



2021

City of Lawrence, Kansas

ANNUAL ECONOMIC DEVELOPMENT REPORT

City Economic Development Office

2021 Annual Economic
Development Report



Introduction

Each year, the City of Lawrence reviews and reports information on performance and compliance for active economic development programs, including participation in property tax abatements, Industrial Revenue Bonds (IRB), Neighborhood Revitalization Areas (NRA), Tax Increment Financing districts (TIF), Transportation Development Districts (TDD), and other supported programs. This information is summarized within an annual economic development report, published by the City, as required by City Code.

Starting with this 2021 Annual Report, the size and scope of the reporting will be heavily scaled down compared to previous years. As the City moves towards making measurable improvements on Strategic Plan indicators, staff time and efforts will be directed towards measuring and reporting those outcomes. Information typically seen in previous reports is still being captured and compliance from entities receiving incentives is still required.

As economic development programs involve public funding for current and future community assets, projects participating in these programs are viewed as an investment. The City analyzes the risks and returns of potential projects, selecting ones that best balance the City's economic development goals (stated in the comprehensive plan and policy) of growing the local economy with the required amount of investment.

The City supports a variety of economic development projects that utilize one or more economic development programs. The following is a summary of the active projects and support for the year.



City of Lawrence



Property Tax Abatements (Non-Catalyst)

Overview

Property tax abatements are authorized by the State of Kansas to allow municipalities and other taxing jurisdictions to reduce property taxes for a limited period to spur investment within a community. A property tax abatement on real property applies only to land and buildings and can be authorized for up to 10 years by state statute.

Eligibility and other criteria for seeking a tax abatement through the non-Catalyst process is outlined within the City's economic development policy. Projects granted a non-Catalyst tax abatement are subject to annual reporting and compliance requirements throughout the duration of the incentive period. This information is used by the City to assess the effectiveness of the projects in bringing capital investment, quality jobs and wages, and other benefits to the community.

The City currently has two non-Catalyst Property Tax Abatements: the **Grandstand Sportswear & Glassware** facility and the **Sunlite Science & Technology, Inc.** facility. Both programs met compliance requirements and received 100% of their agreed abatement amount.

2021 Grandstand Compliance Summary						
Compliance Category	Description	Target	Actual	% Compliance (Actual/Target)	Weight	Overall Compliance
Capital Investment	Cumulative Capital Investment (as of Dec 31, 2021)	\$4,940,000	\$23,952,605	485%	0.25	121.22%
Job Creation	Full-Time Employment (FTEs)	126	190	151%	0.25	37.70%
Wages	2021 Wage Floor (\$13.73 per hour)	100%	100.00%	100.0%	0.125	12.50%
	Average Company Hourly Wage	\$16.73	\$26.08	156%	0.125	19.49%
Health Benefits	Employer Provided Health Care Coverage (minimum of 70% employer paid premium)	100%	100%	100%	0.25	25.00%

2021 Sunlite Compliance Summary						
Compliance Category	Description	Target	Actual	% Compliance (Actual/Target)	Weight	Overall Compliance
Capital Investment	Cumulative Capital Investment (as of Dec 31, 2021)	\$1,130,000	\$1,158,155	102.5%	0.25	25.62%
Job Creation	Full-Time Employment (FTEs)	41	9.0	22.0%	0.25	5.49%
Wages	2021 Wage Floor (\$13.73 per hour)	100%	100%	100.0%	0.125	12.50%
	Average Company Hourly Wage	\$16.59	\$36.60	220.7%	0.125	27.58%
Health Benefits	Employer Provided Health Care Coverage (minimum of 70% employer paid premium)	100%	100%	100.0%	0.25	25.00%



Property Tax Abatements (Catalyst)

Overview

Beginning in Spring of 2017, a real property tax abatement for industrial development projects could be processed through the Catalyst program, a special, temporary incentive program designed to spur economic development activity within the community. Originally authorized in April 2017 for new industrial projects constructed in Lawrence VenturePark or East Hills Business Park, the program was further expanded in June 2017 to include industrial development throughout the City of Lawrence.

The program was set to expire in April 2019. However, due to its success, the City Commission voted to extend the Catalyst program until April 2022, adding a minimum investment level for real property, and including eligibility for expansion projects proposed for VenturePark or on industrial zoned private property throughout the community. At the time of publication, the program had been further extended to April 1, 2025.

