

YTD:

16 Residential New constructions (67 Residential additions, 417 Residential remodel)

2 Commercial/ Industrial new constructions (14 Commercial additions, 82 Commercial remodel)

430 Other (Demo, Sign, Fence, etc)

- **E-Community**
- **WRC**
- **Regional Economic Development Group (HRMN)**

X. Director's Report – 15 minutes

A. Business inquiries review – 1 potential company

XI. Chairman's Remarks – 10 minutes

XII. Executive Session for Trade Secrets Discussion (If Needed) to include Dennis Beson

XIII. Announcements – 3 minutes

XIV. Adjourn – Next meeting Thursday January 12, 2016

**Economic Development Commission
Advisory Committee
Meeting**

Wednesday, November 9, 2016 8:30 a.m.

To: Committee Members

Gery Schoenrock, Chair
Matt Junghans
Mark Stenstrom

Ty Arneson, Vice Chair
Ben Kitchens

Clint Francis
Mark Powers

Graham Foust
LaFarris Risby

Ex-officio

City Commissioner Mike Ryan

County Commissioner Larry Hicks

From: Gery Schoenrock, Chairman

Minutes

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Please respect others by turning all cell phones off and not talking when someone else is. Thank you!

I. Call the Meeting to Order:

8:31 a.m. Gery Schoenrock, Chair called the meeting to order. Committee members LaFarris Risby, Mark Stenstrom, and Larry Hicks were absent. Ty Arneson, Clint Francis, Graham Foust, Matt Junghans, Ben Kitchens, Mark Powers, and Mike Ryan were in attendance. Others in attendance were Allen Dinkel, Lydia Kautz, Kirk Crabtree, Laurie Piper, Katrina Higby; JCACC Finance Manager, and Dennis Beson; JCACC President/CEO and Interim EDC Director.

II. Approval of Agenda:

Mark Powers moved and Ty Arneson seconded to approve the agenda. Motion carried 7/0.

III. Approval of Minutes: September 8, 2016

Graham Foust moved and Ben Kitchens seconded to approve the minutes. Motion carried 7/0.

IV. Financial Reports:

Mark Powers moved and Graham Foust seconded to accept the October 2016 financial report. Motion carried 7/0.

V. Public Comments – 3 minutes/each

None

VI. Old Business

A. EDC Director Search:

Dennis Beson informed the committee that the candidate expected to take the position has had to decline due to personal reasons and the job has been reposted. The search committee is talking to two other possible candidates to work on a possible consultation basis for the next 90-180 days until a permanent candidate can be selected.

VII. New Business

A. Review of Board Terms:

Dennis Beson commented about the current review process of the Board terms and the adjustment via the new Master Agreement to move from 11 voting members to 9 as the City representative and County Commissioner will become voting members instead of Ex-Officio members.

Gery Schoenrock reinforced the actions being taken to re-align the terms of the EDC Committee members to the terms matching the Board of Directors for the Consolidated Chamber Board for smoother transitions between Board members and Committee terms/reps changing.

Dennis stated the lack of a signed Master Agreement prohibits picking a Chair until next month (December's meeting) due to changes being made, but not yet official. Dennis also stated that the

County must resend their letter of intent to prevent EDC defaulting back to a County entity from the consolidated Chamber at December 31st.

Ben Kitchens stated that “We need to get on the agenda and stay until they make action.” Dennis agreed that is a good idea and may need to happen.

Dennis stated “To be fair, the commissioner at the meeting indicated they intend to resend their motion.” The issues with the Master Agreement and financial questions have been addressed and resolved and the expectation is to resend the letter of intent filed in July.

B. Discuss board appointments, discuss December vote for Chair and Vice-Chair

Dennis Beson stated that “December a month of decision time for people. We need to know if someone is not intending to renew their term.” Committee members can only run 6 consecutive years total. Dennis suggested making nominations for positions and voting next month (December) after all issues have been resolved.

Gery Schoenrock suggested tabling the discussion until December or January once all issues have been resolved.

C. Geary County Marketing Plan

Dennis is working with Michele Stimatze and interested members of the JC 1st Board, including Allen Bontrager, to form a marketing plan for at least a year, if not longer, to promote Junction City and Geary County to live, work, play, and build here.

Dennis discussed the current relationship with Cox Media, stating “Yes, they are a TV based campaign but address other aspects as well.” Dennis is trying to bring in USD 475, Geary Community Hospital, Junction City Board of Realtors, and other to run commercials on their specific topics (Healthcare, the school district, “Why to build here,” etc.)

Currently a proposal is being composed to take to other players in addition to Cox Media to find the best route of action. Dennis stated “My offensive plan is getting people to come live here to fill 100’s of open jobs in our area.”

Gery Schoenrock suggested the possible need to drop rent for people to stay in the area. Dennis addressed the quality versus cost issue in Junction City/ Geary County currently for property owners and renters. Also, Dennis added that the Chamber and CVB are working on setting up more FAM (Familiarization) Tours for new people and people looking to come to the community to showcase what we have to offer.

Dennis stated “I think we have our work cut out for us, but it is very doable.”

VIII. Action Items – None

IX. Monthly Update

A. NRP:

No changes reported for October 2016.

B. RLF:

As of 11/7/16:

4 Current

7 Past Due (4 closed and/or in litigation)

11 total accounts

C. Building permits:

October: Reports were not ready at time of meeting, but Cheryl Beatty reported no new residential or commercial construction permits were issued for October 2016.

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D. E-Community:

There is a luncheon on the 15th of November at Bella's Italian Restaurant from 11:30 a.m. to 1:00 p.m. Graham Foust added that the area financial institutions have been invited to see the presentation from the Kansas Representative presenting information on the program and its possibilities.

Gery Schoenrock inquired as to the status of the interest rate and terms of the E-Community loans. Graham responded that they have in fact completed those items. The interest rate will be 0% for the first 2 years and then will raise to a rate close to the NY Prime rate; to draw attraction to the available loans.

Gery Schoenrock encouraged media attention for a Loan using 0% interest rates for the first 2 years.

E. WRC:

Dennis stated, on a positive note, there are now 3 testimonials on the website.

Dennis informed the Committee that we are at approximately 60% of the goal; currently we have 31 of 37 business supporting the program.

Dennis also updated that the program is "light" on emerging candidates from the high school level that are not planning on moving on to secondary education institutions. Dennis is working with the school system to identify those potential individuals. There are approximately 119 individuals that meet that criteria in the district and outlying programs, WRC has budgeted for 150 tests.

F. Regional Economic Development Group (HRMN)

Dennis Beson stated that he has been going to more meetings to keep a presence at the regional level. They are currently still trying to grow that HRMN group.

Dennis reminded the Committee of the Leadership Retreat on January 20th and 21st at the Embassy Suites in Olathe, KS.

X. Director's Report – 15 mins

A. Business Inquiries:

XI. Chairman's Remarks – 10 minutes

None

XII. Executive Session for Trade Secrets:

None

XIII. Announcements – 3 minutes

Dennis Beson updated the Committee on the completed Cricket Wireless ribbon cutting that was a new business opening, and reminded about the 2 upcoming ribbon cuttings later today for Champion's Detailing and Ft. Riley RP6 (transition services).

\$1.4M grant has been awarded to Loving Arms Learning Center to restart the Head Start program in Junction City/Geary County.

XIV. Adjourn – Next meeting December 8, 2016

With no further business, the EDC Advisory Committee meeting adjourned at 9:20 am.

