

Join the City of De Soto in creating a
Community Strategic Plan!

What's Happening?

With significant new development ahead of us, De Soto is mapping out its future. We're creating a strategic plan for the City built on a shared community vision and a commitment to responsible growth.

De Soto will soon be home to the Flint Commerce Center and a Panasonic electric battery facility, a \$4 billion investment. The battery facility is just one part of the Astra Enterprise Park (formerly known as Sunflower Army Ammunition Plant.)

Developing that area will bring jobs, additional growth – and significant change.



Get Involved & Help Us:

- **Create** a Community Strategic Plan.
- **Maintain** our sense of community while embracing responsible growth.
- **Improve** infrastructure to benefit and attract new and existing residents and businesses.
- **Collaborate** with area organizations and stakeholders.
- **Connect and enhance** transportation in and around De Soto.
- **Encourage** appropriate housing.
- **Manage** growth and development.

We want to keep you in the loop!

Designing De Soto Website
<https://www.desotoks.us/305/Designing-De-Soto>

Scan
Here



Sign-up for weekly
City e-newsletter

Join our Community
Pulse Panel for quick
polls and activities

<https://www.desotoks.us/FormCenter/Administration-9/Newsletter-Pulse-Panel-67>

Schedule

August – December 2022

DATA GATHERING AND RESEARCH: Gather research and data to inform decisions and discussions.

January – December 2023

COMMUNITY STRATEGIC PLAN: Develop community vision, goals, strategies & action plan.

January – May 2023

ECONOMIC DEVELOPMENT STRATEGY: Identify target industries, develop a new business recruitment and retention plan, and promote and identify developable land for new businesses.

June – August 2023

ECONOMIC DEVELOPMENT COUNCIL (EDC) BUSINESS PLAN: Develop a staffing, organizational, funding business plan to implement the economic development strategy over the next 5 years.

October 2023 – March 2024

CITY ORGANIZATIONAL PLAN: Develop an organizational plan and five-year forecast to determine how to implement the Community Strategic Plan.

October 2023 – May 2024

MAJOR UPDATES TO PLANS & IMPLEMENTATION TOOLS: Make updates to Comprehensive Plan, Capital Improvement Plan and other implementation tools.

Astra Enterprise Park

Location | Quick Facts | Maps

What is the potential of De Soto's Southwest Growth Area?

The Southwest Growth Area, with its 10,000+ acres of developable land, could mean 20,000 jobs are coming to De Soto. The area includes the Flint Commerce Center and Astra Enterprise Park.

Astra Enterprise Park

The Astra Enterprise Park (formerly known as Sunflower Army Ammunitions Plant) is the new home to Panasonic. Panasonic is a \$4 billion investment with an estimated annual economic impact of \$2.5 Billion per year to our region.

- The manufacturing facility will be built on 300 acres, which is less than 10 percent of the entire Astra Park.
- The manufacturing facility is expected to produce 4,000 jobs, a mix of engineering, administrative and manufacturing positions.
- The manufacturing facility is expected to begin production in Spring, 2025.

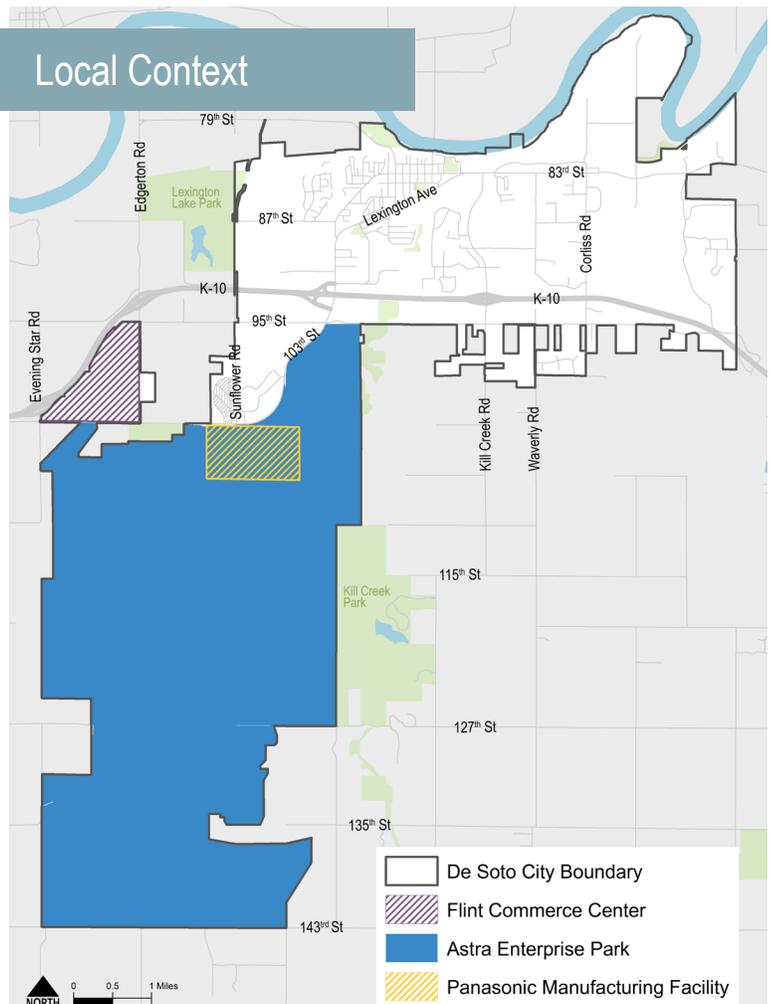
No public funds will be used to develop the Panasonic manufacturing facility.