Because Catalyst is a special program, the regular provisions and processes associated with the City's economic development policy do not apply. Expedited approval is granted directly through the City Commission for projects that meet the program's eligibility requirements.

Catalyst Assistance Package
10-Year real property tax abatement: 50%; 70% if project built to LEED Silver equivalent
IRB Sales tax exemption on project construction materials
City/County owned business park land provided for projects located in LVP or EHBP.
State provided personal property tax exemption (machinery/equipment)
IRB and property tax abatement application fees and bond origination fees waived by the City.

2021 Catalyst Tax Abatements: Authorized					
Company	Start	Expires	Maximum Investment Amount Subject to Abatement	Abatement %	Ord/Res
VanTrust (Phase I)	2019	2028	\$10,200,000	70%	Ord. 9573
Plastikon (Phase I & II Expansion)	2019	2028	\$3,200,000	70%	Ord. 9430
Grandstand (Phase I Expansion)	2021	2030	\$5,000,000	70%	Ord. 9608
VanTrust (Phase II (Pretzels Inc.))	2022	2031	\$24,000,000	70%	Res. 7341
US Engineering	TBD	TBD	\$15,000,000	50% or 70%	Res. 7297
Standard Beverage Expansion	TBD	TBD	\$13,500,000	50% or 70%	Ord. 9829

2

Property Tax Abatements (Catalyst)

The following is a list of historical Tax Abatement projects (Catalyst and Non-Catalyst) and their associated abatements per year beginning in 2010:

Tax Abatements ¹										
Year	Traditional Abatement Program			Catalyst Abatement Program ²						Total
	Amarr	Grandstand	Sunlite	VanTrust Phase I ³	Plastikon Phase I & II	Grandstand Expansion	US Engineering	VanTrust Phase II	Standard Beverage	
2010	\$31,880	--	--	--	--	--	--	--	--	\$31,880
2011	\$28,686	--	--	--	--	--	--	--	--	\$28,686
2012	\$27,525	\$119,289	--	--	--	--	--	--	--	\$146,814
2013	\$27,876	\$93,682	--	--	--	--	--	--	--	\$121,558
2014	\$27,876	\$96,081	\$19,472	--	--	--	--	--	--	\$143,429
2015	\$28,593	\$99,422	\$21,182	--	--	--	--	--	--	\$149,197
2016	\$26,450	\$99,407	\$21,178	--	--	--	--	--	--	\$147,035
2017	\$27,082	\$103,715	\$22,997	--	--	--	--	--	--	\$153,794
2018	\$25,238	\$102,575	\$22,398	--	--	--	--	--	--	\$150,210
2019	\$24,728	\$118,202	\$19,999	\$123,778	\$70,663	--	--	--	--	\$357,370
2020	--	\$118,075	\$20,515	\$118,202	\$111,876	--	--	--	--	\$368,668
2021	--	\$121,764	\$21,059	\$201,413	\$114,648	\$82,496.00	--	--	--	\$541,380
Total	\$275,934	\$1,072,212	\$168,800	\$443,393	\$297,187	\$82,496	\$0	\$0	\$0	\$2,340,021

¹ Amounts shown reflect eligible amounts by tax year. NRA refunds are paid after the City receives applicable County's distributions, which are typically the following year.

² Catalyst abatements start the first full year after project completion. At the end of 2019, only the VanTrust Phase I project had been completed.

³ Under agreement with the City, Van Trust Phase I is subject to pre-determined Payment in Lieu of Tax (PILOT) payments.



Industrial Revenue Bonds

Overview

Industrial Revenue Bonds (IRBs) are an incentive established by the State of Kansas to enhance economic development and improve the quality of life. Considered a “conduit financing mechanism” whereby the City can assist companies in acquiring facilities, renovating structures, and purchasing machinery and equipment through bond issuance, IRBs can be useful to companies in obtaining favorable rate financing for their project, as well as providing a sales tax exemption on project construction materials.

IRBs are repayable solely by the company and place no financial risk on the city. When IRBs have been issued, the municipality typically acquires a leasehold interest in the underlying facility and simultaneously leases it back to the company, and the debt is repaid through lease payments made by the tenant-company on the property that have been financed by the bonds. If the company defaults, the bond owners cannot look to the city for payment.

