

Leavenworth County

Community Outlook

October 12, 2022



LEAVENWORTH COUNTY
DEVELOPMENT CORPORATION

Prospects and Leads- October 2022

***** **New Projects (1 Active)** *****

Project Multiple- requests for four different projects. (DOC-Barb)

*******On Going Projects (16 Active)** *****

Project Trunk- existing Leavenworth business interested about 3 acres for expansion.

Working with the business and city. (LCDC-direct)

Project Harbor- biopharma manufacturer looking for at least 100 acres of shovel ready land to build in three phases a 900,000 SF facility. Did not submit (KCADC-Emily).

Project Heat- client requested information on the Leavenworth Business & Tech Park and the Gary Carlson Business Park with interest in about five acres to building a 5,000 SF facility. Working with the LCPA on Lot 7 in the Gary Carlson Business Park. (LCDC-direct)

Project Play- existing business interested in purchasing a lot in UHBC to build a 10,000 SF building. Will work with the Port Authority, (LCDC-direct)

Project Stairs-Existing company in Leavenworth interested in purchasing a building for expansion. Working with the City and the State. (LCDC-direct)

Project Singularity- Active again with 3rd new parameters. Manufacturer looking for 50 acres on a greenfield site. Submitted LBTP & newly requested information. (DOC-Randi)

Project Part- retailer looking for 10K-15K SF. After communication with the 4 cities and the county, there were two buildings and a site submitted. (LCDC-Mainstreet).

Project Quatros- business interested in purchasing a lot in UHBC for a warehouse/distribution building for an existing business. Working with LCPA (LCDC-direct).

Project Slat-manufacturer looking for 50-80 acres to build a new facility. Submitted the Leavenworth Business & Tech Park. Request for more information. (DOC-Randi).

Project Scott- existing service company interested in a lot in UHBC to build a 2400 SF building for their growing company. Purchased lot adjacent to UHBC. Working with them on an E-community loan (Direct-business).

Project Air-light manufacturer interested in property where they would build a 50K-60K SF facility. Sent requested information on properties in the Gary Carlson Business Park and the Tonganoxie Business Park. (Direct-builder)

Project Arch –Re-activated project for which LV Business & Technology Park was submitted. Short listed in the KC metro. On hold until fall. (KCADC–Chris)

Project Brady- Commercial business interested in Basehor. Going through permitting phase and will apply for Spec Bldg loan program (LCDC-Lisa)

Kansas Veterans Home- 25-50 acres; \$30 million (65%-Fed; 35%-State); 125 jobs. Steve submitted packet on a 30-acre site in LV on behalf of property owner and City. Decision to be made by Sept. 1st.(LCDC-Steve)

Project Koala- International metal fab company. Progress has slowed, but they plan to re-focus in a few months. (KCADC-Chris/Commerce-Randi)

Project Bright-International company interested in 10 acres to build 50,000 sf facility. Company doing due diligence in Tonganoxie. Moving forward and will hopefully know more sometime during this quarter. (KCADC-Kim)

