

*The official newsletter of GMDC*  
**3RD QUARTER**



# The official newsletter of GMDC 3RD QUARTER



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**INVESTMENT PAGE**



The funds needed to implement the "Revised" program will be sought from those with a vested interest in Morris County's economic future - businesses, organizations, community leaders, and individual stakeholders. The GMDC Board of Directors, along with major campaign investors will provide oversight of invested funds and program implementation through an investor relations advisory board.

**ESTIMATED INVESTMENT EXAMPLE: \$1 MILLION OVER 5 YEARS**  
**DRAFT CAMPAIGN BUDGET SUMMARY**

FOUR CORE INITIATIVES	ONE YEAR	FIVE YEARS
WORKFORCE DEVELOPMENT	\$50,000	\$250,000
HOUSING	\$50,000	\$250,000
BUSINESS RETENTION/EXPANSION/RECRUITMENT	\$75,000	\$375,000
COMMUNITY DEVELOPMENT & MARKTING	\$25,000	\$125,000
TOTAL:	\$200,000	\$1,000,000

The five-year cost for Trailblazing Morris County is a minimum of \$1.0 million invested by the private sector and in partnership with the funding by the public sector of Morris County. We will ask the area's businesses, individuals, institutions, civic groups, and foundations to invest in this economic development program. We will base each investment request on the individual investor's stake in the community and economic development enhancements that accrue to the region because of the program. An Investor Advisory Council has been formed for additional guidance and input opportunities to the Board of Directors.

Doug Kinsinger, Campaign Director  
[kinsinger@opportunityfunding.net](mailto:kinsinger@opportunityfunding.net) | 785-554-8785

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# OUR NEW GMDC EMPLOYEE

## MEET OUR NEW TEAM MEMBER!



**MARIA OCHOA**

EXECUTIVE DIRECTOR ASSISTANT

*~Hello!*

I HAVE LIVED IN COUNCIL GROVE MY ENTIRE LIFE. I GRADUATED FROM COUNCIL GROVE JUNIOR SENIOR HIGH IN 2018. AFTER I GRADUATED I BEGAN ATTENDING KANSAS STATE UNIVERSITY IN MANHATTAN, KS. I AM NOW A SENIOR AT K-STATE AND I AM ON TRACK TO GRADUATE FALL OF 2023 WITH MY DEGREE IN BUSINESS ADMINISTRATION WITH AN EMPHASIS IN HUMAN RESOURCES WITH MINORS IN ENTREPRENEURSHIP AS WELL AS LEADERSHIP. I AM VERY EXCITED TO WORK FOR GMDC THIS SUMMER AND VERY GRATEFUL FOR THE OPPORTUNITY TO WORK FOR A GREAT ORGANIZATION!

*~Maria Ochoa*

**GMDC**

GREATER MORRIS COUNTY  
DEVELOPMENT CORPORATION

**CONTACT INFORMATION:**

**E-MAIL:** MARIAGMDC2023@GMAIL.COM

**CELL PHONE #:** (785) 466-6864

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# ACTIVITY

## TOTAL INVESTMENT: 1,000,000

New Business

Existing Business

THESE ARE JUST PROJECTED NUMBERS, SINCE WE JUST RECENTLY LAUNCHED THIS CAMPAIN WE DO NOT HAVE ACTUAL FIGURES YET. THE NEXT PAGES WILL DETAIL EVENTS THAT SHOULD HELP US MOVE FORWARD WITH OUR GOALS.



