



Tuesday, June 7, 2022

3:30 PM

Economic Development Advisory Board

To join by Conference Call dial: 1 785-289-4727 Conference ID: 266 896 90#

I. CALL TO ORDER

II. OLD BUSINESS

- a. Consider approving the minutes of the April 5, 2022 meeting.

III. NEW BUSINESS

- a. Consider an incentive request from The Tree House of Early Learning.

IV. DISCUSSION

- a. Update on Internet Access.
- b. Update on Rural Housing Incentive Districts.
- c. Update on City Grants:
 - Neighborhood Exterior Grant
 - Downtown Independence Building Grant
 - Demolition Grant

V. ADJOURNMENT



**REQUEST FOR ECONOMIC DEVELOPMENT
ADVISORY BOARD ACTION
CITY OF INDEPENDENCE
JUNE 7, 2022**

Department Finance

Prepared By Lacey Lies

AGENDA ITEM Consider approving the minutes of the April 5, 2022 meeting.

SUMMARY RECOMMENDATION Approve the minutes.

BACKGROUND

SUGGESTED MOTION I move to approve the minutes of the April 5, 2022 meeting.

SUPPORTING DOCUMENTS

1. 04052022Minutes

Economic Development Advisory Board

April 5, 2022 Meeting Minutes

I. Call to order

called to order the regular meeting of the Economic Development Advisory Board at 3:30 PM on April 5, 2022, at Memorial Hall and via conference call.

A. Roll call

The following members were present:

Chuck Goad (18-2)
Wayne Stephany (20-0)
Paul Yaroslaski (17-3)
Rod Zinn (3-0)
Lori Kelley (18-2)
Jason Curtis (18-2)
Tabatha Snodgrass (Ex-Officio)
April Nutt (Ex-Officio)

The following members were absent:

J.D. Cox (2-2)

The following staff were present:

Lacey Lies, Director of Finance
Lydia Collins, Administrative Aide

The following visitors were present:

II. Old Business

A. Consider approving minutes of the March 1, 2022 meeting

A motion was made by Wayne to approve the minutes as amended, seconded by Jason. The motion passed unanimously.

III. Presentations

A. Tamisha Sewell – Childcare

- Presented the reasons why childcare is needed in Independence.

Members questioned whether the Independence businesses had been approached or the Community Foundation and whether funds could be funneled through their organization. Tamisha Sewell said it all comes down to them not being a non-profit. Chuck Goad

questioned whether they could keep their LLC and keep funds in that and go ahead and get the non-profit going. Tamisha Sewell said the grant would have to go to the LLC. April Nutt asked about grants from the State for operational expenses. Paul Yaroslaski asked about in-house training and Tamisha Sewell said they are working with the High School for interns and she has her own training program. Chuck Goad said the board would take the next steps and let her know the outcome.

IV. New Business

A.

V. Items for Discussion

A. Update on Internet Access

- Wayne Stephany presented minutes from the Subcommittee meeting on April 1, 2022. Gathering and putting together data is the focus to keep things moving forward.

B. Update on Rural Housing Incentive Districts

- April Nutt presented the RHID program. A developer is entitled to a reimbursement after purchase and infrastructure installation. April needs a letter of support from EDAB to show the value of RHID. The City Commission has approved this and issued a resolution. Chuck Goad entertained a motion to draft a very specific letter to aid in this development. Lori Kelley moved that we support that and make it cover enough areas that we should stress how strongly we support that with a letter of support listing the long-term benefits of supporting it. Wayne Stephany seconded, motion carried..

C. Demolition Grant

- Lacey presented a draft of a cost-share program to assist homeowners in taking down any unsafe structures. This is modeled off of the sewer cost-share program. We need a motion that the board supports this to send to the Commission. Wayne Stephany moved to have the letter drafted, Jason Curtis seconded. Motion carried.

VI. Adjournment

A motion was made to adjourn by Rod Zinn, seconded by Lori Kelley. Motion carried unanimously.

Minutes approved by:

Chuck Goad, Chair

Paul Yaroslaski, Secretary



**REQUEST FOR ECONOMIC DEVELOPMENT
ADVISORY BOARD ACTION
CITY OF INDEPENDENCE
JUNE 7, 2022**

Department Finance

Prepared By Lacey Lies

AGENDA ITEM Consider an incentive request from The Tree House of Early Learning.

