

# NCRPC NEWS

North Central Regional Planning Commission  
Serving Kansans Since 1972

Feb./March 2010  
www.ncrpc.org

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## Upcoming Events

**Thursday, March 25, 2 p.m.**

**Thursday, April 29, 2 p.m.**

Executive Board Meetings  
NCRPC Office, Beloit, KS

**Wednesday, April 14**

CDBG Application Workshop  
Salina, KS

## HERITAGE TRUST FUND GRANT PROGRAM HELPS PRESERVE HISTORIC PROPERTIES

Many communities in the region are filled with historic properties. A resource exists to help preserve or restore historic properties that are listed on the National Register of Historic Places or the Register of Historic Kansas Places. The Heritage Trust Fund (HTF) is a competitive grant program offered through the Kansas State Historical Society.

The deadline for HTF applications for the 2011 round of grants is November 1, 2010. Free information workshops will be offered May 6 in Hutchinson, June 9 in Pittsburg, July 14 in Hays and August 4 in Topeka.

Qualifying expenses for the HTF program include professional fees and construction costs. Individual grant awards may not exceed \$90,000 and must be matched by the grant recipient.



The Original Pony Express Home Station No. 1, located in Marysville, was a recipient of a 2008 grant from the Heritage Trust Fund.

Several historic properties in North Central Kansas have received HTF grants in the past. The most recent was the Original Pony Express Home Station No. 1 in Marysville, which was a 2008 recipient. The project included a new roof, refurbishing the cupola and shoring up interior beams where needed. This year marks the 150<sup>th</sup> year since the Pony Express began.

In 2007, the Insurance Building in Ellsworth, sponsored by the National Drover's Hall of Fame Association, received grant funds. In 2006, HTF recipients in the region included the Republic County Courthouse and the Somer Hardware Building in Wilson.

For more information on the HTF program visit [www.kshs.org/resource/htfinfo.htm](http://www.kshs.org/resource/htfinfo.htm), or contact the NCRPC office.

## COMMERCE ANNOUNCES GRANT AWARDS

January brought good news for several communities in the region that were notified they will receive funds from the Community Development Block Grant (CDBG) Program administered by the Kansas Department of Commerce.

The City of Belleville will receive \$209,000 in grant

funds to repair 7,600 linear feet of sewer collection lines. The city will provide \$209,000 in matching funds.

The City of Smolan will receive \$442,000 to construct a new two-cell five surface acre lagoon system. The city and other sources will provide another \$442,000.

The City of Courtland will receive \$159,142 to construct a new fire station. The city will provide another \$108,000.

The City of Morganville will receive \$131,500 to improve a primary intersection in town at the junction of Main and Allen Streets. The city and

*(Continued on page 3)*



### KANSAS ARTS COMMISSION

The Kansas Arts Commission's fiscal year 2011 grant guidelines are now available on the KAC website. The KAC offers a number of grants that support arts programs throughout the state. Funding is available for arts and cultural nonprofit organizations and government agencies, schools, libraries and other government entities, and college and university programs for arts activities. Grant opportunities from KAC include:

- American Masterpieces (grants for Kansas 150 projects)
  - Arts-in-Communities Project Mini-Grant Program
  - Arts-in-Education Grant Programs
  - Kansas Arts on Tour Presenters Program
  - Operational Support for Arts and Cultural Organizations
  - Partnership Agreements
- Before applying to any grant opportunity, review the information for all applicants. For more information about a particular grant program, visit [arts.state.ks.us/grants/index.shtml](http://arts.state.ks.us/grants/index.shtml).

## FROM MY VIEW: BUILDING A LEADERSHIP TEAM TAKES A VARIETY OF SKILLS, TRAITS

Do you think of yourself as a leader? Do others perceive you in that role? The leadership label is intimidating to many people. They often shun the label for themselves or have a narrow definition of what a leader is and, therefore, overlook the potential in themselves and others. I would argue that a narrow definition of leadership went out of vogue decades ago. Leaders are not just elected officials or presidents of organizations and they aren't just born that way. Leadership has evolved to include skills, traits, perspectives, approaches and processes and can manifest in many different ways.

The creating, fostering and nurturing of leaders and the leadership process is important. Every community and organization needs to build a leadership team to be able to thrive. What might leadership look like?

**The Project Manager** as leader – Do you know someone that is involved in *everything* and always seems to be helping make something new and exciting happen? Likely, this person is a task-oriented leader. They enjoy managing facts, figures and budgets and being a leader in a scenario that has a clear ending and beginning and where an end result is visible.

**The Advisor** as leader – Nearly every organization and community has at least one person who is understood to be the



Debra Carlson Ohlde, Clyde, is the NCRPC Assistant Director.

keeper of the community's past. You might have heard people say, "go ask so and so, they'll give you a good perspective and if they are supportive it will help your cause." You seek them out to avoid mistakes of the past and for a gentle guiding perspective filled with wisdom.