# 25

## JOBS RETAINED



# 75

## JOBS CREATED

New Business

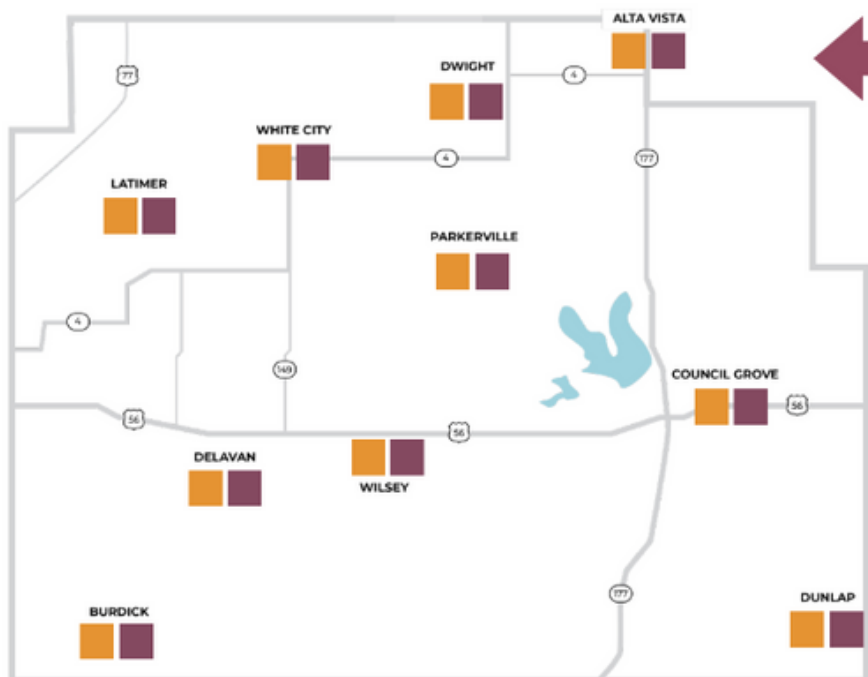
Existing Business



# 125

## UNITS OF NEW OR REHABILITATED HOUSING

### BUSINESSES ASSISTED 2023 - APRIL



## TOTAL BUSINESSES ASSISTED

- Publicly Assisted Businesses
- Entrepreneurship Program
- Events
- Financing Programs
- Marketing Projects
- Community Projects

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# ACCEPTANCE LETTER FOR FHLBANK GRANT AWARD

**Greater Morris County Development Corporation awarded \$408,360 grant through FHLBank Topeka for homeowner rehabilitation.**

The Greater Morris County Development Corporation has been awarded \$408,360 to assist homeowners across Morris County for the rehabilitation or replacement of interior and exterior of homeowner-occupied housing. Thanks to our Member Partner, Farmers and Drivers Bank, we can award these grants to homeowners to assist in the following repairs.

- Roof, gutter and siding repair or replacement
- Exterior doors and window repair or replacement
- Accessibility modifications
- Emergency repairs
- Sewer/septic tank repair

Often due to limited budgets and physical restrictions, homeowners are unable to make basic repairs on their homes. By addressing these basic repairs often and early, we hope to reduce the need for critical repairs and assist homeowners in the ability to live in their homes without environmental concerns or structural risks. The benefits of our home repair program will allow families to live in a safe and well-maintained home. Neighborhoods become revitalized and affordable housing inventory across the State of Kansas is preserved.

Applicants must be the owner of the home and currently residing in the home. Qualifications are simple, the applicant must be income eligible less than 80% of the area median income, property taxes must be current, and the home must be owner occupied. The maximum household income can not exceed \$56,300.00 for a household of four and \$74,000.00 for a household of five or more.

Applications can be found at <https://www.morriscountydevelopment.com/fhlbank> or can be picked up at the GMDC office at 315 W. Main St, Council Grove.

**Direct all inquires and documentation to:**

Stephanie Watson, Grant Specialists

[gmdcoorgrant@gmail.com](mailto:gmdcoorgrant@gmail.com)

Greater Morris County Development Corporation

315 W Main St. Council Grove, KS 66846

Phone: 620-767-7355 GMDC,

Tracy Henry, Director

[director@morriscountydevelopment.com](mailto:director@morriscountydevelopment.com)

Application questions please call 785-224-3665



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# YOUTH ENTREPRENEURSHIP COMEPETITION (YEC)

The GMDC hosted their 3rd annual Youth Entrepreneurship challenge (YEC) event on March 7th at White City High School. Students competed for cash prizes in four different areas as they pitched their business ideas. Executive Summary (Business Plan), Trade Show, Elevator Pitch, and Formal Presentation.

We had 41 Entrepreneurs representing USD 481 & USD 417 with 20 business ideas.

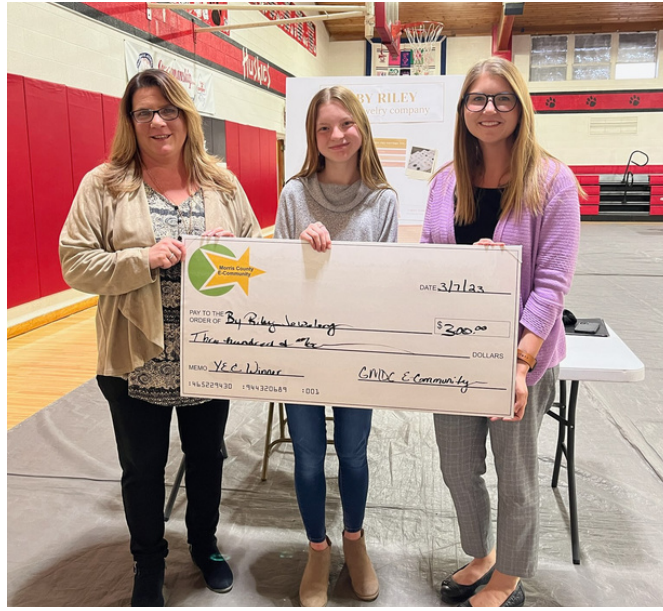
Special thanks to our judges this year: Allyson Walker, Jenn Laird, Kathy Hannah, Lisa Brumbaugh, Ryan McDonald, Steve White, Travis Griffin, Preston Fox. GMDC Executive Director Tracy Henry said, "It's always fun to work with students as they try to problem solve and find business solutions that have an impact on their communities. This year's group of kids were no exception. Many of the businesses presented in the year's competition are either actual businesses they are already operating, or visions the hope to follow through with!"

