

# Cloud County Economic Development

## CloudCorp

Cloud County Development Corporation

*Established in 1956*

**CloudCorp Defined** - CloudCorp is the local Economic Development agency which serves Cloud County and Concordia, Kansas. CloudCorp was founded as a private sector, Kansas for-profit corporation, to promote, foster and encourage sound business, commercial development, industrial development and community expansion in Cloud County. Corporate profits or dividends have never been paid to CloudCorp stockholders. Rather, corporation revenue has always been invested back into the local community to help foster local economic development.

**Mission** – CloudCorp has a one page Mission Statement. However, in a nutshell, CloudCorp's mission is to facilitate, coordinate, and communicate economic and community growth opportunities with the citizens, existing businesses and new business prospects of Cloud County, Kansas. This mission is carried out on the proven foundation of CloudCorp's 1956 corporate charter. In 2006 CloudCorp's area of focus was expanded from just a Cloud County economic development effort to a North Central Kansas regional effort. The Mission Statement now also directs, "...Fostering of a cooperative, appropriate and beneficial level of regional economic development throughout the North Central Kansas Region."

**Duties** - CloudCorp is charged with, "providing, arranging for, or making available" the required infrastructure, such as transportation facilities, housing facilities, premises or other accommodations necessary to support existing or new business and industry. It is also the undertaking of CloudCorp to provide assistance in arranging support services such as architects, engineers, accountants, legal, business planning, financial, etc. to help businesses expand, startup, or relocate in Cloud County.

**Board of Directors** - The CloudCorp Board of Directors includes representatives from each of the incorporated communities located in Cloud County and elected officials of local governments in Cloud County. Eleven (11) of the 25 Director seats are designated as "Cloud County At Large." These Directors are Cloud County citizens involved in any business, industry, community organization, or who are retired. However, the remaining 14 Director seats are specifically designated as follows:

- Cloud County Banking Institution (2 seats)
- USD – 333 Board Member
- Concordia City Commissioner
- Cloud County Commissioner
- Cloud County Community College Trustee
- Local Media
- Concordia Area Chamber of Commerce
- Community Foundation for Cloud County
- City of Glasco
- City of Miltonvale
- City of Aurora
- City of Clyde
- City of Jamestown

**Funding** – CloudCorp's operations are funded by a joint effort of private sector donations and fee-for-service contracts with the local public sector. This private/public partnership helps to fund CloudCorp's regular annual operating expenses of approximately \$140,000. Roughly 30% of the annual budget is provided for by private donations. Each year a fee-for-service contract titled, "Agreement Concerning Economic Development Services" is presented to the City of Concordia Commission and Board of Cloud County Commissioners for public consideration and approval. The City and County each pay CloudCorp \$45,000 per year to provide no cost

economic development services to the citizens, businesses and new business prospects of Concordia and Cloud County.

**Property for Development** - CloudCorp owns the Concordia Industrial Park located on the east-central edge of Concordia. The Industrial Park contains approximately 24 acres of lots available for location of commercial and industrial businesses. The Park is currently designed with 15 lots ranging in size from .92 acres to 2.74 acres. CloudCorp also owns 7 lots available for housing development. These lots are located along Sunflower Road located on the west side of Concordia, just south of Cloud County Health Center.

**Law of Successful Economic Development** - CloudCorp believes there is a very important *Law of Successful Economic Development* that is as real and consistent as the law of gravity. Just like gravity, this Law is in full force and will impact an individual citizen and their community whether they understand the Law or not. The *Law of Successful Economic Development* is:

*“If a community does not take good and appropriate care of its **existing** businesses, local **citizens**, and **new** business prospects, some other community will.”*

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