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ANNUAL  
REPORT

**Mission Statement**

To facilitate the creation and retention of jobs and capital investment in Leavenworth County



LEAVENWORTH  
COUNTY

DEVELOPMENT CORP  
DEDICATED TO THE  
INDUSTRY OF INNOVATION



## OVERVIEW

By Blaine Weeks, *LCDC President*

In 2013 we saw the results of investments made by LCDC in this and previous years with four location announcements and an additional three business expansions. Lead generation exceeded 80 for the second straight year with a record number of prospects considering Leavenworth County. LCDC continued its role as the lead economic development agency in the county by working with other stakeholders to invest in future successes. For example, LCDC worked together with two communities and the **Leavenworth County Port Authority (LCPA)** to make improvements to two business parks.

Thanks to our board of directors, public and private sector members, volunteers, committee members and staff for their time, investments and good work toward strengthening the business community and making Leavenworth County an even better place to live and work in 2013.

## MARKETING

LCDC utilized a two-pronged approach to marketing in 2013, combining social media with networking outreach. During the year, LCDC sent out seven e-blasts featuring major properties in the county to commercial realtors in Kansas City and throughout the country. The websites and Facebook pages managed by LCDC continued to draw increasing numbers of visitors with two dozen blogs and nearly 3,000 total social media posts throughout the year. The addition of **11 new maps** to the LCDC website provided additional useful resources to businesses, realtors and consultants. LCDC staff also co-sponsored events in Philadelphia, Chicago, Los Angeles and Kansas City with the **Kansas City Area Development Council** and **Kansas Department of Commerce** to reach out to site location consultants.

# BUSINESS PARK IMPROVEMENTS

Major improvements were made both to the Gary Carlson Business Park and the Tonganoxie Business Park. After several years of negotiating, Time Warner brought fiber to the Gary Carlson Business Park. This addition brings internet speeds of up to 100 Mbps to the park. When the **Leavenworth County Port Authority** agreed to fund a gas line extension to the Army Reserve Center property, it also agreed to extend the line another 1,000 feet to the Tonganoxie Business Park. The city, in turn, extended water and sewer services to the park. This 237-acre planned business park will be much more marketable fully served by water, sewer, gas, electricity and fiber utilities.

# COMMUNICATIONS & NETWORKING

LCDC began the year with our annual meeting featuring Mark VanLoh, Director of the Kansas City International Airport, speaking about plans for a new airport and its impact on Leavenworth County. Volunteers led the work of several committees and working groups throughout the year, including the LCDC Executive, Membership and Infrastructure Committees, the Workforce Group and the LCPA's Trails Committee. The LCDC Golf Tournament in September was a huge success, with 16 teams participating and nearly \$5,000 raised for LCDC. As the year ended, LCDC thanked its members, partners and other stakeholders with the well-attended VIP Reception in November and hosted a Chamber Coffee in December.



# LEAVENWORTH COUNTY PORT AUTHORITY

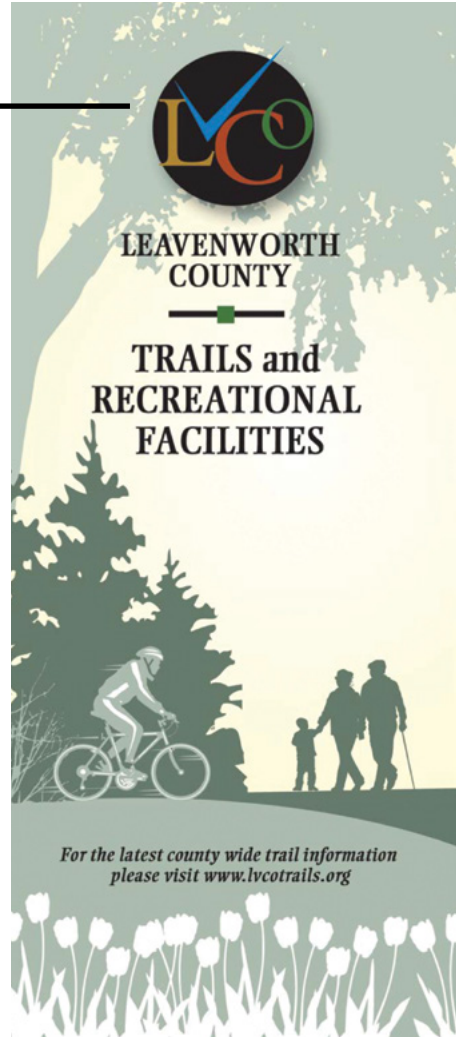
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The Port Authority said goodbye to two long-serving members of the LCPA Board - Charlie Hill and J.C. Tibbetts - and welcomed Greg Kaaz and Teresa Commerford as its newest members. In addition to changes to the board, the LCPA agreed to extend a gas line to the Tonganoxie Business Park as its contribution to an investment by the city to extend water and sewer services to the park. Time Warner brought fiber to the Gary Carlson Business Park in Leavenworth. In July, the Trails Committee published a **Trails Map** for the first time for Leavenworth County and its communities.