The City had the following Industrial Revenue Bonds outstanding at the end of 2021:

2021 IRBs: Outstanding					
Company	Date of Issue	Issuing Ord. #	Year Matures	Amount Authorized	Project
Bowersock: Series 2020A (refinance of 2011A) *	May 2020	9760	2033	\$9,229,000	Hydro-Electric Facility
Bowersock: Series 2020B (refinance of 2011B) *	May 2020	9760	2026	\$6,771,000	Hydro-Electric Facility
Rock Chalk Park	Oct. 2013	8862	2023	\$40,000,000	Commercial/Recreational
VanTrust-Phase I	Dec 2018	9573	2028	\$10,200,000	Industrial Building
USE Engineering (USE Real Estate Holding LLC)	TBD	ROI 7297 issued 9-17-19 ***	TBD	\$15,000,000	Industrial Building
VanTrust-Phase II	TBD	ROI 7341 issued 10-20-20***	TBD	\$24,000,000	Industrial Building (Pretzels)
Banks Street IRB**	Dec 2020	9823	2024	\$2,000,000	Commercial Rehab
T&M Properties (Heartland)	TBD	ROI 7348***	TBD	\$6,504,000	Community Health Clinic
Flint Hills Holding Group LLC/Penn Street Lofts Housing Partners LP**	Nov 2020	9820	2021	\$12,000,000	Affordable Housing
Standard Beverage	Feb 2021	9829	2031	\$13,500,000	Commercial Expansion
Cedarhurst Senior Living Center**	TBD	TBD	TBD	\$17,000,000	Senior assisted living and memory care facility

* Included a sales tax exemption on \$600,000 to be used for repairs and improvements.

** Sales Tax Exemption IRB

*** Res of Intent authorized, but bonds not yet issued.



Neighborhood Revitalization Areas

Overview

Neighborhood Revitalization Areas (NRA) are an economic development tool established by the Kansas Neighborhood Revitalization Act (K.S.A. 12-17,114 et seq.) to promote reinvestment and revitalization of properties, which in turn have a positive economic effect upon a neighborhood and the City in general.

The NRA tool provides an annual property tax rebate (during a specified NRA rebate period) to the property owner based on a percentage of the incremental increase in property value resulting from improvements. The base property value (property valuation prior to improvements) is shielded from the rebate so during the NRA rebate period, taxing jurisdictions receive at least the same amount of property tax that would have been generated by the property had it not been improved.

NRA Distributions								
Year	720 E 9th	1040 Vermont (Treasor)	810/812 Pennsylvania (Cider Building)	1106 Rhode Island	900 Delaware	826 Pennsylvania	1101 Indiana St (HERE KS)	Total
2011	\$12,515	--	--	--	--	--	--	\$12,515
2012	\$11,982	--	--	--	--	--	--	\$11,982
2013	\$12,162	\$26,993	--	--	--	--	--	\$39,155
2014	\$12,282	\$27,438	\$25,370	--	--	--	--	\$65,090
2015	\$13,617	\$29,718	\$25,620	--	--	--	--	\$68,955
2016	\$13,537	\$29,568	\$26,286	\$11,037	\$29,876	--	--	\$110,304
2017	\$14,624	\$27,636	\$26,763	\$10,504	\$33,061	--	--	\$112,587
2018	\$14,117	\$26,512	\$26,460	\$11,753	\$32,416	\$60,791	--	\$172,048
2019	\$16,286	\$24,613	\$26,264	\$11,860	\$32,984	\$69,634	\$504,936	\$686,576
2020	\$15,723	\$18,036	\$24,305	\$12,156	\$33,298	\$73,408	\$507,070	\$683,996
2021	\$17,869	\$11,579	\$26,426	\$11,405	\$35,314	\$41,789	\$510,824	\$655,206
Total	\$154,714	\$222,092	\$207,493	\$68,714	\$196,949	\$245,622	\$1,522,830	\$2,618,414

4

Neighborhood Revitalization Areas

Seven (7) companies received NRA rebates in 2021. Overall (for all years in which a NRA rebate was given), the seven NRA revitalized properties generated an average of eighty-six percent (86%) more real property tax revenues as compared to property tax revenues that would have been realized if the properties were left in original condition.