SUMMARY RECOMMENDATION The Finance Director will review potential options.

BACKGROUND Tamisha Sewell presented to the Economic Development Advisory Board at your April 5, 2022 meeting regarding a potential childcare facility. The Economic Development Advisory Board recommended that she present to the City Commission to determine if the Commission had any interest and if so, then they could return the request to the Economic Development Advisory Board for a recommendation. Tamisha made a presentation to the City Commission on April 28, 2022. The item has been returned to the Economic Development Advisory Board for a recommendation to the City Commission.

SUGGESTED MOTION

SUPPORTING DOCUMENTS

1. Request
2. Presentation

Kelly Passauer

From: Tamisha Sewell <tamishad@gmail.com>
Sent: Friday, April 8, 2022 3:36 PM
To: Kelly Passauer
Subject: Request to Speak at City Commission Meeting
Attachments: CityPresentation.pdf; CityPresentation.pptx

Hi Kelly,

I would like to request to speak at the city commission meeting on April 28th about my progress on my childcare facility expansion and the \$75,000 match I am seeking, and why I am seeking it, to re-start the renovation of the building I will be using for the expansion. I have attached a copy of my PowerPoint presentation both as a pdf and as a PowerPoint file.

Thank you,

--

Tamisha Sewell
Owner
The Tree House of Early Learning LLC
620-779-3906



The Tree House of Early Learning

Tamisha Sewell

Agenda

- Introductions
- Why Invest in Childcare?
- The Childcare Crisis
- Project History
- What's Next



Introduction



Tamisha Sewell-

- Owner/Director of The Tree House of Early Learning.
- Degree in Family and Human Studies
- Child Development Associate credential.
- Thirteen Years of Childcare Experience
- Eight Years as a Childcare Provider/Owner
- Very Active in the Community
- Professional Grant Writer

The Tree House of Early Learning

- In home location opened June 20th 2015
- Current Capacity- 9
- Six time winner of the Daily Reporter's
- Reader's Choice Awards in the Childcare Category
- Childcare with a Preschool Curriculum
- Emergent Curriculum

Why pick a building that needs extensive reno?
Why come to the city for funding?



The Tree House of Early Learning is the only Links to Quality participant in Montgomery County

Why Invest in Childcare?

- 90% of the brain is developed by age 5
- Higher graduation rates
- Necessary to re-grow local economy
- Business owners ask about childcare when looking for business locations
- Every \$1 spent on ECE returns \$7 over time by reducing crime, reliance on public services and other costs to the community.
- More taxes paid into the community
- Lower unemployment rates
- Children are more prepared to become thriving members of the community



Scarcity

- According to the Kansas Department of Health and Environment (KDHE), the number of licensed child care facilities in Kansas in 2021 was 4,502, resulting in a loss of over 2,265 child care slots since 2015.
- Last year, 15.0% of counties in the state had no openings for infant and toddler care. This has been the case in Independence for quite some time.
- Child Care Aware of Kansas found 21 to 30 children under three years of age per one child care opening in Montgomery County.
- Montgomery county could only meet 39% of childcare needs in 2020 and this has decreased since due to childcare program closures due to retirement and COVID.