This project will be funded privately by the developer, Panasonic, and through a **Tax Increment Financing (TIF)** district around the property.

Regional Context



Local Context



Astra Enterprise Park

Benefits | Conceptual Rendering

The benefits for the manufacturing facility are far-reaching and include:

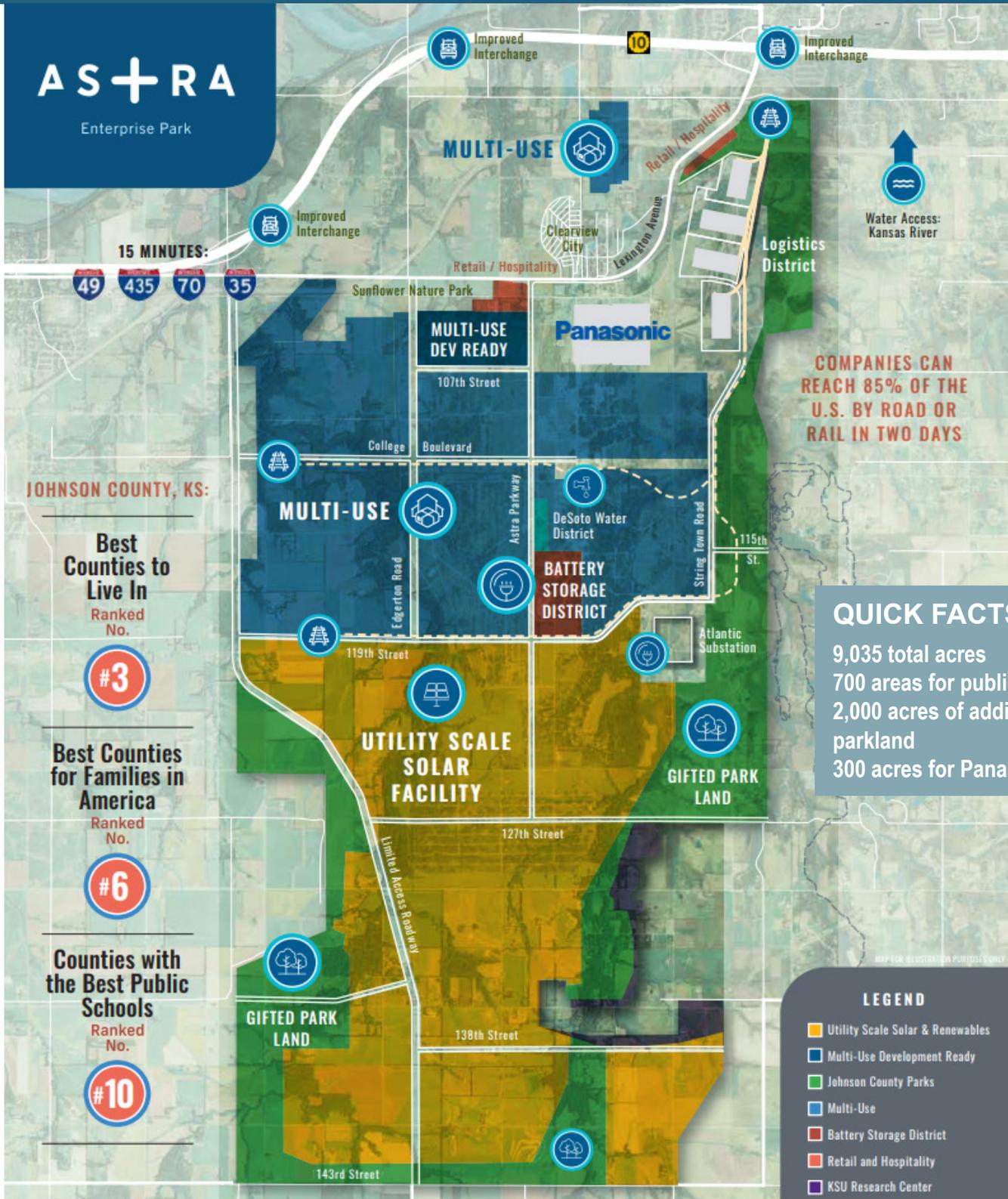
- Re-igniting manufacturing in an area long dormant.
- Training people to work in an industry committed to **energy independence**.
- Reviving the middle class in our region by supporting highly skilled, well-paying jobs with anticipated average salaries of about **\$60,000 a year**.
- An estimated **\$2.5 billion** in an annual economic activity in the region.
 - By comparison, bringing the World Cup here is expected to generate about \$600 to \$700 million in revenue – only one time.
- Securing a well-respected international company as an **anchor tenant** that will attract other businesses.
- Additional franchise fee – revenue to support City budget. Franchise fees are “rent” paid on utility bills for use of the public right-of-way.
- Expanding community’s infrastructure, improving the amenities we offer and create opportunities for area residents.
- The real economic benefit is the long game.
 - Investment in the middle class.
 - Give De Soto young people another opportunity to stay in the community.
 - Increasing overall standard of living in the community by increasing wages and providing access to a wider range of goods and services.
 - On-shoring of high quality manufacturing jobs in a growing and sustainable industry.

