



# Water connection moves forward

Providing affordable water to tenants located at the Great Plains Industrial Park has been a major point of discussion for board members since they first started the property acquisition process. The existing water plant, built in 1941 and located on the Neosho River, is at the end of its functional life. Its extensive distribution system requires a lot of flushing to keep chlorine residuals within state standards, which means far larger quantities are produced than are needed for the limited tenants in the park.

Several studies of the water system, distribution systems and waste water system have been conducted to help Great Plains better understand the most economical and functional options for the future. Funded by the Office of Economic Adjustment (OEA), each study took a more focused look at what was needed.

All studies indicated that connecting to the City of Parsons' water distribution was the best option, allowing the antiquated water plant to be

mothballed and many miles of distribution lines to be shut down.

During multiple conversations with city staff it was decided that there were also benefits for the city.

Having a new large user at the east end of its water line is desirable by helping prevent stagnation, and the city will sell to Great Plains, a public water supply district, just as it does to the rural water districts it already serves.

A pre-engineering report was completed by Olsson Associates, a primary engineering company for the city, which outlines the project, the compatibility of the two systems and expected costs.

Phase I of the report makes recommendations for laying a connecting line from Main St. and Rooks Rd., south for one mile to 23000 Rd., where a meter and booster/chlorine station would be installed. A new water line will then be laid for one-mile east to water tower No. 1. (See graphic on page 2.)

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(Photo courtesy of TSE)

Great Plains contract engineer (left) and interim executive director Ann Charles provided a project site tour for visiting engineers.

# Marketing brochures target industries

New brochures are being pushed across America to two specialty groups that are prime prospects for the Great Plains Industrial Park. Using the grant-funded skills of the Advanced Manufacturing Institute (AMI) of K-State, pieces were created for both military equipment storage and fire-

arms/ammunition manufacturing.

With the drawdown of military forces in Afghanistan the U.S. is shipping home huge volumes of equipment and materials, with little space to store them. AMI has used its sources to identify more than 300 TACOM (U.S. Army

Tank-Automotive Command) sites responsible for handling the influx of equipment and vehicles of all kinds.

Great Plains is specifically marketing 338 acres contained within the 1500 igloo area, which already has an internal road system as well as rail access and a secured perime-

ter; however other sites are also available.

The other brochure targets the manufacturing of firearms and ammunition, which has long been included in the Master Redevelopment Plan. The site of the former Kansas Army Ammunition Plant

