



## JEDO Board Meeting Agenda September 10, 2025 6:00 P.M.

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### 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 of 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](mailto: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](mailto: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.

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**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE:**

**3. ROLL CALL:**

**4. ACTION ITEMS:**

**A. APPROVAL May 14, 2025, JEDO Board Meeting minutes.**

**B. APPROVAL of Incentive Funding Proposal in the amount of \$1,074,000 for Project B.**

*(GO Topeka has been working with a local primary employer in the food manufacturing industry to assist in an expansion)*

**C. APPROVAL of Incentive Funding Proposal in the amount of \$605,000 for Project Whisper.**

*(GO Topeka has been working with a local financial services company to assist in their growth in Topeka.)*

**5. PRESENTATIONS:**

**A. 2025 Growth Organization of (GO) Topeka 2<sup>nd</sup> Quarter Report**

**6. REMINDER: 2025 JEDO Board Meeting Dates**

- **December 10, 2025**

**7. 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](mailto: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](mailto:cclerk@topeka.org) on or before the date of the meeting.

**8. ADJOURNMENT:**



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## **Agenda Item No. 4A**

**JEDO Board Meeting  
September 10, 2025 - 6:00 P.M.**

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**May 14, 2025, JEDO Board Meeting  
Minutes**

**Joint Economic Development Organization Board Minutes**  
**May 14, 2025**

The Joint Economic Development Organization (JEDO) Board members met at 6:00 p.m. with the following voting Board members present: Shawnee County Commissioners Bill Riphahn and Kevin Cook; City of Topeka Councilmembers David Banks and Spencer Duncan -4. Deputy Mayor Brett Kell presided -1. Absent: Commissioner Aaron Mays and Councilmember Michelle Hoferer (Proxy for Mayor Michael Padilla) -2.

JEDO Non-Voting Board members present: Councilmembers Karen Hiller and Sylvia Ortiz -2. Absent: Councilmembers Christina Valdivia-Alcala, Marcus Miller, Neil Dobler and Mayor Michael Padilla -4.

Public comment for the meeting was available via Zoom or in-person. Individuals were required to contact the City Clerk's Office at 785-368-3940 or via email at [cclerk@topeka.org](mailto:cclerk@topeka.org) by no later than 4:00 p.m. on May 14, 2025, after which the City Clerk's Office provided the Zoom link information and protocols prior to the meeting start time. Written public comment was also considered to the extent it was 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](mailto:cclerk@topeka.org) on or before May 14, 2025.

THE PLEDGE OF ALLEGIANCE was recited by meeting participants.

**APPROVAL of February 26, 2024, JEDO Board Meeting Minutes, was presented.**

Commissioner Cook moved to approve the minutes. The motion seconded by Councilmember Duncan carried unanimously on voice vote. (5-0-0)

**APPROVAL of Incentive Funding Proposal for Project B in the amount of \$1,704,000 was presented.**

Ashley Lehman, Vice President of Business Development, reported GO Topeka has been working with a local primary employer in the food manufacturing industry to assist in an expansion. The GO Topeka Board of Directors approved the following incentives based on the guidelines set forth by the Board:

- Real Property Incentive Value \$1.1 million
- Personal Property Incentive Value \$150,000
- Employment Incentive Value \$391,000
- Training Incentive Value \$60,000
- State Application Reimbursement \$3,000
- 60 Net New Jobs over the next five years with a salary range of \$55,000 - \$110,000

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Commissioner Cook moved to approve the Incentive Funding Proposal for Project B in the amount of \$1,704,000. The motion seconded by Councilmember Duncan carried unanimously on voice vote. (5-0-0)

Councilmember Hoferer entered the room.

**APPROVAL of Incentive Funding Proposal for Project Whisper in the amount of \$605,000 was presented.**

Ashley Lehman, Vice President of Business Development, reported GO Topeka has been working with a local financial services company to assist in their growth in Topeka. The GO Topeka Board of Directors approved the following incentives based on the guidelines set forth by the Board. All incentives are performance based and only paid as earned by the company over a five-year period.

- Employment Incentive Value of \$550,000
- Training Incentive Value of \$55,000
- 55 New Jobs over the next five years with an annual salary above \$100,000
- 48% Return On Investment resulting in an Economic Impact of over \$673 million over the next 10 years

Councilmember Banks inquired on the current number employees and noted, 55 jobs was not a large number of new jobs.

Ashley Lehman stated upon approval of the incentive proposal, they will begin contract negotiations and obtain current employment numbers based on the incentive proposal approval date and those numbers will be presented in the contract approval at the next JEDO Board meeting. She noted it was a large employer located in Shawnee County.

Commissioner Riphahn moved to approve the Incentive Funding Proposal for Project Whisper in the amount of \$605,000. The motion seconded by Councilmember Banks carried unanimously on voice voted. (6-0-0)

**APPROVAL of plan to spend the \$575,000 in the budget for redevelopment incentives, was presented.**

Isreal Sanchez, GO Topeka Director of Equity & Business Development, provided an overview of the proposal (Attachment A) resulting from continued discussions beginning in December 2024. He reported GO Topeka Staff members support the proposed amendment by Councilmember Hiller to reduce the minimum investment by the applicant from \$50,000 to \$25,000.

Councilmember Hiller stated she has been involved in work session discussions along with Councilmember Duncan and it has been the idea funding would be targeted to either in, or close to, Low to Moderate Income (LMI) neighborhoods, and to make sure the project was scaled to an amount that an LMI entrepreneur could be the person to obtain the grant. She stated she was

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proposing to reduce the minimum project investment by the applicant from \$50,000 to \$25,000 because it makes more sense.

Councilmember Duncan thanked JEDO Board members and GO Topeka Staff members for their assistance in finalizing the proposal.

Councilmember Duncan moved to approve the proposal as amended by reducing the minimum project investment by the applicant from \$50,000 to \$25,000. The motion seconded by Councilmember Hiller carried unanimously on roll call vote. (6-0-0)

**APPROVAL of JEDO Resolution No. 2025-01 to authorize the JEDO Chair to take required action to close the New Markets Tax Credits transaction for the East Topeka Learning Center (ETLC), was presented.**

Jeff White, Columbia Capital Management Chief Executive, provided an overview of the project background and the intent of the resolution authorizing the closing of New Markets Tax Credits.

Councilmember Duncan questioned who serves as the tax advisory for the JEDO Board and referenced the required future actions to include cancellation of loans by JEDO and the need to consult with their tax advisors on tax liability.

Jeff White reported outside tax advisors were involved in the beginning of the project in 2017 and will be again on the exit of the project. He stated the advisor will be able to assist with questions related to non-profit tax law and noted, all of the similar type projects he has assisted with have not seen any adverse tax consequences with the exit of New Markets Tax Credits.

Councilmember Ortiz spoke in support of the much-needed facility and asked if there were plans to expand programing and campus buildings.

Councilmember Hiller asked if Commercial Driver's License (CDL) and construction training classes are still being offered.

Trina Goss, Director of Business & Talent Initiatives GO Topeka, reported the following:

- Construction of the 2<sup>nd</sup> floor of the main campus building was complete resulting in the opening of more classrooms.
- Adult education classes have expanded including more General Educational Development (GED) courses due to the high demand as well as they are evaluating what other adult courses they can offer.
- Currently there are no plans for the additional outbuildings.
- CDL courses continue to be offered.
- General construction courses are no longer offered; however, plumbing and electrical program courses are being offered.

Councilmember Duncan moved to approve the resolution. The motion seconded by Commissioner Cook carried unanimously on roll call vote. (6-0-0)

**A PRESENTATION on the 2025 Growth Organization of (GO) Topeka 1<sup>st</sup> Quarter Report, was presented.**

Molly Howey, GO Topeka Senior Vice President of Economic Development, referenced the 1<sup>st</sup> Quarter Report included in the agenda packet and highlighted the Q1 2025 Dashboard. Program updates were provided by the following individuals:

- Ashley Lehman, Vice President of Business Development
- Stephanie Moran, Director of Business Innovations
- Stephanie Norwood, Director of Entrepreneurship & Small Business
- Trina Goss, Director of Business & Talent Initiatives

Councilmember Duncan stated he looks forward to reviewing a countywide map outlining the approved small business incentives based on neighborhood health.

Deputy Mayor Kell requested information on the number of Shawnee County students that attend community college.

**ANNUAL UPDATE on the JEDO Finance Committee Sales Tax Projects (Attachment B), was presented.**

Curt Neihaus, JEDO Finance Committee Chairman and Shawnee County Public Works Director, reported as of December 31, 2024, the Shawnee County portion of the sales tax was \$8 million ahead of original estimates equating to an approximate 16% increase - with an estimated project cost increase of 30% - 35%. He stated they will continue to focus on a 2.5% annual growth rate for the remaining seven years of Shawnee County tax distributions. He provided a brief overview of current Shawnee County Projects in the works.

Steve Groen, Public Works Director, reported the City of Topeka was facing the same budget shortfalls due to rising project costs. He provided a brief overview of the current City of Topeka projects that are in the works

Commissioner Cook spoke to the obligation they have to complete voter approved sales tax funded projects. He asked if the City of Topeka plans to recommend the reprioritization of certain projects due to anticipated budget shortfalls.

City Public Works Director Groen stated once the City's Capital Improvement Plan (CIP) and Capital Improvement Budget (CIB) are approved by the Governing Body they will have a better idea of what JEDO and Half-Cent Citywide Sales Tax funded projects they will be moving forward with.

Councilmember Duncan reported if the City's CIP and CIB are approved as proposed no sales tax

projects will be eliminated. He asked if there were any joint City-County projects currently in the works.

