



# 2023: A LOOK BACK



LEAVENWORTH COUNTY  
DEVELOPMENT CORPORATION

# LETTER FROM THE PRESIDENT

2023 was another successful year for Leavenworth County Development Corporation. From big investments to business attraction and expansion, LCDC has again been active in multiple aspects of economic development – responding to RFIs, site tours, connecting local companies to local resources, facilitating state incentives, and more. ***The impact is hard to miss: \$68M in capital investment, 90 new jobs!***



## Major Projects

- **Hill's Pet Nutrition:** Hill's Pet Nutrition announced in 2021 their intention to build in the Tonganoxie Business Park. Hill's had their ribbon cutting this year and are in operation. Ultimately, their 350,000 sq. ft. facility is a \$450M capital investment, the largest capital investment by a manufacturer in Leavenworth County.
- **DSM-Firmenich:** DSM, a supplier to Hill's Pet Nutrition, announced in May of this year their intention to build their newest premix plant in the Tonganoxie Business Park, adding 28 new jobs.
- **Zephyr Products:** LCDC continued its robust Business Retention Expansion (BRE) program. LCDC has assisted local businesses with loans, grants, and savings totaling \$1.7M this year which allows them to invest back into their companies through growth such as Zephyr Products did this year with their project. They merged with their sister company, purchased two new buildings, and are adding 45 new jobs.



In addition to these projects, LCDC is currently in active discussions with several other new or expanding businesses. Even if a few of these projects are successful it will be another good year.

2023 was Diana's first full year at LCDC. She has proven to be an integral part of the team – working with existing businesses, administering state incentive programs, attending events, increasing our online presence, and otherwise representing our organization in the community.

This organization wouldn't be successful without the support of our private and community investors, volunteers, and economic development partners. Thank you to everyone who has helped LCDC work toward and achieve their mission of expanding businesses and investments in Leavenworth County.

A handwritten signature in black ink, reading "Jeremy Greenamyre".

Jeremy Greenamyre  
President, LCDC

# 2023 BY THE NUMBERS

---



**\$58.4M** new capital investment.

---



Responded and submitted available properties for **16** projects.

---



**\$9.7M** capex invested by existing companies.

---



Assisted **9** companies with state and local programs resulting in **\$1,701,732** in tax savings and **\$73,565** in loans and grants.

---



**90** new jobs and **15** retained jobs in Leavenworth County.

---



**56** project leads of which **14** came from Kansas City Area Development Council, **21** from the Kansas Department of Commerce, and **21** from developers or directly from companies.

---



Bi-monthly email blasts highlighting available sites to **300+** KC and national site selectors/developers.

---



**350,000** square feet completed by Hill's Pet Nutrition.

---



LCDC private investment growth of **9.5%** from last year and **5** new investors.

---



**2** prestigious awards: CREW KC's Economic Impact Award for Project Storm (Hill's Pet Nutrition) and Kansas Department of Commerce's *To the Stars* Award in Non-traditional Talent Pool to Zephyr Products.

---



# ELEVATING LEAVENWORTH COUNTY'S PROFILE

The LCDC team participated in numerous high-profile events to market Leavenworth County including the **Pet Food Forum** and **SIOR Development Day** in Kansas City, the **SEDC Meet the Consultants Conference** in Atlanta, the **WIN ED Conference** in Bentonville, AK, and **Team Kansas** events in Kansas City, Atlanta, and Chicago. At the request of the Kansas City Area Development Council (KCADC), LCDC helped host a **KC Metro Tour** for site selectors from Deloitte Global Location Strategies. Staff attended monthly and quarterly events in Kansas City hosted by **CREW KC, Metro Wire Media, and KCADC**. LCDC also conducted **county tours** for KCADC and the Kansas Department of Commerce International Division. Marketing for the county's business parks continues to be a high priority through attendance at regional and national events with site selectors, an ongoing email blast, and prominent positioning on the LCDC website.



LCDC remained engaged regionally by attending quarterly **Panasonic Impact meetings** and traveling with the Kansas Department of Commerce to **Reno, Nevada**, to learn about the impact Panasonic has had on that area. The LCDC team also went to Topeka for **KEDA's Legislative Day** and again for their **Fall Conference**.

## COMMUNITY AND INVESTOR ENGAGEMENT



### *LCDC Hosts Career Fair*

LCDC organized its first ever (as far as we know) career fair. This year's fair was hosted by Tonganoxie High School, and nearly 30 employers from across Leavenworth County participated. The fair was open to the public and will be held again next spring at a different location in the county.



### *LCDC Kicks Off Quarterly Board Meetings*

LCDC hosted quarterly in-person board meeting lunches at various locations throughout Leavenworth County with record success!

# WINNERS IN LEAVENWORTH COUNTY



CREW KC awarded Project Storm (Hill's Pet Nutrition) the **Economic Impact Award** for 2023. The Kansas Department of Commerce brought LCDC on to the project team during the pandemic. The highly automated, 350,000 square foot manufacturing facility is investing \$450M in the Tonganoxie Business Park. Its economic impact will be felt countywide.



The Kansas Department of Commerce awarded Zephyr Products the **To The Stars Award in the category of "non-traditional talent pools."** Zephyr Products, established in Leavenworth in 1979, has worked with the State Department of Corrections to give jobs to justice-involved individuals which has helped significantly reduce their recidivism rate.

## STRONGER TOGETHER

LCDC has worked closely with the Leavenworth County Port Authority (LCPA) on several initiatives including the transportation study, **Priorities for Progress**, which prioritized the many publicly suggested transportation projects across the county. This will allow Leavenworth County to present a unified effort as they pursue funding options.



The LCPA established the **Industrial Site Visioning Committee** which is tasked with recommending a site for a future business park in Leavenworth County. This committee includes representatives from the cities of Basehor, Lansing, Leavenworth, and Tonganoxie, the County, LCPA, and LCDC which have sought subject-matter experts that have provided information about past park development and current project trends and utility needs. The intention is to recommend a site or sites in the spring of 2024.

# RECORD PRIVATE INVESTMENT IN LCDC

LCDC appreciates its investors which includes the Leavenworth County Port Authority, the cities of Basehor, Lansing, Leavenworth, and Tonganoxie, and 60 private sector investors. **Private investment increased by \$6,175** totaling a record investment of \$70,850. ***Thank you to our investors for your support!***

## PLATINUM



## GOLD







Leavenworth County's population ***grew by 7.4%*** between 2010 and 2020 according to the US Census Bureau, making Leavenworth County the ***fourth fastest growing county*** in Kansas. The county's current population is estimated at 82,892.







**LEAVENWORTH COUNTY**  
DEVELOPMENT CORPORATION

**Lisa Haack • Executive Director**  
[Lhaack@LVCountyEd.org](mailto:Lhaack@LVCountyEd.org)

1294 Eisenhower Road  
Leavenworth, KS 66048  
913.727.6111 • [www.LVCountyED.org](http://www.LVCountyED.org)