



# NCRPC NEWS



North Central Regional Planning Commission  
Serving Kansans Since 1972

October/November 2008  
www.ncrpc.org

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## Upcoming Events

**Holiday Office Schedules**  
Our offices will be closed  
November 27 and 28. We will  
also close on December 25  
and will reopen on January 2.

**Thursday, January 29, 2 p.m.**  
Executive Board Meeting

## TRENT LOOS, WELL-KNOWN VOICE IN AGRICULTURE, ADDRESSES BANQUET

Trent Loos, a well-known voice in rural America, was the featured speaker at the 2008 NCRPC Banquet on October 28 at the Linn American Legion Hall.

Loos, host and producer of the radio program "Loos Tales," which debuted in 2001 and is heard by 4 million listeners on more than 100 radio stations, spent much of the evening talking about rural America and animal agriculture.

"If we as rural Americans want to



Loos addresses the crowd at the Linn American Legion.

communicate with a more urban population, then the first thing we must recognize is that we have to communicate in a way that the non-rural person will understand," Loos said.

He also told the approximately 125 in attendance about the importance of youth to rural America.

"It is vitally important to continue the conversation with youth in rural America and make sure there is a place for them." Loos said.

## SCENES FROM THE NCRPC BANQUET/SOCIAL HOUR



Phyll Klima, Salina Downtown, Inc. Executive Director, Ed Klima, and Renee Lippincott, Office of Rural Opportunity Representative.



Doug McKinney, NCRPC Executive Director, visits with NCRPC Executive Board Members David Thurlow and Marcia Funke.



Deb Ohlde, NCRPC Assistant Executive Director visits with Loos and Carol Ohlde, who hosted Loos at her Bed & Breakfast in Linn.



McKinney visits with Justin Ohlde who was a previous FFA American Star Farmer Finalist and is a co-owner of Ohlde Dairy near Linn.



### KANSAS ARTS COMMISSION

The Kansas Arts Commission (KAC) has a grant writing workshop scheduled in January. In this session, learn tips and strategies for writing a successful grant to the KAC. The KAC staff will also guide you through its Fiscal Year 2010 grant guidelines. This session will be conducted live and via teleconferencing at various libraries throughout the state.

The session is offered Tuesday, January 27, 2009 from 10:00 am to noon at the Topeka Shawnee County Public Library, 1515 S.W. 10th Ave., Topeka. Video conferencing sites will be in Burlington, Wichita and Overland Park.

The session is offered again on Wednesday, January 28, 2009 from 1 to 3 p.m. at the Topeka Shawnee County Public Library. Video conferencing sites are available this day in Hays and Norton.

The workshop is free, but advance registration is required. For more information, visit [arts.ks.gov](http://arts.ks.gov) and click on Opportunities & Resources and then Workshops & Conferences. For more about the grants available, click on Grant Programs.

## FROM THE DIRECTOR: NOVEMBER IS A TIME TO REFLECT AND SAY THANK YOU

A basic courtesy any time of year is to say "thank you" whenever you have been blessed. It is especially apt each November. I am afforded the opportunity to serve a board of directors who dedicate time and energy to provide direction to the organization. To those 17, I say "thank you."

Additionally, I applaud the 18 NCRPC staff who work to the benefit of the region. Their efforts are noticeable throughout the region and in many portions of Kansas. Furthermore, I express gratitude for each reader of this newsletter who strives to make his or her community a better place to live.

The 2008 banquet at the Linn American Legion was well attended and thought-provoking. Applause goes out to Carol and Rodney Ohlde for



Doug McKinney has been  
NCRPC Executive Director  
since April 2008.

hosting our guest speaker, Trent Loos, at Carol's Cozy Cottage and for teaming with Ohlde's Dairy to supply a plethora of dairy products for the event. Mr. Loos was impressed with the community through his visits to the Willow Creek and Ohlde's Dairies as well as local businesses.