County Public Works Director Neihaus reported a portion of the Rochester Road Sales Tax Project (NW Menninger Road South) was located in city limits, and the City and County have agreed on how to proceed with the project.

Deputy Mayor Kell announced the next JEDO Board meetings would be held on September 10, 2025, and December 10, 2025.

NO FURTHER BUSINESS appearing the meeting adjourned at 6:58 p.m.



## Redevelopment Investment Program

The amount of up to \$575,000 shall be allocated for the purpose of rehabilitation of blighted, derelict and underutilized facilities and infrastructure for the purpose of attracting economic development prospects in Shawnee County, as outlined in the JEDO interlocal agreement.

### Process



Redevelopment Plan must demonstrate the following:

- ✓ Demonstration of financial capacity to perform. This may include lender financing commitment.
- ✓ Development Plan with clear timeframe
- ✓ Timeframe to project completion not to exceed 18 months

### Funding

Funding will be provided as a **50% match** to the investment with the following parameters:

- Minimum ~~\$50,000~~ \$25,000 project investment by applicant
- Maximum incentive award of \$200,000
- Funds will be disbursed as per benchmarks defined by the committee

### Considerations

The following are some of the key criteria to be considered as the committee evaluates project applications:

- Proximity to low to moderate income area
- Proximity to at risk or intensive care area
- Satisfaction of an essential need in the community
- Removal of development barriers or enhancement of developability for the area

*This summary serves as a guide for the program. A full application and evaluation process will be utilized when selecting qualified investments for this program.*



## Public Works Department

### Department of Public Works

Curt F. Niehaus, P.E., Director & County Engineer

1515 NW Saline St., Suite 200

Topeka, Kansas 66618-2867

Ph. 785.251.6101

Email: [curt.niehaus@snco.us](mailto:curt.niehaus@snco.us)

Website: [www.snco.us/publicworks/](http://www.snco.us/publicworks/)

Date: April 29, 2025

To: Joint Economic Development Organization (JEDO) Board Members

From: Curt F. Niehaus, P.E.  
JEDO Finance Committee Chairman *CFN*

Re: Annual Information Only Project Status Update

In conformance with Mutual Covenant 6 of the Shawnee County (County) / City of Topeka (City) Interlocal Agreement relating to the 2017-2031, ½ Cent, Countywide Retailers' Sales Tax, attached are separate County and City project status updates. The City's update also includes an updated project priority list. Please note that County sales tax projects were not prioritized in the agreement.

Included with the project updates, each entity has provided its projections for its revenue and project expenses for the period 2025 through 2031. Highlights from the projections are as follows:

County: Uniform annual County share (52%) increases of 1%, 2.5% and 4%, representing an average increase over the remaining life of the program, result in a 2031 year-end balance ranging from a shortfall of \$4.1MM to a surplus of \$4.4MM. Please note: An approximate 2.0% annual increase in program revenues results in a 2.5% annual increase in the County's share.

City: A uniform annual City share (48%) increase of 2.5% over the remaining life of the program results in a 2033 year-end short-fall of \$9.1MM.

As already illustrated in the County highlights, small changes in growth of the County's revenue share (1%, 2.5% and 4%) can have a significant impact on the 2031 year-end balance due to the compounding nature of the annual increases over the remaining 7 years of the sales tax program. Therefore, the potential for significant permanent decreases (especially beginning in the next 2-3 years) in sale tax revenue cannot be overlooked.

As an example - although I cannot quantify the actual portion of sale tax program revenues that come from the sale of groceries, it's not outside the realm of possibility for the complete removal of sales tax on groceries to amount to the loss of total sales tax program revenues on the order of 10% to 20%. This permanent loss in revenue would seriously impact both entities' ability to complete all of the program's intended projects.

Attachments

### ESTIMATED GROWTH IN COUNTY DISTRIBUTIONS - 2025 through 2031

2024	2025	2026	2027
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Sales Tax Receipts - 2025 through 2031										
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
LOW RANGE - 1.0% Growth										
County Share (52%)				9,247,402	9,339,876	9,433,275	9,527,607	9,622,884	9,719,112	9,816,304
County Expenses				(13,649,600)	(11,548,400)	(7,848,600)	(7,895,000)	(14,597,600)	(14,596,000)	(14,595,200)
Yr End Balance	10,672,461	13,509,821	13,935,131	9,532,933	7,324,409	8,909,084	10,541,691	5,566,975	690,087	(4,088,809)
Percent change				1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
AVERAGE RANGE - 2.5% Growth				Note: A 2.0% annual growth in sales tax receipts provides for a 2.5% annual growth in the County's share.						
County Share (52%)				9,384,740	9,619,358	9,859,842	10,106,338	10,358,997	10,617,971	10,883,421
County Expenses				(13,649,600)	(11,548,400)	(7,848,600)	(7,895,000)	(14,597,600)	(14,596,000)	(14,595,200)
Yr End Balance	10,672,461	13,509,821	13,935,131	9,670,271	7,741,229	9,752,471	11,963,809	7,725,205	3,747,177	35,398
Percent change				2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
UPPER RANGE - 4.0% Growth										
County Share (52%)				9,522,077	9,902,960	10,299,079	10,711,042	11,139,484	11,585,063	12,048,465
County Expenses				(13,649,600)	(11,548,400)	(7,848,600)	(7,895,000)	(14,597,600)	(14,596,000)	(14,595,200)
Yr End Balance	10,672,461	13,509,821	13,935,131	9,807,608	8,162,169	10,612,647	13,428,689	9,970,573	6,959,636	4,412,901
Percent change				4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
PROJECTS		JEDO Cost Estimate	Current Budget	2017-2024 Expenses	2025-2031 Commitments	2025-2031 Remaining	Project Years	Status		
NW 46TH - Fielding to Rochester	→ → →	9,300,000	12,600,000	814,003	11,183,715	602,282	2023-2026	Under Construction		
NW Rochester - Walmart to NW 50th	→ →	13,700,000	27,000,000	-	1,378,055	25,621,945	2025-2031	Under Design		
Stormont Vail Events Center	→ → →	45,000,000	45,000,000	24,019,600	20,980,400	-	2017-2031	Project Complete		
County Bridges	→ →	32,500,000	45,000,000	18,050,000	2,550,000	24,400,000	2017-2031	In Process		
	TOTAL	100,500,000	129,600,000	42,883,603	36,092,170	50,624,227				
NOTES				↑	↑					
1: Debt service payments				Notes	Notes					
2: Three years (2025 through 2027) of \$850,000 repayments to KDOT for Carlson Road bridge										
3: Seven years (2017 thru 2023) @ \$2.167M + one year (2024) @ \$2.883M										

**JEDO Fund Balance Overview (3/5/2025)**

Fund Balance Schedule	2024	2025	2026	2027	2028	2029	2030	2031	2032**	2033
Projected End of Year Fund Balance	\$ 18,459,742	\$ 21,684,346	\$ 23,826,450	\$ 25,291,491	\$ 22,110,440	\$ 12,963,562	\$ 6,331,763	\$ 12,371,096	\$ 1,639,221	\$ (9,092,654)
Projected Revenues Remaining by Year	\$ 9,364,426	\$ 8,700,000	\$ 8,917,500	\$ 9,140,438	\$ 9,368,948	\$ 9,603,172	\$ 9,843,251	\$ 10,089,333	\$ -	\$ -
Projected Expenses Remaining by Year	\$ 4,674,838	\$ 5,475,396	\$ 6,775,396	\$ 7,675,396	\$ 12,550,000	\$ 18,750,050	\$ 16,475,050	\$ 4,050,000	\$ 10,731,875	\$ 10,731,875

\* Revenue is assuming a YoY Increase of 2.5% starting in 2025

\*\*Tax Collections Expire 12/31/2031

\*\*\* In 2024, the JEDO Fund generated \$999,196 in investment earnings due to a high fund balance. This level of earnings is not sustainable. Revenue collections from 2025 onward are expected to reflect a more typical return environment

Projects	2024 & Prior	2025	2026	2027	2028	2029	2030	2031	2032	2033	JEDO Funding
701013 - SW 6th Gage to Fairlawn	\$ 5,600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,600,000
701016 - 12th Street - Gage to Kansas	\$ 13,080,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,080,000
701021 - SE California 37th to 45th	\$ 6,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000,000
701025 - SW 17th St. - I-470 to MacVicar Ave.	\$ -	\$ -	\$ -	\$ 600,000	\$ 4,450,000	\$ 9,475,050	\$ 9,475,050	\$ -	\$ -	\$ -	\$ 24,000,100
701028 - SW Huntoon St. - Gage Blvd. to Harrison St.	\$ 100,000	\$ 850,000	\$ 1,650,000	\$ 5,300,000	\$ 5,300,000	\$ 5,300,000		\$ -	\$ -	\$ -	\$ 18,500,000
701033 - SW 29th St. - Wanamaker Rd. to Shunga	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,025,000	\$ 500,000	\$ 3,606,875	\$ 3,606,875	\$ 8,738,750
701049 - SW Topeka Blvd. -15th - 21st St.	\$ 2,047,200	\$ 3,600,000	\$ 3,600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,247,200
701055 - SW 37th St. - Burlingame Rd. to Scapa Place	\$ -	\$ -	\$ -	\$ 450,000	\$ 2,200,000	\$ 2,200,000	\$ -	\$ -	\$ -	\$ -	\$ 4,850,000
701056 - SW 17th St. - Washburn Ave. to Adams St.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,425,000	\$ 750,000	\$ 7,125,000	\$ 7,125,000	\$ 16,425,000
701057 - NE Seward Ave. - Sumner St. to Forest Ave.	\$ -	\$ -	\$ -	\$ 300,000	\$ 100,000	\$ 1,250,000	\$ 1,250,000	\$ -	\$ -	\$ -	\$ 2,900,000
701058 - SE 37th St. - Kansas Ave. to Adams St.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 525,000	\$ 2,800,000	\$ 2,800,000	\$ -	\$ -	\$ 6,125,000
Master Bikeways Program	\$ 2,000,000	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ 3,500,000
Zoo Payments	\$ 6,923,812	\$ 1,025,396	\$ 1,025,396	\$ 1,025,396	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000
<b>Totals</b>	<b>\$ 35,751,012</b>	<b>\$ 5,475,396</b>	<b>\$ 6,775,396</b>	<b>\$ 7,675,396</b>	<b>\$ 12,550,000</b>	<b>\$ 18,750,050</b>	<b>\$ 16,475,050</b>	<b>\$ 4,050,000</b>	<b>\$ 10,731,875</b>	<b>\$ 10,731,875</b>	<b>\$ 128,966,050</b>

