

Northland Development

335th Street and Osawatometrie Road, Osawatometrie, KS 66064



Free Land for Qualified Projects

- Flat Topography
- Currently in Agricultural Use
- Can Subdivide
- Industrial Zoning
- Within City Limits
- Foreign Trade Zone Eligible
- Outside 100 Year Flood Plain
- Fire Insurance Class Rating 4
- Phase 1 Environmental Audit Completed
- Soil Borings Completed

Property Details

Adjacent to US 169 Highway, these parcels are owned by the City of Osawatometrie. Tracts 1a and 1b are zoned with a mixture of industrial and commercial. Tracts 2, 3 and 4 are zoned industrial. All have direct access to a divided, four-lane highway that connects the Port of Catoosa in Tulsa, OK, to northern Minnesota.

The city is focused on pursuing opportunities that target industrial development, residential construction and renewable energy. The land is currently used for agricultural purposes. During 2020, Phase I environmental assessments were completed on each tract. Soil borings have been taken on tracts 2, 3 and 4.

Mike Scanlon, City Manager
City of Osawatometrie, Kansas

(913) 755-2146 or MScanlon@osawatometrieks.org
OsawatometrieKS.org

Janet McRae, Economic Development Director
Miami County, Kansas

(913) 294-4045 or JMcRae@miamicountyks.org
ThinkMiamiCounty.com

Site Summary

The Northland Development includes tracts 1a and 1b which are located on the east side of US 169 Highway. In this area the city anticipates light industrial, residential and commercial uses.

Tracts 2, 3 and 4 are set aside for heavier industrial uses. They are located to the west of US 169 Highway at 335th and Osawatomie Road.

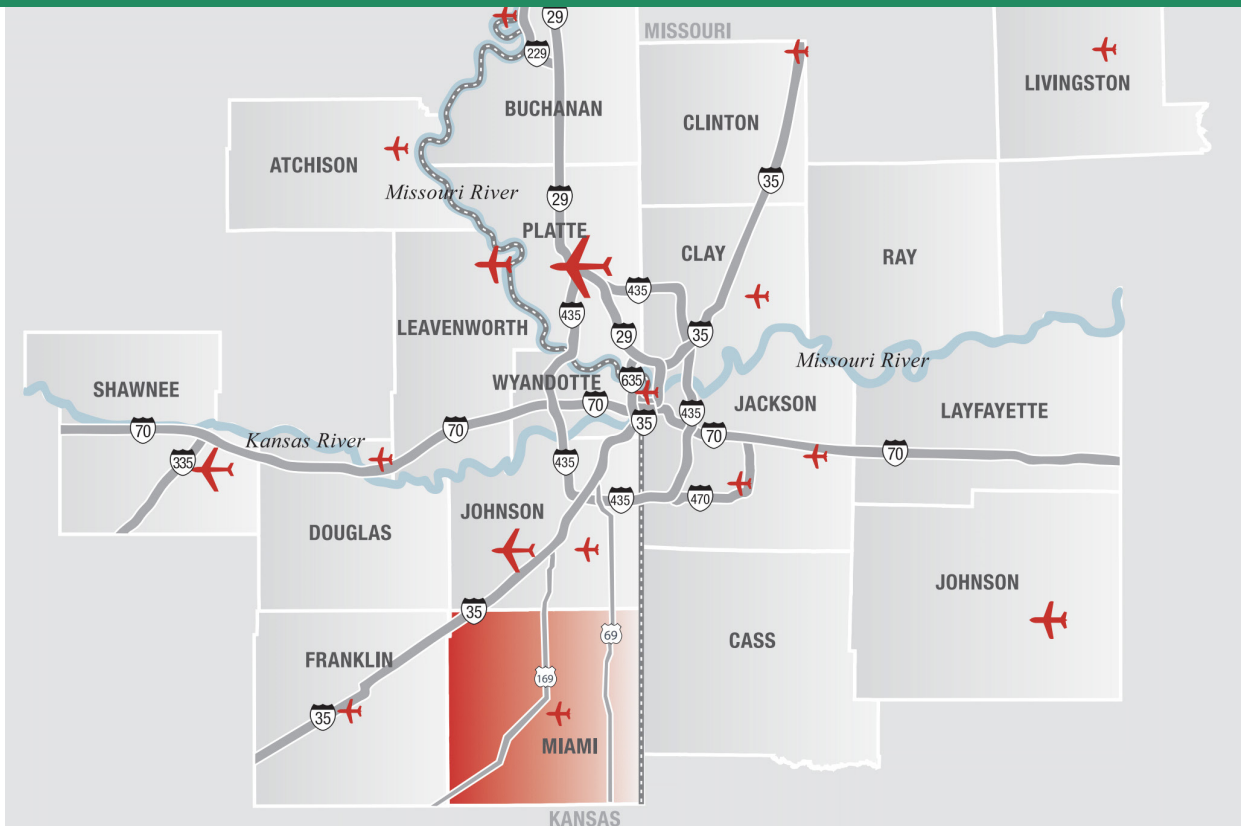
Zoning is in place. Lots will be subdivided as needed to meet operational requirements.