The following table displays the “to-date” taxable values of all active NRA projects, comparing their pre- and post-development estimates:

All NRAs: To-Date Property Taxes				
NRA	Tax Revenues After Development			Tax Revenues- No Development
	Total Taxes Paid	NRA Rebate	Retained Tax	Base Tax
720 E 9th St	\$311,452	\$154,723	\$156,728	\$144,393
1040 Vermont St	\$586,985	\$221,349	\$365,635	\$253,682
810 Pennsylvania St	\$297,079	\$207,493	\$89,586	\$31,886
900 Delaware St	\$216,520	\$196,949	\$19,571	\$15,835
1106 Rhode Island St	\$92,037	\$68,714	\$23,322	\$16,918
826 Pennsylvania St	\$361,339	\$245,622	\$115,717	\$44,619
1101 Indiana St	\$1,970,936	\$1,522,830	\$448,106	\$147,481
Total	\$3,836,347	\$2,617,680	\$1,218,666	\$654,814

Tax Revenue Comparison: All NRAs			
	Base	Retained	% Gain (Loss)
To Date	\$654,814	\$1,218,666	86.1%
	<i>Unimproved Property</i>	<i>Improved Property</i>	<i>Return</i>

5

Tax Increment Financing

Overview

Tax Increment Financing (TIF) Districts are an economic development tool established by the Kansas TIF Act (K.S.A. 12-1770 et seq.) to aid in financing projects for substantial public benefit. Public benefits can include creating jobs or retaining existing employment, eliminating blight, strengthening the employment and economic base of the City, increasing property values and tax revenues, reducing poverty, creating economic stability, upgrading older neighborhoods, facilitating economic self-sufficiency, promoting projects that are of community-wide importance, or implementing the Comprehensive Plan and economic development goals of the City.

The City currently has three (3) active TIF districts: **901 New Hampshire**, **The Oread District**, and the **9th & New Hampshire District** (includes 900/888 New Hampshire projects).

TIF Distributions										
Year	901 New Hampshire ⁴	Oread ⁵		900 New Hampshire (South)			888 New Hampshire (North)			Total
		Sales Tax	Property Tax	Sales Tax	Property Tax	City Retained 5% ⁶	Sales Tax	Property Tax	City Retained 5% ⁷	
2009	--	\$3,113	--	--	--	--	--	--	--	\$3,113
2010	--	\$152,978	--	--	--	--	--	--	--	\$152,978
2011	--	\$200,603	\$426,278	--	--	--	--	--	--	\$626,881
2012	\$28,085	\$264,453	\$222,746	--	--	--	--	--	--	\$515,284
2013	\$28,085	\$211,542	\$240,830	--	--	--	--	--	--	\$480,457
2014	\$28,085	\$181,813	\$250,558	--	--	--	--	--	--	\$460,456
2015	\$28,085	\$181,009	\$270,490	\$51,041	\$22,685	\$3,880	--	--	--	\$557,191
2016	\$28,085	\$63,493	\$283,002	\$116,652	\$297,330	\$21,789	--	--	--	\$810,350
2017	\$28,085	\$169,259	\$295,932	\$119,925	\$304,136	\$22,319	\$0	\$39,265	\$2,067	\$980,987
2018	\$28,085	\$168,467	\$361,989	\$112,208	\$341,644	\$23,887	\$329	\$228,303	\$12,016	\$1,276,927
2019	\$28,085	\$146,547	\$369,804	\$132,221	\$305,249	\$23,025	\$271	\$260,419	\$13,706	\$1,279,326
2020	\$28,085	\$106,994	\$368,131	\$72,799	\$314,525	\$20,386	\$112	\$266,695	\$14,042	\$1,191,769
2021	\$28,085	\$127,725	\$297,473	\$74,010	\$305,514	\$19,975	\$0	\$229,585	\$12,083	\$1,094,450
Total	\$280,850	\$1,977,996	\$3,387,232	\$678,855	\$1,891,084	\$135,260	\$712	\$1,024,267	\$53,914	\$9,430,169

⁴ The Downtown 2000 TIF does not pay out to private entities except for a ~\$28,085/year reimbursement that was authorized via agreement. This amount is captured in the above table under 901 New Hampshire Street.

⁵ Reimbursements were subject to a contractual dispute between the City and the developer, which was settled through a Settlement Agreement and Mutual Release dated April 13, 2017. Refer to footnote Section 4 for additional details.

