



December 2, 2015

Diane Stoddard  
Interim City Manager  
6 East 6th Street  
Lawrence, Kansas 66044

Re: 2015 Real Estate Taxes Refund Request; Dwayne Peaslee Technical Training Center

Dear Ms. Stoddard:

As you know, the Dwayne Peaslee Technical Training Center (Peaslee Tech) acquired certain property from the Economic Development Corporation of Lawrence and Douglas County ("EDC") on May 5, 2015. Peaslee Tech's mission is to be a catalyst for economic growth providing access to technical training to a diverse community of learners to meet the current and emerging needs of our communities and employers. Peaslee Tech is an allied partner of the City of Lawrence, Douglas County, The Chamber, and the EDC.

Peaslee Tech is currently in the process of converting the building located at 2920 Haskell Avenue in Lawrence, Kansas (the "Building") into condominium units. Peaslee Tech has leased 20,587 square feet of the Building to Weld Racing and the Lawrence Workforce Center ("tenants"). Except for the space leased to tenants, the entirety of the Building is used exclusively for educational and charitable purposes, namely the Dwayne Peaslee Technical Training Center. The condominium conversion will entitle the Peaslee Center to a tax exemption for the use of the Building (except for the tenant space). Such a tax exemption is vital to the success of the Peaslee Center. Until the conversion is completed, the entirety of the Building, including the space currently being leased to tenants, is subject to taxation and will remain on the tax roll. These real estate taxes assessed against the entirety of the Building constitute a substantial sum that creates a challenge for Peaslee Tech in conducting its educational and charitable purposes.

On behalf of the Board of Peaslee Tech, I respectfully request that the Lawrence City Commission agree to refund the sum of \$11,776.30 with respect to the 2015 tax year, which sum approximates the City's tax revenue derived from the Building, except the tenant space – Peaslee Tech does not request reimbursement on taxes related to the tenant space. I enclose a summary of the real estate taxes on the Building. Any support the City Commission is willing to provide will assist in the furtherance of the Peaslee Tech's educational and charitable mission. A similar request to the Board of County Commissioners was unanimously approved on December 2, 2015.

Very truly yours,

Hugh Carter  
VP, External Affairs



**The Dwayne Peaslee Technical Training Center  
Presentation to Douglas County Commission  
December 2, 2016**

**FACILITIES/RENOVATIONS**

- April – August of 2015
- ~17,000 sq ft renovation. On time and on budget.
  - 2 Classrooms
  - 1 Construction Lab
  - Break Room
  - 1 Computer Lab
  - 1 Manufacturing Lab
  - Administrative Offices
- Lawrence Workforce Center Approximately 5,600 sq ft

**COMMUNITY EVENTS**

- United Way Kick Off event, Sept 2
- LJW Job Fair, Sept 18
- Ribbon Cutting, Sept 24
- Grand Opening, Sept 26

**TRAINING DEVELOPMENT**

- Industry Engagement and Curriculum
- Manufacturing Training
- Construction, Safety, Carpentry
- Computer Basics
- Heating, Ventilation, Air Conditioning
- Other Labs—Phase II
- Education/Training Providers
  - Neosho County Community College
  - Johnson County Community College
  - Flint Hills Technical College
- More than 40 courses/sem on training campus
- ~100 credit hrs/sem on training campus
- 22 courses at Peaslee Tech/sem
- Industry sponsored Career Building Courses (Creative Prob Solving, Conflict Res in Workplace, Financial Literacy, & Build My Career)
- ~140 cr & non-cr students in Peaslee Tech facility
- Contracting custom courses with industry

**PARTICIPANTS & COMMUNITY**

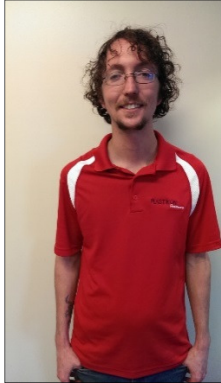
- Demographics: ~18 to 55 years of age
- Agencies: WIB, UW, LDCHA, DCF, Others
- *Technical Strength for a Bright Tomorrow Fundraising Campaign*
- Douglas County Community Foundation account has gifts from:  
Stultz Family Found., Conner Family Found, Emprise, Big Heart, LMH, Entrematic, and others