In addition to owning the tracts, the city provides water, sewer and electric services. Natural gas and fiber connections are offered by multiple providers.

The Northland qualifies for New Market Tax Credits and the Federal Qualified Opportunity Zone. It is also designated as an Environmental Justice Area. The incentives offered by these programs may be layered with property tax exemptions and financing options such as Industrial Revenue Bonds and Tax Increment Financing.



Regional Perspective



Site Summary

Transportation

Nearest Interstate: I-35, 30 miles

Nearest 4-Lane Highway: US 169 Highway, Less than 1 mile

Nearest Commercial Airport: Kansas City International Airport, 67 miles

Nearest Ports: Port KC Woodswether Terminal, 54 miles; Port of Catoosa, 210 miles

Additional Port Options: There are more than 20 ports within a 600-mile range including locations in Milwaukee, Chicago, Louisville, Cincinnati, Burns Harbor, Memphis and St. Louis. Additional locations include Davenport, IA, New Madrid, MO, Pemiscot, MO, Cairo, IL, Granite City, IL, Paducah, KY, Mount Vernon, IN, Muskogee, OK, Fort Smith, AK, Little Rock, AK, Pine Bluff, AK, Vicksburg, MS, and St Joseph, MO.

Utility Providers

Electricity: City of Osawatomie is a municipal electric provider. The city provides power through power purchase agreements and operates its own generation. They are able to generate 17.6 MW, well over the community's peak load of 9 MW, providing customers with reliable service. The city can provide three-phase service through a high capacity feeder line. Based on a rolling average of the last 12 months, the total projected electric charge per kWh for a large demand user was 25.8% below Everygy.

Water and Sewer: City of Osawatomie is the municipal provider for this area and has capacity to service new customers. The city's monthly charge for water is \$11 per meter, plus \$4.90 per 1000 gallons of water for usage under 75,000 gallons per month. The city's monthly charge for sewer is \$28 per water meter and \$2.70 per 1000 gallons of water usage.

Natural Gas: Kansas Gas would service the site.

Telecommunications: Fiber connectivity is provided by multiple sources.

CenturyLink

KsFiberNet

KwiKom Communications

SuddenLink

Incentives

City-Owned Utilities

The electric utility is owned and operated by the City of Osawatomie allowing negotiations for a competitive rate. Also provided, at no cost to its major customers, is an industry professional who works as a key account contact for the customer serving as a consultant during project development. This individual will be able to identify potential cost-savings that may improve the power profile and provide lower effective rates to the customer.

The city also operates the site's water and wastewater utilities.

Local Permit Fees

For qualified projects, the city would waive all building permit fees and may assist with upgrading or bringing city-owned utilities to the site.

Financing and Taxes

The city is willing to review all available financing mechanisms to determine which vehicle is a project's best fit. As part of that review, property taxes may be abated or reduced. All incentives offered will be subject to city council approval.

