0

Disabled Owned

0

SBA 8(a)- Certified



Small Business

Small Business Council Training

The Small Business Council hosted an insightful Legislative Outlook on December 12, featuring Juliet Abdel, President of the Greater Topeka Partnership Chamber. Around 20 attendees joined us for this engaging session, where Juliet provided a deep dive into the upcoming legislative session agenda and the key policy issues that could impact small businesses.

Juliet also recapped the latest election results, offering analysis on how local, regional, and national outcomes may influence the business climate. Additionally, she shared updates from the recent Washington, D.C. Fly-In, highlighting key discussions and advocacy efforts on behalf of our business community.

A few local elected officials were also in attendance, contributing to a dynamic discussion about legislative priorities and the evolving policy landscape. Attendees left with a clearer understanding of the challenges and opportunities ahead, reinforcing the importance of staying informed and engaged in the legislative process.

Thank you to everyone who participated, and we look forward to continuing these important conversations in the future!

Our next Small Business Council Training will take place on Feb 6 and will be led by Rebecca Collins from Bartle. **Generational Insights: Enhancing Workplace Belonging for All Ages.** As the workplaces become increasingly diverse in age, understanding the unique needs and perspectives of different generations is crucial for creating an inclusive environment where everyone feels they belong. This engaging conversation will delve into the characteristics and expectations of different generational cohorts, offering practical strategies to ensure everyone feels valued and included. Whether you're a leader, team member, or simply curious about the evolving workplace, this session will equip you with the tools to embrace generational diversity and drive positive change in your organization.

SMALL BUSINESS COUNCIL TRAINING

Generational Insights: Enhancing Workplace Belonging for All Ages

As workplaces become increasingly diverse in age, understanding the unique needs and perspectives of different generations is crucial for creating an inclusive environment where everyone feels they belong. This engaging conversation will delve into the characteristics and expectations of different generational cohorts, offering practical strategies to ensure everyone feels valued and included. Whether you're a leader, team member, or simply curious about the evolving workplace, this session will equip you with the tools to embrace generational diversity and drive positive change in your organization.

FEB 6 9-10:30AM @ GTP

go
topeka
Small Business Council



Rebecca Collins
Bartlett & West

20
25



SMALL BUSINESS AWARDS



**Nominations
close February 28,
2025. 5pm**



CALL FOR NOMINATIONS!

Small businesses are the heart of our city, driving innovation, creating jobs, and fostering a sense of community. They embody resilience, creativity, and the entrepreneurial spirit that makes our local economy thrive. By nominating a small business for the 2025 Small Business Awards, you're recognizing their hard work, dedication, and impact. Whether they've introduced groundbreaking solutions or brought people together through their services, your nomination can help shine a light on their achievements and inspire others. Let's celebrate the businesses that make our city unique and vibrant!



**go
>topeka**



Equity & Opportunity

Entrepreneur Empowerment Fair

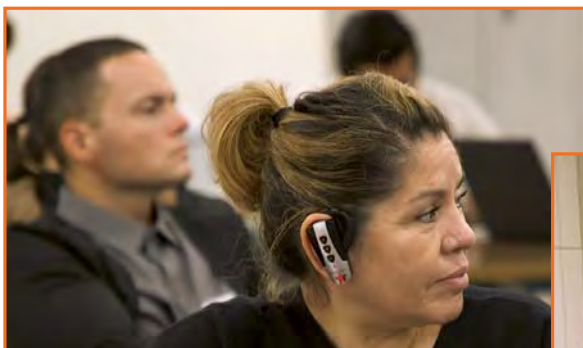
We partnered with the City of Topeka to host a Supplier Diversity Expo. This was hosted at the Bishop Center and it was well attended, with a significant portion of the attendees being from outside the County inquiring about how to move and open a business in Topeka. Nearly half of those in attendance were Spanish-first speakers and translation services were provided by the City and Go Topeka bilingual staff. This event focused on insights for small business owners on how to successfully do business with government entities such as the city. The event also hosted an entrepreneurial resource fair with vendor tables for small businesses and entrepreneurs to connect with valuable resource partners such as Omni Circle, Washburn SBDC, Network Kansas, GO Topeka and many others. Preceding this event, Israel Sanchez, Director of Equity and Business Development, made several media appearances promoting this event and GEW.