## WORKFORCE DEVELOPMENT

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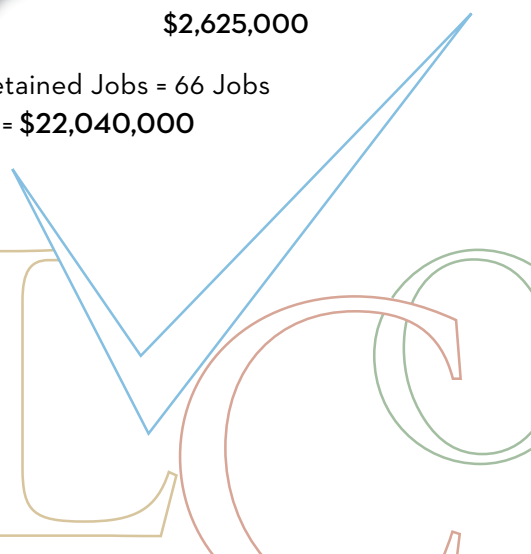
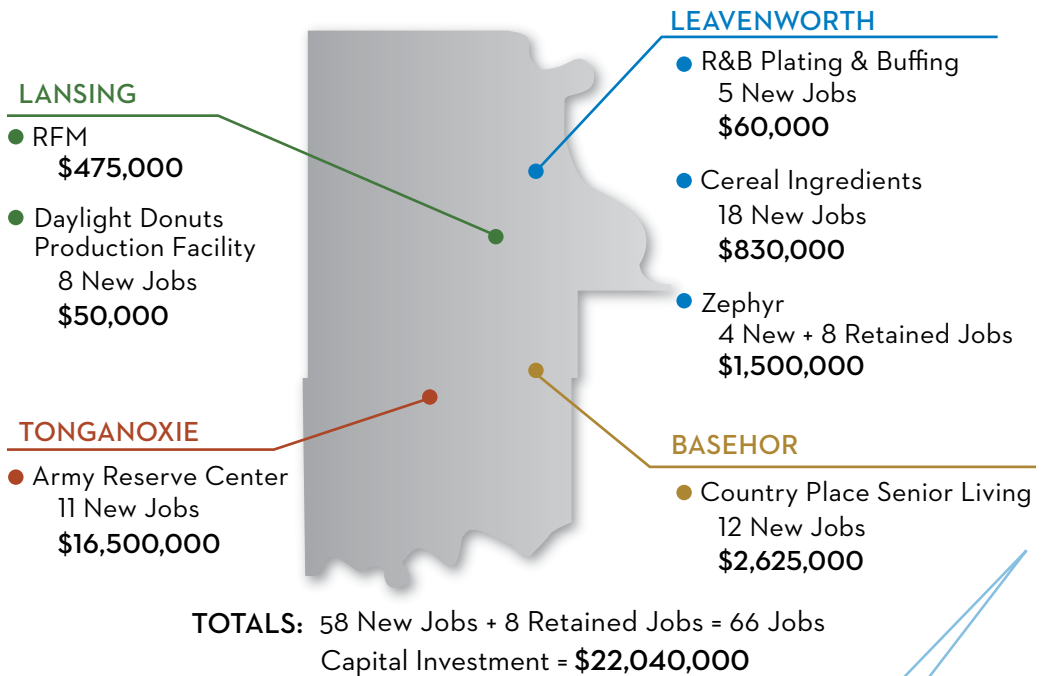
LCDC staff invested in the development of the workforce of Leavenworth County through leadership on the **Workforce Partnership Board** and participation in the **MARC Regional Workforce Intelligence Network**. For a fourth year, LCDC hosted the Workforce Group, which gives educators and workforce experts an opportunity to strategize and coordinate local workforce initiatives. To learn about occupations in health care and manufacturing, a total of 66 high school students from five school districts participated in the 8th and 9th Classroom to Career programs at Hallmark Cards and the V.A. Hospital.