⁶ Per development agreements, the City retains 5% of all TIF revenue generated within the 9th & New Hampshire TIF district, up to \$900,000, for a future "Arts Common" project.

⁷ Per development agreements, the City retains 5% of all TIF revenue generated within the 9th & New Hampshire TIF district, up to \$900,000, for a future "Arts Common" project.



Transportation Development District

Overview

Transportation Development District (TDD) is an economic development tool established by the Kansas TDD Act (K.S.A. 12-17,140 et seq.) to assist in financing public transportation improvements. In all districts, public improvements were financed initially by the developer and are reimbursed annually via a one percent (1%) transportation district sales tax on retail or taxable services occurring within the district.

Currently, the City has three (3) authorized TDD's: the **Oread District**, the **Free-State (Bauer Farms) District**, and the **9th & New Hampshire District** (includes 900/888 New Hampshire projects).

TDD Distributions						
Year	Oread ⁸	Free State (Bauer Farms)	9th & New Hampshire			Total
			900 New Hampshire (South)	888 New Hampshire (North)	City Retained 5% ⁹	
2009	\$1,609	\$9,472	--	--	--	\$11,081
2010	\$79,087	\$19,457	--	--	--	\$98,544
2011	\$103,774	\$52,561	--	--	--	\$156,335
2012	\$136,867	\$59,650	--	--	--	\$196,517
2013	\$109,474	\$72,809	--	--	--	\$182,283
2014	\$94,024	\$88,152	--	--	--	\$182,176
2015	\$93,559	\$137,753	\$0	\$0	\$21,622	\$252,934
2016	\$32,831	\$245,863	\$0	\$0	\$49,434	\$328,129
2017	\$87,538	\$232,990	\$0	\$0	\$50,829	\$371,358
2018	\$87,049	\$244,944	\$0	\$0	\$47,664	\$379,658
2019	\$75,708	\$283,539	\$0	\$0	\$56,103	\$415,350
2020	\$55,284	\$330,379	\$0	\$0	\$30,880	\$416,543
2021	\$65,998	\$333,968	\$0	\$0	\$31,346	\$431,312
Total	\$1,022,803	\$2,111,539	\$0	\$0	\$287,878	\$3,422,220

⁸ Reimbursements were subject to a contractual dispute between the City and the developer, which was settled through a Settlement Agreement and Mutual Release dated April 13, 2017. Refer to footnote in Section 4 for additional details.

⁹ Per development agreements, the City retains the first \$850,000 of TDD Revenue as a contribution toward the City parking garage at 10th & New Hampshire.

7

Additional Support Programs

Overview

The City of Lawrence annually contracts with the agencies below to provide services related to economic development in order to foster job growth within the community. The City participates in direct-support programs to help initiate and support economic development within the community.

2021 Other Support Programs			2021 Assistance	
Support Program	Description	Location	City	County
Economic Development Services	BTBC/KUIP	2029 Becker & 4950 Research Pkwy	\$295,000	\$512,534
Economic Development Services	Chamber and KU-SBDC	718 New Hampshire	\$220,000	\$195,000
Workforce Training	Peaslee Technical Training Center	2920 Haskell Avenue	\$130,000	\$400,000
Total			\$645,000	\$1,107,534



Local Economic Development Partnership



7

Additional Support Programs

KU Innovation Park



The KU Innovation Park creates, recruits, grows, and retains companies that produce high quality, high-paying jobs by supporting growth of the bioscience and technology industries in the City of Lawrence, Douglas County, and Kansas City. By producing these jobs, the Park increases the local tax base and creates wealth in the community. To help its tenant companies grow and succeed, the Park provides:

- Customized office and laboratory space
- Access to the Park’s network of business and industry contacts
- Access to KU resources
- High bandwidth, low latency fiber internet connection
- Business services and support

The Park is a unique coalition consisting of the City, Douglas County, University of Kansas, and the local business community via the Lawrence Chamber of Commerce—the first of its kind for Lawrence. As a result of this unique partnership, each dollar contributed by the City is leveraged by contributions by the other partners.