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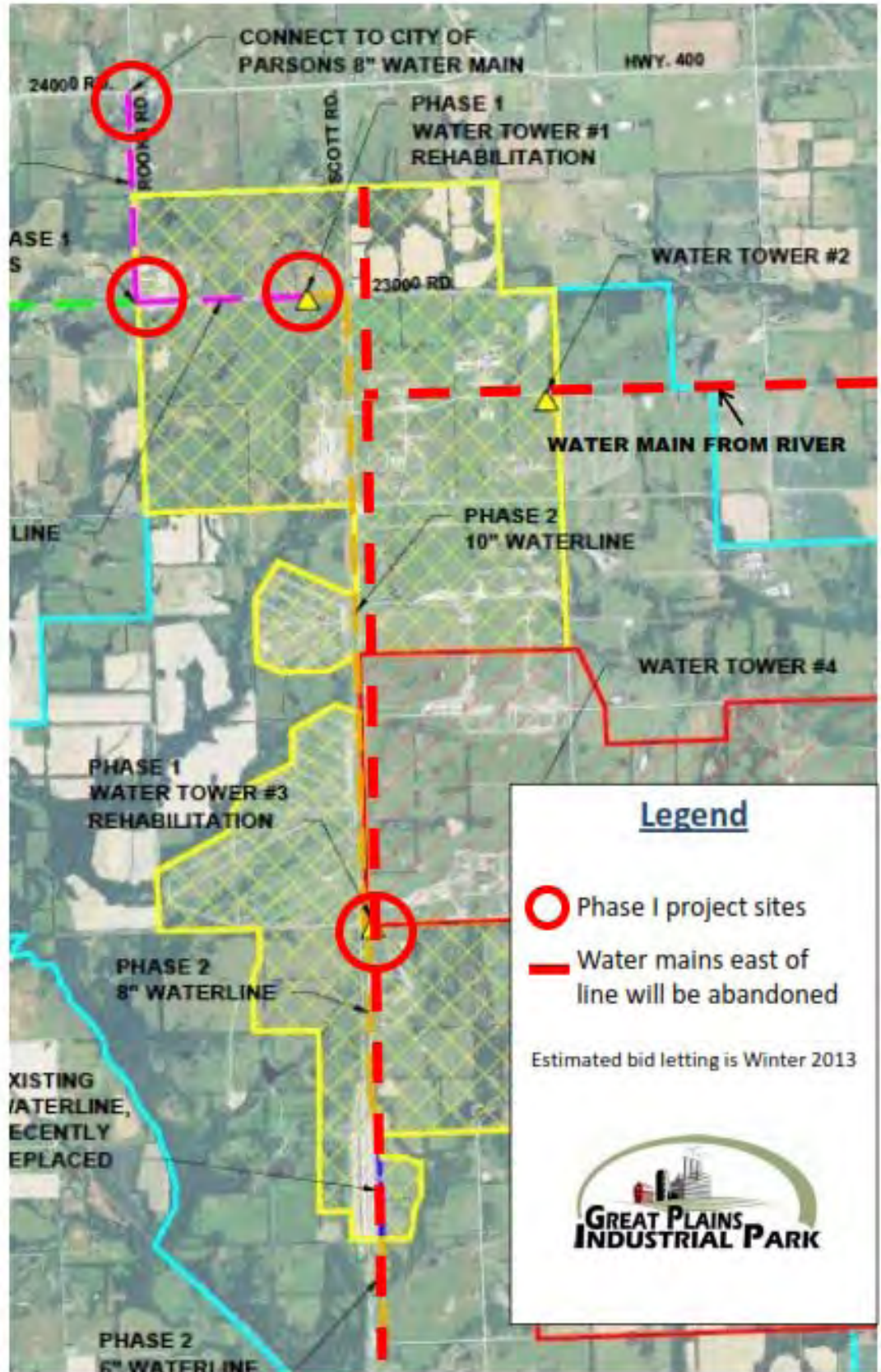
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# Shhh...



There has been a lot of activity in responding to inquiries about the industrial park. The ability

to store explosives has drawn interest, as well as various storage opportunities. While we can't share the names of prospects that knock on our door it is important for locals to remember that the stranger they see at the convenience store or a restaurant could be someone checking out the community. Please remember that every resident is an ambassador who could have an impact on the success of Great Plains.



## Marketing... (continued from pg. 1)

offers ready storage for explosives as well as other compatible advantages.

While the staff of Great Plains is still focused on get-

ting a solid foundation laid to insure long-term success for the organization a parallel effort is being made to attract prospects.



## Water... (continued from pg. 1)

Located on Scott Rd. (formerly Road D), water towers Nos. 1 and 3 have not been used for about 10 years and Phase I will include rehabilitation of both to insure adequate water supply and pressure. After the connection is complete the water plant and water tower No. 2 (the only one currently in use) will be shut down. The valves on all water lines east of Scott Rd. will also be closed.

At that point water will flow from Main St., east to Scott Rd., and then south to the rail yard where Progress Rail Services is located. Phase II of the project will be to replace the water main along Scott Rd. and Phase III is to address the wastewater system.

Eliminating unused water lines will provide Great Plains

with a substantial savings in repairs and flushing. Additional lines will be installed to meet incoming industry's water needs.

A Request for Proposal for the engineering and surveying portion of Phase I was sent out to 24 engineering firms in February, and eight responses were received. Representatives for six of those companies attended an on-site tour of the project in March and two of the eight firms are currently being interviewed.

An OEA grant has allowed Great Plains to contract with a consulting engineer to assist with this project and John Bailey, El Dorado, was selected.

See more about OEA on pg. 4

## The search for a CEO

Finding a top-notch CEO to carry Great Plains into the world of mega-site industrial parks is the priority for the Great Plains board of directors, which recognizes that a unique individual is needed to actively market and manage this 6,800 acre jewel of Kansas.

