



Fall 2017

Great Plains Partners with Pitt State



Patrick O'Brien, Director of the Office of Economic Adjustment discusses the future of Great Plains Industrial Park with Great Plains' Board of Directors and Labette County Commissioners during a recent work session.

Great Plains Development Authority has partnered with Pittsburg State University's Strategic Initiatives (USI) unit to help shape the future of the Great Plains Industrial Park.

As part of a Federal Office of Economic Adjustment grant, Great Plains selected USI to assist in analyzing and developing a new business model that can be supported both locally and regionally. The industrial park, which is located just outside of Parsons in Labette County, encompasses 13,951 total acres, of which approximately 6,800 acres are owned by Great Plains Development Authority.

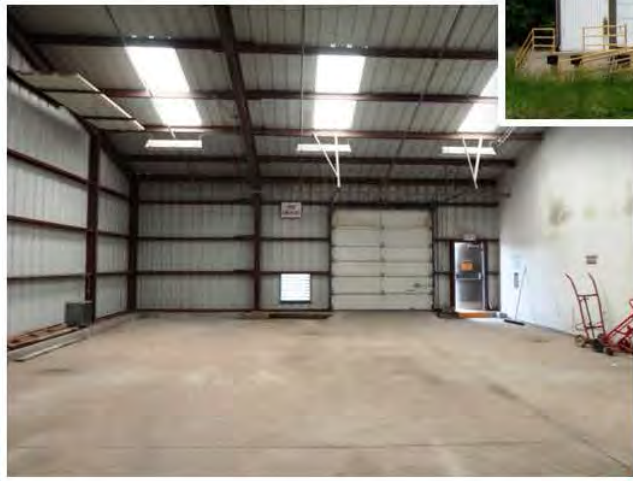
Pittsburg State's USI unit will work with Great Plains Board of Directors and staff, Labette County Commission, City of Parsons, the Unified School Districts and other regional stakeholders and entities to facilitate discussion regarding the future of the Great Plains Industrial Park. Great Plains CEO Daniel Mann said, "Selecting Pittsburg State's USI was jointly recommended by both the Great Plains' Board of Directors and

the Labette County Commission." "It is a natural fit for both organizations as we continue to strengthen our regional efforts and utilize our unique regional assets to grow and support all of southeast Kansas," Mann said.

Led by Chief Strategy Officer Shawn Naccarato, USI will research and explore a minimum of three potential business models that are economically, environmentally, and politically supported.

"Our team at USI is excited to work with the Great Plains Development Authority on this important project," Naccarato said. "The mission of USI is to raise the profile of southeast Kansas and build upon our encouraging population and income trends. As the former Kansas Army Ammunition Plant, Great Plains played a large role in shaping the economy of this region and we believe an opportunity exists to shape the economy of the future.

FEATURED PROPERTY



Warehouse Space

Built in 1989, Building 232 has two overhead doors and a large loading dock. It offers 3,750 total sq. ft. split between two bays, separated by a soft wall, and sits on an area of up to 9 acres.

The site is served by both road and rail.



Short or long-term leases are available on these and a variety of other structures.

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www.greatplainsindustrialpark.com

