

**Economic Development Commission
Advisory Committee
Notice of Meeting
Thursday September 8, 2016 8:30 a.m.**

To: Committee Members

| | | | |
|------------------------|------------------------|---------------|----------------|
| Gery Schoenrock, Chair | Ty Arneson, Vice Chair | Clint Francis | Graham Foust |
| Matt Junghans | Ben Kitchens | Mark Powers | LaFarris Risby |
| Mark Stenstrom | | | |

Ex-officio

City Commissioner Mike Ryan County Commissioner Larry Hicks

From: Gery Schoenrock, Chairman

AGENDA

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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

Approval of Agenda

II. Approval of Minutes – August 11, 2016

III. Financial Reports – August

IV. Public Comments – 3 minutes/each

V. Old Business

A. EDC Director Search update

VI. New Business

A. Meeting change for November 10, 2016 for Annual Board Retreat Discussion

B. Spirit of '76 account at Exchange Bank Discussion bank fees and decision on closing account

VII. Action Items

A. Vote on meeting change for November 10th meeting.

VIII. Monthly Update

▪ **NRP** (No Changes reported)

▪ **RLF**

Available balance (as of 8/8/16) \$352,657.24

7 delinquents, 4 current, 11 total

▪ **Building permits**

August:

2 Residential New constructions (5 Residential additions, 57 Residential remodel)

0 Commercial/ Industrial New Construction (2 Commercial additions, 4 Commercial remodel)

37 Other (demo, sign, fence, etc)

YTD:

16 Residential New constructions (51 Residential additions, 288 Residential remodel)

2 Commercial/ Industrial new constructions (10 Commercial additions, 36 Commercial remodel)

312 Other (Demo, Sign, Fence, etc)

▪ **E-Community**

▪ **WRC (Matching Grant Program Update)**

▪ **Regional Economic Development Group (HRMN)**

IX. Director's Report – 15 minutes

A. Animal Health Corridor Dinner

B. Proposal submittal on Dept Commerce Request

X. Chairman's Remarks – 10 minutes

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

XII. Announcements – 3 minutes

XIII. Adjourn – Next meeting Thursday October 13, 2016

**Economic Development Commission
Advisory Committee
Meeting**

Thursday August 11, 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 Clint Francis, and LaFarris Risby were absent. Gery Shoenrock, Ty Arneson, Graham Foust, Matt Junghans, Ben Kitchens, Mark Powers, Mark Stenstrom, Mike Ryan, and Larry Hicks were in attendance. Others in attendance were Jim Sands, Allan Rothlisberg, Allen Dinkel, Ben Bennett, Lydia Kaust, Katrina Higby; JCACC Finance Manager, and Dennis Beson; JCACC President/CEO and Interim EDC Director.

II. Approval of Agenda:

Mark Stenstrom moved and Graham Foust seconded to approve the agenda with the addition of Community/ Marketing topic. Motion carried 7/0.

III. Approval of Minutes: July 2016

Ben Kitchens moved and Ty Arneson seconded to approve the minutes from the July 2016 meeting. Motion carried 7/0.

IV. Financial Reports:

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

V. Public Comments – 3 minutes/each

Graham Foust sent out “Thanks” for everyone’s thoughts, patience, and prayers during the last few months.

Larry Hicks arrived.

VI. Old Business

A. Website – JC 1st:

Dennis Beson updated the committee on the Website rollout during the JC 1st quarterly investor’s meeting on July 28th at the Milford Lake Conference Center. He reported that there were approximately 20 people in attendance including Jerry Hinson.

B. Business Expo

Dennis Beson informed the committee of the Business Expo next Thursday, August 18, 2016 as our normal Business After Hours event extended from 5-8pm instead of the normal 5-7pm. Dennis explained the event, what will be included, and promotional avenues for the event.

Today is the last day for signup for waitlist vendors to attend in the park.

VII. New Business

A. EDC Director Search:

Dennis Beson reported that the search committee is conducting interviews and there have been a couple of "good" candidates. No formal offers have yet been made. The search committee is meeting after the EDC meeting today.

B. Review of NBAF Community Liaison Group Meeting

Dennis Beson reported that Allen Dinkel, Larry Hicks, and himself attended the first meeting. Dennis reported that there were approximately 30 people in attendance from Riley, Geary, and Pottawatomie counties, and representatives from the state of Kansas. General start up rules, goals, and topics for the group were discussed.

It was reported that within the next 2 years about 1000 construction jobs would be created for the NBAF project and surrounding related projects.

This group will hold quarterly meetings, but as project approaches completion may increase to monthly meetings.

Larry Hicks stated he felt the meeting was very constructive and allowed for the 3 regions to have more information about the project and how it affects the local regions as well as voice concerns from the respective regions. The expected completion date is 2025.