# 2013 PROJECT SUCCESSES

2013 was a busy year for business locations, expansions and job retention projects in Leavenworth County. LCDC provided consulting and referral information to R&B Plating; demographic and financing information in the initial stages of the Country Place Senior Living project; facilitated incentives from the LCPA for RFM and the Daylight Donuts production facility; assisted Cereal Ingredients and Zephyr in acquiring state training funds and tax incentives; and negotiated a \$260,000 investment by the LCPA to extend a gas line to property on which the Army Reserve will build a new facility.

## LCDC'S IMPACT ON JOBS AND CAPITAL INVESTMENT



Thank you to our membership for your time, dedication and support in 2013. We look forward to your continued investment and involvement in 2014.

- Steve Jack, Executive Director

### Officers & Executive Committee

President: Blaine Weeks  
Vice President: David Schroeder  
Treasurer: Josh Hoppes  
Past President: Mike Nixon  
At-Large: Harland Russell

### Board of Directors

Steve Christensen  
Marisa Gray  
Jeremy Greenamyre  
Robert Hatch  
Josh Hoppes  
Tony Kramer  
Mike Nixon  
Pete Payne  
Chuck Peterson  
Bill Petrie  
Mike Reilly  
Gayle Runnels  
Harland Russell  
Rick Schneider  
David Schroeder  
Blaine Weeks  
Lloyd Martley - Interim City  
Administrator, Basehor  
Mike Smith - City Administrator,  
Lansing  
J. Scott Miller - City Manager,  
Leavenworth  
Nathan McCommon - City  
Administrator, Tonganoxie  
Dennis Bixby - Leavenworth  
County Commission  
Ed Chapman, Jr. - Leavenworth  
County Port Authority

### Ex-Officio Board Members

Blake Waters - Basehor Chamber  
Jennifer Daly - Leavenworth-  
Lansing Chamber  
Wendy Scheidt - Leavenworth  
Main Street  
Alan Kerkaert - Tonganoxie  
Chamber

### Staff

**Steve Jack** - Executive Director  
**Ashley Hardin** - Economic  
Development Coordinator  
**Mary Mack** - Office Manager

### 2013 Members

**Platinum Level**  
First State Bank & Trust

### Gold Level

Citizens National Bank  
Citizens Savings & Loan  
Commerce Bank  
Country Club Bank  
Exchange National Bank & Trust  
Geiger Ready Mix  
Kaaz-Lexeco  
Mather Enterprises  
Mutual Savings  
Saint John Hospital

### Silver Level

Armed Forces Insurance  
CBC Real Estate  
Cereal Ingredients  
Community National Bank  
Corrections Corporation of America  
Great Western Manufacturing  
Greenamyre Rentals  
Hallmark Cards, Inc.  
Kansas City Kansas  
Community College  
Kansas Gas Service  
Kramer & Associates  
Leavenworth County Cooperative  
Leavenworth Water Department  
Reilly & Sons/Coldwell Banker  
SI Property Investments  
University of Saint Mary  
Falcon Lakes Golf Club  
VI Marketing and Branding

### Bronze Level

Advantage Printing  
BG Consultants  
Booz Allen Hamilton  
Canaan Companies  
Central Bag Company  
Edward J. Chapman, Jr.,  
Attorney at Law  
Evans Real Estate  
George Butler Associates  
Heatron  
J.C. Tibbetts Agency  
J.F. Denney  
KC Construction  
Knology  
Leavenworth-Jefferson  
Electric Cooperation  
Leavenworth Times  
Mary R. Scott CPA, LLC  
McCaffree-Short Title Company  
New York Life - David Thompson  
Peruvian Connection  
Pro-Circuit  
Saint Luke's Cushing Hospital  
Schlagel & Associates, P.A.  
Storage Box, Inc.  
Westar Energy  
Zephyr Products, Inc.

### Supporter Level

Basehor-Linwood USD #458  
Nancy Bauder  
Cindy Brock  
Dan Gutshall  
Cecilia Harry  
Leavenworth County  
Humane Society  
Leavenworth Public Library  
Lewis & Clark Research Institute  
Marcia McCown  
Carl Reed  
David Waters

TO VIEW THIS YEAR'S ANNUAL REPORT ONLINE, VISIT US AT:  
[LVCountyED.org](http://LVCountyED.org)

Leavenworth County Development Corporation  
1294 Eisenhower Road, Leavenworth, KS 66048

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