Sources and Results

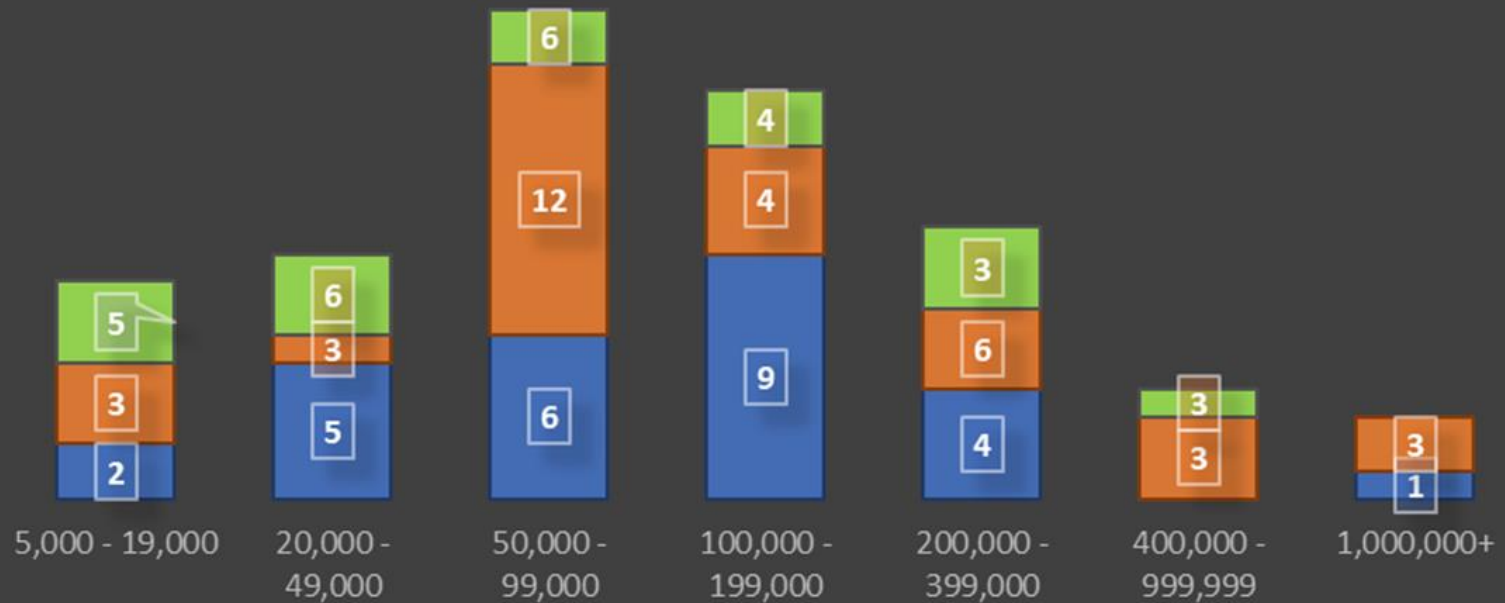
	2022	2021	2020	2019	2022 ('21) Lead Source
Leads	47	64	85	60	Commerce- 20(29)
Prospects	21	24	45	36	KCADC- 7(17)
Visits	2	5	4	4	LCDC- 19(14)
Locations	3	3	3	2	City/Chamber/Main Street-1(4)

Locations:

- Stripes Global in Leavenworth
- DL Granite & Design in the Urban Hess Business Center in Tonganoxie
- IST purchased a lot in the Urban Hess Business Center in Tonganoxie

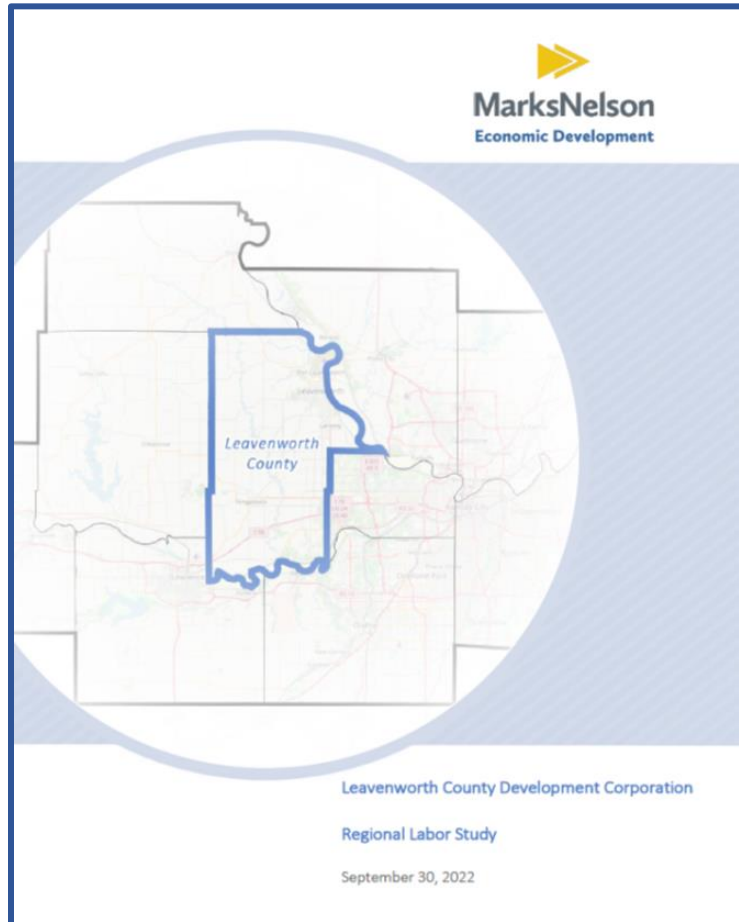
INDUSTRIAL BUILDING REQUESTS BY SIZE 2018-2022