Supplier Diversity Workshop

Also in collaboration with the city of Topeka, a Supplier Diversity Workshop was held at the Greater Topeka Partnership. Many of those who had attended the Entrepreneur Fair were also in attendance at this Lunch and Learn event. Spanish translation was offered by Israel Sanchez and Manny Castro.

Economic Equity Incentives

A budget proposal and new plan for Economic Equity Incentives, entry level startup programming, youth workforce development and rehabilitation of blighted properties was presented to JEDO in Q4 with contingent approval based on edits proposed by JEDO members.



Workforce & Talent

2024 Q4 Workforce Data

Total Working Age Population (16 YEARS AND OVER)	142,447 SHAWNEE COUNTY	2,339,516 KANSAS	271,122,729 UNITED STATES
Labor Force Participation	94,519 SHAWNEE COUNTY	1,530,887 KANSAS	168,569,229 UNITED STATES
Employment	91,410 SHAWNEE COUNTY	1,470,072 KANSAS	165,944,204 UNITED STATES
Jobs	109,503 SHAWNEE COUNTY	1,623,246 KANSAS	172,509,692 UNITED STATES
Average Wages	63,463 SHAWNEE COUNTY	69,747 KANSAS	75,149 UNITED STATES

Labor Force Participation Rate

67.80% SHAWNEE COUNTY
67.00% KANSAS
62.90% UNITED STATES

Employment-Population Ratio

64.17% SHAWNEE COUNTY
62.84% KANSAS
61.21% UNITED STATES

Unemployment Rate

3.50% SHAWNEE COUNTY
3.50% KANSAS
3.90% UNITED STATES

*Total Civilian Non-institutionalized Population

Choose Topeka 2.0 Relocation Incentive

\$335,017

IN TOTAL COMMITTED FUNDS

\$295,017 EMPLOYER MATCH FUNDS

\$30,000 BOOMERANG FUNDS

\$10,000 TRANSITIONING SERVICEMEMBER FUNDS

83

APPROVED
FAMILIES

44

RENTING

37

PURCHASED
HOMES

21

OF STATES
MOVED FROM

75

EMPLOYER
MATCHED

6

BOOMERANG

32

UNIQUE
EMPLOYER
SUBMITTALS

13,000+

PROFILES
CREATED ON
SKILLFIT

2

TRANSITIONING SERVICE MEMBERS

ECONOMIC IMPACT ANALYSIS

\$85,524

TOTAL AVERAGE SALARY

\$94,945 EMPLOYER MATCH

\$76,103 BOOMERANG & MILITARY

16.3x

\$1,517,992

RETURN ON INVESTMENT
IN YEAR 1

83.7x

\$7,816,782

RETURN ON INVESTMENT
AFTER 5 YEARS

INTERESTING FACT

Topeka is now a pilot community for the statewide boomerang talent attraction program launching this summer. We expect to see an increase in boomerangs moving back to Topeka.

CHOOSE IN THE NEWS

GO Topeka uses several public relation tools and have cultivated relationships with regional and national media to help maintain brand awareness through earned media. In 2023 we secured the New York Post, Wall Street Journal, NBC News, Telemundo, Telemadrid, and more. This totals an earned media value of \$14M since 2019.



Workforce/Childcare/Talent Development

National Child Care Innovation Summit

Trina Goss and Sarah Elsen, Executive Director of Child Care Aware of Eastern Kansas, attended the National Child Care Innovation Summit: Business Leaders in Action in Washington DC. The Summit was held in partnership with Executives Partnering to Invest in Children (EPIC) and the US Chamber of Commerce Foundation with the focus of equipping key business and community leaders to activate and lead child care solutions in their communities. The summit dove deep into the processes and mechanisms involved in addressing child care challenges faced by employees and communities, and why the business community should engage in child care, and how child care solutions can play a part in solving workforce retention and recruitment challenges. During the event, the U.S Chamber Foundation launched the Employer Child Care Navigator, which will help businesses of all industries and sizes determine the best routes to take to support the child care needs of their teams. Check out the navigator here: <https://employerchildcarenavigator.org/>



Made For Manufacturing

Our third annual National Manufacturing Day event, "Made for Manufacturing," was held on October 4th at Ag Hall. Around 200 students from 10 area high schools had an engaging morning with local manufacturing companies where they learned about what it would take to be a part of a manufacturing team, development programs available to them, and the history of the participating companies. Washburn Tech was also available at this event for students to explore the various certification pathways in the manufacturing world. In their downtime, students worked with their peers to build solar powered car models. Thank you to this year's sponsors, Ernest Spencer Metals and HF Mixing Group for helping make this great event happen! Next year's Made for Manufacturing event is scheduled for October 3rd, 2025.