Also, I hope you notice the article on Bradford Built, Inc. This business

embodies the terms "entrepreneurs" and "American Made." Their commitment to high quality and durable products is evident through the increased demand for such. You can see more at [www.bradfordbuilt.com](http://www.bradfordbuilt.com). I appreciate the Portenier's for their economic contributions in Kansas. Also, I salute the efforts of all who worked together with the business to secure essential project financing.

In closing, I extend a note of appreciation to board members Bill Garrison and Marcia Funke for their combined 12 years of service to the NCRPC. Both are outgoing county commissioners. Marcia has graciously been the board chair the past two years.

*Doug*

## HOUSING PROGRAM OFFERINGS EVOLVE

Housing staff at NCRPC have been busy this Fall pursuing additional program offerings to add to the mix of the current housing program.

The Kansas Department of Commerce and the Kansas Housing Resources Corporation have preliminarily allocated about \$500,000 to NCRPC for the purposes of assisting Geary and Saline counties through the U.S. Department of Housing and Urban Development's new Neighborhood Stabilization Program.

The purpose of the program is to assist in rehabilitating foreclosed but viable, moderately priced structures so they can be resold and occupied by a low to moderate middle income individual or family. The State of Kansas is not expected to make final approvals until February 2009.

Staff also met with Brad Reiff of the Kansas Housing Resources Corporation to review the revised Comprehensive Housing Development Organization (CHDO)

process and explore the feasibility of NCRPC creating a CHDO. The development of such will be brought before the NCRPC board this month.

"Having a CHDO would allow the region access to additional funds," Carol Torkelson, Housing Director, says.

CHDO's can also do a variety of other housing developments that invite reputable outside investment into smaller, more rural communities.

Stay tuned for more information on these two programs in early 2009.

## START-UP BUSINESSES HAVE RESOURCES

Are you or someone you know wanting to start a business but do not know where to start? You are not alone.

Several resources are available. One of those is the Kansas Small Business Development Center (KSBDC) located on the Cloud County Community College Campus. Linda Sutton is the Business Consultant.

"For a potential start-up business to receive one-on-one counseling, we require they take three core classes," Sutton says.

These core classes include the following: Meeting the 3 Ms; Learning the Basics of Money, Marketing & Management; The Right Start—Using a Business Plan; and Cash Flow Made Easy.

Sutton says this is valuable because individuals realize that starting a business will not happen over night.

The first session is free and the remaining sessions are \$20 each.

"When I visited with people about these classes and talked with economic development directors, we felt that if someone is wanting to start a business it is not

unreasonable to spend six hours and \$40," Sutton says. "It's an investment."

KSBDC offers different business seminars each quarter. The schedule is posted on the SBDC Web site at [cloud.edu/ksbdc/](http://cloud.edu/ksbdc/) and can be viewed by clicking on "Training Seminars."

A new feature includes a number of free online training seminars being offered. Spanish classes have also been added.

Sutton also created an informal networking group, Women Entrepreneurs in Business (WEB).

"This group came about because we realized that networking opportunities for women business owners are really lacking," Sutton says. "Men have more natural ways to do this, but when women get together, the natural tendency is to talk about our children and lives."

The focus of the group is to network, brainstorm and meet other women who face the challenges of running a business. The group meets quarterly on the second Wednesday at various locations in the region. For more about the KSBDC or its programs, contact Sutton at 785-243-1435 ext. 324.

Entrepreneurial-minded individuals also have a new educational outlet available to them at Cloud County Community College beginning this Fall.

An online course, Small Business Management/Entrepreneurship, is now offered. Tom Clark teaches the course. Clark has been a small business owner and a corporate employee.

"This course teaches the art of entrepreneurship combined with the science of entrepreneurship," Clark says.

Liberty Kester, Stockton, has already completed the course.