■ 2018-2019 ■ 2020 - 2021 ■ 2022 to date



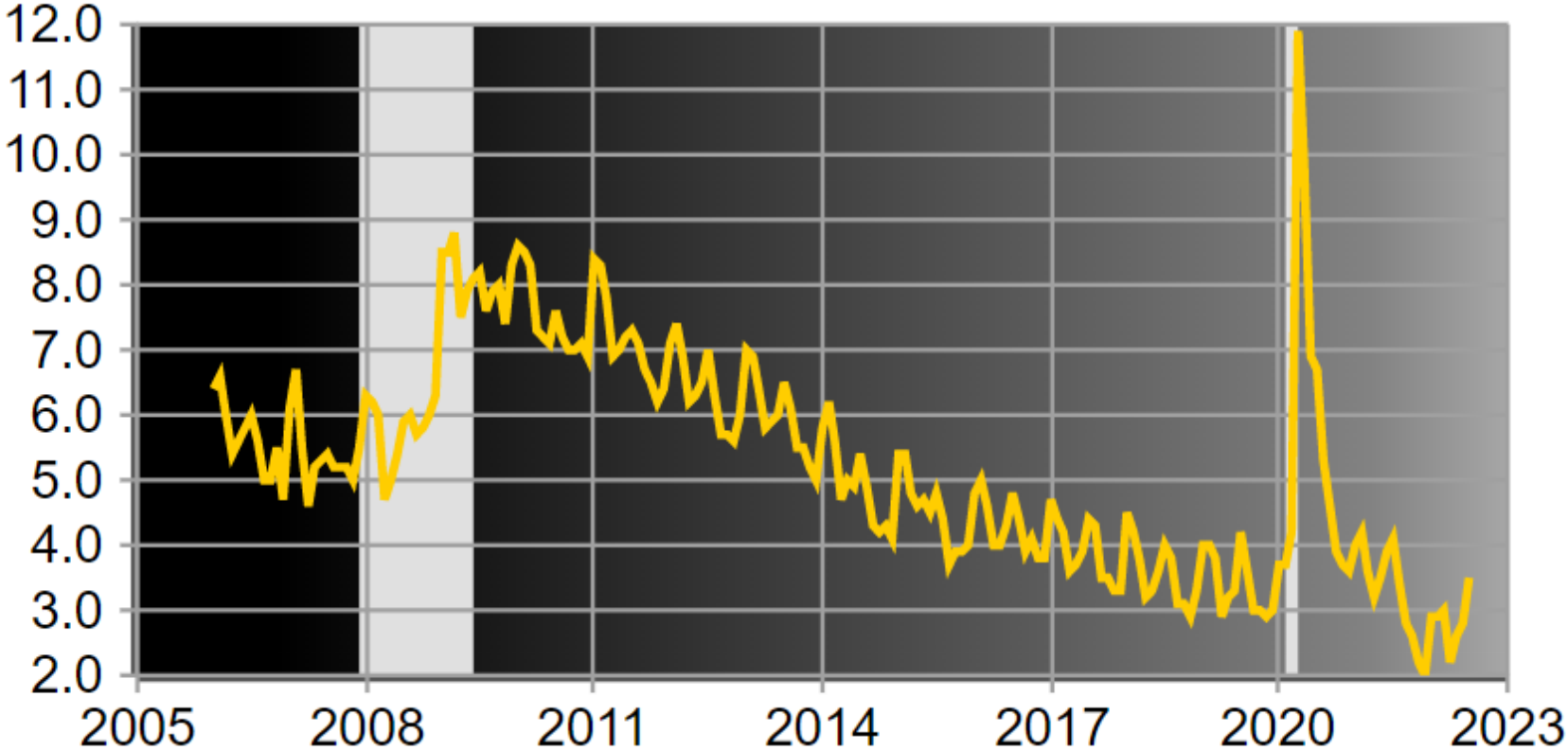
- 2018-2019: 27
- 2020-2021: 34
- 2022 to date: 27

Labor Update



- 2,272,019 in labor shed
- 10 counties and 3 MSA's
- Expected growth 2.2%
- Net exporter of jobs