Forge Young Talent

New Member Report

Forge had another successful year in 2024 and continued to see growth in membership and event engagement. In 2024, Forge grew by 203 new members, which is on par with the growth in new members we've seen over the last several years. In the last 3 years, Forge has grown by close to 650 new members, with the largest new-member number being 243 in 2023.

Forge Welcomes New Board Members

Forge would like to thank and welcome our members who are joining the Forge Board in 2025. Those members are:

Daisy KAMIRI
Ashley GRUBB
Sasha CONRADE
Laura NICHOLS
Austin LANTERI
Russell HARP
Natasha GUNN
Perry PLUMMER
Jacob BOND
Kyler MILLIGAN
Andrew EDWARDS

Welcome to Forge and the Greater Topeka Partnership!

GO Topeka Staff

Molly

Howey



President,
GO Topeka

Stephanie

Moran



SVP
of Innovation

Trina

Goss



Director, Business &
Talent Initiatives

Rhett

Flood



Executive Director of
Forge Young Talent

Ashley

Lehman



Director of Business
Development

Israel

Sanchez



Director of Equity &
Business Development

Stephanie

Norwood



Director of
Entrepreneurship
& Small Business

Erin

Young



Marketing
Project Manager

Manuel

Castro



Executive
Coordinator

Michelle

DeWeese



Executive
Coordinator

Matt

Pivarnik



CEO, Greater Topeka
Partnership



HERE. GREAT
GROWS
SMO

Positioned as an industry leader, the new GO Topeka will strive to innovate, collaborate and boldly move Topeka and Shawnee County into the future.

Great. Grows. Here.

Visit GoTopeka.com



2024 Go Topeka Board of Directors

Elected Directors

Scott Hunsicker	Kansas Financial Resources
Chris Faulk	McElroy Electric, Inc.
Jim Klausman	Midwest Health
Cassandra Taylor	HTK Architects
Jacob Wamego	Prairie Band, LLC
Doug Wolff	Security Benefit
Jeff Martin	Evergy
Paul Bossert	Premier Staffing
Martha Piland	MB Piland
Sara Girard	Central National Bank
Manny Herron	Haus Property Partners
Dr. Rob Kenagy	Stormont Vail Health
Kevin Rake	HME, Inc.
Travis Morris	Summit Materials
Troy Simoneau	Kansas Gas Service
Dr. Sam Al-Murrani	Bimini
Daina Williams	L&J Building Maintenance
Scott Campbell	The University of Kansas Health System St. Francis
Kurt Kuta	CoreFirst Bank & Trust
Shane Hillmer	Southwest Publishing
Calla Haggard	Community Bank
Joe Caldwell	Bartlett & West
Tammy Dishman	Capitol Federal

Directors Appointed at Large

Michael Odupitan	Omni Circle
Dr. Kevin Hahn	Tri-Source Pharma
Linessa Frazier	American Century Investments
Marvin Spees	Capital City Oil
Neal Spencer	Ernest-Spencer
Ashley Bettis	PTMW, Inc
Joe Hishmeh	Fellowship Bible Church

Directors By Virtue of Position Held

Michael Padilla	City of Topeka, Mayor
Kevin Cook	Shawnee County Commissioner
Rich Eckert	Shawnee County Counselor
Neil Dobler	City Council Member
Curtis Sneden	MTAA
Marshall Meek	Washburn University
Dr. Robert Perez	City of Topeka, City Manager
Lt. Col. Chris Hill	190th Refueling Wing

go topeka

A Greater Topeka Partnership Organization

INTERNATIONAL ECONOMIC
DEVELOPMENT COUNCIL



Accredited Economic Development Organization



Prepared for JEDO
Joint Economic Development Organization



Agenda Item No. 5

**JEDO Board Meeting
February 26, 2025 - 6:00 P.M**

Reminder: 2025 JEDO Board Meeting Dates

- May 14, 2025
- September 10, 2025
- December 10, 2025



Agenda Item No. 6

**JEDO Board Meeting
February 26, 2025 - 6:00 P.M**

Public Comment