<https://www.jedocodevo.com/Documents/JEDOInterlocalAgreementbetweenSNCOandCOT-2017salestax.pdf>



### Detailed Project Information (12/7/2024)

Projects	Status	2022 PCI	2015 Estimate	JEDO Funding	Current Budget	Utility Costs****	Commitments	Expenses	Remaining
701013 - SW 6th Gage to Fairlawn	Completed	90	\$ 5,600,000	\$ 5,600,000	\$ 5,600,000	\$ -	\$ -	\$ 5,573,154	\$ -
701016 - 12th Street - Gage to Kansas*	Completed	90	\$ 13,180,000	\$ 13,080,000	\$ 15,430,000	\$ -	\$ -	\$ 14,498,928	\$ -
701021 - SE California 37th to 45th	Completed	NA	\$ 5,600,000	\$ 6,000,000	\$ 6,000,000	\$ -	\$ -	\$ 5,146,053	\$ -
701025 - SW 17th St. - I-470 to MacVicar Ave.**	Future Project	80	\$ 14,600,000	\$ 25,450,100	\$ 25,450,100	\$ 9,000,000	\$ -	\$ 1,145,405	\$ 24,304,695
701028 - SW Huntoon St. - Gage Blvd. to Harrison St.	Current Project	60	\$ 11,740,000	\$ 18,500,000	\$ 18,500,000	\$ 3,416,000	\$ 120,000	\$ 230,000	\$ 18,150,000
701033 - SW 29th St. - Wanamaker Rd. to Shunga Creek Bridge***	Future Project	72	\$ 6,100,000	\$ 8,738,750	\$ 9,557,390	\$ 1,000,000	\$ -	\$ -	\$ 9,557,390
701049 - SW Topeka Blvd. - 15th - 21st St. Phase II	Current Project	24	\$ 4,900,000	\$ 9,247,200	\$ 9,247,200	\$ 1,350,000	\$ 375,352	\$ 137,648	\$ 8,734,200
701055 - SW 37th St. - Burlingame Rd. to Scapa Place	Future Project	75	\$ 3,700,000	\$ 4,850,000	\$ 4,850,000	\$ 350,000	\$ -	\$ -	\$ 4,850,000
701056 - SW 17th St. - Washburn Ave. to Adams St.	Future Project	73	\$ 8,300,000	\$ 16,425,000	\$ 16,425,000	\$ 3,580,000	\$ -	\$ -	\$ 16,425,000
701057 - NE Seward Ave. - Sumner St. to Forest Ave.	Future Project	74	\$ 1,500,000	\$ 2,900,000	\$ 2,900,000	\$ -	\$ -	\$ -	\$ 2,900,000
701058 - SE 37th St. - Kansas Ave. to Adams St.	Future Project	72	\$ 4,400,000	\$ 6,125,000	\$ 6,125,000	\$ 520,000	\$ -	\$ -	\$ 6,125,000
861010 - 2018 Bikeways Program	Completed	NA	\$ 500,000	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ 500,000	\$ -
861026 - 2020 Bikeways Program	Completed	NA	\$ 500,000	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ 445,834	\$ 54,166
861029 - 2022 Bikeways Program	Completed	NA	\$ 500,000	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ 500,000	\$ -
861035 - 2024 Bikeways Program	Current Project	NA	\$ 500,000	\$ 500,000	\$ 500,000	\$ -	\$ -	\$ 173,000	\$ 327,000
601071 - 2018 Pavement Management	Completed	NA	\$ -	\$ 3,330,000	\$ 3,330,000	\$ -	\$ -	\$ 3,330,000	\$ -
601093 - 2019 Pavement Management	Completed	NA	\$ -	\$ 6,660,000	\$ 6,660,000	\$ -	\$ -	\$ 6,600,000	\$ -
Zoo Payments	Current Project	NA	\$ 10,000,000	\$ 10,000,000	\$ 10,000,000	\$ -	\$ -	\$ 6,923,812	\$ 3,076,188

\* Supplemented with Federal Funds (\$2,350,000)

\*\* Project has been pushed back due to being mill and overlayed within last 5 years

\*\*\*The portion from Fairlawn to Wheatfield Village Entrance was completed in 2021 for net expenses of \$395,361 (not included in table above) Portion also includes GO Bond Funding (\$818,640)

\*\*\*\*Only includes Water and Wastewater; Storm Water is included in Current Budget Column ; these numbers do draw from the JEDO fund



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## **Agenda Item No. 4B**

**JEDO Board Meeting  
September 10, 2025 - 6:00 P.M.**

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**Project B Incentive Funding  
Proposal \$1,074,000**



## Incentive Funding Proposal | Project B

09.03.2025

GO Topeka has been working with a local primary employer in the food manufacturing industry to assist in an expansion. The details of the proposed incentives for Project B are below:

- \$34M in Capital Investment - \$28 in Real Property; \$6M in Equipment
- 60 net new jobs over the next 5 years
- \$50k - \$110k annual wage range

### Real Property Investment Incentive

GO Topeka may offer a cash incentive paid upon performance of \$20,000 per million invested in real property. For this proposal, we have used the provided estimated investment of \$28M.

Total value of the Real Property Investment Incentive offered is: \$560,000

### Personal Property Investment

GO Topeka may offer a cash incentive paid upon performance of \$10,000 per million invested in personal property. For this project, we have used the provided estimated investment of \$6M for machinery & equipment.

Total value of the Personal Property Investment incentive offered is: \$60,000

### Employment Incentive

Based on the scope of the project and the projected annual salary ranging from \$50k - \$110k, GO Topeka will offer a performance-based cash incentive payable over five years as earned in the amount listed below for up to 60 employees.

Total value of the employment incentive offered is: \$391,000

### Training Incentive

The community recognizes the importance of a skilled workforce. As part of the incentive package, GO Topeka will offer a cash training incentive of \$1,000 per new employee up to 60 employees.

Total value of the training incentive offered is: \$60,000

### State Application Fee Reimbursement

GO Topeka will offer a cash reimbursement of all application fees submitted for incentive programs through the state of Kansas up to \$3,000.

Total value of the State Application Fee offered is: \$3,000

Real Property Incentive Value	\$560,000
Personal Property Incentive Value	\$60,000
Employment Incentive Value	\$391,000
Training Incentive Value	\$60,000
State Application Reimbursement	\$3,000
<b>Total GO Topeka Incentive Value</b>	<b>\$1,074,000</b>

This incentive package was approved by the GO Topeka Board of Directors and follow the incentive guidelines set forth by the board. All incentives are performance based and paid as earned over a five-year period.

## **INCENTIVE AGREEMENT**

This Incentive Agreement is effective May 14<sup>th</sup>, 2025, and is entered into between the following parties:

GO TOPEKA: GROWTH ORGANIZATION OF TOPEKA/SHAWNEE COUNTY, INC.

719 S. Kansas Ave., Suite 100  
Topeka, KS 66603  
Phone: (785) 234-2644  
Fax: (785) 234-8656  
Contact Person/Title: Molly Howey, President, GO Topeka

PROJECT B

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**WHEREAS**, PROJECT B is a corporation that is in good standing and qualified to do business under the laws of the state of Kansas; and

**WHEREAS**, PROJECT B is contemplating investing approximately Thirty-Four Million Dollars (\$34,000,000) to construct improvements and equip additional production space in Shawnee County, Kansas; and

**WHEREAS**, PROJECT B intends to expand its operations and, in the process, create Sixty (60) full-time jobs over the next approximately five (5) years; and

**WHEREAS**, GO TOPEKA desires to assist and promote PROJECT B by offering up to One Million Seven Four Thousand Dollars (\$1,074,000) in employment, training, investment incentives and state incentive application fee reimbursement; and

**WHEREAS**, PROJECT B acting in reliance upon the incentives set forth in this Agreement, has decided to maintain and expand its operations in Shawnee County, Kansas; and

**WHEREAS**, the parties wish to memorialize their understanding regarding the details of the incentive package through this legally enforceable contract.

