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 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 on or before May 14, 2025.

THE PLEDGE OF ALLEGIANCE was recited by meeting participants.

APPROVAL of February 26, 2025, 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

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 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 2nd 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 1st Quarter Report, was presented.

Molly Howey, GO Topeka Senior Vice President of Economic Development, referenced the 1st 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.

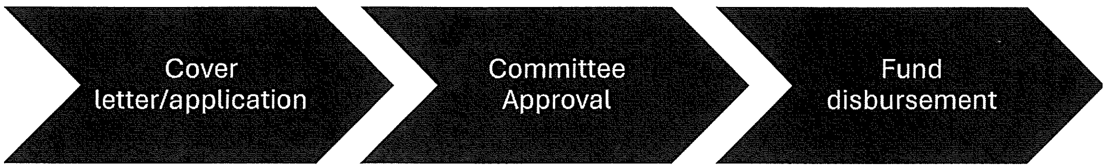
NO FURTHER BUSINESS appearing the meeting adjourned at 6:58 p.m.

Attachment A

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.

5.1.2025

Attachment B

Public Works Department
SHAWNEE COUNTY

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
Website: 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

2017-2031 COUNTYWIDE 1/2 CENT SALES TAX PROGRAM - 2025 PROJECT UPDATE - SHAWNEE COUNTY

ESTIMATED GROWTH IN COUNTY DISTRIBUTIONS - 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		Year Ending Balance		(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		Year Ending Balance		(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		Year Ending Balance		(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 1	-	2017-2031	Project Complete
County Bridges	→ →	32,500,000	**45,000,000**	18,050,000 3	2,550,000 2	24,400,000	2017-2031	In Process
	TOTAL	100,500,000	**129,600,000**	42,883,603	36,092,170	50,624,227		
				Notes --->	Notes --->			

NOTES

1: Debt service payments

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 enviornment

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
Totals	**$ 35,751,012**	**$ 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**	**$ 128,966,050**

https://www.jedoecodevo.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