The location is within a Qualified Opportunity Zone and is eligible for New Market Tax Credits.

In addition, Miami County Commissioners manage a countywide incentive fund. These funds, about \$250,000, could be authorized by the commissioners to assist a community with improvements related to an economic development project.

Foreign Trade Zone

Miami County is a part of the Greater Kansas City Foreign Trade Zone (GKCFTZ) service area. The GKCFTZ is the regional grantee of the national Foreign Trade Zone program and sponsors both Foreign-Trade Zone No. 15 in western Missouri and Zone No. 17 in eastern Kansas.

A FTZ is a designated location that is outside of Customs territory for purposes of collection of U.S. Customs duties and fees. Companies that could benefit from operation within a FTZ include operations that import products for domestic distribution or export, or companies that import raw materials or component parts for processing, manufacturing or assembly activities for domestic consumption.

To help identify potential savings, the GKCFTZ will conduct an initial analysis of the company's current import volumes and value, duties and MPF fees, export volumes, scrap losses, potential inverted duty savings and other elements. The analysis also estimates costs to participate in the FTZ program, which differ based on the size and nature of the FTZ operation. Costs include first year application and activation, personnel training costs, grantee fee and U.S. Customs Bond.

If a company is interested in pursuing FTZ designation for its facility, the process is straightforward and can take as little as 30 days with a maximum time of five months, depending on the specific requirements of the facility. The GKCFTZ provides guidance on procedures to follow and can assist in preparing the application.

Workforce

More than 2 million workers reside inside the Kansas City MSA

1.2 million of those are within the Miami County Laborshed

80% can commute in less than 45 minutes

50% can commute in less than 30 minutes

Miami County is home to slightly more than 17,500 workers

The healthcare and social assistance sectors represent the county's largest private employers, followed by construction and manufacturing.

Large Employers

Employer	Industry	City	Miles to Site	Full-time Equivalent Employment Count
Paola School District	Education	Paola	8	617
Spring Hill School District	Education	Spring Hill	19	574
Lakemary Center	Education	Paola	8	435
Osawatomie State Hospital	Mental Health Services	Osawatomie	1	350
Miami County Government	Government	Paola	7	232
Seats Inc.	Manufacturer	Spring Hill	23	220
Cardinal Float Glass	Manufacturer	Spring Hill	22	212
Osawatomie School District	Education	Osawatomie	3	192
Taylor Forge Industries	Machining and Steel Work	Paola	8	190
A & M Products	Manufacturer	Spring Hill	23	189
Louisburg School District	Education	Louisburg	22	176
Wal-Mart	Retail	Paola	7	154
Doherty Steel, Inc.	Machining and Steel Work	Paola	9	151
Miami County Medical Center	Healthcare	Paola	7	130
Queen's Price Chopper	Grocery Store	Paola	8	93
Tri-Ko, Inc.	Mental Health Services	Osawatomie	1	92

2020 Annual Labor Force Statistics

	Persons In Labor Force		Persons Employed		Persons Unemployed		Avg 2020 Unemp. Rate
	No.	% Total	No.	% Total	No.	% Total	
Missouri:							
Bates, MO	7,662	0.6%	7,255	0.6%	407	0.5%	5.3%
Cass, MO	54,079	4.4%	51,203	4.4%	2,876	3.8%	5.3%
Clay, MO	136,568	11.1%	128,194	11.1%	8,374	11.0%	6.1%
Jackson, MO	360,213	29.2%	334,471	28.9%	25,742	34.0%	7.1%
Kansas:							
Allen, KS	6,392	0.5%	6,045	0.5%	347	0.5%	5.4%
Anderson, KS	4,250	0.3%	4,075	0.4%	175	0.2%	4.1%
Bourbon, KS	6,747	0.5%	6,367	0.6%	380	0.5%	5.6%
Douglas, KS	64,225	5.2%	60,337	5.2%	3,888	5.1%	6.1%
Franklin, KS	14,228	1.2%	13,459	1.2%	769	1.0%	5.4%
Johnson, KS	342,146	27.7%	324,544	28.0%	17,602	23.2%	5.1%
Leavenworth, KS	36,746	3.0%	34,611	1.5%	2,135	2.8%	5.8%
Linn, KS	4,379	0.4%	4,073	0.4%	306	0.4%	7.0%
Miami, KS	17,681	1.4%	16,793	1.5%	888	1.2%	5.0%
Osage, KS	8,009	0.6%	7,600	0.7%	409	0.5%	5.1%
Shawnee, KS	91,343	7.4%	85,910	7.4%	5,433	7.2%	5.9%
Wyandotte, KS	78,392	6.4%	72,303	6.2%	6,089	8.0%	7.8%
Laborshed Totals:	1,233,060	100.0%	1,157,240	100.0%	75,820	100.0%	6.1%