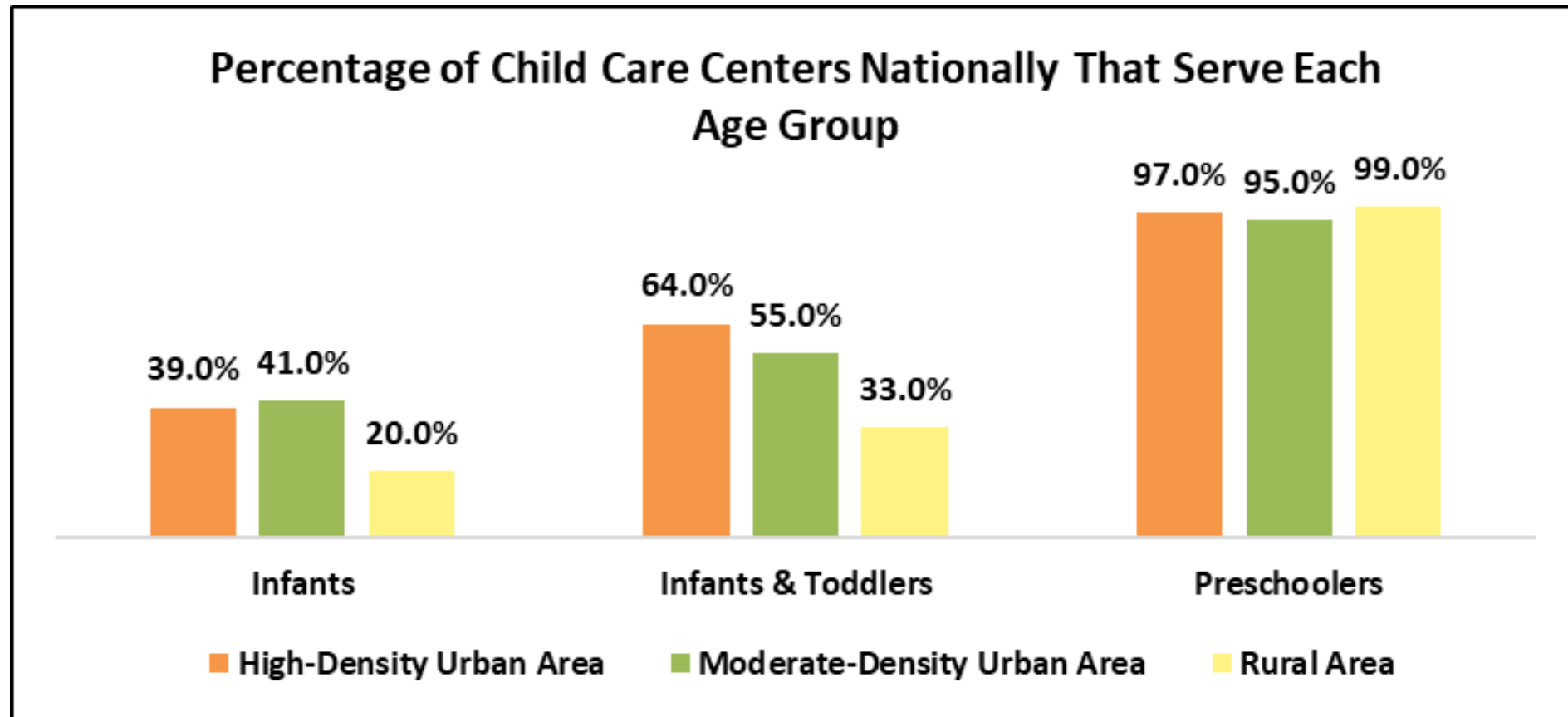


Scarcity

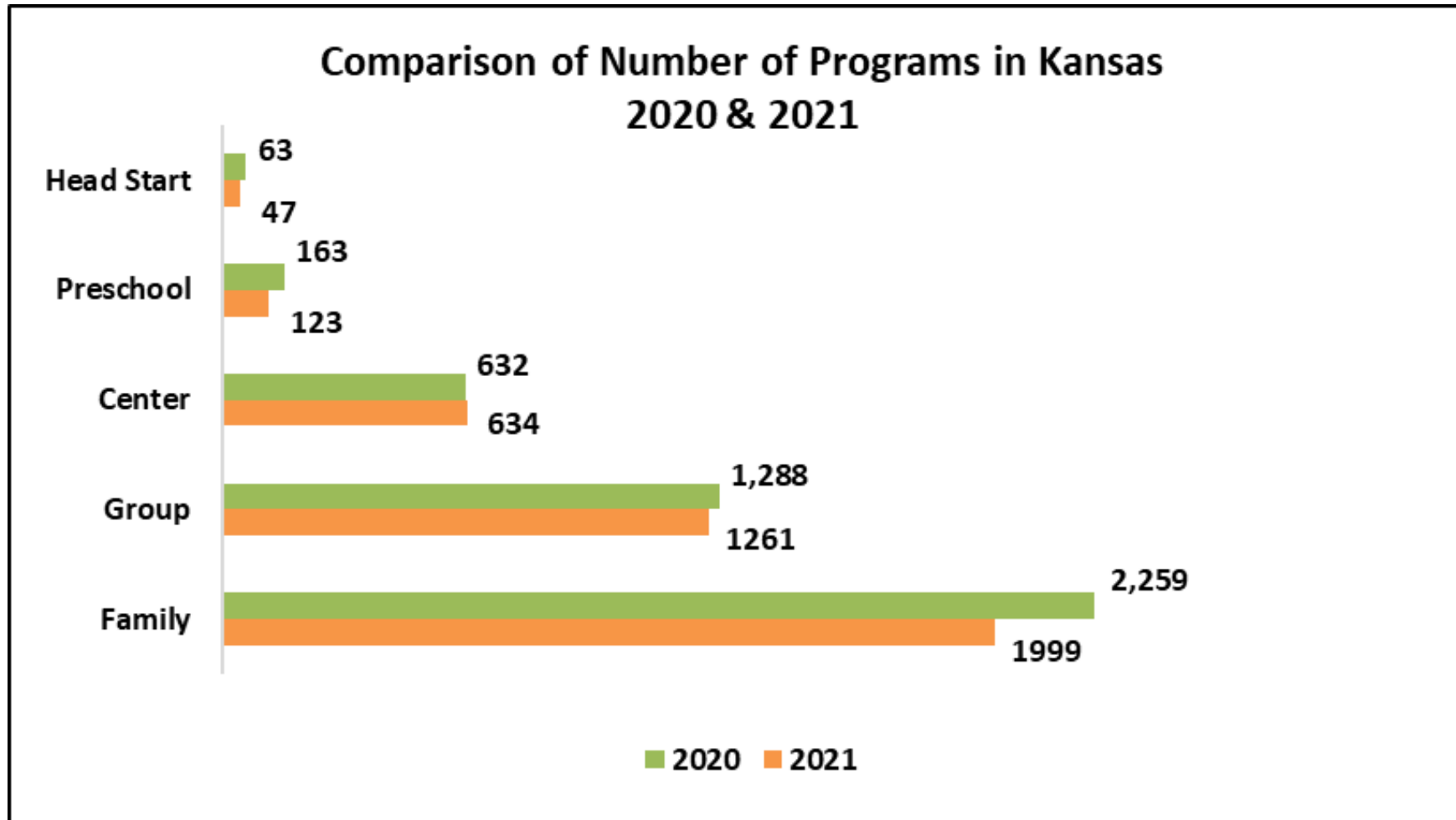
- Fertility rates in Independence are approximately 25.0% higher than the rate in Kansas (7.3% in Independence vs. 5.8% in Kansas) (American Community Survey, 2019).
- With at least 125 new jobs expected to come into the area this year childcare will only become scarcer as parents try to find care so they can return to work or change to a job with standard day time hours.
- Most preschool programs in Independence do not offer full day classes making it difficult for many parents to get their children to and from preschool/daycare in the middle of the day.



Care Available for Infants and Toddlers



Decrease in Programs



Decrease in Programs

Number of Child Care Facilities and Capacity in Montgomery County			
	2019	2020	2021
Licensed FCC Providers	45	45	37
CCC/Head Start/Preschools	10	11	9
Total Facilities	55	56	46

Local Parent Quotes

My son started attending Tamisha's childcare facility in 2018. She was the only one that had an opening at the time in the area. We still utilize her, but she doesn't always have the availability for a drop in and there aren't any others that have that either. There is definitely a need for more childcare.

-Katrina Jay

My daughter has a 5 month old special needs baby. Since there isn't a daycare or babysitter in this town to watch him, I had to stop working to care for him while she worked. She is single, and really needs help. Funding this daycare would help her and many others to be able to be more independent in their lives, so they could work and earn money to be able to live.

Tamisha Sewell has worked tirelessly to get this program up and running for our community. Please give her the funding that she needs so that our town can benefit from her dream.

-Christie Aldrich

Local Parent Quotes

My name is Kristen Eulitt and I work for the college (ICC). I have to be at work by 5am and no daycare that can accept state childcare assistant has openings or don't accommodate to the hours I need. This daycare would really help a lot of us out at the college here in independence!

