



Catalyst Program

Potential Expansion



Recap: Catalyst Program

Catalyst:

New incentives program to stimulate economic development in Lawrence VenturePark (LVP) and East Hills Business Park (EHBP)

- **Targeted:** Industrial Development, including Spec. Buildings, in LVP & EHBP
- **Temporary: Sunsets in two years, unless renewed/extended by the City Commission**
 - Program Adopted: April 4, 2017
 - Applications accepted from April 2017 through April 2019.



Recap: Catalyst Program

- **Streamlined Approval Process:**
 - Spec development or full build-out projects meeting eligibility criteria are **automatically qualified** for the basic assistance package.

Catalyst Basic Package
50%, 10-year Real Property Tax Abatement or 70%, 10-year Real Property Tax Abatement for projects constructed to LEED Silver equivalent or higher. (LEED certification not required.)
Sales tax exemption on project construction materials
Business Park land provided at no cost (city-owned)
State provided 100% tax abatement on business machinery and equipment

Recap: Catalyst Program

- Requires development thresholds & timelines:

Program Requirements
Applicant to pay special assessments
Building size (s.f) thresholds:
15,000 expansion, EHBP
25,000 new building, EHBP
75,000 new building, LVP
Applicant to pay for bond counsel and bond issuance costs
Applicant to pay for BOTA (state) fees
Applicant = taxable entity, project = taxable use
Building permit issued w/in 18 months of execution of land transfer agreement
Project breaks ground w/in 12 months of building permit issuance



Potential Program Expansion

City Commission:

Issues of fairness/equity to industrial property owners in the remainder of the community?

- Staff Report on Potential Program Expansion: May 16, 2017
 - Available Expansion Parcels:

Catalyst Expansion: Vacant, IG Zoned Parcels		
Parcel Size (acres)	# Parcels Available	Potential Building Size (s.f.)
2 Up To 8	9	Up To 25,000
8+	5	Up To 75,000
Total	14	

- Map: [Vacant IG Zoned Parcels](#)



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Staff Support:

City Manager and Economic Development staff supports the program, subject to sunset dates and program expansions/extensions as set by the City Commission .

Requested Action:

Consider possible expansion of the Catalyst Program beyond LVP & EHBP to include all vacant, IG zoned properties within the City of Lawrence as of June 1, 2017 and a 25,000 s.f. minimum new building requirement.