

MINUTES
KIOWA COUNTY ECONOMIC DEVELOPMENT FOUNDATION
MEETING OF JUNE 18, 2013

PRESENT: Mike Lening, Donald Oswald, Sharon Frazee, Rod Johnson, John Courkamp, Jan Richards and Dennis Pearson. Absent were Jerry Weber and Sean Lening. Guests present were Roger Saffer, Tuck Liebl, and Tim Shefchik of BriMark Builders and Cobblestone Hotels.

The meeting was called to order at 6:30 PM with the above parties present. Shefchik made a presentation regarding a possible venture that would construct a new Cobblestone Hotel located in Eads. Shefchik stated they wanted to collect 40% of the new hotel construction costs up front from local investors, which he thought was entirely possible. Shefchik stated the franchise fee dues to Cobblestone Hotels would be \$20,000 up front and \$24,000 per year for the next ten (10) years. Shefchik stated a feasibility study would have to be completed before anything moved ahead and the cost for the study would be \$6,000. The Board asked Shefchik to leave the room while a discussion was held regarding the proposal. Shefchik left the room at 7:15 PM.

Minutes of the May 21, 2013 meeting were reviewed. Jan asked the minutes be amended to reflect the fact she had asked for a formal notification that Dick Scott was the official county commissioner alternate representative to the KCEDF Board. Courkamp moved to approve the minutes as amended. The motion was seconded by Sharon Frazee and passed unanimously.

The Treasurer's Report was presented. Jan stated she was anticipating more revenue from the Town of Eads and other sources, but it had not been received as of yet. Oswald moved to approve the Treasurer's Report as presented. The motion was seconded by Courkamp and passed unanimously.

Discussion was then held regarding the proposal from Shefchik regarding the Cobblestone Hotel venture. It was determined the Board had no additional questions for Shefchik so Jan informed him she would contact him by telephone at the conclusion of the meeting. Some Board members expressed concern a new hotel would cause the existing motel to close down while other Board members stated a new hotel might cause the existing motel to upgrade. Courkamp stated the lack of a quality motel in Eads cost him business at his store. Saffer agreed that the poor condition of the current motel was a detriment to the town. Oswald stated if KCEDF paid for the feasibility study perhaps the study should be broader in scope than just for lodging. Courkamp moved that KCEDF go forward with the feasibility study at a cost of \$6,000, but to find out if the study could be broadened in scope and at what cost. The motion was seconded by Oswald and passed unanimously.

Oswald was asked if the county commissioners would be supportive of a new hotel in Eads. Oswald stated he believed the commissioners would be but also stated he did not believe KCEDF should become an investor in the project because the commissioners

would not support that. A lengthy discussion about the role and function of KCEDF ensued. Saffer and Liebl left the meeting at 8:00 PM.

The possibility of the Town of Eads annexing some KCEDF land into the city limits was discussed. The Board stated they support the idea, but the action to annex must be initiated and paid for by the Town of Eads.

Jan provided a written Coordinator's Report that was reviewed by the Board. She noted one of the parties who had recently purchased some land from KCEDF had opted to have the land re-surveyed and there was some discrepancy between the two surveys. The Board stated the land was purchased based upon the KCEDF survey so the KCEDF survey should remain in place.

Discussion was held regarding the Murdock Building and the possibility of KCEDF taking over the project, an idea that is supported by the National Park Service. It was noted the commissioners had rejected the idea before having any discussion with either KCEDF or NPS about the potential benefits of such an arrangement. There was some discussion about the continuing negativity of the Kiowa County commissioners regarding KCEDF and what KCEDF is attempting to accomplish on behalf of the county.

Jan presented an update regarding the Pedal the Plains event coming to Kiowa County in September. Jan stated she had met with Catherine Anderson of Arlington who requested assistance in having the trees trimmed at the Arlington rest stop. Jan stated she will be contacting other businesses to see what type of assistance they might need prior to the event. The Board stated the ability of KCEDF to help these businesses or entities would be limited, but instructed Jan to make the inquiries to see what type of assistance the entities might need.

Jan then asked permission to renew the D&O insurance for the upcoming year. Courkamp moved to authorize the renewal. The motion was seconded by Oswald and passed unanimously.

Rod Johnson noted there needs to be some landscaping and concrete work done around the kiosks at the roadside park. He has received a bid from Brad Semmens of Lamar. The Board instructed Johnson to get additional bids from local Eads contractors and bring those bids back to the Board.

Jan stated she wanted to purchase a more sophisticated cell phone that would permit her to check her email when she is out of the office. She stated the additional monthly cost would be approximately \$30 and asked the Board if KCEDF would pay the additional cost. Courkamp moved to pay the additional \$30 per month toward Jan's cell phone. The motion was seconded by Sharon Frazee and passed unanimously.

A request was received from the Kiowa County Hospital District requesting KCEDF become the pass-through 501c(3) agency for funds derived from the Boeken Trust, which provides monies to the hospital through the Farm Service Agency (FSA). The FSA is

requiring the funds be distributed to a non-profit organization which can then pass the funds to the hospital district. Following a brief discussion, the Board approved by consensus to permit KCEDF to become the Substitute Beneficiary for the Kiowa County Hospital District to receive funds from the Boeken Trust.

Jan then reported Mark Brown, who recently purchased some ground from KCEDF, has expressed interest in purchasing even more KCEDF land. Following discussion, Oswald moved to not sell Brown any more land for the time being. The motion was seconded by Courkamp and passed unanimously.

Johnson suggested at some point in the future, given the interest in KCEDF property, the Board might want to consider having the actual boundaries of the Kiowa Creek Natural Area surveyed in order for the area to be clearly defined.

During the Agriculture Committee report, Johnson noted there is an area located behind the C-Store where trucks attempting to turn around are infringing upon KCEDF land. Johnson stated he would be looking into obtaining power poles or some method to keep the trucks from driving across more of the land.

During the Housing Committee report, Jan noted she had received the final payment on a lot in Kiowa Creek Estates.

The Board reviewed a Resource Committee Report from Johnson. A short discussion followed.

There being no additional business to come before the Board, Oswald moved the meeting be adjourned. The motion was seconded by Courkamp and passed unanimously. The meeting adjourned at 9:55 PM.