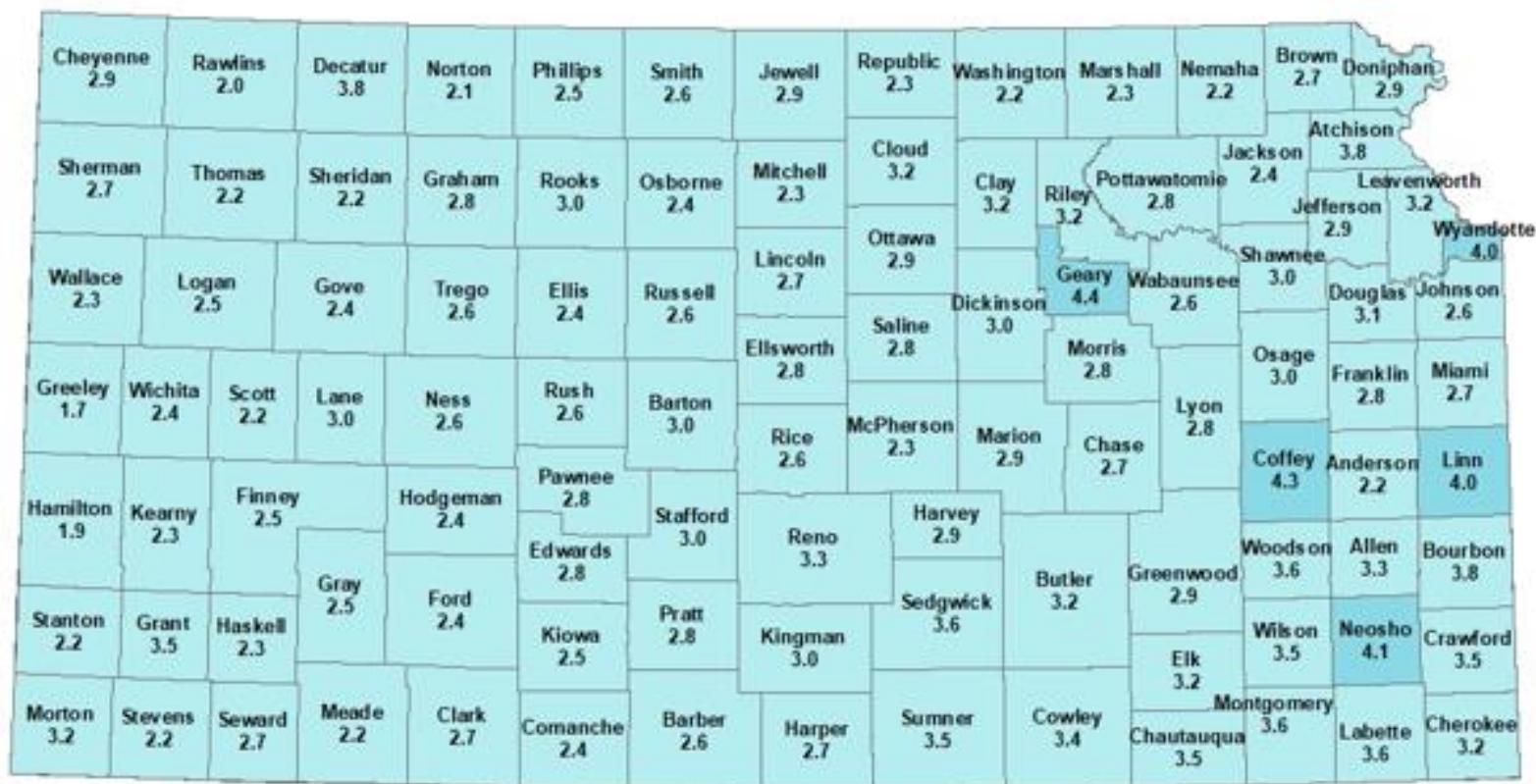
Unemployment Rate - Leavenworth County, KS - Civilian Labor Force (not seasonally adjusted)



Source: CEDBR, BLS - LAUS



AUGUST 2022 UNEMPLOYMENT RATES



Note: County unemployment rates are only available not seasonally adjusted

Source: Kansas Department of Labor, Labor Market Information Services and the Bureau of Labor Statistics; Local Area Unemployment Statistics (LAUS)

Created: September 2022



Workforce Challenge

- Great resignation
 - Wage stagnation
 - Inflexible remote-work policies
 - Re-evaluation
 - Childcare
- What's being done:
 - Bonuses
 - Flexibility
 - Childcare
 - Housing
 - Automation

Basehor



Tonganoxie





Lansing



Leavenworth





LEAVENWORTH COUNTY DEVELOPMENT CORPORATION

Lisa Haack
Executive Director
Lhaack@LVcountyED.org
(913)727-6111
www.LVcountyED.org