-Kristen Eulitt

It had taken me almost a full year to find childcare for my daughter, I missed a lot of work due to not being able to keep reliable childcare and ultimately forfeited that job due to not being able to make it daily. I went about 3 to 4 months without a job before finally finding childcare and a new job as well.

-Crystal LaForte

Local Parent Quotes

Hello, I have been a Southeastern Kansas resident for over 20 years. Not only has the lack of childcare in the area affected me, I can also attest for many friends and family members that have faced this issue as well. When covid hit Independence, my sitter at the time advised that she wouldn't be taking kids until it blew over but ended up never returning to work so I relied on family to watch my young daughter. I was then able to find another in-home provider that my child, eventually children, visited. This situation ended with the provider needing surgery and not contacting us again after her supposed return date. Due to this, I currently spend quite a bit of my time working from home while watching my kids (3 & 18 months) which, while I'm extremely fortunate to have a job, limits my productivity and availability extensively. The times I am able to make it to the office, I am relying on family to keep my kids. Some of my coworkers add an extra 1-1.5 hours of drive time into their day taking their kids to providers who are towns away because it's become almost impossible to find providers in Independence or the surrounding area. I have had both of my kids on waiting lists since they were born with no availability in sight, and I've seen recently more and more providers leaving the area or retiring from childcare altogether, further limiting the options available for working parents or parents who are trying to get back into the workforce. With the influx of jobs that Independence will soon see due to new businesses moving in, childcare needs are going to be exacerbated. The need for more reliable childcare options in Independence is coming to a critical point.

-Ashley Packett

Local Parent Quotes

Finding childcare in the summertime, for spring break, or any other time school is out, is almost impossible. My husband and I don't have a lot of family around, so we have to use daycare; but all of the daycare slots are already taken and there's usually no room for my daughters. There are several times when one of us will have to take off of work because we don't have anyone to watch them. The families of Independence suffer financially as well as mentally with the lack of childcare options. Some parents are stuck leaving their kids with people they don't really know because they just don't have a choice. We want a growing community, but we don't provide the needed care for the kids already here. We can do better than this.

-Paula Hayes

Local Parent Quotes

Jade Sherley Video Comment

<https://www.videoask.com/abzttxecgjkrz2xl6tk6mo0o4aev05i9wo655lcv>

Businesses in Need of Childcare

These businesses have expressed a need for childcare to The Tree House of Early Learning or USD 446

- Matcor
- Labette Health
- The City of Independence
- Cobalt Boats
- Textron Aviation
- USD 446

Others have employees or potential employees who need care but these are ones I have had the chance to be in contact with or have been in contact with Rusty Arnold from USD 446.

“Ok, so why can’t the school district create a childcare program?”

Community Support

During the time we were applying for the HEAL grant organizations really showed up and supported us with letters of support. We received letters of support/nomination from the following organizations

- Main Street Independence
- Independence Public Library
- Independence Chamber of Commerce
- The City of Independence
- The Innovative Business Resource Center*



Why is The Tree House of Early Learning Different?

- Grant writing and administrative experience
- Ties to non-profits
- Better pay than other employers in the field
- In house teacher training program so we can grow our own during the workforce shortage
- We use Creative Curriculum
- We have a focus on S.T.E.A.M
- Preschool and Pre-K Curriculum in one place
- Convenient location
- We are the only Links to Quality participant in Montgomery county

What's Next?





Thank You

Tamisha Sewell

The Tree House of Early Learning

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www.indytreehouse.com

www.facebook.com/indytreehouse



**OTHER DISCUSSION
CITY OF INDEPENDENCE
June 7, 2022**

Department Finance

Prepared By

AGENDA ITEM Update on Internet Access.

BACKGROUND



OTHER DISCUSSION
CITY OF INDEPENDENCE
June 7, 2022

Department Housing

Prepared By CYNTHIA NUTT

AGENDA ITEM Update on Rural Housing Incentive Districts.

