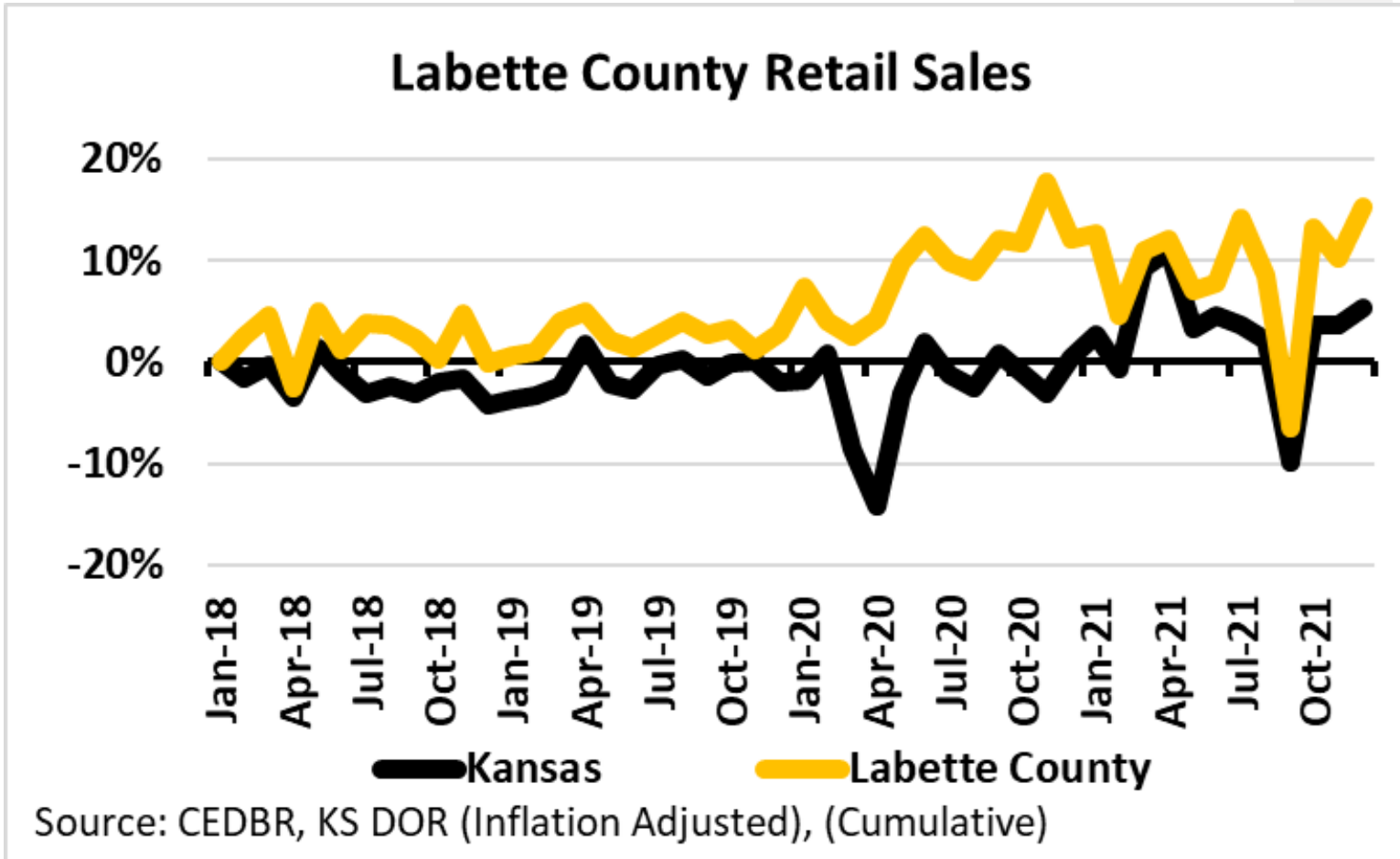


WELCOME



SEASONALLY ADJUSTED RETAIL SALES



THE REALIGNING OF ECO DEVO



HOUSING



WORKFORCE

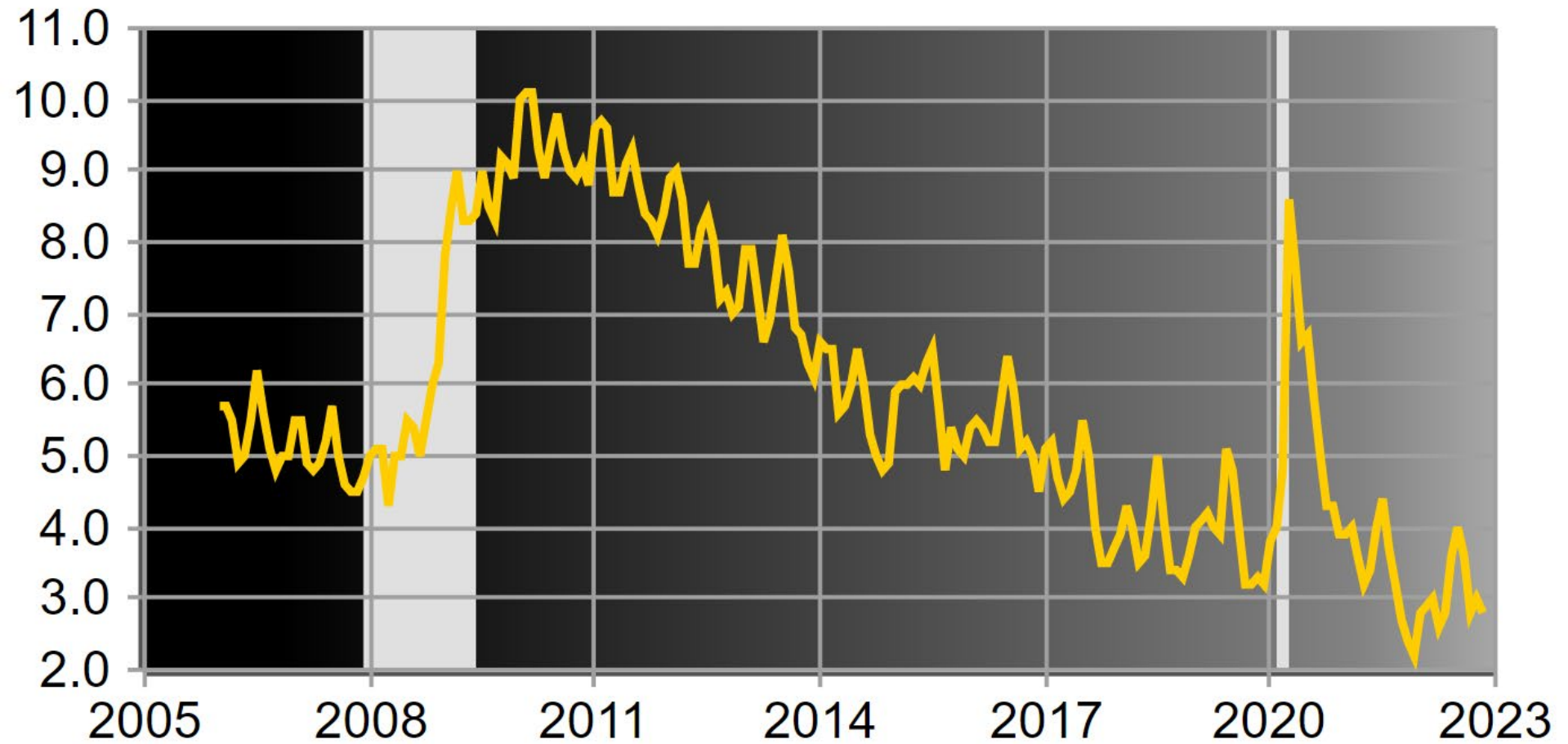


CHILD CARE

| Annual Pay by Industry | | | | | | |
|---|-----------------|-----------------|-------------------|-----------------------|-----------------|-------------------|
| | Kansas | | | Labette County | | |
| Industry | 2020 | 2021 | Difference | 2020 | 2021 | Difference |
| Natural resources and mining | \$47,877 | \$50,232 | 4.9% | \$39,053 | N/A | N/A |
| Construction | \$59,181 | \$60,930 | 3.0% | \$49,097 | N/A | N/A |
| Manufacturing | \$62,962 | \$64,611 | 2.6% | \$46,254 | \$48,511 | 4.9% |
| Trade, transportation, and utilities | \$46,011 | \$47,904 | 4.1% | \$40,832 | \$43,133 | 5.6% |
| Information | \$74,373 | \$82,023 | 10.3% | \$34,560 | \$38,490 | 11.4% |
| Financial activities | \$75,372 | \$81,560 | 8.2% | \$43,765 | \$45,434 | 3.8% |
| Professional and business services | \$69,554 | \$71,476 | 2.8% | \$45,589 | \$45,373 | -0.5% |
| Education and health services | \$48,508 | \$50,955 | 5.0% | \$30,871 | \$34,686 | 12.4% |
| Leisure and hospitality | \$18,046 | \$19,928 | 10.4% | \$15,309 | \$15,520 | 1.4% |
| Other services | \$39,117 | \$41,167 | 5.2% | \$21,758 | \$20,675 | -5.0% |
| Total | \$51,490 | \$53,414 | 3.7% | \$39,085 | \$40,830 | 4.5% |

