



L A W R E N C E

VenturePark

Presentation Outline



History of Site



Vision for Lawrence VenturePark



Where we are today



Environmental Remediation

Some orientation to the site



Farmland Industries Fertilizer Plant Circa: 1962





1994 Aerial



2001-Operations ceased & plant shuts down.

Vision with property acquisition

- Environmental Remediation
 - Continue Groundwater Remediation
 - Implement the Corrective Action Decision
- City most likely entity with ability to do this
- Important Gateway for the community
- Desire to add industrial property inventory
- Desire to return property to an employment generator for primary jobs

➤ Financing the vision

Remediation Fund - \$8.5 million

Approximately \$8 million in infrastructure

Benefit district

Deferred special assessments until lots sell

- Incentives may include land cost and/or special assessment waivers in the future on a case by case basis

2011 aerial- during cleanup

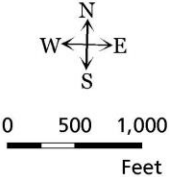
- ▶ 35 structures demolished
- ▶ Over 1600 tons of scrap metal recycled
- ▶ Approximately \$300,000 spent on this phase



City takes ownership in 2010

Site was master planned and infrastructure installed

Lawrence VenturePark Infrastructure Map



- Overhead Electric
- Gasline
- Waterline
- Fiber Network
- Sanitary Sewer
- Railways
- Lot Lines
- Existing Road
- - - Future Road
- Detention Pond
- Electric Substation



2013 Infrastructure improvements start

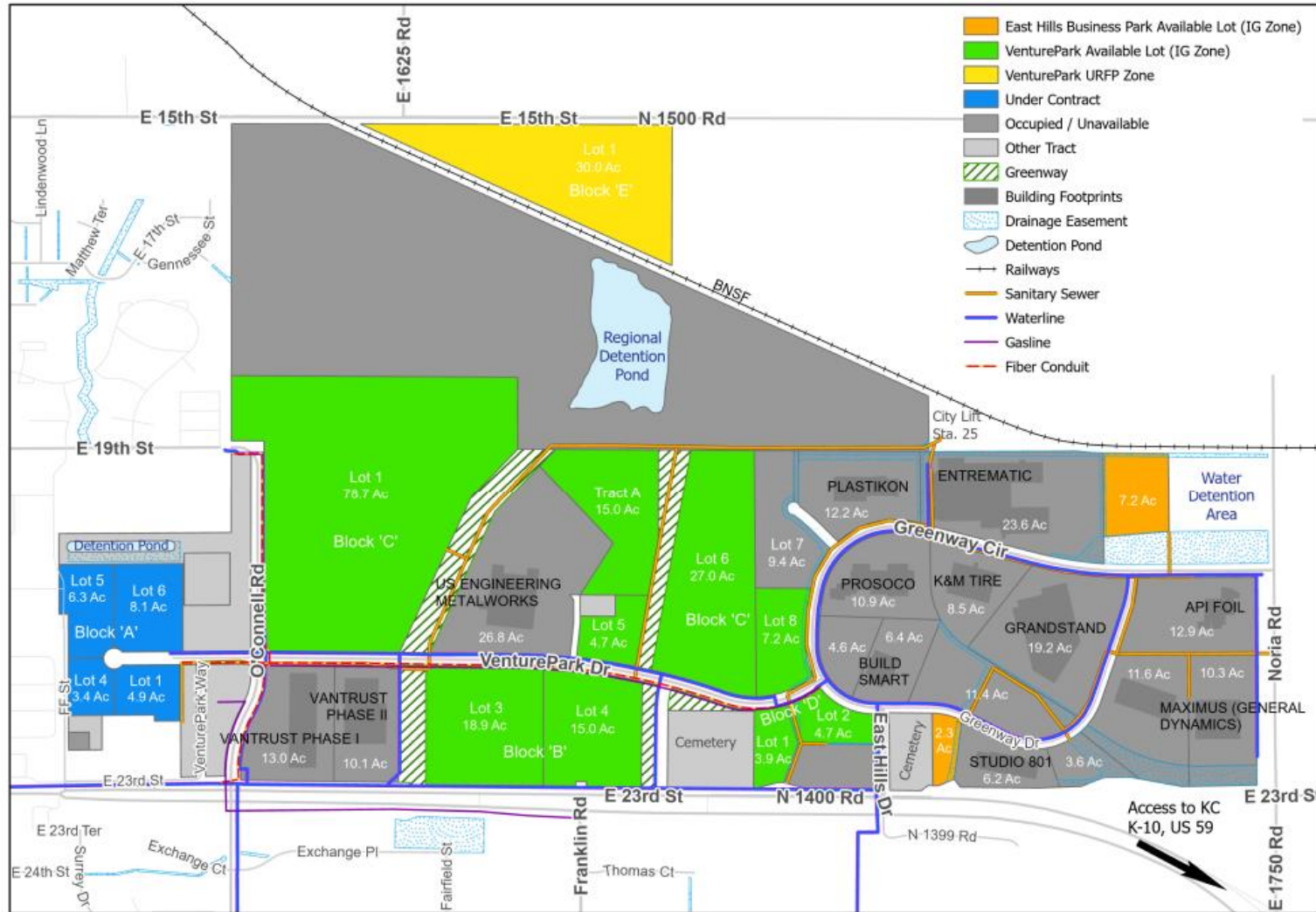
Ribbon Cutting October 2014



Before 1994 and After 2014



Today



VanTrust Real Estate completed 150,000 square foot spec building in 2018



Pretzels, Inc building completed in 2021, adding over 150,000 square feet to the park



