

ANNUAL REPORT

2015

Emporia Regional Development Association of East Central Kansas

ABOUT US

The Regional Development Association of East Central Kansas (RDA) is the lead economic development organization for Lyon County and the Emporia area. It is a collaborative effort of the Emporia Area Chamber of Commerce and Visitors Bureau, Emporia Enterprises, the City of Emporia, Lyon County, Flint Hills Technical College, Emporia State University and Emporia Main Street. The RDA is located in the Trusler Business Center with the Emporia Area Chamber of Commerce and Visitors Bureau, 719 Commercial Street, Emporia, Kansas 66801. RDA President Kent Heermann may be contacted at 620-342-1600 or kheermann@emporiarda.org. For further information go to www.emporiarda.org.

RDA BOARD OF DIRECTORS 2015

Voting Members

Bill Barnes, Emporia Enterprises Representative
Dan Slater, Lyon County Representative
Rob Gilligan, City of Emporia Representative
Mel Scheller, At Large Representative
Mike Sikes, Emporia Chamber of Commerce Representative
Jim Kessler, City of Emporia Representative
Pat Wiederholt, Lyon County Representative

Ex-officio Members

Mark McAnarney, City Manager (Interim)
Jeanine McKenna, President Emporia Area Chamber of Commerce
Marc Goodman, County Attorney, Lyon County
Blaise Plummer, City Attorney, City of Emporia,
Casey Woods, Main Street Director
Werner Golling, Emporia State University
Dean Hollenbeck, President, Flint Hills Technical College

Officers and RDA Staff

Rob Gilligan, Chair
Jim Kessler, Vice Chair
Jeanine McKenna, Secretary
Mark McAnarney, Treasurer
Kent Heermann, President
Robin Nelson, Executive Assistant

COVER PHOTO

EXECUTIVE SUMMARY

METRICS

FUTURE LOOKING STATEMENTS

RETURN ON INVESTMENT

RECRUITMENT & EXPANSION PROJECTS

in the City of Emporia 1995-2013

| Years | Investment | Building Size (sq. ft.) | Jobs |
|--------------|----------------------|--------------------------------|--------------|
| 1995-99 | \$49,554,534 | 494,277 | 547 |
| 2000-04 | \$97,059,269 | 797,985 | 324 |
| 2005-09 | \$545,535,467 | 634,461 | 191 |
| 2010-13 | \$104,440,000 | 58,445 | 377 |
| Total | \$797,589,270 | 1,985,168 | 1,439 |

In early March 2013 the RDA held a meeting at the Granada Theater highlighting the accomplishments of the last twenty years. The former RDA Chairs Dale Davis, Mike Castello, Senator Jeff Longbine and current RDA Chair Jon Geitz discussed the past, current and future of the RDA and economic development. When the RDA was created insufficient funding was in place to compete. After competing for the Cessna project in 1994 and the passage of a ½-Cent City Sales Tax for property tax relief and industrial and economic development.

The twenty year result is over **\$797,589,270** in new capital investment, the addition of **1,985,168** sq. ft. of new buildings and over **1,439** new full-time direct jobs.

EXISTING/NEW BUSINESSES

HOSTESS BRANDS

DETROIT DIESEL REMANUFACTURING

FANESTIL'S

SIMMONS PET FOOD

H.J. BKER

DYNAMIC DISCS

HOPKINS MANUFACTURING

PROJECT BYRD

PRATT INDUSTRIAL

RETAIL/COMMERCIAL DEVELOPMENT

HISTORICAL BRECKENRIDGE HOTEL & CONVENTION CENTER

EMPORIA PAVILIONS

FLINT HILLS MALL

NEW PROJECT LEADS

KDOC/TEAM KANSAS

Leads

Marketing Efforts

KCADC Animal Health Corridor

MTL – ESU, FHTC

Homecoming Dinner – ESU, KMS, Brent Thomas

TARGET MARKETING

APPLIED MARKETING

First Contract

Second Contract

EMPORIA ENTERPRISES

UPDATE OF AVAILABLE INVENTORY

Developable

Raw land

INFRASTRUCTURE

KDOC – Access

CITY OF EMPORIA

Water Mains

Sanitary Sewer

Fiber Optic

PURCHASE OPTIONS

Price Tract

Reason that drove the option

Block Block

Block J.T. announced in Lawrence

Fowler-Frey Tract

H.J. Baker

Option expires March 31, 2016

H.J. BAKER

ICA approved

Real estate transfer to City then will be transferred to H.J. Baker

An inventory of industrial sites is available in Park III and Park IV. Currently, there are no available sites owned by Emporia Enterprises with rail access.

Emporia Enterprises obtained a purchase option on a 318-acre tract in northeast Lyon County along the east side of the Burlington Northern Santa Fe railroad tracks between Road 200 and 210 and Road S. The site has rail access, a 100,000 gallon water tower on site, a 24” high-pressure natural gas main adjacent to the property and close proximity to electricity.

Over the first half of 2014 this site will be evaluated and plans presented to the Lyon County Commission and the Emporia City Commission for the proposed acquisition and development.

It takes years to acquire purchase-options on sites, plan to install infrastructure to a site, budget the funding for the infrastructure. Once the infrastructure is in place or a plan to install infrastructure prior to development, then the sites are competitive.

As mentioned earlier in Park III, Warren Way will be constructed in 2014. That final infrastructure development has all the remaining lots in Park III “shovel ready: with all infrastructure to the lot lines.

With the development of Fanestil just west of Emporia on Highway 50 the City Commission is proceeding in constructing sanitary sewer mains to serve Fanestil’s needs and extend the sewer main to the southeast corner of Park IV, which is a 151-acre tract northeast of the intersection of U.S. Highway 50 and Road F.

Water will also be extended adjacent to the Fanestil development and will loop Park IV on the south and west of the park, then connecting to the water main on the north side, which will loop the entire Park IV with water.

Early in December 2013 the City of Emporia and Lyon County agreed to participate in a corridor study with the Kansas Department of Transportation on West Highway 50 adjacent to Industrial Park IV. The local match is provided by Emporia Enterprises, which needs the study to continue the orderly development of Park IV located on the north side of West Highway 50 east of Road F.

The Kansas Department of Transportation (KDOT) has jurisdiction over access to U.S. Highway 50 from Park IV. We are being proactive to have a plan in place when time is of the essence on working with an active prospective business.

FORWARD LOOKING STATEMENT

Planning year, annually, 5-year, 10-year, 20-year

The resources are available to strengthen the marketing program, develop our existing inventory of property to be ready for development with a closing fund in landing projects to Lyon County and the Emporia area. We will need to broaden the fund participation from Lyon County in site acquisition and infrastructure development in order to be competitive.

Purpose of the Industrial Sales Tax

Job Creation – incentives for those project that add quality jobs (greater average salary for Lyon County) adds to the Real Property Tax Base.