VIII. Monthly Update

A. NRP:

No information for July 2016.

Ben Bennett arrived.

B. RLF:

Available balance in RLF fund as of 8/8/16 is \$352,657.24

As of 8/8/16:

4 delinquent

7 current

11 total accounts

Dennis Beson corrected his prior information of how this fund application is handled. It is in fact, the Chamber that still handles taking in new applications. New or existing businesses can utilize this particular loan (Mark Stenstrom).

Gery Shoenrock gave compliments to The Daily Union for their coverage of the RLF, stating "We need people to know there is close to \$500,000 available between the two funds."

Discussion was held on how the fund works. Mark Stenstrom asked what the selling point was for this particular loan with all the requirements that are being enforced to obtain the loan. Ben Kitchens stated that RLF needs to have a lower interest rate than banks or better terms to compete for the loans.

C. Building permits:

4 new building permits for July 2016:

3 Residential single Family (4 Residential additions, 4 Residential remodel)

1 Business (4 Commercial additions, 9 Commercial remodel)

Gery Shoenrock asked for YTD totals. Katrina will provide at next meeting.

D. E-Community

Ben Kitchens inquired as to the status of the application since discussion last month.

Dennis Beson informed that the meeting for this month was cancelled and in spite of email communication no forward progress has been made. There is still debate within the E-Community Committee about the settlement of an interest rate.

Ben Kitchens states there are 48 other Kansas communities that have an E-Community program and we should use a similar application and as good or better percentage rates.

Dennis will make the process a priority to encourage forward movement of the application progress. Also, Dennis stated that SBDC is still waiting for a replacement for Darrin.

E. WRC

Denis Beson reported that 24 businesses have signed up out of the goal of 38. This month's meeting was cancelled due to attendance issues with people out of town.

Dennis Beson encouraged the committee members to sign up their businesses. Just means your business supports the program does not have to participate.

Dennis Beson spoke to Vern Steffens at the school district, about setting up a program to use the matching grant (approved to begin in October) for testing of local high school juniors.

F. Regional Economic Development Group

Dennis Beson recapped the meeting. The three regions are co-sponsoring the reception at the Inter-Regional Trip to Fayetteville Arkansas on September 12th and 13th for \$500 each.

IX. Director's Report – 15 mins

- A. Dennis Beson informed the committee that a gentleman from BioKansas suggested he attend the Kansas Animal Health Conference. Dennis will be attending the "Homecoming Dinner" on Monday, August 29, 2016 in Kansas City.
- B. Dennis reported that 6 inquiries have been make about loans and expansion in the community.

X. Chairman's Remarks – 10 minutes

Gery Shoenrock stated that his number one priority is to get an EDC Director hired and started. Gery stated that he feels the process is getting closer and any issues have been positively resolved.

XI. Executive Session for Trade Secrets with Advisory Committee, ex-officio members, Allen Dinkel, and Dennis Beson not to exceed 15 minutes:

NONE

XII. Announcements – 3 minutes

- A. Ben Kitchens inquired about "marketing Junction City"

Dennis Beson explained that two things are currently occurring right now; the first being a Community Image Campaign, encouraging business owners to take responsibility for the upkeep and appearance of their area and businesses. The second being research for a media campaign. Michele Stimatze is researching the potential costs for a public media campaign.

Dennis has communicated with USD 475, has a lunch upcoming with Joe Stratton with GCH, and JC 1st to see about possible involvement with the campaign. Dennis stated that the small business group had created a poster for "shop local" and he has been waiting on a price quote for those posters to be able to post them all over town to encourage shopping local.

Ben Kitchens states that the "image campaign" is merely one component and suggests to get the group of people together "sooner rather than later" to sit down behind closed doors and discuss the ideas for

this campaign. Ben lists JC Board of Realtors, USD 475, GCH, and others as potential participants to step up and help sell Junction City.

Dennis Beson states he still has not received business owner testimonials. Needs business owners to simply send an email: "I do business in JC because..." Dennis is working with Footlocker and Smithfield Foods trying to get them involved. States he is continually asking for testimonials not only from large but small businesses as well, for testimonials for the website, but has yet to receive a single response.

- B. Ty Arneson stated that he felt the Young Professionals of Junction City has been doing a great job putting together and promoting the Color Dash coming up on August 20th at Thunderbird Marina. YPJC is expecting several hundred people to attend the event. Also, the CVB is having the Float Your Boat event that same day in conjunction with the Color Dash. The organizations have been promoting widely for the two events.

XIII. Adjourn – Next meeting September 8, 2016

With no further business the August 2016 EDC Advisory Committee meeting was adjourned at 9:35 am.