US Engineering Under Construction, adding 160,000+ square feet March 2022



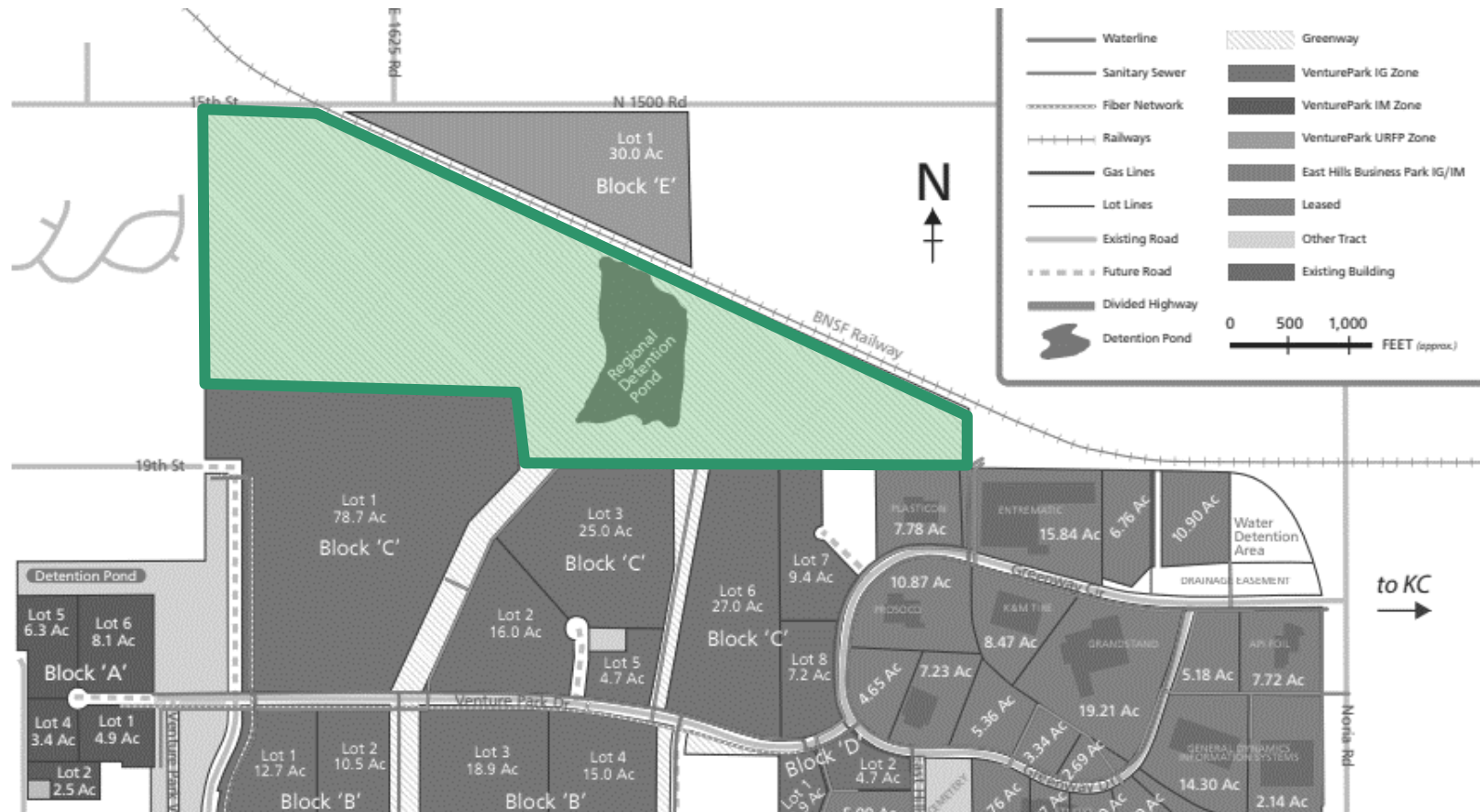
Catalyst Assistance

Authorized Catalyst Projects					
Description	Existing/New Business	Construction Type	Added Industrial Space (sf)	Project Location*	Capital Investment
VanTrust Phase I	New	New Building	153,000	LVP	\$10,200,000
VanTrust Phase II (Pretzels, Inc.)	New	New Building	150,136	LVP	\$24,000,000
VanTrust Phase III	New	New Building	250,000	LVP	\$10,000,000
Plastikon Phase I & II	Existing	Expansion	50,000	EHBP	\$3,200,000
Grandstand Phase I	Existing	Expansion	112,000	EHBP	\$5,000,000
US Engineering	New	New Building	160,000	LVP	\$15,000,000
Standard Beverage	Existing	Expansion	118,000	Timberedge Rd	\$13,500,000
Total			993,136		\$80,900,000

*LVP = Lawrence VenturePark, EHBP - East Hills Business Park

Future of the Site

Northern, unplatted acreage being considered for Municipal Services & Operations field operations campus



Remediation Spending

Received from State: \$8.5 million

Spent as of end of 2020: \$5.3 million

Future Spending: Subject to options approved in the Remediation Action Plan (to be completed in 2022).

- Groundwater containment with Nitrogen Side Stream Treatment
- Constructed wetlands, vegetative cover (Phyto remediation)
- Soil composting and impermeable capping
- Each remediation option will require long term operations and maintenance over the next 20 to 30 years. Estimated \$1-\$2 million dollars per year for operations and maintenance until remediation is complete.



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