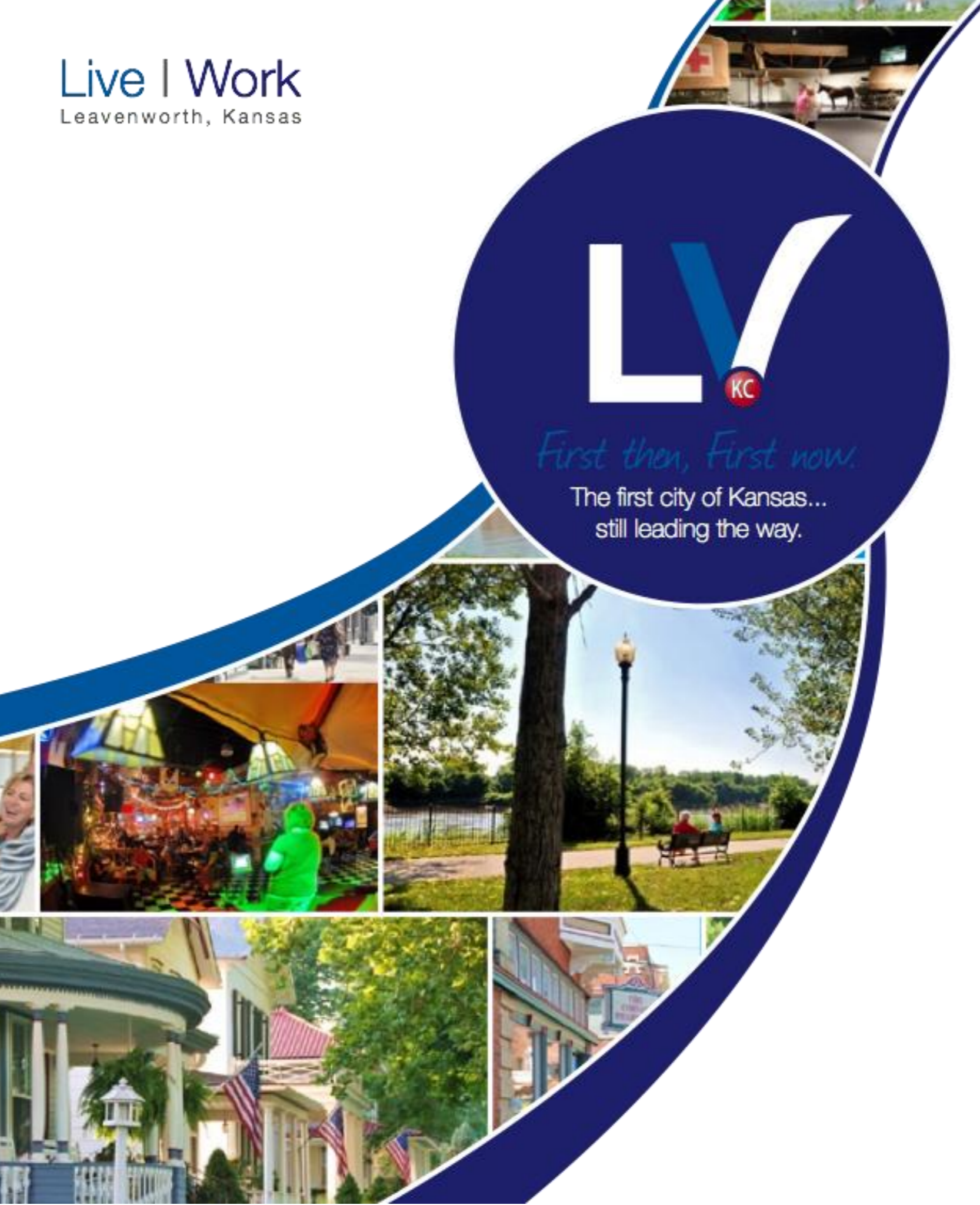


Live | Work
Leavenworth, Kansas



First then, First now.
The first city of Kansas...
still leading the way.