Source: CEDBR, BLS - QCEW

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



HOUSING

BUILDING

THE

THREE LEGGED STOOL



DEMOLITION



IN-FILL



NEW CONSTRUCTION

HOUSING

BUILDING THE THREE LEGGED STOOL

Demolition



In-Fill

**NEW
CONSTRUCTION**

Reaching a peak population of 16,000 plus in 1920, Parsons has many home reaching the century mark that have simply outlived their time or have gone into disrepair. The City Commission has approved a minimum of \$250,000 from the economic development fund to be put into all three housing priority areas.

TOOLS

- Limited tools coming into 2018
- Department of Commerce trying
- Mother of invention...
 - RHID up to 25 years
 - RHID added SB-90 – downtown living
 - MIH grants
 - New funding
 - \$650,000
 - Tax Credits – MIH
 - Housing Study





CREATED 2021



The land bank was created in late 2021 to address the needs of properties that have back taxes and could be moved more quickly and efficiently back into a repurposed use. This would bring them back on the tax roles while creating a mid-level stock of houses sorely needed in the community to house the ever growing industrial workforce. Currently as many as five manufacturers in the City have shelved plans for expansion needing as many as 500 new employees.

\$20,000 of Eco Devo funding was dedicated in late 2022 and also budgeted for in the 2023 budget. This funding will allow a part-time person to concentrate their time on land bank issues. Early priorities include a “targeted” list of properties by cross referencing the weed variance list with tax delinquent properties in sought after areas, these targets will be presented to the land bank board.



DEDICATED FUNDING TO LAND BANK STAFF

DEMOLITION

- Dedicated \$40,000 of current Eco Devo budget to go towards demolition in the next 12-16 months
- Identified “target” properties through weed abatement letters and tax sale comparisons
- Utilize these funds in conjunction with additional grants or cooperative agreements to exponentially move the needle forward



IN-FILL

Purpose driven infill is a must to address the challenge of a housing market built for a population exceeding the current residents. This does not always mean new housing, however, that will be the priority.

In addition to new houses effective and thought out in-fill could mean yards for current houses, parks or green space adding to the overall quality of life. This will be an additional priority of the Land Bank as they consider properties to be repurposed or rehabilitated.