Metric	Park Companies	Park Graduates	Park System Total
Companies	42	20	62
Jobs - Direct	374	117	491
Jobs – Indirect/Induced	307	96	403
Jobs - Total	681	213	894
Annual Payroll	\$29,285,771	\$9,161,591	\$38,447,362

Analysis produced using Chmura Economics & Analytics, Jan 2022

KU Innovation Park Facilities			
Facility	Location	Building SF	Description
KU Innovation Park Main	KU’s West Campus	51,400	Office and lab space situated near several prominent KU research buildings.
KU Innovation Park West	15 th Street and Wakarusa	17,500	Suited for incubator graduates, tenants with unique space requirements, and companies seeking GMP-ready space.
KU Innovation Park-KUMC	KU Medical Center Campus, Kansas City, KS	21,000	Office and wet lab space adjacent to the KUMC and the KU Hospital.

Source: Kansas University Innovation Park, Jan 2022



Additional Support Programs

The Chamber & Economic Development Corp.

The EDC's economic development program is intentionally multi-faceted. Produced in collaboration with its strategic partners, the EDC designed to serve a variety of community constituents and to impact economic growth on several fronts. The EDC endeavors to recruit, grow and retain companies to and within the broader community to produce jobs, expand the tax base, and ensure economic prosperity for the citizens of Lawrence and Douglas County.



Workforce Development

In 2021 the Lawrence Chamber/EDC funded 20 scholarships for Peaslee Tech programs to assist people from underserved demographics and provide credentialed training in order to enter into careers in critically needed positions. The EDC has also structured partnerships with the KU's various career services departments and the KU Alumni Association to promote student internship and employment opportunities with local industry. In 2021, the agency began meeting with USD 497's new Experiential Learning Coordinator as well as The Boys and Girls Club's new Workforce Development Coordinator. These collaborative efforts are creating more connections with local employers for finding talent as well as new in roads for youth engagement in entrepreneurship.

Business Recruitment & Marketing

The EDC serves as the first point of contact in responding to outside business recruitment inquiries, leveraging partnerships with state and regional entities like the Kansas City Area Development Council and the Kansas Department of Commerce extend our marketing reach. While there not the same number of high-profile recruitment successes as in 2020, there were some, and several of the 2020 successes completed construction and began operations in 2021.

Alpha, a pet food manufacturer with operations in several locations established a significant warehouse operation in the community. Pretzels, Inc. began production in their new facility in the last half of 2021. Modern Manufacturing in Eudora also began operations in 2021 and is doing well. Construction on US Engineering's new facility in Lawrence VenturePark started in early 2021 and the facility will be officially opening in May of 2022.

Entrepreneurship and Start-ups

The EDC leverages various resources to support the development of a more robust entrepreneurial ecosystem to enhance economic success for Lawrence and Douglas County. The agency is currently working with community partners to support underrepresented BIPOC entrepreneurs by creating a new networking space for underserved residents who are entrepreneurs or are interested in entrepreneurship, implementing training programs, and ultimately creating a new Revolving Loan Fund to create better access to capital.

Finally, the Chamber/EDC administers a revolving loan program via its partnership with NetWork Kansas, called the Lawrence Metropolitan E-Community. This program allows the EDC to partner with local lending institutions to provide "gap financing" to small businesses and start-ups. To date, through this program, the EDC has helped bring over \$800,000 of capital investment into Lawrence and Douglas Co. as well as over \$40,000 in grants.



Additional Support Programs

ASBDC-Kansas **(Small Business Development Center)**



The KU Small Business Development Center is one of 13 Centers in Kansas and one of approximately 1,100 Centers in the America's SBDC network.

The Center provides free and confidential advising services to new and existing small businesses. Staffed by professionals who are well versed in the topic areas of value to small businesses including strategic planning, market research, financial analysis and more, The KU SBDC focuses on providing services for business planning, access to capital, marketplace/industry analysis, marketing, and financial benchmarking. The KU SBDC also pairs MBA candidates at the University of Kansas with local small businesses for specific project engagements.



In 2021, the KU Small Business Development Center provided more than 2500 hours of one-to-one consulting and 500 hours of other community engagement. As an SBA Resource Partner, in 2021 the Center was actively involved in providing support and information to businesses seeking resources to start or grow their business especially those impacted by the pandemic. While the KU SBDC provides services throughout a six-county area, approximately eighty-five percent (85%) of measured activity takes place locally in Lawrence.

As part of the cooperative model, economic impact is measured annually by The Docking Institute in cooperation with the Kansas Small Business Development Center.