Leavenworth, Kansas
A great place to
LIVE • WORK • PLAY

Being “FIRST CITY” has some disadvantages - Percentage of Housing Stock older than 70 years

- Lenexa – 1.1%
- Overland Park – 1.5%
- Lansing – 5.8%
- Leavenworth – 27.3%

Brownfields – Economic Development Definition

- ED defines as “Commercial or Industrial Sites”
- Not Residential Sites
- Abandoned or “Underutilized.” Also have real or perceived environmental contamination
- Reality – Everyone in ED loves “Greenfield” Projects. Brownfields are NOT SO LOVED

Abernathy Furniture

- Col James Abernathy and partner H. Wood founded the store and factory in 1856
- Employed 100 men
- By 1880's – had become best known furniture store in the West and was noted for it's solid walnut
- In the 1980's – it was redeveloped as Loft Apartments.

Abernathy Furniture



Success Completed



Great Western Stove Co Quick Facts (Tire Town)

- Started out as Foundry – 1858
- 300 employees
- Made steamboat parts and wood-burning stoves

Success – Part A Completed



Part B - Work in Progress



Completed Success



the north gateway innovation & business campus

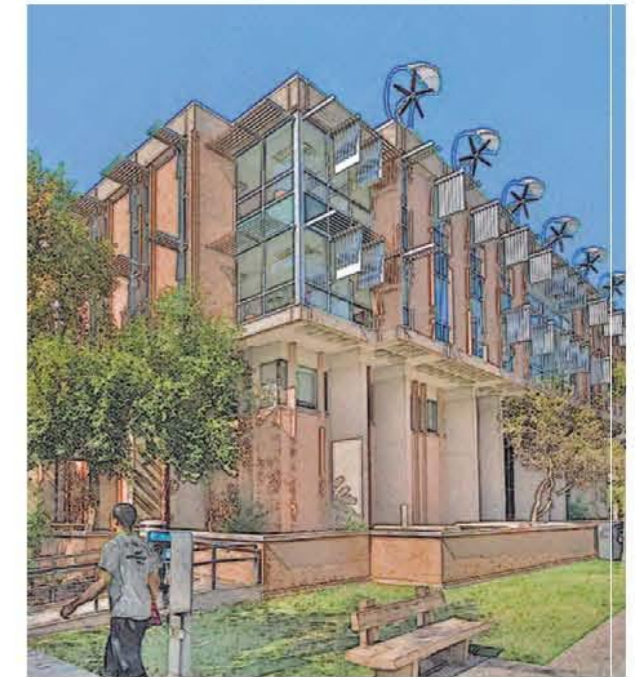
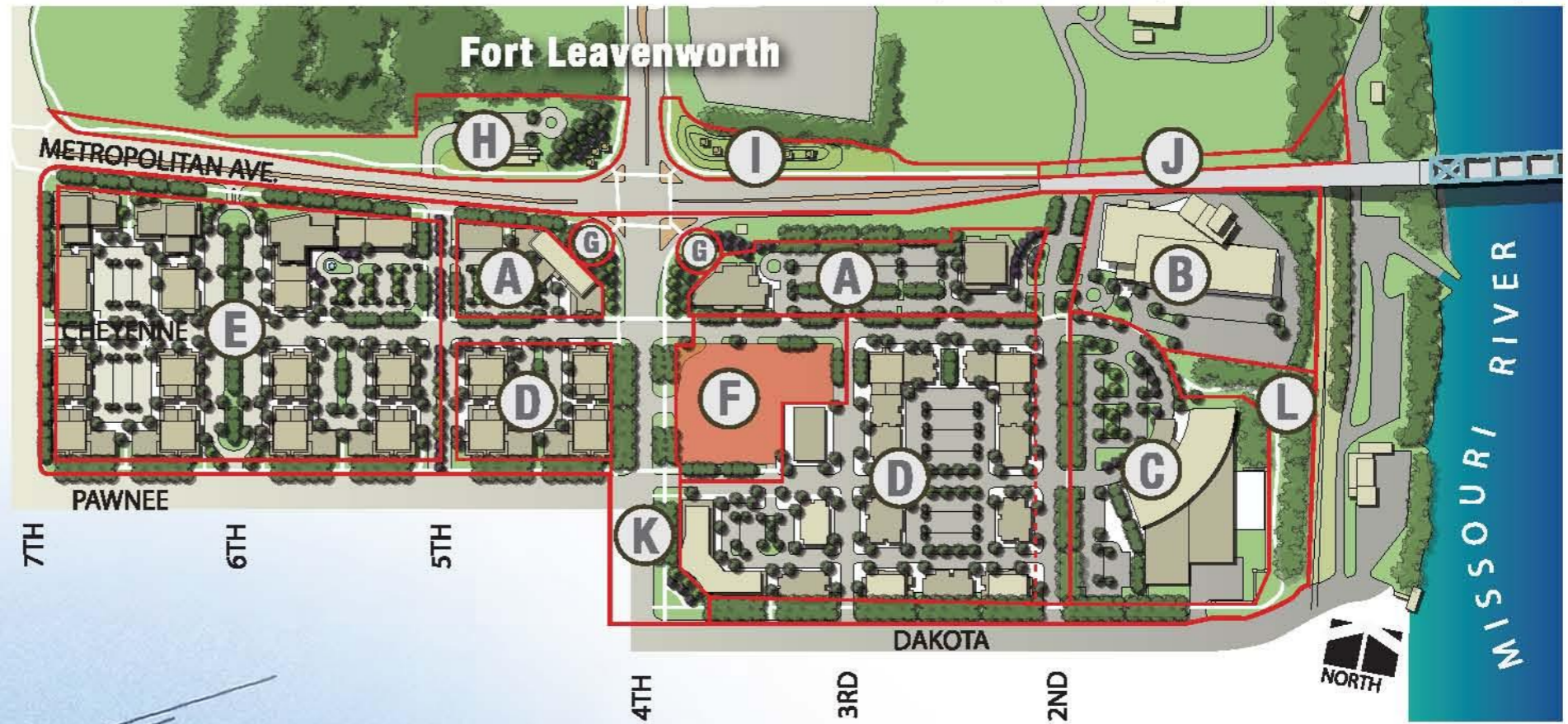
Leavenworth's North Gateway Innovation & Business Campus will provide opportunities for a diverse array of enterprises. This premier place of business is envisioned as a signature environment that makes a significant statement into the Leavenworth community.

