

**Economic Development Commission
Advisory Committee
Notice of Meeting
Thursday, January 12, 2017 8:30 a.m.**

To: Committee Members

Ty Arneson, Clint Francis Graham Foust Matt Junghans
Mark Powers LaFarris Risby Mark Stenstrom City Commissioner: Pat Landes
County Commissioner: Charles Stimatze

From: Chairman

AGENDA

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

I. Call the Meeting to Order

A. EDC Director Introduction

II. Approval of Agenda

III. Approval of Minutes –December 8th, 2016

IV. Financial Reports –December

V. Public Comments – 3 minutes/each

VI. Action Items

A. Nomination and vote for Chair and Vice Chair

VII. Old Business

VIII. New Business

A. Review of Board Terms in Chart

B. Geary County Marketing Plan Update - Meeting Feb 7th (not an open meeting – EDC Director and 1 EDC representative should attend)

C. Eldon Hoyle Annual Dinner Award

IX. Monthly Update

▪ **NRP**

No changes reported for December 2016.

▪ **RLF**

11 Total

5 current (30 days or less)

6 Past Due (4 closed and/or in litigation; 2 delinquent)

▪ **Building permits**

December:

0 Residential New constructions (4 Residential additions, 64 Residential remodel)

0 Commercial/ Industrial New Construction (1 Commercial additions, 4 Commercial remodel)

19 Other (demo, sign, fence, etc)

2016 Totals:

16 Residential New constructions (68 Residential additions, 458 Residential remodel)

2 Commercial/ Industrial new constructions (15 Commercial additions, 83 Commercial remodel)

437 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 (updates)

XI. Chairman's Remarks – 10 minutes

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

XIII. Announcements – 3 minutes

XIV. Adjourn – Next meeting Thursday February 9, 2016

**Economic Development Commission
Advisory Committee
Meeting**

Wednesday, December 8, 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:

8:32 a.m. Gery Schoenrock, Chair called the meeting to order. Committee member Matt Junghans was absent. Gery Schoenrock, Ty Arneson, Clint Francis, Graham Foust, Ben Kitchens, Mark Powers, LaFarris Risby, Mark Stenstrom, Ben Bennett (County Commissioner in place of Larry Hicks), and Mike Ryan were in attendance. Others in attendance were Allen Dinkel, Lydia Kautz, Kirk Crabtree, Lyle Peterson, Alan Bontrager, Dewey Terrill, Katrina Higby; JCACC Finance Manager, and Dennis Beson; JCACC President/CEO and Interim EDC Director.

II. Approval of Agenda:

Mark Powers moved and Graham Foust seconded to approve the agenda. Motion carried 7/0.

III. Approval of Minutes: November 9, 2016

Mike Ryan corrected item XII B stating that he in fact did not submit a letter of intent. Katrina Higby will correct and strike from the minutes.

LaFarris Risby corrected the company name and amount of grant funding in item XIII. The grant was in fact for \$1.4 million to Loving Arms Learning Center. Katrina Higby will make the corrections to the minutes.

Ben Kitchens moved and Ty Arneson seconded to approve the minutes with corrections. Motion carried 7/0.

IV. Financial Reports:

Ben Kitchens inquired as to the \$684 in professional fees. Katrina reported that this was for the EDC Director job reposting.

Ty Arneson inquired as to a \$13,000 adjustment made by the auditor and what it was for. Katrina addressed that it was a figure that is attained by figuring backwards the income and expenses and removing the reported figures; the remaining balance in then adjusted for.

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

V. Public Comments – 3 minutes/each

Alan Bontrager addressed the shortage of building permits obtained this year. Alan states that we need to market the land banks and consider “giving” away the lots or reducing/dropping the specials to help market the sales of the lots.

Gery Schoenrock thanked Alan for coming to the meeting to address the issue and making the comments. Gery reiterated that the EDC and Chamber have had numerous conversations on the issue and the problem

seems to be that no one knows who is responsible/authorized to sell the land banks or make these types of deals. Allen Dinkel added to the conversation stating that the Land Bank is a City Commission project. Allen said that there have been numerous conversations about how to sell the land banks, what options there might have to be to move the lots, and states up to this time the city commission has been unwilling to drop or lower the specials.

Ty Arneson added that he feels the problem is not the lots but figuring out how to create a demand for the lots.

Ben Kitchens said that he feels that this topic has been discussed repeatedly for over a year, but as soon as everyone walks out the door the ball is dropped and no one is keeping the idea rolling.

Dennis Beson reiterated that the Chamber and interested community members, including Alan Bontrager, have been working on a marketing campaign with Cox Media and now sending the information to other agencies for bids as well, to market Junction City and Geary County. Dennis stated he wanted everyone to know that we are not doing "nothing" but trying to do it the right way.

Ben Bennett added that we need to stop looking at the negative that is happening or could happen and work on focusing on the positive that is happening or could happen and promote it over the negative instead.

Ty Arneson requested that this continue to be included as an update item for the next few months.

