



Spring 2018

Governor Colyer signs Senate Bill 185

Cheers erupted as Governor Jeff Colyer, M.D. signed into law Senate Bill 185 at a recent ceremony at Great Plains Industrial Park.

“Continued support from the state helps us continue to fight our fights and keep plugging forward to make this park a place of pride for our city, our county, our region, and our state,” board chair James McCarty said during his opening remarks.

SB 185 represents two separate bills presented in the Legislature this year. These bills were later amended into what became SB185.

The first part of the Bill will allow Great Plains to collect a franchise fee of up to 6 percent for twenty years on utilities utilized at the park. The second part grants Great Plains Board of Directors the authority to authorize debt and issue bonds on behalf of the organization. The Bill was written so as not to pass any debt burden onto local tax payers, Labette County, or the State.

“So what we’re doing is a game-changer,” Colyer said. “I want less government regulation and more control at the local level and that’s exactly what this does,” he said. “And here’s the

other thing, this is being done in a way it doesn’t pass the burden on to the county or to the city, or to these kids,” he said, motioning toward a group of local high school students in attendance.

“What this does, is in case of default, it takes the responsibility here. We cut through regulation, speed up development and decrease risk,” Colyer said before stating he was very honored to sign SB 185.

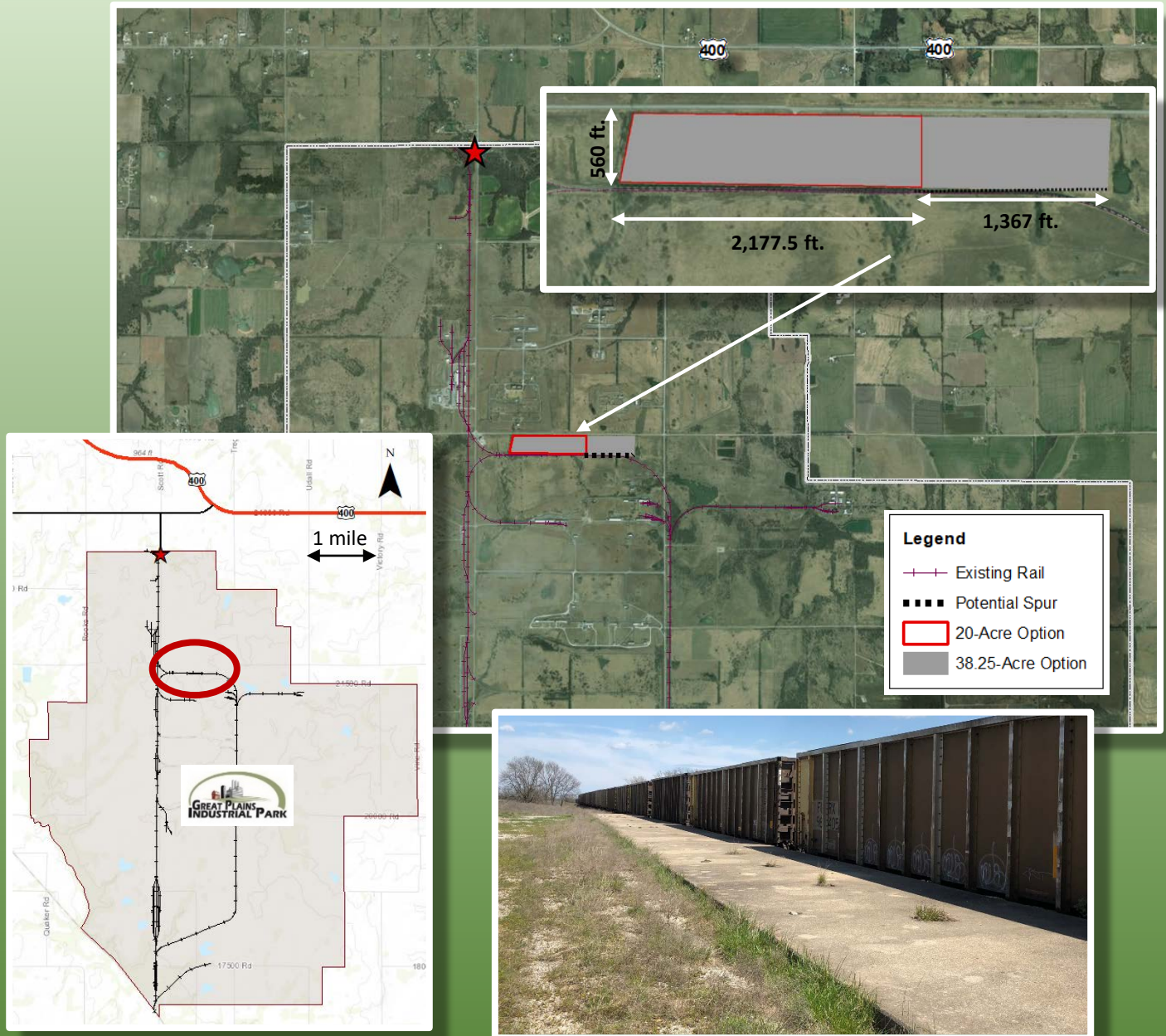
SB 185 is written so that only established redevelopment districts