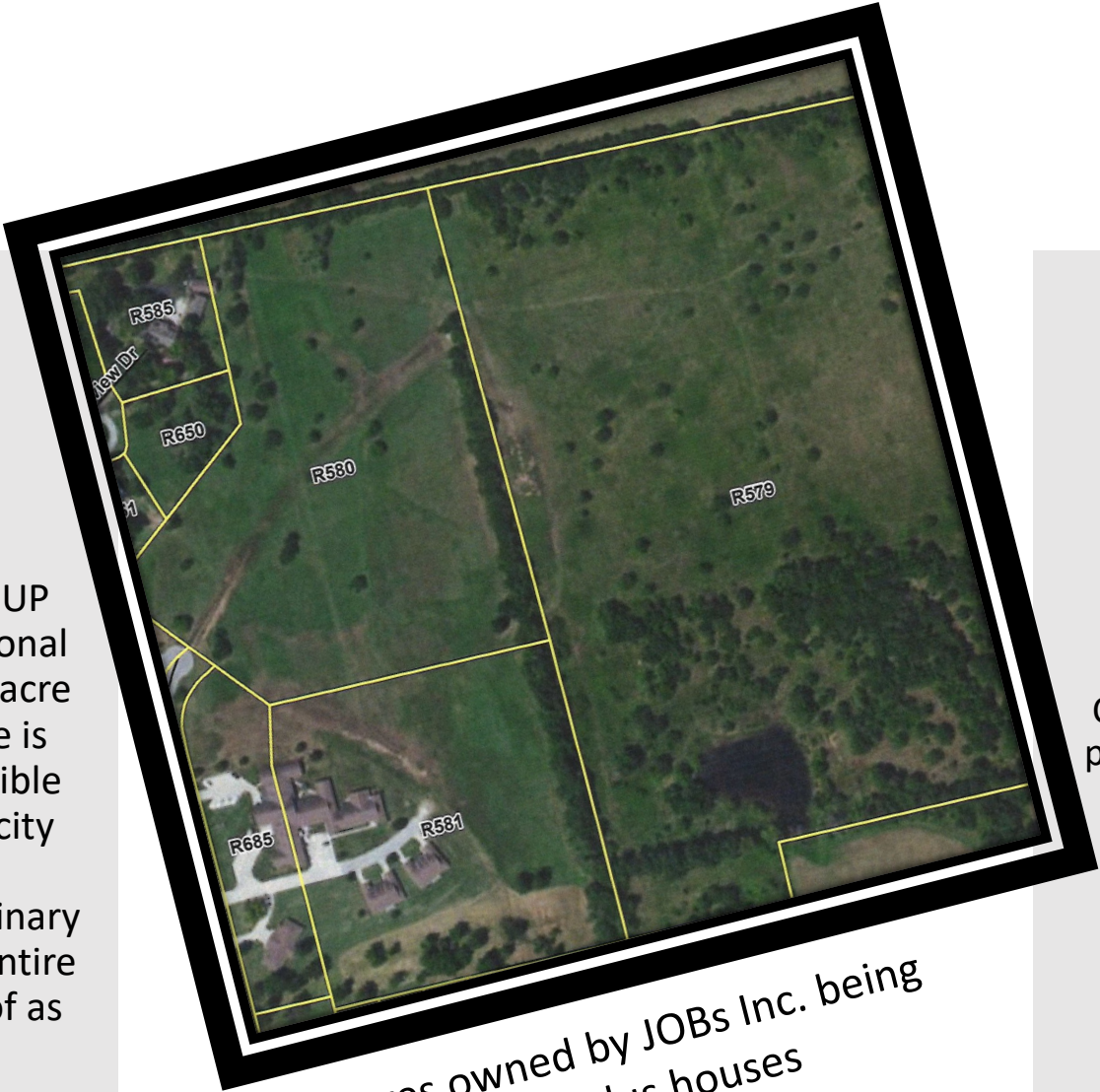


NEW HOUSING



JOB'S INC.

Partnership and loan from the City's UP fund for \$100,000 to secure an additional 11 acres connected to the original 34 acre parcel planned for development. Site is inside city limits and would be accessible immediately by all utilities including city owned water and sewer systems. Partnership allows platting and preliminary engineering to be completed on the entire 34 acre site for future development of as many as 100-plus homes.



34 Acres owned by JOBs Inc. being
platted for 100-plus houses



34 ACRES PLATTED AND ENGINEERED

In cooperation with JOB's Inc. as the land owner the City has contracted with BG Consulting to complete a 2-phase engineer project for infrastructure and platting of the entire 34 acres of land. This will include preliminary platting, future utility and infrastructure location in addition to lot location and future home numbers within the development. The city commission approved funding for this along with the additional funding approved for the land bank and demolition of structures.

TEAM PARSONS



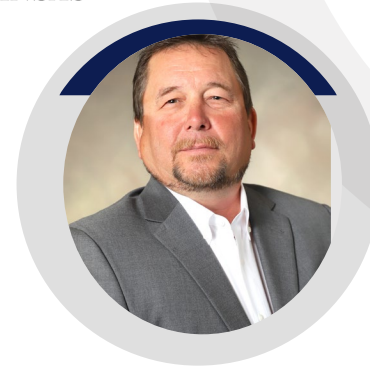
JOAN VITT

Joan has been named the Land bank manager for the City. She identifies and researches targeted pieces of property for consideration of the Land Bank. She also assists those wishing to donate or apply for land to/from the Land Bank



LAURA MOORE

Laura is the Community Development and Planning and Zoning Director for the City. She is also a full time grant writer. Laura's department can assist in zoning issues or other location challenges for new housing or businesses.



JIM ZALESKI

Jim is the Director of Economic Development for the City of Parsons and sits on the Land Bank Board. He is also an ex-officio board member of JOBs Inc. and the PCDC boards, he has been with Eco Devo 5 years and with the City for 15 years.



TYLER RIGGS

Tyler is the Code Enforcement Officer for the City and serves as the eyes and ears of the City on the street. In addition to his code enforcement duties He arranges site visits for those interested in applying for a land owned by the Land Bank

This initiative also has access to the City's in-house legal department as well as other City resources



THANK YOU



JZALESKI@PARSONSKS.COM