**WITNESSETH:**



**NOW, THEREFORE,** in consideration of such mutual benefits and the mutual covenants and agreements expressed herein, the parties covenant and agree as follows:

**1. Local Employment Incentive.** GO TOPEKA agrees to provide to PROJECT B an employment incentive of up to Three Hundred Ninety-One Thousand Dollars (\$391,000) (the “Employment Incentive”) for net new Full Time Employment Positions created by PROJECT B over five (5) years, subject to the limitations and requirements outlined herein. The eligibility for Employment Incentive of a new Full Time Employment Position is based on annual employee compensation as follows:

<b><u>Annual Compensation</u></b>	<b><u>Total Employment Incentive</u></b>	<b><u>Per Year</u></b>
• \$50,000 - \$59,999	\$5,000	\$1,000
• \$60,000 - \$69,999	\$6,000	\$1,200
• \$70,000 - \$79,000	\$7,000	\$1,400
• \$80,000 - \$89,999	\$8,000	\$1,600
• \$90,000 - \$99,999	\$9,000	\$1,800
• \$100,000 - \$109,999	\$10,000	\$2,000

A Full Time Employment Position receiving compensation of less than \$50,000 annually is not eligible for an Employment Incentive.

As used in this agreement, a “Full Time Employment Position” is an employee position that includes approximately 2080 paid hours of service in Shawnee County, Kansas, during each calendar year. For purposes of determining eligibility for Employment Incentives (and the amount thereof), compensation includes salary, bonuses or other cash incentives paid by PROJECT B to a full-time employee in a calendar year but does not include benefits. Each position shall be eligible to receive health insurance benefits, at least part of the premiums of which are paid by PROJECT B, and paid time off. Nothing herein shall require that a Full Time Employment Position be held by the same person, nor shall this Agreement preclude PROJECT B from changing the title, purpose or utility of a position (as long as it meets the other requirements identified herein, including compensation). Each Full Time Employment Position must be one in which PROJECT B withholds and pays all federal, state and local employment taxes attributable to the employee. More than one position cannot be aggregated to qualify for an Employment Incentive.

Only new Full-Time Employment Positions shall be eligible for the Employment Incentive. A “new” Full Time Employment Position is an otherwise eligible Full Time Employment Position that is in excess of and in addition to the \*BASE\* \_\_\_ Full Time Employees employed by PROJECT B as of May 14th, 2025.

A Full Time Employment Position shall not fail to qualify for the Employment Incentive if the position is vacated (voluntarily or otherwise) and PROJECT B is undertaking an open and active search and such position is filled within one hundred eighty (180) days after the vacancy during the calendar year. If unfilled for longer than one hundred eighty (180) days during a calendar year, the position will cease to qualify as a Full Time Employment Position and will not be eligible for an Employment Incentive for that year.

Notwithstanding anything to the contrary herein, a maximum Employment Incentive available hereunder shall not exceed Three Hundred Ninety-One Thousand Dollars (\$391,000) in the aggregate. Generally, the maximum annual Employment Incentive payment shall be Seventy-Eight Thousand Two Hundred Dollars (\$78,200); however, if PROJECT B is experiencing faster than anticipated growth and the GO TOPEKA budget allows, the yearly Employment Incentive may exceed the noted maximum at the direction of the President of GO TOPEKA.

Installments of the Employment Incentive shall be available to be earned for up to five (5) consecutive years, with the first qualifying year beginning on May 14th, 2025 (with the Employment Incentive installment relating to Full Time Employment Positions established in 2025 paid in 2026), and the last qualifying year (depending when a position was added) ending on May 13th, 2030 (with the first Employment Incentive installment relating thereto paid in the third quarter of 2029).

GO TOPEKA will endeavor to make incentive payments according to the following schedule:

- New Full Time Employment Positions hired between May 14, 2025 and December 31, 2025 will be eligible to receive the first incentive payment installment in 2026;
- New Full Time Employment Positions hired between January 1, 2026 and December 31, 2026 will be eligible to receive the first incentive payment installment in 2027;
- New Full Time Employment Positions hired between January 1, 2027 and December 31, 2027 will be eligible to receive the first incentive payment installment in 2028;

- New Full Time Employment Positions hired between January 1, 2028 and December 31, 2028 will be eligible to receive the first incentive payment installment in 2029;
- New Full Time Employment Positions hired between January 1, 2029 and December 31, 2029 will be eligible to receive the first incentive payment installment in 2030;
- New Full Time Employment Positions hired between January 1, 2030 and May 13, 2030 will be eligible to receive the first incentive payment installment in the third quarter of 2030;

provided, however, that PROJECT B must first provide GO TOPEKA with sufficient documentation relating to such employment levels (as required elsewhere herein). GO TOPEKA shall make all reasonable efforts to complete payment of all incentive payments within sixty (60) days of the receipt of such sufficient documentation relating to employment levels.

The parties recognize there may be some turnover and fluctuations in PROJECT B's employment levels. Therefore, a position may qualify for an Employment Incentive in one year after failing to qualify in a prior year.

For purposes of illustration, if PROJECT B hires throughout the period between January 1, 2026 and December 31, 2026 three (3) new Full Time Employment Positions receiving compensation of at least \$60,000.00 and one (1) new Full Time Employment Positions receiving compensation in excess of \$100,000.00, it would be eligible to receive an Employment Incentive installment in the amount of \$5,600  $[(3 \times 1,200) + (1 \times 2,000)]$  in 2026 upon receipt and verification of appropriate documentation.

**2. Employment Incentive Calculation Documentation.** When and as reasonably requested by GO TOPEKA, PROJECT B shall provide GO TOPEKA with state and federal employment tax returns and/or other information reasonably necessary to establish employment levels in Shawnee County, Kansas, for purposes of calculating Employment Incentives and monitoring PROJECT B's performance hereunder. GO TOPEKA is granted the right to audit payroll and human resources records at any time during the term of this Agreement. GO TOPEKA is granted the right to reduce payments made to PROJECT B by amounts found to be improper, unauthorized or unsubstantiated. GO TOPEKA shall have sole authority in this regard and shall base its decision upon information submitted, including absence of documents to substantiate expenditure.

**3. Employee Training Incentive.** PROJECT B may earn an Employee Training Incentive in an amount not to exceed Sixty Thousand Dollars (\$60,000.00) (the “Employee Training Incentive”).

GO Topeka shall reimburse PROJECT B for verifiable training costs including, but not limited to, tuition, registration fees, computer software for in-house training and other direct training costs incurred from May 14th, 2025 to May 13th, 2030 in accordance with the following provisions. PROJECT B shall be eligible for up to One Thousand Dollars \$1,000 in Employee Training Incentive for up to Sixty (60), net new Full Time Employment Position (as defined in Section 1 “Local Employment Incentive”), created by PROJECT B. Thus, for PROJECT B to receive all Sixty Thousand Dollars (\$60,000) in Employee Training Incentive the company’s full-time employment would need to increase to at least \*BASE + 60 ( )\*.

An Employee Training Incentive payment may be made to PROJECT B starting in 2026 for training costs incurred by any full-time employee (new or existing) at PROJECT B in 2025 upon proof of approved training expenses in the form of paid invoices, or other verifiable records confirming payment for approved training expenses. The amount of Employee Training Incentive available in 2026 will be based on net new Full Time Employment Positions created by PROJECT B in 2025. For example, if PROJECT B created twenty-five (25) new Full Time Employment Positions in 2025, increasing the company’s full time employee count to [BASE + 25 ( )] PROJECT B could receive a reimbursement of up to \$25,000 in 2025, for expenses incurred to train any existing or new full-time employee. Payment for training expenses incurred shall be available on a yearly basis thereafter through 2030 based on the previous year’s job creation and verifiable training costs. GO TOPEKA shall not reimburse PROJECT B wages paid to an employee while they are in training or incidental costs associated with training such as travel expenses, meals, and lodging.

**4. Real Estate and Equipment Investment Incentive.** For each One Million Dollars (\$1,000,000) in expenditure made by PROJECT B between May 14th, 2025 and May 13th, 2030 for the improvement of its real property located at \* \_\_\_\_\_ \*, Topeka in Shawnee County, Kansas GO TOPEKA shall pay an incentive to PROJECT B of Twenty Thousand Dollars (\$20,000) (The “Real Estate Investment Incentive”). The aggregate of said real estate investment incentive payments shall not exceed Five Hundred Sixty Thousand Dollars (\$560,000). PROJECT B’s investment in its real property in Shawnee County is

expected to be Twenty-Eight Million Dollars (\$28,000,000). The Real Estate Incentive payments shall be made to PROJECT B upon GO TOPEKA's receipt of documentary evidence showing the investment and improvement (construction/remodel) in the real property.

For each One Million Dollars (\$1,000,000) in expenditure made by PROJECT B between May 14th, 2025 and May 13th, 2030 for the purchase of equipment to be housed at its real estate located in Shawnee County, Kansas GO TOPEKA shall pay an incentive to PROJECT B of Ten Thousand Dollars (\$10,000) (The "Equipment Investment Incentive"). The aggregate of said equipment investment incentive payments shall not exceed Sixty Thousand Dollars (\$60,000). [PROJECT B's] investment in its equipment is expected to be Six Million Dollars (\$6,000,000). The Equipment Investment Incentive payments shall be made to PROJECT B upon GO TOPEKA's receipt of documentary evidence showing the purchase of said equipment.

**5. Incentive Program Application Fee Reimbursement.** In the event PROJECT B applies for incentive programs through the state of Kansas, GO TOPEKA shall reimburse PROJECT B for any actual expenditures for application fees paid to the state of Kansas up to a total of Three Thousand Dollars (\$3,000.00). This incentive payment shall be made to PROJECT B upon GO TOPEKA's receipt of documentary evidence showing the payment of said fees.

**6. Use of Funds.** The funds received by PROJECT B pursuant hereto shall be used for the purpose of purchasing and improving real estate and equipment in Shawnee County, Kansas and for the employment and training of persons to be employed in Shawnee County, Kansas.

**7. Notices.** Any notices required or permitted to be given pursuant to this Agreement may be delivered in person or mailed, certified mail, return receipt requested, to the addresses identified above.