Jorgenson Consulting won the confidence of the search committee to find that person and the company's managing director, Charlie Webb, immediately started the quest.

Webb created an Opportunity Profile, after spending several days in the county, and returned to the Denver area to promptly begin the search and to conduct initial telephone interviews. The search committee anticipates a first round of in-person visits with the top

candidates in late April or early May and is hopeful of having a new CEO in place sometime in June.

The search has been announced nationally, but is focused on the multi-state region where a candidate is most likely to understand the opportunities and advantages of living in a more rural part of America. With four metropolitan areas within a two-hour drive, Webb is telling candidates that Labette County offers the best of two worlds: living in rural America while working on an amazing project with so much potential.

The search committee consists of Great Plains board members: chair Carolyn Kennett, Montie Taylor, George Knox and at-large member Scott McLaughlin.



A redecorated suite of offices will greet the new CEO at Great Plains. Employee Martin Bartholomew reassembles furniture after paint and carpet were completed.

# What is OEA?

The Office of Economic Adjustment (OEA) is a division of the Department of Defense funded by Congress to assist BRAC communities with military base realignments and closures.

To receive assistance each BRAC site is required to designate a Local Redevelopment Authority, comprised of local government and community members. Locally that included Labette County, the City of Parsons, JOBS Inc. and local business people. The

property transfer process can only move forward once OEA provides its official designation for the group.

Once in place, OEA provides guidance through the complicated process by funding much of the transfer and by providing a personal representative to each BRAC site to navigate the complexities.

To date, OEA has provided Great Plains with \$4.3 million dollars on a 90 percent grant, matched with 10 percent non-federal funds. The majority of

the non-federal funding came initially from Labette County, totaling \$207,725 with nearly half in personnel and account processing services. For the past four years the support has come exclusively from the City of Parsons, totaling \$337,091, with nearly all of it provided through office space in the Business Incubator Center.

Other early contributors included JOBS Inc. (\$40,580) and Day & Zimmermann (\$15,000).

Now that the property has transferred and other sources of revenue are available, OEA assistance is expected to begin decreasing.



## Funding Sources for Great Plains Development Authority

Source	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Labette County	20,000	21,032	57,034	83,716	25,943	-	-	-	-	207,725
Cash	20,000	3,352	838	14,743	19,657	-	-	-	-	58,590
Business Development Funds	-	-	39,000	60,000	-	-	-	-	-	99,000
In-Kind Services	-	17,680	17,196	8,973	6,286	-	-	-	-	50,135
City of Parsons	20,000	35,648	21,325	29,495	33,811	49,500	49,104	49,104	49,104	337,091
Cash	20,000	10,648	2,662	13,536	18,047	-	-	-	-	64,893
In-Kind Services	-	25,000	18,663	15,959	15,764	49,500	49,104	49,104	49,104	272,198
JOBS Inc.	35,580	-	-	5,000	-	-	-	-	-	40,580
Day & Zimmermann, Inc.	10,000	-	-	5,000	-	-	-	-	-	15,000
State of Kansas	-	-	-	750,000	-	-	-	-	-	750,000
U.S. Dept. of Labor	-	500,000	-	-	-	-	-	-	-	500,000
Office of Economic Adjustment	-	418,000	-	914,958	1,119,191	535,654	454,429	424,912	424,912	4,292,056
<b>Total</b>	<b>85,580</b>	<b>974,680</b>	<b>78,359</b>	<b>1,788,169</b>	<b>1,178,945</b>	<b>585,154</b>	<b>503,533</b>	<b>474,016</b>	<b>474,016</b>	<b>6,142,452</b>

**NOTES:**

**Labette County** in-kind services include accounting, employment and local legal.

**City of Parsons** in-kind services include offices, furniture, phone system, internet and email service, meeting space, utilities, etc.

**JOBS Inc.** is a private not-for-profit economic development organization in Parsons KS.

**Day & Zimmermann, Inc.** was the contract operator of KSAAP.

**State of Kansas** funding was a one-time grant for road and entry improvements for the future industrial park.

**U.S. Dept. of Labor** funding was a one-time grant for various labor/community/marketing studies.

**Office of Economic Adjustment** is a division of the Department of Defense created to assist BRAC communities in overcoming base closures.

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