BACKGROUND



OTHER DISCUSSION
CITY OF INDEPENDENCE
June 7, 2022

Department Finance

Prepared By Lacey Lies

AGENDA ITEM Update on City Grants:

- Neighborhood Exterior Grant
- Downtown Independence Building Grant
- Demolition Grant

BACKGROUND

NEIGHBORHOOD EXTERIOR GRANT PROGRAM

NEIGHBORHOOD EXTERIOR GRANT PROGRAM

PROGRAM FUNDING \$ 125,000.00 (2021+IHA+2022)
 EST. ALLOCATED \$ 92,257.79
 EST. REMAINING \$ 32,742.21
 TOTAL COST OF PROJECTS \$ 250,650.95

RETURN ON INVESTMENT
 2.72

ADDRESS	APPROVAL DATE	PAID DATE	PROGRAM YEAR	ESTIMATED ELIGIBLE EXPENDITURES	ESTIMATED REIMBURSEMENT	IMPROVEMENT TYPE
317 S. 5TH ST	4/8/2021	4/15/2021	2021	\$ 3,359.00	\$ 1,679.50	GUTTERING
218 S. 5TH ST	4/8/2021	5/28/2021	2021	\$ 4,727.35	\$ 2,363.68	SIDING
218 S. 5TH ST	5/21/2021	6/25/2021	2021	\$ 5,845.75	\$ 2,636.32	FAÇADE RESTORATION; EXTERIOR PAINTING; PAINT
614 N. 9TH ST	4/29/2021	7/9/2021	2021	\$ 6,210.89	\$ 3,105.45	ROOF REPLACEMENT
619 N. 9TH ST	4/19/2021	7/9/2021	2021	\$ 17,355.00	\$ 5,000.00	FRONT PORCH REPAIR/REBUILD
219 N. 5TH ST	4/29/2021	9/10/2021	2021	\$ 5,894.07	\$ 2,947.04	WINDOW REPLACEMENT
216 S. 15TH ST	7/27/2021	9/10/2021	2021	\$ 5,000.00	\$ 2,500.00	DRIVEWAY REPLACEMENT
217 S. 4TH ST	4/8/2021	10/15/2021	2021	\$ 26,000.00	\$ 5,000.00	FAÇADE RESTORATION; EXTERIOR PAINTING; CARPENTRY REPAIR; AWNING REPAIR
711 N. 9TH ST	4/19/2021	10/15/2021	2021	\$ 10,767.77	\$ 5,000.00	WINDOW & SIDING REPLACEMENT; GUTTERING; DRIVEWAY & FOUNDATION REPAIR
209 S. 4TH ST	8/13/2021	10/28/2021	2021	\$ 18,796.48	\$ 5,000.00	PORCH AND CARPORT ROOF REPAIR; RECONSTRUCTION OF COLUMNS
1217 N. 4TH	8/24/2021	10/28/2021	2021	\$ 4,020.67	\$ 2,010.34	SIDING & GUTTERING
216 S. 5TH ST	4/8/2021	11/11/2021	2021	\$ 9,826.25	\$ 4,913.13	FRONT PORCH REPAIR/REBUILD
605 N. 9TH ST	7/8/2021	11/11/2021	2021	\$ 5,255.00	\$ 2,627.50	WINDOW AND DRIVEWAY REPLACEMENT
505 E. MAIN	8/31/2021	12/10/2021	2021	\$ 1,359.20	\$ 679.60	SIDEWALK AND PORCH REPAIR
216 E. MYRTLE	4/29/2021	1/14/2022	2021	\$ 9,500.00	\$ 4,750.00	CHIMNEY REPAIR, FOUNDATION REPAIR, STEP REPAIR
1231 N. 4TH ST	8/24/2021	2/18/2022	2022	\$ 3,660.00	\$ 1,830.00	GUTTERING
916 E. EDISON	9/7/2021	2/18/2022	2022	\$ 8,785.52	\$ 4,392.76	SIDING & WINDOW REPLACEMENT
309/313 CEMENT	9/7/2021	N/A	2022	\$ 12,000.00	\$ -	ROOF REPLACEMENT
207 N. 5TH ST	4/29/2021		2022	\$ 2,800.00	\$ 1,400.00	EXTERIOR PAINTING
503 E. MAIN	6/1/2021		2022	\$ 16,000.00	\$ 5,000.00	FAÇADE RESTORATION; EXTERIOR PAINTING
500 E. MAPLE ST	6/1/2021		2022	\$ 19,000.00	\$ 5,000.00	FAÇADE RESTORATION; EXTERIOR PAINTING
224 S 15TH ST	7/27/2021		2022	\$ 2,220.00	\$ 1,110.00	EXTERIOR PAINTING; SIDEWALK REPLACEMENT
304 E Maple	5/2/2022		2022	\$ 4,600.00	\$ 2,300.00	FAÇADE AND GUTTER REPAIR
308 E MAPLE ST	8/23/2021		2022	\$ 6,436.11	\$ 3,218.06	STORM DOORS, WINDOW REPLACEMENT, SIDING REPAIR, CHIMNEY CAPS, GARAGE DOOR, FRONT DOOR PORCH/COVER
408 S. 6TH	4/1/2022		2022	\$ 9,804.25	\$ 4,902.13	REMOVE & REPLACE DRIVEWAY
317 S. 5TH ST	4/1/2022		2022	\$ 6,005.00	\$ 3,002.50	FAÇADE RESTORATION; EXTERIOR PAINTING
505 E. MYRTLE	5/13/2022		2022	\$ 4,204.64	\$ 2,102.32	EXTERIOR PAINTING
417 E. MYRTLE						pending review
500 E. MYRTLE	5/13/2022		2022	\$ 5,575.00	\$ 2,787.50	EXTERIOR PAINTING; BACK DOOR AND STORM DOOR; ATTIC SCREENS
709 S. PARK	5/13/2022		2022	\$ 10,500.00	\$ 5,000.00	WINDOW, DOOR, AND RAILING REPLACEMENT
713 S. PARK						pending review