**8. Miscellaneous.** The following miscellaneous provisions shall apply to this Agreement:

a. PROJECT B agrees to make every reasonable effort to use, if qualified, Shawnee County residents to fill the new Full Time Employment Positions in Shawnee County, Kansas.

b. PROJECT B shall provide prompt advance notice to GO TOPEKA of any material change in PROJECT B's ownership, control or management, including issues of insolvency or bankruptcy, or other material changes that could reasonably result in a default by

PROJECT B under any agreement to which it is a party related to the matters set forth herein, or a change in the Full Time Employment Positions maintained in Shawnee County, Kansas.

c. PROJECT B agrees to participate in a public event with GO TOPEKA in Shawnee County, Kansas, celebrating the employment expansion contemplated by this Agreement. Such event would include general recognition of JEDO's and GO TOPEKA's involvement in the project.

d. This writing contains the entire agreement reached between the parties hereto with respect to the subject matter hereof, and may be amended only in writing, duly executed by all parties concerned.

e. This Agreement shall be interpreted under the laws of the State of Kansas, with venue being solely in the state District Court of Shawnee County, Kansas. In the event any provision is found to be unenforceable or unconstitutional, all other provisions shall remain in full force and effect.

f. Time is of the essence of this Agreement. PROJECT B agrees to provide written documentation demonstrating proof of performance within two (2) years of the effective date of this Agreement. This documentation must be submitted regardless of whether any qualifying performance activity has occurred. In the event no such activity has taken place, PROJECT B shall still submit a written statement affirming that no qualifying performance has been achieved during the period.

g. By signing this Agreement, the parties affirm that they have the authority of their respective corporations to enter into this Agreement and bind their respective entities.

h. This Agreement shall bind and inure to the benefit of the parties to this Agreement, their heirs, legal representatives, assignees, transferors and successors.

i. No failure by a party to insist on prompt performance by the other party of its obligations hereunder shall constitute a waiver of rights under the Agreement. Similarly, the waiver by a party of any breach of any provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach of that same or any other provision.

j. This Agreement may be executed in counterparts, each counterpart shall be deemed an original, and, when taken together with other signed counterparts, shall constitute one agreement, which shall be binding upon and effective as to all parties.

k. The parties acknowledge and agree that PROJECT B shall not assign, transfer, hypothecate or otherwise encumber this Agreement and its rights hereunder, without the prior written approval of GO TOPEKA.

l. Sarbanes-Oxley and similar legislation may have application to, or affect the accounting for, this Agreement by PROJECT B.

m. GO TOPEKA makes no representation as to the taxability or tax effect of this Agreement and the incentive payments hereunder.

n. GO TOPEKA's obligations hereunder are contingent upon approval hereof by the Joint Economic Development Organization ("JEDO") and the continued funding of GO TOPEKA at adequate levels through a portion of the Shawnee County retailer's sales tax and/or by JEDO. GO TOPEKA may unilaterally reduce or eliminate any payments hereunder in the event that sufficient funds are not available (taking into account GO TOPEKA's other obligations). GO TOPEKA will endeavor to give PROJECT B advance notice of any reduction of funds when practical. PROJECT B agrees and understands that if there are not sufficient funds appropriated or available to GO TOPEKA to continue to make any payments hereunder (taking into account GO TOPEKA's other obligations), GO TOPEKA may terminate this Agreement with written notice of termination to PROJECT B. The reduction or elimination of any payments, and/or termination of this Agreement pursuant to this paragraph, shall not cause any penalty or damages to be charged to GO TOPEKA and PROJECT B waives and releases any rights, causes of action or claims it may have should such insufficiency of funds occur.

o. In carrying out the terms and provisions of this agreement, PROJECT B shall not unlawfully discriminate against any employee, applicant for employment, recipient of service or applicant to receive or provide services because of race, color, religion, sex, age, disability, national origin or any other status protected by applicable federal or state law or local ordinance.

p. PROJECT B agrees to make a good faith effort to provide relocating information to existing employees, and/or new employees with information/relocation materials regarding Topeka and Shawnee County, that support and promote residency within the Topeka/Shawnee County limits. Annual reporting of these efforts shall be provided to GO TOPEKA during the incentivized period defined in this Agreement.

q. Every duty, right, or obligation contained in this Agreement imposes an obligation of good faith in its performance or enforcement. For the purposes of the Agreement, “good faith” dealing means honesty in fact in the conduct or the transaction concerned.

r. Nothing herein contained shall be construed or held to make any party a partner, joint venture or associate of another party in the conduct of its business, nor shall either party be deemed the agent of the other, it being expressly understood and agreed that the relationship between the Parties hereto is and shall at all times remain contractual as provided by the terms and conditions of this Agreement.

s. The parties agree to execute and deliver such other documents, agreements or instruments as may be necessary or convenient to affect the purposes of this Agreement and to comply with any of the terms hereof.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date and year first above written.

“PROJECT B”

By: \_\_\_\_\_  
\_\_\_\_\_, \_\_\_\_\_

“GO TOPEKA”

GROWTH ORGANIZATION OF TOPEKA/SHAWNEE COUNTY, INC.

By: \_\_\_\_\_  
Molly Howey, President





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## **Agenda Item No. 4C**

**JEDO Board Meeting  
September 10, 2025 - 6:00 P.M.**

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**Project Whisper Incentive Funding Proposal  
\$605,000**



## Incentive Funding Proposal | Project Whisper

04.23.25

GO Topeka has been working with a local financial services company to assist in their growth in Topeka. The details of the proposed incentives for Project Whisper are below:

- 55 new jobs over the next five years, annual salary all above \$100,000

### Employment Investment

Based on the projected annual salary of a minimum of \$100,000 for all net new employees, GO Topeka will offer a performance-based cash incentive payable over five years as earned in the amount listed below for up to 55 employees.

Total value of the employment incentive offered is: \$550,000

### Training Investment

The community recognizes the importance of a skilled workforce. As part of the incentive package for Project Whisper, GO Topeka will offer a cash incentive of \$1,000 per new employee for training purposes up to 55 employees.

Total value of the training incentive offered is: \$55,000

Employment Incentive Value	\$550,000
Training Incentive Value	\$55,000
<b>Total GO Topeka Incentive Value</b>	<b>\$605,000</b>

This incentive package was approved by the GO Topeka Board of Directors and follow the incentive guidelines set forth by the board. All incentives are performance based and paid as earned over a five-year period.

<b>48%</b>	<b>\$673M</b>
<b>ROI</b>	<b>Economic Impact</b>

This forecast was created by IMPLAN to prepare the results of GO Topeka's analysis, using widely published, peer-reviewed methods that have made IMPLAN a standard tool among academic and professional economists for decades.

## **INCENTIVE AGREEMENT**

This Incentive Agreement is effective May 14th, 2025, and is entered into between the following parties:

GO TOPEKA: GROWTH ORGANIZATION OF TOPEKA/SHAWNEE COUNTY, INC.

719 S. Kansas Ave., Suite 100  
Topeka, KS 66603  
Phone: (785) 234-2644  
Fax: (785) 234-8656  
Contact Person/Title: Molly Howey, President, GO Topeka

PROJECT WHISPER

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**WHEREAS**, PROJECT WHISPER is a corporation that is in good standing and qualified to do business under the laws of the state of Kansas; and

**WHEREAS**, PROJECT WHISPER intends to expand its operations and, in the process, create Fifty-five (55) full-time jobs over the next approximately five (5) years; and

**WHEREAS**, GO TOPEKA desires to assist and promote PROJECT WHISPER by offering up to Six Hundred Five Thousand Dollars (\$605,000) in employment and training incentives; and

**WHEREAS**, PROJECT WHISPER acting in reliance upon the incentives set forth in this Agreement, has decided to maintain and expand its operations in Shawnee County, Kansas; and

**WHEREAS**, the parties wish to memorialize their understanding regarding the details of the incentive package through this legally enforceable contract.

**WITNESSETH:**

**NOW, THEREFORE**, in consideration of such mutual benefits and the mutual covenants and agreements expressed herein, the parties covenant and agree as follows:

**1.     Local Employment Incentive.** GO TOPEKA agrees to provide to PROJECT WHISPER an employment incentive of up to Five Hundred Fifty Thousand Dollars (\$550,000)

(the “Employment Incentive”) for net new Full Time Employment Positions created by PROJECT WHISPER from May 14, 2025 through May 13, 2030, subject to the limitations and requirements outlined herein. The eligibility for Employment Incentive of a new Full Time Employment Position is based on annual employee compensation as follows:

<u>Annual Compensation</u>	<u>Total Employment Incentive</u>	<u>Per Year</u>
• \$100,000 +	\$10,000	\$2,000

A Full Time Employment Position receiving compensation of less than \$100,000 annually is not eligible for an Employment Incentive.

As used in this Agreement, a “Full Time Employment Position” is an employee position that includes approximately 2080 paid hours of service in Shawnee County, Kansas, during each calendar year. For purposes of determining eligibility for Employment Incentives (and the amount thereof), Annual Compensation includes salary, bonuses or other cash incentives paid by PROJECT WHISPER to a full-time employee in a calendar year, but does not include benefits. Each Full Time Employment Position shall be eligible to receive health insurance benefits, at least part of the premiums of which are paid by PROJECT WHISPER, and paid time off. Nothing herein shall require that a Full Time Employment Position be held by the same person, nor shall this Agreement preclude PROJECT WHISPER from changing the title, purpose or utility of a position (as long as it meets the other requirements identified herein, including compensation). Each Full Time Employment Position must be one in which PROJECT WHISPER withholds and pays all federal, state and local employment taxes attributable to the employee. More than one position cannot be aggregated to qualify for an Employment Incentive.

