

Leavenworth County Port Authority

Board of Directors

25 February 2025

Noon – Zoom/in-Person

Attendees: Lisa Haack, Diana Dodd, Mary Mack, John Richmeier, Doug Schimke, David Schroeder, Greg Kaaz, Chris Donnelly, Dan Clemons, George Brajkovic, Joel Mahnken, Chad Tenpenny, Jim Sherman, Alex Van Dyke, Scott Peterson, Mike Smith

Doug called the meeting to order at 12:00 p.m.

Mike Smith was welcomed as the newest board member.

Motion to approve the January minutes by Chris Donnelly and seconded by David Schroeder. Motion carried.

Review of December financials and motion to approve made by Greg Kaaz, seconded by Chris Donnelly. Motion carried. Discussion regarding new \$250,000 CD with First Security Bank. Chris Donnelly made the motion to authorize staff to change the CD payout to cash in the checking account instead of roll-over into the CD. Seconded by Dan Clemons. Motion carried.

Review of the January 2025 financials and motion to approve made by Greg Kaaz and seconded by David Schroeder. Motion carried. Advised to reach out to the accountant for verification of the escrow money not included on the report.

Request for Support – Joel Mahnken and Chad Tenpenny discussed the needed upgrades to the South Water Plant which will cost many millions of dollars. They are working on getting federal grants as well as one through FEMA. They are asking for letters of support from the community to support their effort is requesting the funding. **Greg Kaaz made the motion to authorize LCPA to sign a letter of support for the plant expansions. Seconded by Chris Donnelly. Motion carried.**

Property Valuations – Discussed whether they needed to look at the property valuations and make any adjustments to the pricings listed on the balance sheet. Suggested leaving it as it currently is listed. There was mention of IST and the selling of the buildings in Urban Hess. Staff will research for any clawbacks on the properties.

LCDC Report:

Lisa gave the LCDC report, which included new and on-going projects for January.

- Project Nebula – Looking for a greenfield site of 50-100 acres for manufacturing facility. Submitted the LV Business Park.
- Project Jaguar – Client giving preference, but will consider greenfield sites 50-70 acres for manufacturing facility. Submitted LV Business Park.
- Project Fridge – Did not submit. Company looking for up to 10 acres on a shovel-ready with rail access for a plant.
- Project Electro Glide – Did not submit. Looking for 25-35K sf Class A office space and an abandoned railroad track for research & development operation.

- Project Gold Rush – Manufacturer looking for 40-acre greenfield site for production facility, submitted LV Business Park. They are asking for mor information.
- Project Transport – **Located.** Two lots purchased in Urban Hess Business Park for production facility.

LCDC activity/marketing

- Attended the KEDA Legislative Day and received updates on key economic development issues.
- Meeting with BOCC 12 March – funding discussion
- Will be working on 2026 budgets for LCDC and LCPA.

Regional Transportation Plan: Greg provided an update on projects for Leavenworth County.

Industrial Site Committee: No update.

Future Funding Committee: Discussion on the survey done by Golden Shovel as part of the initiative for funding for portion of the mil levy for LCPA. Reviewed some of the results, mentioned need to have public meetings, etc. to educate on economic development and LCPA role. Suggested using the survey results to provide presentations to the cities, chambers and other entities. In discussing next steps, suggested scheduling a special board meeting with Golden Shovel on Tuesday, 4 March at noon. After that meeting, decision to move forward with the education campaign will be made.

There was discussion regarding the request from the county administrator for information on funds provided by the county to LCPA and LCDC. Lisa provided a handout outlining the history of funding over the last 10 years and the return on investment. Further discussion on the direction of LCPA/LCDC in which it was suggested that there be quarterly or 6-month meetings with the commission to keep open communication.

Affiliated partner updates given.

Adjourned at 1:45 p.m.