**The Caretaker** as leader – The Caretaker often values preserving history and recognizing the needs of the less fortunate in the community. They understand logic and facts, but they also incorporate an emotional perspective in making decisions. Sometimes they are intuitive. If it just doesn't "feel" right to them, they keep fine tuning. They may be best able to carry the message to skeptics because their care and concern for all is evident.

**The Visionary** as leader – This is the person who comes up with "wild" ideas that five years later seem totally logical and have materialized into something valuable for your community. They are not afraid to think out loud, take risk and take the road

less common. Every organization needs a perspective from someone who can see the future before it's here.

**The Organizer** as leader – Every project, committee or event needs at least one good organizer. They are the people who keep lists of everything that needs to be done, who remind people about upcoming deadlines and who can anticipate logistical issues before they arise as a crisis. They are methodical, good record-keepers and very dependable.

**The Facilitator/Communicator** as leader – Many decisions involve numerous parties with varied perspectives. Some issues are downright contentious.

If keeping everyone informed and coming to a mutually beneficial end is important, a good facilitator is critical. They are great listeners and are able to lead from a neutral perspective. This person is not easily discouraged, is able to bring people together, and finish in a place where everyone can shake hands and walk away feeling good about the result.

Did you see yourself in any of these descriptions? Did you see a trait or skill in a neighbor that might make them the perfect person to fill a gap in your city council or organization board? It takes many unique perspectives and skill sets to build an effective leadership team. I would encourage you to take the talents you have and get in the game.

## TAX CREDITS AVAILABLE AGAIN IN 2010

A new year means that a new allocation of \$285,716 in tax credits are again available, this time for the 2010 tax year.

The following charts illustrate a portion of the activity of the Rural Business Development Tax Credit Program as administered by the NCRPC and its non-profit affiliate, the North Central Kansas Community Network Co. (NCKCN). A five-year period from December 2004 through December 31, 2009 is included in the charts.

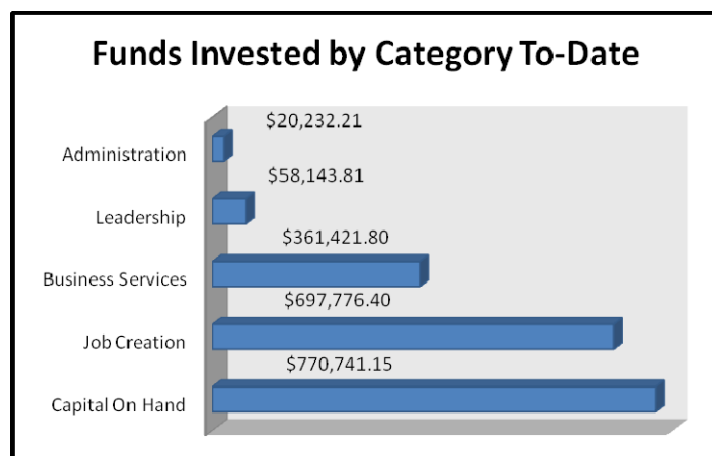
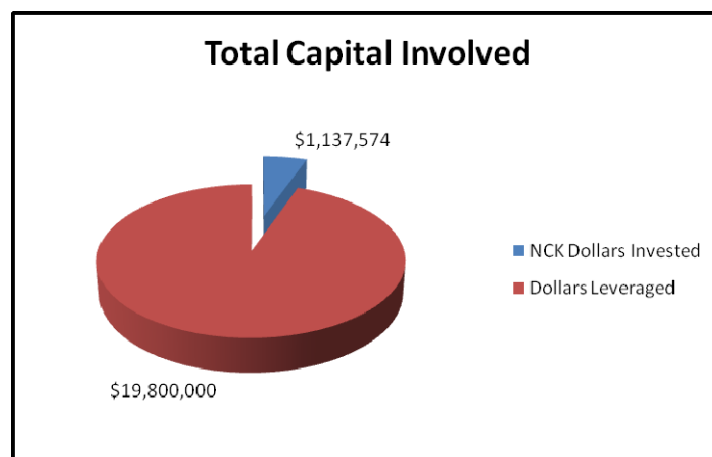
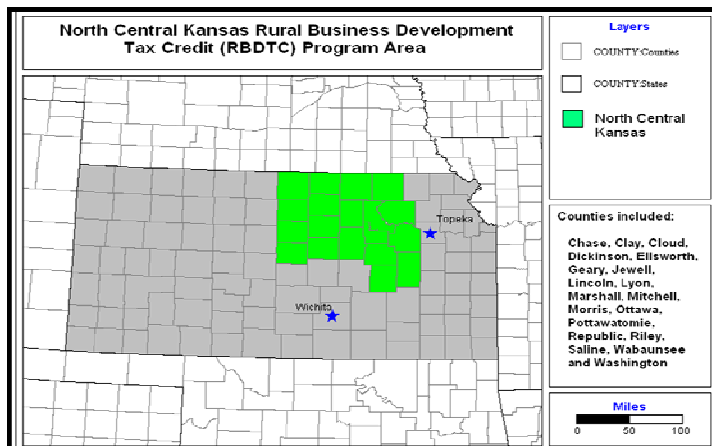
The tax credits, which were once valued at 75%, were scaled back to a 67.5% value by the Kansas Legislature for 2009. That same percentage will remain in effect for 2010.