Only new Full-Time Employment Positions shall be eligible for the Employment Incentive. A “new” Full Time Employment Position is an otherwise eligible Full Time Employment Position that is in excess of and in addition to the 270 full time employees employed by PROJECT WHISPER as of May 14th, 2025.

A Full Time Employment Position shall not fail to qualify for the Employment Incentive if the position is vacated (voluntarily or otherwise) and PROJECT WHISPER is undertaking an open and active search and such position is filled within one hundred eighty (180) days after the vacancy during the calendar year. If unfilled for longer than one hundred eighty (180) days

during a calendar year, the position will cease to qualify as Full Time Employment Position and will not be eligible for an Employment Incentive for that year.

Notwithstanding anything to the contrary herein, a maximum Employment Incentive available hereunder shall not exceed Five Hundred Fifty Thousand Dollars (\$550,000) in the aggregate. Generally, the maximum annual Employment Incentive payment shall be One Hundred Ten Thousand Dollars (\$110,000); however, if PROJECT WHISPER is experiencing faster than anticipated growth and the GO TOPEKA budget allows, the yearly Employment Incentive may exceed the noted maximum at the direction of the President of GO TOPEKA.

Installments of the Employment Incentive shall be available to be earned for up to five (5) consecutive years, with the first qualifying year beginning on May 14<sup>th</sup>, 2025 (with the Employment Incentive installment relating to Full Time Employment Positions established in 2025 paid in 2026), and the last qualifying year (depending when a position was added) ending on May 13<sup>th</sup>, 2030 (with the first Employment Incentive installment relating thereto paid in 2031).

GO TOPEKA will endeavor to make incentive payments according to the following schedule:

- New Full Time Employment Positions hired between May 14, 2025 and December 31, 2025 will be eligible to receive the first incentive payment installment in 2026;
- New Full Time Employment Positions hired between January 1, 2026 and December 31, 2026 will be eligible to receive the first incentive payment installment in 2027;
- New Full Time Employment Positions hired between January 1, 2027 and December 31, 2027 will be eligible to receive the first incentive payment installment in 2028;
- New Full Time Employment Positions hired between January 1, 2028 and December 31, 2028 will be eligible to receive the first incentive payment installment in 2029;
- New Full Time Employment Positions hired between January 1, 2029 and December 31, 2029 will be eligible to receive the first incentive payment installment in 2030;
- New Full Time Employment Positions hired between January 1, 2030 and May 13, 2030 will be eligible to receive the first incentive payment installment in 2031;

provided, however, that PROJECT WHISPER must first provide GO TOPEKA with sufficient documentation relating to such employment levels described in Section 2 “Employment Incentive Calculation Documentation”. GO TOPEKA shall make all reasonable efforts to

complete payment of the incentive payment for a given year within sixty (60) days of the receipt of such sufficient documentation relating to employment levels as described in Section 2 “Employment Incentive Calculation Documentation”.

The parties recognize there may be some turnover and fluctuations in PROJECT WHISPER’s employment levels. Therefore, a position may qualify for an Employment Incentive in one year after failing to qualify in a prior year.

For purposes of illustration, if PROJECT WHISPER hires throughout the period between January 1, 2026 and December 31, 2026 three (3) new Full Time Employment Positions receiving compensation of at least \$100,000, it would be eligible to receive an Employment Incentive installment in the amount of \$6,000 [(3 x 2,000)] in 2027 upon receipt and verification of appropriate documentation as described in Section 2 “Employment Incentive Calculation Documentation”.

**2. Employment Incentive Calculation Documentation.** When and as reasonably requested by GO TOPEKA, PROJECT WHISPER shall provide GO TOPEKA with its Kansas quarterly wage report and unemployment tax returns under Form K-CNS 100 or other similar report available from the Kansas Department of Labor or other information reasonably necessary to establish employment levels in Shawnee County, Kansas, for purposes of calculating Employment Incentives and monitoring PROJECT WHISPER’s performance hereunder. GO TOPEKA is granted a limited right as necessary for administration of the Employment Incentive, to audit the Company’s payroll and human resources records upon receipt of reasonable notice and coordination of schedules with Company’s representatives during the term of this Agreement. GO TOPEKA is granted the right to reduce payments made to PROJECT WHISPER by amounts found to be improper, unauthorized or unsubstantiated. GO TOPEKA shall have sole authority in this regard and shall base its decision upon information submitted, including absence of documents to substantiate expenditure.

**3. Employee Training Incentive.** PROJECT WHISPER may earn an Employee Training Incentive in an amount not to exceed Fifty-Five Thousand Dollars (\$55,000) (the “Employee Training Incentive”).

GO Topeka shall reimburse PROJECT WHISPER for verifiable training costs including, but not limited to, tuition, registration fees, computer software for in-house training and other direct training costs incurred from May 14<sup>th</sup>, 2025 to May 13<sup>th</sup>, 2030 in accordance with the

following provisions. PROJECT WHISPER shall be eligible for up to One Thousand Dollars \$1,000 in Employee Training Incentive for up to Fifty-Five (55), net new Full Time Employment Position (as defined in Section 1 “Local Employment Incentive”), created by PROJECT WHISPER. Thus, for PROJECT WHISPER to receive all Fifty-Five Thousand Dollars (\$55,000) in Employee Training Incentive the company’s full-time employment would need to increase to at least 325 (or 270 Base + 55 New).

An Employee Training Incentive payment may be made to PROJECT WHISPER starting in 2026 for training costs incurred by any full-time employee (new or existing) at PROJECT WHISPER in 2025 upon proof of approved training expenses in the form of paid invoices, or other verifiable records confirming payment for approved training expenses. The amount of Employee Training Incentive available in 2026 will be based on net new Full Time Employment Positions created by PROJECT WHISPER in 2025. For example, if PROJECT WHISPER created Five (5) new Full Time Employment Positions in 2025, increasing the company’s full time employee count to 275 (270 base + 5 New). PROJECT WHISPER could receive a reimbursement of up to \$5,000 in 2026, for expenses incurred to train any existing or new full-time employee. Payment for training expenses incurred shall be available on a yearly basis thereafter through 2030 based on the previous year’s job creation and verifiable training costs. GO TOPEKA shall not reimburse PROJECT WHISPER wages paid to an employee while they are in training or incidental costs associated with training such as travel expenses, meals, and lodging.

**4. Use of Funds.** The funds received by PROJECT WHISPER pursuant hereto shall be used for the employment and training of persons to be employed in Shawnee County, Kansas.

**5. Notices.** Any notices required or permitted to be given pursuant to this Agreement may be delivered in person or mailed, certified mail, return receipt requested, to the addresses identified above.

**6. Miscellaneous.** The following miscellaneous provisions shall apply to this Agreement:

a. PROJECT WHISPER agrees to make best efforts to employ qualified, Shawnee County residents for the new Full Time Employment Positions in Shawnee County, Kansas.

b. PROJECT WHISPER shall provide prompt advance notice to GO TOPEKA of any material change in PROJECT WHISPER’s ownership, control or management, including

issues of insolvency or bankruptcy, or other material changes that could reasonably result in a default by PROJECT WHISPER under any agreement to which it is a party related to the matters set forth herein, or a change in the Full Time Employment Positions maintained in Shawnee County, Kansas.

c. PROJECT WHISPER agrees to participate in a public event with GO TOPEKA in Shawnee County, Kansas, celebrating the employment expansion contemplated by this Agreement. Such event would include general recognition of JEDO's and GO TOPEKA's involvement in PROJECT WHISPER.

d. This writing contains the entire agreement reached between the parties hereto with respect to the subject matter hereof, and may be amended only in writing, duly executed by all parties concerned.

e. This Agreement shall be interpreted under the laws of the State of Kansas, with venue being solely in the state District Court of Shawnee County, Kansas. In the event any provision is found to be unenforceable or unconstitutional, all other provisions shall remain in full force and effect.

f. Time is of the essence of this Agreement. PROJECT WHISPER agrees to provide written documentation demonstrating proof of performance within two (2) years of the effective date of this Agreement. This documentation must be submitted regardless of whether any qualifying performance activity has occurred. In the event no such activity has taken place, PROJECT WHISPER shall still submit a written statement affirming that no qualifying performance has been achieved during the period.

g. By signing this Agreement, the parties affirm that they have the authority of their respective corporations to enter into this Agreement and bind their respective entities.

h. This Agreement shall bind and inure to the benefit of the parties to this Agreement, their heirs, legal representatives, assignees, transferors and successors.

i. No failure by a party to insist on prompt performance by the other party of its obligations hereunder shall constitute a waiver of rights under the Agreement. Similarly, the waiver by a party of any breach of any provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach of that same or any other provision.



j. This Agreement may be executed in counterparts, each counterpart shall be deemed an original, and, when taken together with other signed counterparts, shall constitute one agreement, which shall be binding upon and effective as to all parties.

k. The parties acknowledge and agree that PROJECT WHISPER shall not assign, transfer, hypothecate or otherwise encumber this Agreement and its rights hereunder, without the prior written approval of GO TOPEKA, which consent shall not be unreasonably withheld, conditioned or delayed.

l. Sarbanes-Oxley and similar legislation may have application to, or affect the accounting for, this Agreement by PROJECT WHISPER.

m. GO TOPEKA makes no representation as to the taxability or tax effect of this Agreement and the incentive payments hereunder.

