Some orientation to the site
Farmland Industries Fertilizer Plant Circa: 1962
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.

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

*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.
Steve Kelly
Vice President of Economic Development
The Chamber of Lawrence Kansas
o: 785.865.4411 | d: 785.865.4425 | c: 785.218-6961
e: skelly@lawrencechamber.com

LawrenceChamber.com
EDCLawrence.com