
2021 A LOOK BACK ANNUAL REPORT



LEAVENWORTH COUNTY
DEVELOPMENT CORPORATION

1294 Eisenhower Road
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www.LVCountyED.org

A Note from the President

2021 was quite a year! As an organization, we changed the ways we marketed, closed deals and communicated while still being in a pandemic year. We successfully pivoted using technology to grow the organization – gaining a record number of new private sector investments, hosting virtual site tours with drone videos and most importantly, attracting the largest new manufacturing investment in Leavenworth County, ever with Hill’s Pet Nutrition.

As we look to 2022, there will be new changes ahead. Executive Director, Steve Jack announced his retirement after nearly 15 years last fall and an executive search for the organization’s leadership is currently underway. We hope to announce a new Executive Director soon.



I want to sincerely thank Steve for his exceptional leadership and commitment to LCDC and wish him the best in his retirement.

There are also several new solid leads cultivated by the LCDC team that may be announced in 2022 while project activity continues to be strong with interest from both domestic and international companies. Active project leads continue through LCDC contacts with the Kansas Department of Commerce, KC SmartPort and from regional commercial real estate consultants.

Good things are happening here!

A stylized, handwritten signature in white ink, appearing to read 'Josh Hoppes'.

Josh Hoppes
President, LCDC





Project Announcements

Hill's Pet Nutrition

The Leavenworth County Development Corporation announced Hill's Pet Nutrition, which plans to build a 300,000-square-foot manufacturing facility in the Tonganoxie Business Park. Hill's expects to create 80 high-wage jobs at the new facility.

The \$325 million capital investment is unprecedented for a manufacturer in Leavenworth County.

LCDC is proud to have partnered with the City of Tonganoxie, the Kansas Department of Commerce, Evergy and Kansas Gas Service to bring this outstanding Kansas company and its quality jobs to Leavenworth County.

MAPS and IST

Additional announcements during the year included the location of Modern Advanced Printing Solutions (MAPS, Inc.) in Leavenworth and a second facility in Tonganoxie for IST Trading and Transport. These two new projects brought \$3.2 million in capital investment and 26 new jobs to Leavenworth County.

Business Parks See New Activity

Four new buildings have been constructed in the **Urban Hess Business Park** over the last year and a half in Tonganoxie, **leaving 6 available lots totaling nearly 18 acres still available.** With the announcement of Hill's Pet Nutrition taking 83 acres in the **Tonganoxie Business Park**, the park will soon be more than 80% filled, with just **3 lots totaling 24 acres remaining.**

The **Gary Carlson Business Park** in Leavenworth is nearly two-thirds filled with **3 lots still available totaling 22 acres.** LCDC continues to promote the new Leavenworth Business and Technology Park and there are several promising leads in the works.

LCDC continues to market these business parks using virtual site tours with drone technology to real estate site consultants and key partners.

BRE Impact



Met with about **50** existing businesses each year



Gaged the **economic health** of our community



Provided info on & access to state and local programs

- Grow Leavenworth County
- High Performance Incentive Program (HPIP)
- Kansas Industrial Training & Retraining (KIT/KIR) Program
- Promoting Employment Across Kansas (PEAK)
- Small Business Grant Program
- LCDC Micro Grants



Developed a **positive relationship** with the companies



Removed **barriers** to growth

- Financial, workforce, real estate, health plans



Helped make **connections** with the City, Chamber, Main Street, & SBDC



In 2021, LCDC assisted existing Leavenworth County businesses in making **\$8,412.09.04** in capital investment.



LCDC has facilitated **\$58,150** in loans, **\$605,541.90** in tax credits and **\$82,296.31** in grants and other savings for local companies.

County and Cities See New Population Growth



**FOURTH
FASTEST
GROWING
COUNTY**

According to the latest data released by the U.S. Census Bureau, the population of **Leavenworth County grew by 7.4%** over the last decade from 76,227 to 81,881 **becoming the fourth fastest growing county in the state of Kansas.**

The City of Leavenworth grew nearly 6% from 35,251 to 37,351. **Basehor grew by a remarkable 50%** from 4,613 to 6,896 – making it the second fastest growing community in the state of those communities above 5,000. And while **Lansing maintained its population** through the decade, **Tonganoxie grew 11.5%** from 4,996 to 5,573.

LCDC ED COORDINATOR GRADUATES FROM OU EDI



Lisa Haack, Economic Development Coordinator graduated from the University of Oklahoma Economic Development Institute (OU EDI) in April.

OU EDI is an intensive 117-hour certificate program which provides a broad spectrum of advanced education for economic development professionals.

The OU EDI program focuses on three major core areas: Business Retention and Expansion, Real Estate and Credit Analysis, as well as areas of concentration in Workforce Development, Marketing, Strategic Planning, Entrepreneurship, Community & Neighborhood Development, and Managing Economic Development Organizations. It typically takes 1 – 2 years to complete the program through a series of intensive in-person and online courses.

Raising the County's Profile

The Kansas Manufacturing Council (KMC), in partnership with Kansas Manufacturing Solutions and Kansas Chamber, hosted the 2021 Making Kansas Bus Tour to highlight the state's manufacturing industry and the great career opportunities it offers. The tour included **a stop at Central Bag, Great Western and Zephyr.**



LCDC staff attended the **KEDA Annual Meeting** at which Steve Jack completed his two-year term as President. Steve later attended two additional high-value networking events in Kansas City: **KC SIOR Development Day** at Union Station and the **Industrial Asset Management Council's National Fall Conference**. Lisa Haack attended a **Team Kansas dinner in Kansas City** with a dozen area commercial realtors and represented Leavenworth County at another **Team Kansas dinner in Dallas**. Lisa also networked with site consultants at a **Women in Economic Development Conference in Chicago**.

The LCDC team also attended the **KCADC annual meeting** in November with representatives of Basehor, Lansing, Leavenworth, Tonganoxie and County Commission.



Record Number of Private Investors Join LCDC

In 2021, LCDC increased its private sector investments by \$7,200 totaling a record investment of \$55,000! Thank you to new investors for your commitment to growing the local economy.

PLATINUM



GOLD





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