n. GO TOPEKA's obligations hereunder are contingent upon approval hereof by the Joint Economic Development Organization ("JEDO") and the continued funding of GO TOPEKA at adequate levels through a portion of the Shawnee County retailer's sales tax and/or by JEDO. GO TOPEKA may unilaterally reduce or eliminate any payments hereunder in the event that sufficient funds are not available (taking into account GO TOPEKA's other obligations). GO TOPEKA will endeavor to give PROJECT WHISPER advance notice of any reduction of funds when practical. PROJECT WHISPER agrees and understands that if there are not sufficient funds appropriated or available to GO TOPEKA to continue to make any payments hereunder (taking into account GO TOPEKA's other obligations), GO TOPEKA may terminate this Agreement with written notice of termination to PROJECT WHISPER. The reduction or elimination of any payments, and/or termination of this Agreement pursuant to this paragraph, shall not cause any penalty or damages to be charged to GO TOPEKA and PROJECT WHISPER waives and releases any rights, causes of action or claims it may have should such insufficiency of funds occur.

o. In carrying out the terms and provisions of this Agreement, PROJECT WHISPER shall not unlawfully discriminate against any employee, applicant for employment, recipient of service or applicant to receive or provide services because of race, color, religion, sex, age, disability, national origin or any other status protected by applicable federal or state law or local ordinance.

p. PROJECT WHISPER agrees to make best efforts to provide relocating information to existing employees, and/or new employees with information/relocation materials regarding Topeka and Shawnee County, that support and promote residency within the Topeka/Shawnee County limits. Annual reporting of these efforts shall be provided to GO TOPEKA during the incentivized period defined in this Agreement.

q. Every duty, right, or obligation contained in this Agreement imposes an obligation of good faith in its performance or enforcement. For the purposes of the Agreement, “good faith” dealing means honesty in fact in the conduct or the transaction concerned.

r. Nothing herein contained shall be construed or held to make any party a partner, joint venture or associate of another party in the conduct of its business, nor shall either party be deemed the agent of the other, it being expressly understood and agreed that the relationship between the Parties hereto is and shall at all times remain contractual as provided by the terms and conditions of this Agreement.

s. The parties agree to execute and deliver such other documents, agreements or instruments as may be necessary or convenient to effect the purposes of this Agreement and to comply with any of the terms hereof.

## **7. Confidentiality**

a. “Confidential Information” means all non-public, confidential or proprietary information of PROJECT WHISPER, including, but not limited to, financial information, tax returns,, employee lists, compensation, benefits, documents, data or business operations disclosed by PROJECT WHISPER to GO TOPEKA in connection with this Agreement, whether disclosed orally or disclosed or accessed in written, electronic or other form or media, or by permitted observation, and whether or not marked, designated or otherwise identified as “confidential”. Confidential Information does not include information that is: (i) in the public domain; (ii) known to GO TOPEKA at the time of disclosure; (iii) rightfully obtained by GO TOPEKA on a non-confidential basis from a third party; or (iv) independently developed.

b. GO TOPEKA (i) may disclose Confidential Information to its directors, officers, employees and contractors (the “Representatives”), solely and exclusively to those of its Representatives who need to know such Confidential Information for purposes related to this Agreement, and for no other purposes, but GO TOPEKA at its sole expense, shall take all reasonable measures to

limit disclosure of Confidential Information by its Representatives, and (ii) shall use, and, at its sole expense, shall take all reasonable measures to cause its Representatives to use, Confidential Information solely and exclusively for purposes of this Agreement, and for no other purposes; and (iii) shall use reasonable measures to prevent unauthorized access to Confidential Information. GO TOPEKA shall be responsible for any breach of this Section by its Representatives, and for any claims, losses, liabilities, and damages resulting therefrom.

c. PROJECT WHISPER shall be entitled to injunctive relief for any violation by GO TOPEKA of this Section.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date and year first above written.

“PROJECT WHISPER”

By: \_\_\_\_\_

“GO TOPEKA”

GROWTH ORGANIZATION OF TOPEKA/SHAWNEE COUNTY, INC.

By: \_\_\_\_\_  
Molly Howey, President



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## **Agenda Item No. 5**

**JEDO Board Meeting  
September 10, 2025 - 6:00 P.M.**

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**2025 GO Topeka 2<sup>nd</sup> Quarter Report**

A large, thick orange arrow pointing from the top-left towards the bottom-right, dominating the right side of the page. It has a slight curve and is set against a white background with orange geometric shapes in the corners.

# **JEDO** **Quarterly Report** --- **2025 Q2**

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**Small Business**



**12**

**GO Topeka  
Staff**



**15**

**2025 GO Topeka  
Board of Directors**



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

6

Innovation &  
Entrepreneurship



7

Forge Young Talent



10

Workforce Data



11

Choose Topeka



# New Business Attraction

## Existing Business:

At the May JEDO meeting, two projects were approved:

- PROJECT WHISPER
  - Industry: Financial Services
  - 55 jobs over 5 years
  - \$100k+ salary range
  - ROI 37%
  - Economic Impact of \$625M over 10 years
- PROJECT B
  - Industry: Food manufacturer
  - \$70M in capital investment
  - 60 jobs over 5 years
  - \$50k - \$110k salary range
  - ROI 41%
  - Economic Impact of \$523M over 10 years

# 31

## NEW ACTIVE PROJECTS



Adv. Manufacturing

# 16



Aviation & Aerospace

# 6



Data Center/Tech

# 5



Other

# 4

## New Business · Retention & Expansion Small Business · Economic Mobility Choose Topeka Q2 2025

# 114

New Projects

# 24

Completed Projects

# 90

Active Projects

# 133

New Jobs

# 460

Retained Jobs

# 455

Training Investment  
(number of people impacted)

# 228

Outreach/Assisted  
(number of companies/  
individuals)

# \$75,583,485

Capital Investment





# Economic Mobility

## Economic Mobility

The Economic Mobility Program is one of GO Topeka's key initiatives for advancing sustainable economic impact across Topeka and Shawnee County. It aims to improve prosperity, enhance job quality, and elevate the overall quality of life in the region. To date, \$58,600 has been awarded to local organizations and individuals. These funds have supported the growth of small businesses and youth-focused organizations. Program awareness has been promoted through social media, print advertisements, and in-person informational sessions with local organizations, elected officials, and community leaders. Learn more [here](#).

## Youth Market Contest

GO Topeka, in partnership with the K-State Research and Extension Center, hosted the Youth Market Contest at Evergy Plaza. Eight young entrepreneurs participated, offering their products to the public. Despite the heat, the event drew strong community attendance. Four participants were selected as winners and shared \$2,900 in prize money.

## Upcoming Kansas Inclusion Summit

Planning continues for the upcoming Kansas Inclusion Summit, themed "Learning Together. Working as One." Two keynote speakers have been confirmed. H-Soul, a speaker, author, and strategist, helps leaders foster cultural and social change by encouraging a shift from "Survival" to "Thrival" in both personal and organizational mindsets. Kelly McDonald, a four-time bestselling author and founder of McDonald Marketing, will also speak. Her firm has been recognized by Advertising Age as one of the top ad agencies in the U.S. and ranked by Inc. Magazine as one of the fastest-growing independently owned companies in the country. Thank you to our Equity and Opportunity Champions; Blue Cross Blue Shield of Kansas, Hill's Pet Nutrition, and Moore, along with all our other event and program sponsors. [Register here](#) or learn more about sponsorship opportunities.

## Sanchez Honored with Award

Israel Sanchez, Director of Equity and Business Development, was honored with the 2025 Statewide Juneteenth Community Partners Award. The reception was held at the Kansas State Capitol and attended by youth, community leaders, and elected officials.

# Innovation & Entrepreneurship

**Link Innovation Labs broke ground the first evening of the Plug and Play Expo and both events had approximately 175 in attendance.**



## Link Innovation Labs

Link Innovation Labs in Downtown Topeka held its groundbreaking ceremony on June 4th. This community-built 17,000 sq. ft. innovation center is a collaborative effort between GO Topeka, the City of Topeka and Shawnee County. Link Innovation Labs will redefine opportunity, featuring wet lab spaces, a dynamic pitch and event venue, modern office suites, conference rooms, and co-working areas. It's more than a facility—it's where bold ideas, transformative research, and entrepreneurial vision converge to shape the future. The facility is expected to open its doors in January 2026. Learn more about Link and the event here.

<https://www.startlandnews.com/2025/06/link-innovation-labs>

<https://linktopeka.com>



## Plug and Play

We're still buzzing from the energy at this year's Plug and Play Expo! It was incredible to welcome startups from six different countries to our home base, right here in Topeka—what a powerful reminder that innovation truly knows no borders. The Expo is an opportunity for startups to “pitch” their ideas, connect with partners and investors, and have the opportunity to immerse themselves in the Topeka community. The Expo also featured keynote presentations and panel discussions ranging from regional collaboration, university engagement, investment insights and AI. We also had the opportunity to celebrate the acquisition of one of our first batch startup founders, John Brown with StenCo, who participated in the Fall 2020 cohort. John now plans to start a family office to invest in and mentor founders and has plans to continue his involvement here in the Topeka and the Midwest.

<https://www.startlandnews.com/2025/06/plug-and-play-topeka-3>

## Forge Young Talent



TopCity Interns is in full swing, giving participants a deep dive into our vibrant community. So far, interns have enjoyed live music and a VIP experience at Every Plaza during our kickoff event. They sampled a variety of local restaurants, coffee shops, and more at the Taste of Topeka event in NOTO, and heard from several community leaders during our Influential Leaders Panel. A few more events are still ahead, including opportunities to explore more of downtown, visit Lake Shawnee, and celebrate the end of the program at Ichabod Grill with food, drinks, and pickleball.