The GMDC would like to thank NetWork Kansas & VentureDash for allowing us the opportunity to work with students through our partnership. Being an Network Kansas E-Community Partner allows us the funding to support these efforts.

Congratulations to all of our Entrepreneurs who competed in this year's YEC Event!!!

Homestead Honey won first place at this years YEC Competition and went to state that was held at Kansas State University!!

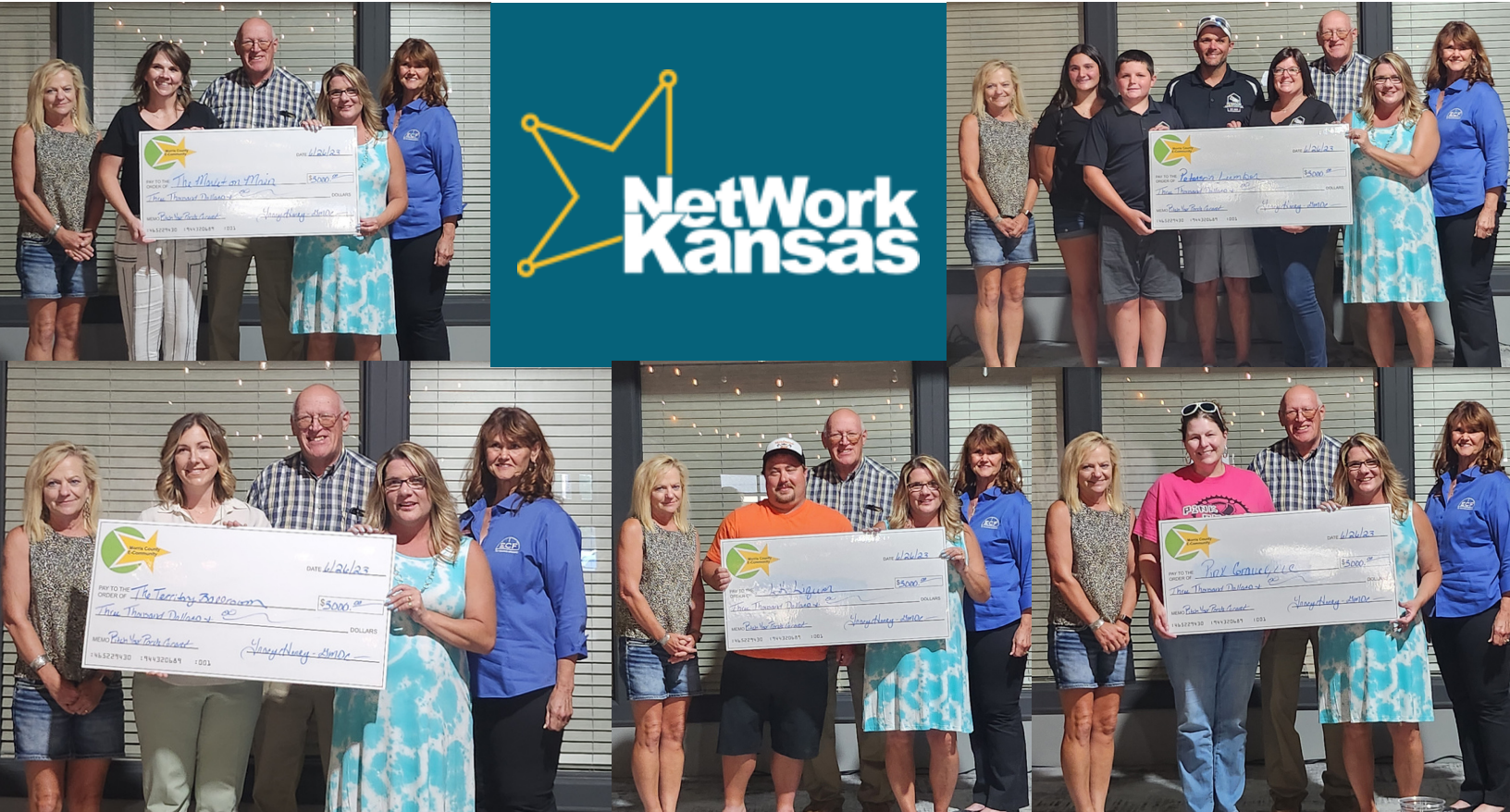
By Riley Jewelry - Riley Forge also went to state after applying for the wild card spot for the competition!