VI. Old Business

A. EDC Director Search:

Dennis Beson restated the status of the prior candidate and the decline of the offer. Dennis informed the Advisory Committee that the Search Committee has been interviewing two other qualified candidates that weren't able to consider the position on a permanent basis but have been interviewed for contract positions. An offer has been extended to a qualified candidate for a temporary contract to last approximately 6 months. This candidate is expected to sign a contract next week and begin working on January 3, 2017. The candidate has requested to remain unannounced for the time being to allow time to notify business contacts personally before a formal press release is expected to be made next week.

VII. New Business

A. Review of Board Terms:

Gery Schoenrock reiterated the changes being made for 2017 per the amendments to the Master Agreement. The number of voting members will remain the same at 9; however, the county and city officials will no longer be Ex-Officio members but voting members. The Committee will merge from 11 members (9 voting members with 2 Ex-Officio members) to 9 voting members only.

Dennis Beson informed the Committee that Maureen Gustafson will sign the Amended Master Agreement after the meeting this morning and he will then take it to Lloyd to be sent to the Attorney General for final signatures.

Ben Bennett stated that the County representative for the EDC Committee will be selected on January 9, 2017 after the new commissioners have taken office.

Allen Dinkel and Mike Ryan reported that the city of Junction City has the issue on the schedule for the next City Commission meeting on December 20th and decisions will be made at the January 3rd City Commission meeting.

B. Geary County Marketing Plan:

This was addressed during Public Comments. See Item V.

C. Eldon Hoyle Annual Dinner Award Nominations:

Need nominations for this Award. Can be nominated during this meeting or emailed to Dennis at the Chamber.

VIII. Action Items:

- A. Nomination and vote for Chair and Vice-Chair
Item Tabled. Nominations to be done at the EDC Committee Meeting on January 12, 2017.

IX. Monthly Update

A. **NRP:**

No changes reported for November 2016.

B. **RLF:**

As of 12/6/16:

5 Current (30 days or less)

6 Past Due (4 closed and/or in litigation; 2 delinquent)

11 total accounts

Dennis Beson stated that he has had an application turned into the committee. The committee reviewed the application and had concerns regarding the application. The applicant has been referred to Laurie Piper with the SBDC to complete the necessary concerns.

C. **Building permits:**

October:

0 Residential New constructions (7 Residential additions, 53 Residential remodel)

0 Commercial/ Industrial New Construction (2 Commercial additions, 37 Commercial remodel)

43 Other (demo, sign, fence, etc)

November:

0 Residential New constructions (7 Residential additions, 46 Residential remodel)

0 Commercial/ Industrial New Construction (0 Commercial additions, 37 Commercial remodel)

44 Other (demo, sign, fence, etc)

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)

Mark Powers inquired as to the comparison from prior years and if this up or down from prior years.

Gery Schoenrock stated "This is the worst year in my Real Estate career."

Allen Dinkel commented that this is partially due to the past building booms Junction City has had and the current availability of more homes for sale and the lack of demand to build new.

D. **E-Community:**

Graham Foust recapped the luncheon that was held on November 15, 2016 at Bella's Italian restaurant and included the local financial institutions. Graham stated there were approximately 20 in attendance for the presentation and the communication was very productive with questions being asked regarding the process, roles of the institutions, etc.

Dennis Beson added that there is money available from Network Kansas specifically for marketing the loan that will now be put into use since the groundwork has been laid, paperwork is complete, and the institutions have been informed.

Dennis also stated that the E-Community Board is now in need of a few new members as a couple of the current members are relocating out of the area.

Allen Dinkel inquired about a tax credit sale for this year as there is only about 20 days left to do so. Dennis said that he would find out the answer and let everyone know after the meeting.

E. WRC:

Dennis Beson updated on the progress of the program. The WRC is currently at about 61% of complete goal and as a part of that goal we have acquired 31 of the 38 businesses needed to be registered as supporters.

The WRC program is low on candidates to test. Dennis is currently working with the school district to identify high school students who will be moving on straight into the workforce and not looking to attain a secondary education at this time. There are approximately 130 students identified at this time to utilize this program, but finding the time to run the testing is currently an issue as student are already being tested heavily at this juncture in the school.

F. Regional Economic Development Group (HRMN)

Dennis reported that the group has been meeting as a 3 county, regional group to this point addressing the focuses that can be addressed without a formal name. Currently Economic Development, Asset Mapping, Military Affairs, and Workforce are the Targeted Area Groups (TAGs) are being addressed.

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:

Dennis discussed a non-retail business that has been inquiring about the Junction City area. It is an industrial “type” business that assembles industrial products. The business has been looking at buildings in the area, and is expected to bring 20-25 jobs to the area to begin with.

XI. Chairman's Remarks – 10 minutes

Gery Schoenrock thanked everyone for their patience citing the long year of ups and downs the EDC has had in 2016.

Dennis Beson – “Thank you Gery for manning the ship”

XII. Executive Session for Trade Secrets:

None

XIII. Announcements – 3 minutes

Business After Hours today at 5 p.m. at the Bluffs. Wear your Ugly Sweaters!

XIV. Adjourn – Next meeting January 12, 2017

With no further business, the EDC Advisory Committee meeting adjourned at 9:32 a.m.