With Fort Leavenworth directly across the street, the campus provides an ideal location for defense-related contractors and consultants. Other location advantages include direct access across the Missouri River to Kansas City International Airport and within walking distance to the Historic Downtown Leavenworth.

Whether it is a high visibility location at the corner of 4th and Metropolitan Avenue, or a more pristine site that overlooks the Missouri River, the North Gateway Innovation and Business Campus will present a variety of opportunities to meet a wide-range of development and business requirements.

Developed in a 'campus'-like setting, a diverse array of building formats will provide a highly aesthetic and functional asset for both the community, employers and investors.

Development plan for illustrative purposes only. Subject to final site master plan.



The campus will promote enduring, sustainable development practices throughout the site and for buildings. Ultimately, the North Gateway Innovation and Business Campus will lead the 'wave' through inventive building construction materials and techniques, regionally appropriate landscape, efficient and alternative energy systems - creating an enduring environment and business destination for Leavenworth and northeast Kansas.

The campus is envisioned to accommodate a variety of enterprises that may range from integrated mixed-use retail and office; hotel and

conference facilities; research and technology; office and supply, and; flex space for other compatible business ventures at a variety of scales - all master planned in a highly aesthetic, cohesive and connected campus environment.

Leavenworth Research and Technology Park

Industry

- Conduct additional research programs that assist in business growth and development.
- Attract additional talent (both employees and sub-contracting companies).

LCRI

- Draw research programs into the region.
- Provide incubator space for new and existing small businesses.
- Connect Academia, Industry, Military, and other research opportunities.

Academia

- Attract additional research programs and researchers.
- Provide support to industry and military missions.
- Assist the region in attracting and growing technical talent locally.

users, tenants,
resources, and
opportunities.



Winning Formula

- Work with KDHE to get the site “Clean and Developable.” Request 2 page KDHE “Targeted Brownfield Assessment Application Form”
- Secure a Developer with successful track record who has experience with Brownfield projects
- Where to find the Developers? Hunt or be hunted?
- Appreciate higher risks or higher costs to develop
- Help Identify Historic Federal New Market Tax Credits or Historic Preservation Credits or Tax Credits to bridge ROI Gap and mitigate risk
- Develop strong public private partnership for success

Question & Answer Session

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First then, first now.

LEAVENWORTH LEADING THE WAY