**GRANTS/GIFTS**

- Attained two MAMTC grants totaling \$30,000 and have applied for a third for \$30,000
- Written two other foundation grants, not funded
- Participating in Youth Services Grant w/ NCCC and targeted new KBOR grant with them
- Developing a second phase of giving campaign
- *Wall of Honor* under development and shared with Lawrence Workforce Center

## **PEASLEE TECH STUDENT TESTIMONIALS**

**Luke:** Studying Industrial Engineering Technology through FHTC



“..very hands on and small classes allow a lot of 1 on 1 with the teacher.”

“I look forward to seeing this place grow. It’s a really good thing for Lawrence.”

**Ramon:** Studying HVAC through NCCC



“For me it is very interesting and challenging in a good way. Learning a whole new trade is a great investment in myself.”

“I wish that I had done this sooner. I love Peaslee Tech!”

**Sierra:** Career Course and

Writing through JCCC



“The best thing about being an adult student is being able to have the resources to accomplish goals I have set for myself.”

“You have to find your level of commitment and push yourself to succeed.”

## ATTACHMENT

**Property Address:** 2920 Haskell Avenue, Lawrence, Kansas 66046

**Total Tax (2015)  
Entire Building**  
(77,000 sq. ft.): **\$66,868.28**

**Total Tax (2015)  
Allocated to Tenants**  
(15,000 sq. ft.): 20,587 sq. ft./77,000 sq. ft. = 0.26736364  
  
0.26736364 x \$66,868.28 = **\$17,878.15**

<u>Taxing Authority</u>	<u>2015 Mill Levy Rate</u>	<u>% of Mill Levy</u>	<u>x Total Tax (2014) (Entire Building)</u>	<b>Column A</b> <u>Portion of Total Tax (Entire Building)</u>	<u>x % Sq. Ft. (Allocated to Tenan)</u>	<b>Column B</b> <u>Portion of Total Tax (Allocated to Tenant)</u>	<b>Column C</b> <u>Reimbursement Request [Column A – Column B]</u>
State of Kansas	1.5000	1.5000/130.9920 = 0.01145	x \$66,868.28	<b>\$765.71</b>	x 0.26736364	<b>\$204.72</b>	<b>\$560.99</b>
Douglas County	41.0980	41.0980/130.9920 = 0.31391	x \$66,868.28	<b>\$20,979.55</b>	x 0.26736364	<b>\$5,609.17</b>	<b>\$15,370.38</b>
City of Lawrence	31.4880	31.4880/130.9920= 0.24050	x \$66,868.28	<b>\$16,073.87</b>	x 0.26736364	<b>\$4,297.57</b>	<b>\$11,776.30</b>
USD 497 Bond & Interest	10.0730	10.0730/130.9920 = 0.07693	x \$66,868.28	<b>\$5,142.03</b>	x 0.26736364	<b>\$1,374.79</b>	<b>\$3,767.24</b>
School USD 497 Lawrence	26.8330	26.8330/130.9920 = 0.20495	x \$66,868.28	<b>\$13,697.60</b>	x 0.26736364	<b>\$3,662.24</b>	<b>\$10,035.36</b>
School USD 497 Lawrence	<u>20.0000</u>	20.000/130.9920 = 0.15276	x \$66,868.28	<b><u>\$10,209.52</u></b>	x 0.26736364	<b><u>\$2,729.65</u></b>	<b><u>\$7,479.87</u></b>
Total Mill Levy:	130.9220		<b>Total Tax:</b>	<b><u>\$66,868.28</u></b>		<b><u>\$17,878.14</u></b>	<b>\$48,989.24</b>

### Total Reimbursement Request:

- |                     |                    |
|---------------------|--------------------|
| 1. Douglas County   | <b>\$15,370.38</b> |
| 2. City of Lawrence | <b>\$11,776.30</b> |
| 3. USD 497          | <b>\$21,300.47</b> |