Sources: Kansas Department of Labor and Missouri Department of Economic Development

	Miami County			Unemployment Rate		
	Civilian Labor Force	Employed	Unemployed	Miami County	Kansas	Kansas City, MSA
2016	17,118	16,382	736	4.1%	4.1%	3.8%
2017	17,175	16,534	641	3.7%	3.6%	3.6%
2018	17,385	16,641	744	4.3%	3.7%	3.6%
2019	17,622	17,027	595	3.4%	3.3%	3.2%
2020	17,681	16,793	888	5.0%	6.1%	5.9%

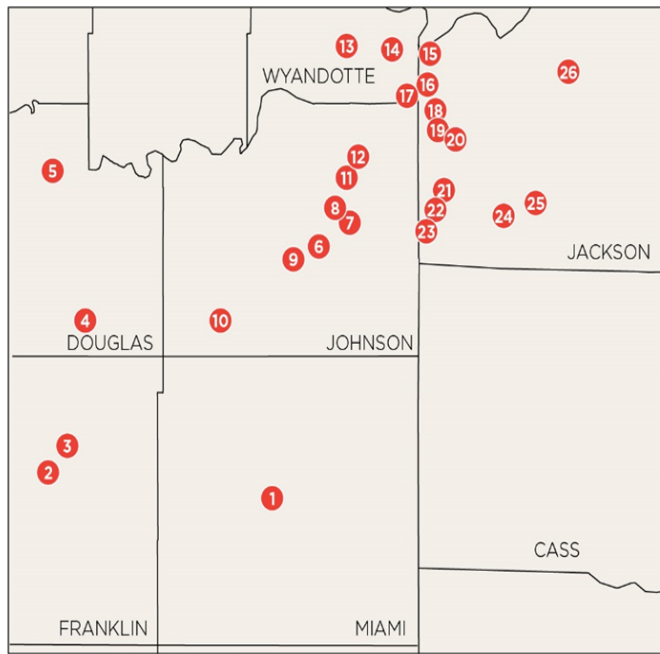
Source: Kansas Department of Labor, developed in cooperation with the US Bureau of Labor Statistics. Not Seasonally Adjusted.

Public Schools Within the Immediate Laborshed

	Graduation Rate		Composite ACT Scores	
	2019	2020	2019	2020
State Average	87.5	87.5	21.1	20.4
Gardner USD 231	94.8	95.3	22.0	21.3
Garnett USD 365	95.9	95.2	20.8	21.0
Louisburg USD 416	94.7	93.2	23.0	21.2
Osawatomie USD 367	91.1	91.3	19.7	19.5
Ottawa USD 290	88.2	90.1	18.8	18.4
Paola USD 368	91.7	91.2	21.3	20.8
Prairie View USD 362	86.0	80.6	20.6	19.7
Spring Hill USD 230	96.1	95.7	22.9	21.9

Source: Kansas State Department of Education

Educational Providers Within One Hour of the Site



In County:

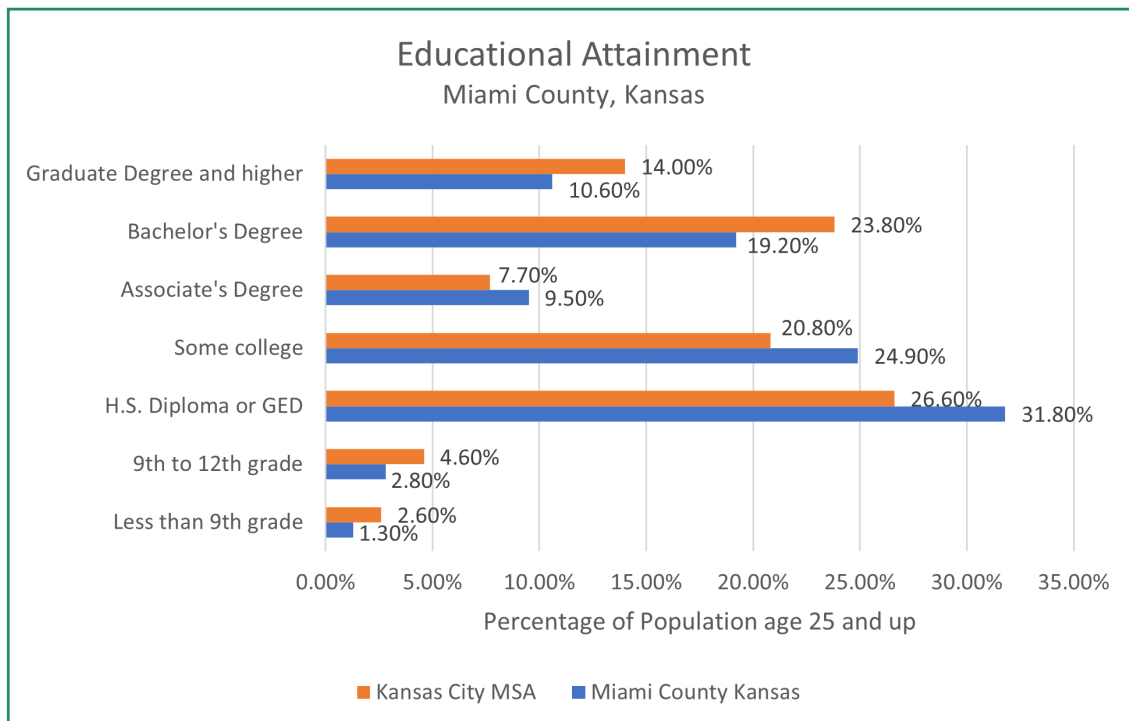
1. Fort Scott Community College

Neighboring Counties:

2. Ottawa University
3. Neosho County Community College
4. Baker University
5. University of Kansas
6. Mid-America Nazarene University
7. KU Edwards Campus
8. Johnson County Community College
9. JCCC Olathe
10. JCCC Edgerton
11. Pittsburg State University
12. Friends University
13. Kansas City Kansas Community College
14. Donnelly College
15. Park University
16. MCC Penn Valley
17. KU Medical Center
18. Kansas City Art Institute
19. University of Missouri-Kansas City
20. Rockhurst University
21. University of Phoenix
22. DeVry University
23. Avila University
24. MCC Longview
25. University of Central Missouri
26. MCC Blue River

Each community college offers customized, employer-directed training programs. This allows employers to train or retrain their employees in specific skills or provide access to general education courses that count toward a college degree. Fort Scott Community College's partnership with Miami County's school districts resulted in the creation of a technical training center. Neosho County Community College Campus offers a range of classes with a focus on healthcare and technical skills. Johnson County Community College offers a training center focused on commercial driver's license certifications along with workplace certificates. Their Olathe campus focuses on healthcare. KansasWorks provides free services for employers including job postings, pre-employment skill assessments and training for job seekers.

Educational Attainment



Source: American Community Survey, 2019

ThinkMiamiCounty.com
913.294.4045

OsawatomieKS.org
913.755.2146

Miami County is an equal opportunity provider and employer.