# Small Business Incentive Program

## Incentive Types

Construction

10

Marketing

9

Architecture & Design

4

Equipment

19

Proof of Concept

0

Professional Services

0

Global Markets

0

## Spring Window Approvals

At the end of the Winter window, 13 companies were awarded 16 incentives totaling \$102,250 in reimbursements. Several businesses returned to apply for new types of projects after receiving previous support. In Q1, we closed 16 projects, helping businesses expand services, launch new products, and grow operations across various sectors.



PREAPPROVAL  
2025

43

INCENTIVES  
TOTALING

\$302,250

LIFE OF PROGRAM

826

INCENTIVES  
TOTALING

\$3,841,932

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

## DEMOGRAPHICS OF APPLICATIONS IN PROCESS

10

Minority Owned

15

Women Owned

1

Veteran Owned

1

Disabled Owned

0

SBA 8(a)- Certified

## Business Concierge Office

Interest in the Business Concierge Office continues to grow, with entrepreneurs receiving on-site support from Washburn students and GO Topeka partners.

GO Topeka was also recognized in the 2025 Business Facilities EDO Awards as the top Mid-Sized Economic Development Organization, highlighting the concierge model as a standout approach to small business support.

## Media Coverage

23 pieces of coverage driven primarily by Choose Topeka and Link Innovation Labs with local coverage featuring Small Business and Economic Mobility Incentives, Small Business Awards, and TopCity Interns.

APRIL

6 PIECES

3.1 MILLION  
VIEWS

MAY

6 PIECES

500K  
VIEWS

JUNE

11 PIECES

3.1 MILLION  
VIEWS

6.7 MILLION VIEWS



# Small Business

## SBC Insights Training

### AI FOR SMALL BUSINESS – MAY

The Small Business Council hosted a session on AI's potential to streamline operations. About 20 attendees explored tools like generative AI and document analysis, gaining practical tips and safety best practices for implementation.

### CRUCIAL CONVERSATIONS – JUNE 12

This interactive training tackled the challenge of avoiding tough conversations. Participants learned to handle conflict, reduce drama, and improve team communication—essential skills for small business leaders.

### SALES TAX FOR FOOD BUSINESSES – JUNE 23

Co-hosted with the Washburn SBDC and in partnership with the Kansas Department of Revenue, this session clarified new food sales tax changes. Food entrepreneurs received practical compliance tips and engaged directly with KDOR staff during a helpful Q&A

Thanks to all who joined and contributed! See upcoming [events](#)! Know a great facilitator? [SBC@TopekaPartnership.com](mailto:SBC@TopekaPartnership.com).

## Community Engagement

### TOPEKA WOMEN'S CONFERENCE

GO Topeka was proud to serve as presenting sponsor of the Topeka Women's Conference held at The Beacon in April. The full-day event brought women together to connect and gain tools to thrive in business and life. Stephanie Norwood offered welcome remarks on behalf of GO Topeka, and the event was supported by GTP member sponsors including:

- Security Benefit
- Topeka & Shawnee County Public Library
- Washburn University
- Spavia
- KSNT Morning Show

## Success Strategy Roundtables

### SUCCESS STRATEGY ROUNDTABLES – LAUNCHED APRIL 15

Our first session, Automate to Elevate, led by Abbey Brown of The Brownstone, focused on simple automation tools and workflow tips. Attendees shared strategies and left with practical, peer-tested ideas. The small-group format received especially positive feedback.

### THE POWER OF PR – MAY 20

India Yarborough of Local Lens PR led a lively session on using public relations to boost brand visibility. Participants learned how PR differs from marketing and gained new strategies for authentic storytelling and earned media.

## 44th Annual Small Business Awards – May 8

The Greater Topeka Partnership hosted its annual Small Business Awards at the Townsite Ballroom, honoring the innovation and impact of small businesses in Topeka and Shawnee County. The evening included dinner, awards, youth entrepreneur recognition, and entertainment by Dueling Pianos.

Small Business Category winners included:

- Business of the Year – IPG Building Co
- Women-Owned – The Brownstone
- Minority-Owned – IPG Building Co
- Veteran-Owned – Del-Metrius and Associates
- Manufacturer – PT's Coffee Roasting Co
- Micro-Enterprise – The Refinery Aesthetics
- Legacy in Business – MB Piland Marketing + Advertising
- Young Entrepreneurs – Emily Harmon, Alayna Oltmanns, Katie Aubert

# Workforce & Talent

## 2025 Q2 Workforce Data

**Total Working  
Age Population**  
(16 YEARS AND OVER)

**138,728**  
SHAWNEE COUNTY

**2,314,553**  
KANSAS

**272,851,667**  
UNITED STATES

**Labor Force  
Participation**

**90,933**  
SHAWNEE COUNTY

**1,550,403**  
KANSAS

**170,564,667**  
UNITED STATES

**Employment**

**87,093**  
SHAWNEE COUNTY

**1,489,503**  
KANSAS

**163,570,000**  
UNITED STATES

**Jobs**

**108,823**  
SHAWNEE COUNTY

**1,627,785**  
KANSAS

**173,519,385**  
UNITED STATES

**Average  
Wages**

**59,396**  
SHAWNEE COUNTY

**59,072**  
KANSAS

**72,488**  
UNITED STATES

**Labor Force  
Participation  
Rate**

**65.50%** SHAWNEE  
COUNTY

**66.98%** KANSAS

**62.51%** UNITED  
STATES

**Employment-  
Population Ratio**

**62.80%** SHAWNEE  
COUNTY

**64.35%** KANSAS

**59.95%** UNITED  
STATES

**Unemployment  
Rate**

**4.20%** SHAWNEE  
COUNTY

**3.90%** KANSAS

**4.10%** UNITED  
STATES

\*Total Civilian Non-institutionalized Population

# Choose Topeka 2.0 Relocation Incentive

## \$364,465

IN TOTAL COMMITTED FUNDS  
\$324,465 EMPLOYER MATCH FUNDS  
\$25,000 BOOMERANG FUNDS  
\$15,000 TRANSITIONING SERVICEMEMBER FUNDS

### 86

APPROVED  
FAMILIES

### 45

RENTING

### 41

PURCHASED  
HOMES

### 78

EMPLOYER  
MATCHED

### 3

TRANSITIONING  
SERVICE  
MEMBERS

### 5

BOOMERANG

### 36

UNIQUE  
EMPLOYER  
SUBMITTALS

### 27

# OF STATES  
MOVED FROM

### 13,000+

PROFILES  
CREATED ON  
SKILLFIT

## ECONOMIC IMPACT ANALYSIS

## \$98,795

TOTAL AVERAGE SALARY

\$88,346 EMPLOYER MATCH  
\$99,867 BOOMERANG & MILITARY

## 132%

RETURN ON INVESTMENT  
AFTER 3 YEARS

## \$42.8M

TOTAL ECONOMIC IMPACT  
AFTER 1 YEAR



# GO Topeka Staff

**Molly**

**Howey**



President,  
GO Topeka

**Stephanie**

**Moran**



SVP of Innovation,  
Interim CEO, GTP

**Trina**

**Goss**



Director, Business &  
Talent Initiatives

**Rhett**

**Flood**



Executive Director of  
Forge Young Talent

**Ashley**

**Lehman**



VP of Business  
Development

**Israel**

**Sanchez**



Director of Equity &  
Business Development

**Stephanie**

**Norwood**



Director of  
Entrepreneurship  
& Small Business

**Erin**

**Young**



Sr. Marketing &  
Communications  
Account Manager

**Manuel**

**Castro**



Executive  
Coordinator

**Michelle**

**DeWeese**



Executive  
Coordinator





HERE. GREAT  
SMOOTH



**GO Topeka leverages the community's unique strengths to foster county-wide economic growth opportunities for businesses and residents.**

**Great. Grows. Here.**

**Visit [GoTopeka.com](http://GoTopeka.com)**





# 2025 GO Topeka Board of Directors

## Elected Directors

Neal Spencer	Ernest-Spencer Metal Fabrication
Joe Caldwell	Bartlett & West
Calla Haggard	Community Bank
Travis Morris	Summit Materials
Daina Williams	L&J Building Maintenance
Jeff Martin	Evergry
Sara Girard	Central National Bank
Martha Bartlett Piland	MB Piland Advertising & Marketing
Darin Stephens	Stone & Story Real Estate Group, LLC
Manny Herron	Haus Property Partners
Kevin Rake	HME, Inc.
Robert Kenagy	Stormont Vail Health
Troy Simoneau	Kansas Gas Service-A Division of ONE Gas Inc.
Sam Al-Murrani	LifeTech Sciences LLC
Scott Campbell	The University of Kansas Health System St. Francis
Kurt Kuta	CoreFirst Bank & Trust
Shane Hillmer	Southwest Publishing and Mailing Corp
Michelle Whitehead	Capitol Federal
Chris Faulk	McElroy Electric
Marvin Spees	Capital City Oil
Cassandra Taylor	HTK Architects
Jacob Wamego	Prairie Band, LLC
Sherry Hunsicker	S Hunsicker Investments
Josh Gorrell	Electronic Life

## Directors Appointed at Large

Michael Odupitan	Omni Circle Group
Dan Chavez	Chavez Restoration & Cleaning
Ryan McMichael	Walmart Fulfillment Center
Dr. Kevin Hahn	Ardiah Group
Megan Bottenberg	Cox Communications
Joe Hishmeh	Fellowship Bible Church
Jim Klausman	Midwest Health
Dawn McWilliams	The Boys and Girls Club of Topeka

## Directors By Virtue of Position Held

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





A Greater Topeka Partnership Organization



Prepared for JEDO  
Joint Economic Development Organization