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Members of the Kansas Legislature, the Great Plains Development Authority Board of Directors, and Labette County Commission Chairman Doug Allen look on as Governor Colyer signs Senate Bill 185 during a recent ceremony at Great Plains Industrial Park in Parsons, Kansas.

FEATURED PROPERTY



Premium Rail Site

This premium rail-served site includes an approximately 2,177 ft. rail spur, with the potential to extend the spur an additional 1,300 feet if needed. A 200'x15' concrete dock rounds out this 20-40 acre site.

The rail is part of an extensive system in place at Great Plains Industrial Park that includes a looped system with 27 miles of total rail and other rail-served land opportunities, with a switch in place off Union Pacific's mainline.

Contact CEO Daniel Mann at 620-778-3375 or dmann@parsonsk.com for additional information on this site or a variety of other available sites.

www.greatplainsindustrialpark.com



Great Plains begins new water improvements

Great Plains recently awarded contracts for waterline improvements and water tower rehabilitation at the industrial park.

Branco Enterprises, Inc. of Neosho, Missouri was the lowest bidder for the waterline construction coming in at \$525,567.60, and Maguire Iron, Inc. of Sioux Falls, South Dakota was the low bid for the tank rehab at \$330,490.00.

The project includes replacing 4.5 miles of 12" waterline, and reducing the size to 6". In addition, a 250,000 gallon water tower will be rehabilitated and modified.

Completion of this improvement project will reduce the operational cost, improve reliability of water service for our tenants, and conserve an estimated 40 million gallons of water per year.

Funding for this project comes in part from a grant received from the U.S. Department of Commerce, Economic Development Administration. Earlier this year, Great Plains was awarded a \$1 million grant for this infrastructure improvement. The award requires a 50% match of funds from Great Plains.



A newly erected sign at the industrial park informs tenants and visitors of the EDA funded project currently underway.

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COLYER

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within a former federal enclave can utilize the new legislation. At this time, Great Plains is the only site in Kansas that meets this criteria. While Sunflower Redevelopment in Johnson County is a former federal enclave, it has not been established as a redevelopment district.

Last year, the Kansas Legislature approved House Bill 2230 which gives Great Plains the authority to seek 10-year property tax exemptions on leased property. Much like SB 185, this legislation was tied to properties located within a former federal enclave, within an established redevelopment district. Since the passing of HB 2230 during the 2016 legislative session, a new business, Parsons Fertilizer, has entered into a 10-year lease agreement with Great Plains. (See *Parsons Fertilizer full story on Page 4*).



Governor Colyer addresses the audience at the ceremony recently held at Great Plains for the signing of SB 185.

Parsons Fertilizer signs 10-year lease

Great Plains recently entered into a 10-year lease agreement with Parsons Fertilizer for nearly 50,000 square feet of space in the former 900 area at the industrial park.

Initially, Parsons Fertilizer will run one shift with approximately 28 new employees. At full capacity, which is expected within 18 months, employment will jump to 78 jobs running three production shifts.

In addition to the jobs created, Parsons Fertilizer will make an initial investment of nearly \$1,000,000 in building renovations and new equipment.

Parsons Fertilizer is the first tenant at Great Plains to take advantage of new legislation that was passed in 2016 allowing for 10-year property tax exemptions on leased properties.

Parsons Fertilizer will have the ability to convert solid and liquid wastes into premium grade, slow-release fertilizer. They will focus on clean waste streams such as sewage sludge, paper sludge, animal waste and food waste.

The operation at Great Plains will process 50 tons to 450 tons of waste daily into 10 pound and 40 pound fertilizer bags, eventually working into bulk production.



W&W Backhoe and Trenching crew member works to restore water and sewer connections to Building 920, the new home to Parsons Fertilizer.

For more recent news visit our website: www.greatplainsindustrialpark.com

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