CENTRAL BUSINESS DISTRICT COMMERCIAL BUILDING GRANT	TOTAL FUNDING	\$	100,000.00
	EST. ALLOCATED	\$	33,370.00
	EST. REMAINING	\$	66,630.00
	TOTAL COST OF PROJECTS	\$	192,806.00
	RETURN ON INVESTMENT		5.78

ADDRESS	OWNER	ESTIMATED TOTAL EXPENDITURES	ESTIMATED ELIGIBLE EXPENDITURES	ESTIMATED REIMBURSEMENT	IMPROVEMENT TYPE	NOTES
111 E Main	Jeanna Smith	\$ 23,480.00	\$ 33,480.00	\$ 8,370.00	New Roof & substrate	amount will increase for substrate
123 N 8th	Independence Historical Museum	\$ 169,326.00	\$ 169,326.00	\$ 25,000.00	Exterior windor, door, rails, and grating repair and paint; storm window installation	cannot begin until historic tax cr. App is approved

CENTRAL BUSINESS DISTRICT COMMERCIAL BUILDING GRANT

PROGRAM FUNDING C/O	\$	41,747.54
PROGRAM FUNDING 2021	\$	34,768.33
PROGRAM FUNDING 2022	\$	50,000.00
TOTAL FUNDING	\$	126,515.87
EST. ALLOCATED	\$	26,515.87
EST. REMAINING	\$	100,000.00
TOTAL COST OF PROJECTS	\$	107,713.48
RETURN ON INVESTMENT		4.06

ADDRESS	APPROVAL DATE	PAID DATE	ESTIMATED TOTAL EXPENDITURES	ESTIMATED ELIGIBLE EXPENDITURES	ESTIMATED REIMBURSEMENT	IMPROVEMENT TYPE
210 W. MAIN	5/13/2021	12/10/2021	\$ 13,885.00	\$ 13,885.00	\$ 3,471.25	REMOVE & RELAY BRICK; TUCKPOINTING
214 W. MAIN	5/13/2021	12/10/2021	\$ 4,000.00	\$ 2,500.00	\$ 625.00	WALL REPAIR; MASONRY; WALL PREP/SEALING
109 & 111 W. MAIN	5/13/2021	7/14/1905	\$ 16,819.50	\$ 16,819.50	\$ 4,204.88	REPLACE PARAPOT WALL/SEAL ROOF/FAÇADE RESTORATION SEAL & REPAIR
101 N. PENN AVE	6/2/2021	10/15/2021	\$ 30,000.00	\$ 29,850.00	\$ 7,462.50	ROOF REPLACEMENT
317 N. PENN AVE		12/31/2021	\$ 43,008.98	\$ 43,008.98	\$ 10,752.25	ROOF REPLACEMENT & GUTTERING