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# PITCH YOUR PORCH (PYP)

This year we held the Pitch Your Porch (PYP) competition. This was a pilot program that was sponsored by Network Kansas. We had \$15,000 in funds to award five Morris County businesses in the amount of \$3,000 each. We had 11 businesses pitch the front facades of their businesses in hopes to use the allocated grant funds to update their “front porches”. The winners pictured below (from left to right) were The Market on Main, Peterson Lumber, The Territory Ballroom, LK Liquors, and Pink Gravel, LLC. We held the event at The Dealership Building on Main St. in Council Grove. We heard some amazing pitches and we wish we could have given all of the participating businesses some funds. While there were only five businesses that were “winners” there was a major benefit for all of the businesses who attended. They all heard each other's needs, Pitch Your Porch has allowed our local businesses in Morris County to help one another with future projects. We hope to hold Pitch Your Porch annually to encourage participation and to assist our entrepreneurs in Morris County.





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# 2023 HOUSING SUMMIT

As we all know in today's economy Kansans struggle with making too much yet too little to be able to build housing. This is why we decided to hold a housing summit. We asked Ryan Vincent, the Executive Director from the Kansas Housing Resource Commission (KHRC) to share a presentation and answer any questions the patrons of Morris County had regarding housing. There will be a hyperlink at the bottom that will lead you to the PowerPoint presentation. We invited all citizens of Morris County to come join us at The Dealership Building on Main St. Council Grove, KS. While we did not have very many registered for the event we were pleasantly surprised with the turnout of 40+ individuals. When it comes to the success of the event, it is fair to say that there were great discussions about the direction we would like to go as a county. Below you will find a condensed version of the Q & A for the evening.

[KHRC Presentation to Morris County -6-22-23](#)

## Q&A:

- How to get started?
  - Local Housing Study (DONE)
  - Conversations with housing & development (DONE) (this evening)
    - Department of Commerce
- Starting w/moderate income housing (Moderate Income Housing Program)?
  - NOT a federal program
  - Must go through cities and counties
  - Developers can partner
  - Morris County is small enough for \$135,000/unit
- Can there be multiple projects?
  - Yes, just have to go through the county
  - Does not restrict for communities
- Turnaround time?
  - 3-4 months to know if we receive the grant
  - 60 days to break ground
- Deadlines?
  - Fall - October
- Talk to other communities that have been successful with the program.
- To be determined (TBD) does not help with progress for the application.
  - Need figures for free lots, etc.



# 2023 HOUSING SUMMIT

# MORRIS COUNTY



## Q & A

With

### Speakers:

- Ryan Vincent, Director; Kansas Housing Resource Commission (KHRC)
- Representatives from the Kansas Department of Commerce
- Potential for other speakers



June 22nd, 2023  
The Dealership Building



318 W. Main St  
Council Grove, KS 66846



6:30 PM – 7:30 PM

Scan the code below the flyer to be directed to the RDG Planning and Design report from Amy Haase.

## Who Should Attend?

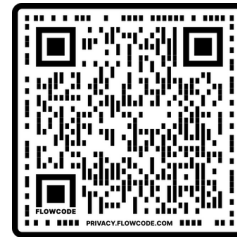
- All County/City Community Leaders
- Developers
- Realtors
- Builders
- Bank Lenders
- Potential Investors
- Stakeholders
- Community Members/Citizens

## Why Should You Attend?

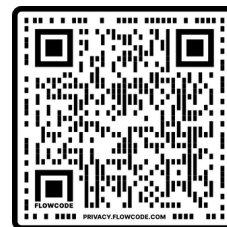
If you have any interest in housing projects throughout Morris County you should attend this meeting so we can connect individuals to address the housing needs for the county.

The State will be providing an overview of programs that are available to offset costs to make that happen.

In order to be prepped and ready for the meeting click the Trailblazing Morris County icon to be directed to the RDG Planning and Design report from Amy Haase.



Scan the QR code below the flyer to be directed to Housing Summit page on our website!



