

City of Pittsburg, Kansas
Economic Development Advisory Committee
Official Minutes of the Meeting of April 11, 2012

Members present: Shane Kannarr, Richard Oler, Mark Werner, and Kyle Fleming (via conference call).

Others present: Mayor John Ketterman, Michael Gray, John VanGorden, Henry Menghini, Judy Westhoff, one (1) applicant from a development company with two (2) bankers, Mark Turnbull, and Amanda Roedel.

The Economic Development Advisory Committee met for a meeting at 10:00 a.m. on Wednesday, April 11, 2012 in room B1, Memorial Auditorium. The Chairman of the Board, Shane Kannarr, called the meeting to order at 10:09 a.m. with four (4) members present.

The first agenda item was Project Pain, an RLF application has yet to be submitted by the managing development company. In depth presentations and discussion included:

- Construction of a 30,000 square foot facility
- Rock wall from basement to 1st floor with 38' ceiling
- Electronically track fitness on all machines, similar to a kiosk
- Able to submit tracking to insurance companies
- Corporate Wellness:
 - 1) Ability to track number of employees per month for companies
 - 2) Health care benefits, overall improvement of health and wellness, and productivity
- Nursery available, full service locker rooms, massage therapy and aquatics
- Aquatic Therapy Pool:
 - 1) Hydroworx pool provides treadmill on the entire bottom of the pool – entry raises to floor level and can lower to 6.6' - video capability for mechanical issues
 - 2) Nearest Hydroworx pool is 30-40 miles
 - 3) Pool will have wave function to swim against current
 - 4) Pool is wheelchair accessible
 - 5) Pool will hold approximately 8 people
- 2nd floor will have an indoor running/walking track
- Yoga and aerobic classes will be offered
- Handicap accessible
- Most equipment will have tutorial build in for additional training
- Construction time is approximately 1 year
- Business plan development in process
- Approximately 30-40 new jobs – high pay/high skill
- Losing patients to other Health Care competitors
- Need to look at number of jobs, average salary, and time frame

Thanked prospect for an interesting presentation. Committee agreed to revisit after company submits application and information requested.

When joined by Fleming (via conference call), Kannarr diverted the conversation to the second agenda item; which was approval of minutes from the April 6, 2012 Economic Development Advisory Committee special meeting. Oler motioned to approve the minutes, seconded by Fleming. All carried, motion approved.

The third agenda item was the Façade grant located at 409 N. Broadway, requesting an extension. In depth discussion included:

- Problems with funding and historical issues with the State
- Previously applied for extension on original application in 2008 – asked for two (2) year extension – denied extension by EDAC
- Cannot give open-end extension
- Most likely will not be another extension granted

Oler motioned to approve an extension to October 26, 2012 for the façade grant located at 409 N. Broadway, seconded by Flemming. Motion carried.

The fourth agenda item was Project Darrell, an RLF application submitted by the managing development company. In depth discussion included:

- Construction of 60,000-70,000 foot structure with approximately 7-8- acres
- Locomotive repair facility – 15,000-20,000 square foot with construction of a rail spur
- Multi-intermodal – about 11 acres
- Seeking concurrence on park and availability of cost of structure – approximately \$750,000
- Rail spur forecasted to be paid by KDOT – applicant is currently working on with City
- Funds to provide for sewer construction - approximately \$100,000-\$200,000
- Possibility of connection fee for current company on system
- Other additional costs include reading the park for occupancy and rock
- Possibility of Port Authority funding
- Property is annexed
- Need for true timelines
- Company to provide City Commission with information at an upcoming next City Commission meeting.
- New jobs will have salaries approximately \$17-\$20 per hour with benefits
- Need for additional water – not enough volume or pressure to Industrial Parks and development area
- Possibility of state funding for additional water
- Possibility of water tower
- Need to amend amount of funding to \$1,000,000

Kannarr suggested authorizing City Commission to move forward with this project.

Fleming was no longer on conference call and being no further business, Kannarr adjourned the meeting at 11:19 with no quorum for motion.

Respectfully Submitted,

Amanda Roedel

Administrative Assistant