This tax credit program was created by the Kansas Legislature in its passage of the Kansas Economic Growth Act in 2004.

The North Central Region has raised over \$1.8 million through the placement of these credits.

Of this amount raised, the North Central program has invested more than \$1.1 million. This amount has been additionally leveraged with another \$19.8 million.

For more information, visit [www.ncrpc.org](http://www.ncrpc.org).



### MEET THE STAFF



Mandy Fincham

The NCRPC welcomed Mandy Fincham in January as a community development specialist.

A graduate of Simpson College in Indianola, Iowa, with a bachelor's degree in Corporate Communications and a minor in Management, she has experience in a variety of communication and management positions.

Mandy was born in Iowa and moved with her family to WaKeeney, KS, during grade school. She lives in Beloit and is married to B Fincham. They enjoy socializing and traveling. She is a member of Leadership Mitchell County Class X, serves as a Beloit Area Chamber of Commerce board member, and is an officer in Cassiopeia, an all women's philanthropic group in Beloit.

Mandy is excited about her new role.

"I'm most looking forward to the satisfaction of helping communities in the region accomplish a project to better their community and help sustain it," Fincham says.

*(Continued from page 1)* county will provide \$105,000 in matching funds.

Staff from the NCRPC assisted these communities with the grant application process last summer and fall and will be providing administration

services for these newly awarded projects.

If your city or county is considering applying for a grant this year, please contact the NCRPC office.

The Kansas Department of Commerce will host a CDBG Application Workshop for cities and

counties on April 14, 2010 at the Ramada Inn Conference Center in Salina. More workshop details are expected in early March. For more information about the CDBG program, visit [kansascommerce.com](http://kansascommerce.com) and click on "Communities."

## LINCOLN PARK MANOR, INC. NOW MANAGING ASSISTED LIVING AND NURSING HOME FACILITIES IN LINCOLN

Lincoln Park Manor, Inc., established in 2009, now operates and leases the existing assisted living facility/nursing home in Lincoln, formerly known as Mid America Health Center.

In Lincoln County, the county owns the hospital, health department, and the assisted living/nursing home. Lincoln Park Manor is the second largest employer in the county with an FTE of 42 and a head count of 57 people.

Christen and Justin Robinson formed Lincoln Park Manor, Inc. Christen had been the director at Mid America Health Center since October 2005.

Under Christen's management she increased the wages for CNAs to be competitive within the traveling job market and consistently increased the bottom line profitability. Also under Christen's management, the facilities were

recognized in 2009 with a Governor's SHARP award. This program recognizes small employers who operate an exemplary safety and health management system.

Lincoln Park Manor, Inc. is a 40-bed nursing home with nine assisted living apartments attached. Home health care is also provided.

"I took on this venture because I think that Lincoln has a unique set of characteristics in their medical community for the aging population," Christen says. "There are many resources available to those 65 and older and we want to be a collaborative partner in those efforts to continue improving these programs and educating our communities about what is offered in and around Lincoln County."

The project to form Lincoln Park Manor, Inc. was made possible with funding through the Bank



Lincoln Park Manor, Inc., located near KS Hwy 14 in Lincoln, consists of assisted living and nursing home facilities that are joined. The assisted living facility, on the west side of the lot, is pictured above. The nursing home, on the east side of the lot is pictured below.



of Tescott, StartUp Kansas, and the NCK Business Development Fund.

For more about the financing programs used, contact Debra Peters, NCRPC Business Finance

Director, at 785-738-2218 or by email at dpeters@nckcn.com.

For more information about Lincoln Park Manor, Inc., visit their website at [www.lincolnparkmanor.com](http://www.lincolnparkmanor.com).

Interested in rural and community development? Visit our sister sites!  
 Online Journal of Rural Research  
 and Policy  
[www.ojrrp.org](http://www.ojrrp.org)  
 Eye on Kansas  
[www.eyeonkanssas.org](http://www.eyeonkanssas.org)

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