For Questions Contact:

Tracy Henry

director@morriscountydevelopment.com

20  
23

# PITCH YOUR PORCH

PITCH YOUR  
PORCH



MORRIS COUNTY

# COMPETITION!

## WHO?

Any current operating business on Main St (in Morris County) can participate!

## WHAT?

This initiative is to assist business owners of any downtown located in Morris County to renovate their "front porches" of their businesses to create a positive visual impact and to complement community development efforts.

## WHEN?

June 26th, 2023  
@ 6:00 PM

## WHERE?

The Dealership  
318 W Main St  
Council Grove, KS 66846

## HOW?

Scan the QR code below and download an application and submit it to [director@morriscountydevelopment.com](mailto:director@morriscountydevelopment.com)



**GMDC WEBSITE**

Applications must be submitted by June 16th, 2023 to be considered.

## PRIZES:

Five winning businesses will receive up to \$3,000 per business for a grand total of \$15,000!!!

**BROUGHT TO YOU BY:**



# Greater Morris County Development Corporation Business Survey



Your responses will be kept confidential and none of your individual information will be disclosed.

Thank you for your time and willingness to share with us.

Date	Business Name	Years in Business
------	---------------	-------------------

Business Address

E-Mail



Phone #	Owner Name	Number of Employees
---------	------------	---------------------

Website

Type of Employee (Write the amount of employees. ex: how many part-time, full-time, etc.)

Full Time

Part-Time

Family Member

Preferred Method of Contact

### Type of Business (Select all that apply)

- Accounting
- Animal Science
- Arts & Crafts
- Automotive
- Beauty
- Catering
- Clothing
- Childcare
- Computers
- Construction
- Dirt Work/Excavating
- Dining
- Education
- Entertainment
- Faith
- Financial
- Fitness
- Floral
- General Store
- Gift Shop
- Grocery Store
- Gunsmith
- Hardware
- Heating & Air
- Home Improvement
- Hunting & Fishing
- Insurance
- Lawn & Landscape
- Legal Services
- Lodging
- Manufacturing
- Medical
- Plumbing
- Photography
- Reality Service
- Storage
- Tax Services
- Title Services
- Travel
- Trucking
- Utilities
- Wedding/Prom Events

If other, please specify below:

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# Greater Morris County Development Corporation Business Survey



How likely is your business to do each of the following in the next two years?

Add a new Product or Service

- Very Unlikely
- Unlikely
- Haven't Considered
- Likely
- Unlikely

Hire Additional Employees

- Very Unlikely
- Unlikely
- Haven't Considered
- Likely
- Unlikely

Expand Advertising & Marketing

- Very Unlikely
- Unlikely
- Haven't Considered
- Likely
- Unlikely

Seek Professional or Technical Advice

- Very Unlikely
- Unlikely
- Haven't Considered
- Likely
- Unlikely

Seek Help to Grow Your Business

- Very Unlikely
- Unlikely
- Haven't Considered
- Likely
- Unlikely

Seek Funding for Expansion

- Very Unlikely
- Unlikely
- Haven't Considered
- Likely
- Unlikely

Seek Educational Resources

- Very Unlikely
- Unlikely
- Haven't Considered
- Likely
- Unlikely

Retire or Sell Your Business

- Very Unlikely
- Unlikely
- Haven't Considered
- Likely
- Unlikely

Start a New Business or Add  
New Location

- Very Unlikely
- Unlikely
- Haven't Considered
- Likely
- Unlikely

Provide Mentoring to Area  
Youth

- Very Unlikely
- Unlikely
- Haven't Considered
- Likely
- Unlikely

Interest in Co-Op  
Advertising

- Very Unlikely
- Unlikely
- Haven't Considered
- Likely
- Unlikely

Greater Morris County  
Development Corporation  
Business Survey



How likely is your business to do each of the following in the next two years?

Attend Local Workshops Geared  
Toward Business\*

- Very Unlikely
- Unlikely
- Haven't Considered
- Likely
- Unlikely

Participate in a Buy Local  
Campaign/Small Business Saturday  
Event

- Very Unlikely
- Unlikely
- Haven't Considered
- Likely
- Unlikely

\*If yes, please list topics of interest:

Days Available

- Monday
- Tuesday
- Wednesday
- Thursday
- Friday
- Saturday
- Sunday

Times Available

- Morning
- Over Lunch
- Afternoon
- Evening

Specific Areas of Concern:

Please Return to:

P.O. Box 276  
OR  
315 W. Main St.  
Council Grove, KS 66846  
OR  
Tracy Henry

Additional Comments:

director@morriscountydevelopment.com