2021 KU-KSBDC Economic Impact	
Total client companies	409
Reported starting business	36
New access to capital	\$16,000,000
Est. Client revenue growth	\$10,000,000
Est. Jobs impact	700

Source: Docking Institute Survey, Fort Hays State University



Additional Support Programs

Dwayne Peaslee Technical Training Center **(Peaslee Tech)**



Peaslee Tech was established in 2015 by a consortium of partners, including the EDC of Lawrence, the City of Lawrence, Douglas County, the Chamber of Commerce, local industries, and private donors. Peaslee Tech's mission is to grow a workforce, rich with technically skilled individuals, within the Lawrence and Douglas County communities.

Since it's opening, the center has also come to be recognized as the largest provider of apprenticeship programs in the State of Kansas.

Programs and Course Offerings

As of 2021, the center now offers 26 career training preparation programs. Peaslee Tech offers programs and courses to support several sectors, including Transportation, Building Trades, Skilled Trades, and Healthcare. Additionally, Peaslee Tech offers apprenticeships in Industrial Maintenance, Automotive Technology, Auto Body Repair, Electrical, Plumbing, HVAC, and Facilities Maintenance. Clinical Dental Assistant and Drafting (AutoCAD) were added in 2020. 2021 saw the addition of a Lubrication & Tire Technician, Robotics Technician, and Advanced Welding Programs.

Peaslee Tech offers custom courses in a wide variety of areas, and has included Supervision for Front Line Managers, Accountability, Hydraulics, Electric Motor Drives, Programmable Logic Control, and Environmental Health & Safety. These professional development, short-course offerings are based on industry's expressed needs.

In 2021, the center had 2,296 enrollments and saw an eighty-three percent (83%) completion rate.

Expansions and New Developments

In 2021, the center added Welding for the Hobbyist and a community education program on woodworking through Lawrence Parks and Recreation.

Additional expansion of Peaslee Tech's partnership with the Lawrence Public Schools resulted in the school districts Adult Basic Education program (GED and ESL) moving to Peaslee Tech, in addition, USD 497 added a course in Design Build for high school juniors and seniors.

Thanks to a grant from the City of Lawrence, Peaslee students began construction of THE CRUNCH, a business ignitor and prototyping center to provide support for existing and startup manufacturers. THE CRUNCH officially launched on March 29th, 2022 with a ribbon-cutting ceremony hosted in partnership with Peaslee Tech and the Lawrence Chamber. THE CRUNCH currently has eight companies registered to start operating out of the new facility.

7

Additional Support Programs

Rock Chalk Park

Rock Chalk Park is an 89-acre sports campus located at the northwest corner of Rock Chalk Drive and George Williams Way. Opened in the fall of 2014, Rock Chalk Park is home to the 181,000 square foot City recreation center, Sports Pavilion Lawrence, and University of Kansas (KU) athletic facilities.

Traditional economic development tools utilized for the project included a property tax abatement and issuance of industrial revenue bonds for the property containing the KU Athletic facilities¹⁰. In addition, the City authorized support for the shared infrastructure within the park (e.g. parking, walking trails, all necessary sanitary sewer, potable water, storm sewer, water detention facilities, public and private streets, sidewalk and related improvements) and a rebate of City permit and development fees. By the end of 2015, the City had reimbursed all amounts due for shared infrastructure and development fees.



Sports Pavilion Lawrence: Annual Usage		
Year	Avg Monthly Visits	# Key Card Holders
2021	14,572	62,556
2020	13,527	67,408
2019	46,258	59,748
2018	49,669	39,599
2018	49,669	39,599
2017	40,369	34,167
2016	50,731	29,080

Source: City Parks and Rec Department, Jan 2022

Sports Pavilion Lawrence Events		
Year	# Events	# Attendees
2021	15	61,487

Source: City Parks and Rec Department, Jan 2022

¹⁰ KU would normally receive a 100% property tax abatement on their property for the duration of ownership. However, given the structure of the project with KU Athletics entering into a long term lease with a private developer to construct the facilities, an automatic property tax exemption was not possible. A property tax abatement was utilized to assist KU in pursuing this project. Due to the unique nature of the project and its primary benefits related to assisting KU Athletics and drawing visitors from outside the community rather than job creation, no job creation performance requirements were imposed.