Great Plains receives grant for water project

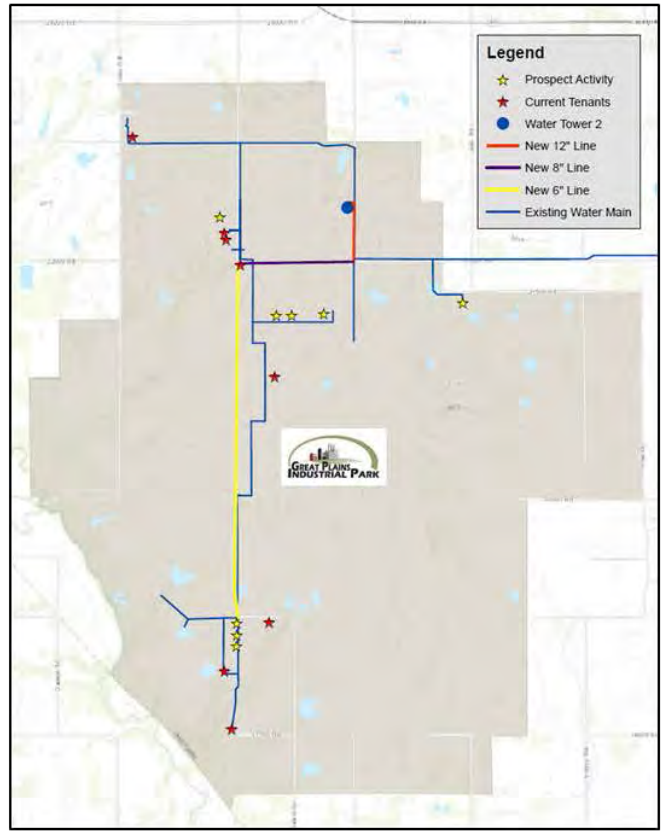
The U.S. Department of Commerce, Economic Development Administration recently awarded Great Plains up to a \$1 million grant to complete water infrastructure improvements at the 13,951-acre industrial park located east of Parsons. The award requires a 50% match from Great Plains.

“Our water distribution system is in desperate need of upgrades, and this funding is an essential component to seeing the improvements made,” CEO Daniel Mann said.

Last year, Great Plains treated more than 70 million gallons of water and sold less than 4 million gallons. The significant difference is due to loss from seepage, leaking pipes, and the flushing Great Plains is required to do in order to meet Kansas Department of Health and Environment’s safe drinking water standards.

“Adequate and reliable infrastructure is a key factor for any business exploring or conducting a site location search for their facility needs. Once the new line is in the ground, we will not only be able to operate our treatment and distribution system more efficiently, but the system will be much more reliable,” Mann said.

Great Plains has already made a significant investment in improvements to their water treatment plant on the Neosho River, including replacement of eighteen valves, two new raw-water intake pumps and motors, motors for their rapid and slow mixes, as well as many additional equipment replacements.



The above site plan depicts the current mainline, as well as details for the upgraded distribution system at the industrial park.



MCA Construction crew members prepare to replace 18 valves at the water treatment plant earlier this year.

“This project now focuses on the main waterline distribution system,” Mann said. “It’s a replacement of nearly 25,000 linear feet of water line and downsizing the 1941, 12” cast-iron pipe to primarily a 6” PCV pipe. This is the final piece of the puzzle.”

An official award letter was received by Great Plains in late August, and since that time, staff has been at work preparing the bid documents in accordance with EDA’s stringent guidelines.

While the process for EDA funding can be quite daunting, Great Plains remains hopeful that the new mainline will be installed early next year.

As a quasi-municipality with no taxing authority, Great Plains continues to work diligently to find alternate funding solutions to help improve the aging infrastructure at the industrial park in order to meet the needs of current and future tenants.

“This grant comes at a critical time,” Mann said.

For more news go to:
www.greatplainsindustrialpark.com

New legislation could benefit Great Plains

A new bill that went into effect on July 1, 2017, could be a game changer for Great Plains Industrial Park.

"We're pretty excited about this deal, that's for sure. It was a lot of work and effort," CEO Daniel Mann said.

House Bill 2212, which allows for property tax exemptions on leased properties, received unanimous support from both the Kansas House and Senate during the recent legislative session.

"It gives the county commission the ability to grant up to a 10-year exemption for property within Great Plains for those businesses that lease property. Its for three purposes: one, for manufacturing articles of commerce; two, conducting research and development; and third, processing or storing goods or commodities. That was already based on Kansas Statute. Basically, the only difference is now it is for leased property versus owned

property," Mann said.

The bill, as enacted, can only be utilized on properties located within a former federal enclave, that has been established as a redevelopment district.

"The Labette County Commission in July of 2015 unanimously approved that designation. So they approved the entire former federal enclave that was the former Kansas Army Ammunition Plant as that redevelopment district. So by that, we've met the two requirements set forth by the state to qualify for this new legislation we drafted," Mann said. "At this time, we will be the only site in the state of Kansas that can grant a 10-year property tax abatement for leased property."

Great Plains is currently working with the Board of Labette County Commissioners on its first application for exemption under this new law.

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