"The information that the course gave can help a new business owner grab the ropes and start their business more smoothly," Kester says. "I am learning how to ride the rollercoaster of small business ownership. I enjoy the highs and survive the lows."

According to Holly Andrews, CCCC Coordinator of Outreach Instruction, online classes are open entry, open exit meaning that students can enroll at anytime and have one year to complete the course. For more information, visit the site at [cloud.edu/online](http://cloud.edu/online).

### MEET THE BOARD



Judy Irvin joined the NCRPC Board of Directors in 2006. She is the City of Salina Neighborhood Services Division Coordinator where her duties include administering housing rehabilitation programs, overseeing nuisance/zoning code enforcement and administering Neighborhood Revitalization Tax Rebates. She also works with several entities on economic development and livability issues.

She is involved with the Salina Area Homeless Task Force/Continuum of Care and performs with the Salina Symphony. Past involvement includes the Kansas Downtown Development Association, Kansas Preservation Alliance and the Kansas Arts Commission among others. She received a bachelor's degree in education and has CDBG and Series 7 financial certifications. Judy is married to Hugh Irvin and has a daughter, Sara, and three grandchildren. Judy enjoys art, gardening and traveling.

## ABOUT GLOBAL ENTREPRENEURSHIP WEEK

For one week from November 17-23, dozens of countries are coming together for the first time to host Global Entrepreneurship Week, an initiative to inspire young people to embrace innovation, imagination



and creativity. The Kauffman Foundation is one of the event's five global sponsors/founders.

For more information about the event or for ideas on how to participate in the future, visit [www.unleashingideas.org](http://www.unleashingideas.org).

## BRADFORD BUILT EXPANDS WITH HELP FROM LOANS

**B**radford Built, rural Washington, Kansas, recently purchased and expanded the building they previously leased.

The business received assistance in the form of matching loans from Four Rivers Development, Inc. (FORDI) and NetWork Kansas based upon principle financing provided by United Bank and Trust Co. of Linn and Washington.

"The low-interest loan package from FORDI and NetWork Kansas made this whole project feasible," Brad Portenier, co-owner of Bradford Built, says. "In addition to expanding our operations, the new funding made it possible for us to create 10 new jobs in Washington County."

Bradford Built makes various types of commercial truck beds such as work beds, clamp beds, and grain beds among others. Since it was established in 1994,

Bradford Built has sold more than 16,000 units across the United States, Canada and Mexico. The additional space made possible by the loan package is being used for parts fabrication and welding.

"Bradford Built is the largest industrial employer in the City of Washington. Its expansion and continued growth in Washington provides opportunities for other businesses in the county to expand as well," Washington County Business Coordinator, Christina L'Ecuyer, says.

NetWork Kansas provides supplemental capital to Kansas entrepreneurs for business expansions in rural and economically-distressed communities.

"Often times, the best entrepreneurial opportunities in a community are the ones that provide resources to an already successful business in order to



Jim Pachta of United Bank & Trust and business owners Brad and Donna Portenier.

facilitate growth," NetWork Kansas Director, Steve Radley, says. "Bradford Built represents one of these unique opportunities and we're pleased to be able to participate."

NetWork Kansas was established as a component of the Kansas Economic Growth Act of 2004 to further establish entrepreneurship and

small business as a priority for economic and community development in the State of Kansas. Backed by more than 400 partners statewide, including FORDI, the NetWork Kansas service promotes an entrepreneurial environment by establishing a central portal that connects entrepreneurs and small business owners

with expertise, education and economic resources.

For more about FORDI, contact Debra Peters, General Manager, at 785-738-2210. For more about NetWork Kansas, visit its Web site at [www.networkkansas.com](http://www.networkkansas.com).

*Thanks to NetWork Kansas for contributing the photo and information for the article.*

Know others who would like to receive this newsletter? Prefer e-mail format? Send contact information to [thielen@ncpcn.com](mailto:thielen@ncpcn.com). Feedback is always welcome.

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