



Peaslee Board of Directors Agenda

May 9, 2024, 3:30-5:00 p.m., Peaslee Tech Directors Meeting

In Attendance: Shirley Martin-Smith, Brittany Hall, Wayne Ricks Dr. Bill DeWitt, Bonnie Lowe, Bobbie Flory, Rick Hird, Dr. Kevin Kelley, Andrea Chavez, and Kiah O'Quinn, as official minute-taker

In Attendance via Zoom: Cynthia Yulich

Not in Attendance: George Crump

The meeting was called to order at 3:34 pm

1. Approval of March 14, 2024, Minutes/Agenda – vote

Shirley entertained a motion to approve the minutes and the agenda with the change of the Investment Policy Guest Speaker and Discussions to go first. Bonnie moved to approve the minutes/agenda. Motion was seconded by Brittany. The motion of the minutes/agenda was unanimously approved.

2. Treasurer's/Finance Committee Report

- First Quarter 2024 Financials

Brandon reported on the First Quarter 2024 Financials and said the total cash in the Intrust checking account had decreased by \$204,000. This is due to payments of \$100,000 to Wentz Solar, an additional \$78,000 paid to Douglas County for Q1 2023 and Q3 2023 purchased payroll services, an annual \$200,000 payment to Emprise made in Q1, and a Q1 Investment of \$32,000 in welding equipment (Everlast Inverter Technology Equipment) for the lab, of which USD 497 covered half of the purchase (showing in other income for \$16,000). Some of the primary changes to last year were a slight dip in structural income, partially due to CDL classes. One of our CDL instructors had shoulder surgery, which impacted how many students could be scheduled to drive. There was a \$5,000 personal donation from Bob and Lois Hanzlik for tuition for two students. There are some increases in costs, instructor costs, and wages. Brandon and Katie cleaned up 2023 Q4, so those wages and instructor costs are more accurate based on positions versus an actual instructor. Some expenses were a little higher than budgeted. There were several payments to Kansas Public Radio totaling \$4,000, repairs higher than anticipated due primarily to \$3,000 paid to Johnstone Supply, a \$2,500 lift repair, and \$1,800 paid to Pallet Rack KC. With the budget, there is a difference between instructional income due to the CDL instructor. Bobby moved to accept the First Quarter 2024 Financials. Motion was seconded by Bill. The First Quarter 2024 Financials was unanimously approved.

3. Investment Policy Guest Speaker & Discussion – Chip Blaser, DCCF Executive Director

Chip Blaser said that DCCF has several investment managers, and the investment managers have the discretion to provide investment advice for the foundation. DCCF has an investment committee that meets regularly with the investment managers. The main investment pool meets with the managers, the investment committee, and the finance committee quarterly to discuss the endowment model investments that they have. Chip reviewed our investment policy and had a few recommendations. Regarding the investment objectives, one of the main objectives you'll see in DCCF's investment policy is the preservation of capital. So, it's not just total return or maximizing return, it's preserving the capital that they have. Chip gave an example of how a couple of years ago when markets were down there was about 17% on average for endowments, and their main portfolio was down about 11% because they were trying to minimize the downside of those investments. So, he said when you think about the investment allocation that is something to consider. There is a policy called alternatives and cash to be 0% as a target. Alternatives are being very widely used by foundations and other investors now because of the ability, again, to get some downside protection while

maximizing returns. On the investments, DCCF has things like a day-traded fund that provides some of the downside protection as an alternative to just equity or bond funds, as well as a real asset fund that provides some inflation hedge. Chip also said to make sure the performance review is with an investment manager.

4. Updates/Discussion:

- **SB 529 Update**
Kevin said that SB 529 went down in flames at the State Legislation. One local delegation voted against it and stopped it from advancing. This Senator is visiting Peaslee on May 17th. Kevin mentioned an economic development program that can be done locally by a vote from the County Commission. It would involve creating an economic development program for the county, and the money could be used to fund that. This would have to involve all the economic development folks, not just the EDC and the chamber and small business development. The program would provide about \$900,000 for half a mill. This could help expand economic development in the county. The City and County funding is not guaranteed each year, but this type of program will help guarantee funds for all those working together.
- **Tenants to Homeowners Update**
The Carpentry class just finished their 3rd house. We currently have one house outside and one house inside The CRUNCH space. We are just waiting for Tenants to Homeowners to get caught up on their projects before we start the process of moving the houses onsite.
- **Solar Install Update**
According to the contractors, we should anticipate a 40% reduction in our electrical bill. The solar installation was funded by 3 different grants: Rice Foundation, Sunderland, and the Rising Together Campaign. We submitted one through Evergy but we have not heard anything back. Evergy has approved the proposal. Once the project is complete, we will request a tax credit to retrieve approximately 30% of the money back from the Federal Government, and then we can get another 10% for using an American made product. This project will also create a solar lab to train people.
- **10th Birthday Party**
Kevin announced the 10th Birthday party will take place on July 11th from 3-6 pm. We will be celebrating 10 years in business, with a local company presenting Peaslee with a check. A past CDL student has a food truck, and we will be providing food and drinks at the event. There will also be raffles and prizes. There will be an official invite sent out closer to the event.
- **Apprenticeship Update**
In June we will start a new cohort of Industrial Maintenance Apprenticeships with Amarr, Post Holdings, and Prosoco. As a reminder, the Youth Apprenticeships have changed, and they will be registered for a full apprenticeship. The deadline for the youth apprentice applications is August 28, 2024. There are 11 different apprenticeship programs offered that they could choose from.
- **Grant Update**
Andrea submitted the City and County funding requests. Moving forward we will be focusing on funding the Ground Source Heat Pump.
- **Audit/990 Update**
There were two proposals for our Audit/990, one from Steven Pfeiffer from Adams and Brown, and Eric Otting from Wending, Noe, Nelson, and Johnson out of Topeka, KS. Steven quoted us \$18,700 and



Eric quoted us \$14,950. We have decided to go with Eric Otting for our Audit/990. Brandon Petz suggested we plan for a summer audit because Spring is busier and can be more expensive.

5. Other Business

There was no other business.

6. Executive Session (if needed)

No Executive Session was needed.

7. Adjourn

Shirley entertained a motion to adjourn. Bill moved to adjourn. Motion seconded by Wayne. The meeting was adjourned at 5:05 pm.