Conceptual Rendering



Astra Enterprise Park

Conceptual Plan



Chuck Hunter | 816-898-9045 | chunter@kessingerhunter.com
John DeHardt | 816-769-6685 | jdehardt@kessingerhunter.com
Dan Jensen | 816-769-2690 | djensen@kessingerhunter.com

Astra Enterprise Park

Zoning | Site

Zoning

- 1,500 acres available for near-term development
- Property is within a Tax Increment Financing District (TIF)
- Sales tax exemption for all building material/equipment purchases.
- Potential to qualify for additional 10% Investment Tax Credit (ITC) under the Inflation Reduction Act due to environmental status of property.
- Northeast corner is zoned light industrial.

Infrastructure

Astra has brand new, state-of-the-art infrastructure designed to support large-scale enterprises as well as access to abundant water and sewer, natural gas, ample renewable energy sources, and terabit fiber.

Road & Rail

- Adjacent to three improved interstate interchanges improved to industrial/truck standards, Astra makes ground transportation efficient and effective.
- With unparalleled access to the BNSF mainline, Astra includes a rail spur that could greatly benefit prospective manufacturing or distribution projects.

Water

Significant water capacity for both potable and industrial uses. Potential for on site industrial water treatment.

Energy

- Potential of hundreds of acres for utility-scale solar production, and the potential for one of the largest installations in North America
- Potential to deliver over 800 Megawatt (MGW) of solar produced electricity directly to users in Park.
- 345kv line and expandable substation developed on site by Public Utility.
- Immediate access to significant quantities of natural gas from adjacent Southern Star Interstate Pipeline.

Quality of Life

As a modern enterprise park, Astra will be good for business, and great for people. It will be a place where people love to come to work, whether it is enjoying thousands of acres of parks, exercising on miles of nearby trails, or spending time after work at restaurants or cafes.

Environmental Cleanup

The US Army Corps of Engineers will have all environmentally hazardous materials cleaned up from the soil by 2028 and groundwater by 2030. They will continue to sample groundwater for 30 years after cleanup. 1,000 acres have already been cleaned up to accommodate the Astra Enterprise Park.

Preparing for Panasonic

Construction | Schedule | Preparations

Preparing for the Plant

De Soto has been preparing for large-scale industrial uses on the Sunflower site for decades with long-term land use and infrastructure planning and comprehensive plan policies.

In recent years De Soto has worked closely with the landowner/ developer, KDHE, the Army Corps of Engineers, elected representatives, and other regional partners to ensure De Soto was able to recruit and attract this mega-scale opportunity.

The City of De Soto:

- Assisted Sunflower by encouraging the Army to allocate funding for remediation and perform remediation activities.
- Annexed the site.
- Negotiated development agreement with owner that set out terms of the Tax Increment Financing (TIF) approach.
- Formed the TIF district.
- Appropriately rezoned the property to industrial.
- Worked to gain and maintain public support for the redevelopment of the site and for large-scale industrial uses.

Schedule*:

Mass Grading in Progress (2022-2023)

February - March 2023: First Foundations

March - April 2023: First Steel Erection

Summer 2023: Mechanical, Electrical, Process (MEP) Start

2024: Start Installing Equipment & Hiring Staff.

*Schedule is tentative and subject to change.

1st Quarter of 2025:
Start of Production

3rd Quarter of 2025:
Fully Operational!

Owner - Panasonic

Carl Walton – Program Executive
Neil Ruocco -Program Director
Chris Richardson – Program
Manager

Engineering - SSOE

Dana Brumley, Design Manager
Alison Hoagland, AOR Production
Building – Mackenzie
Bill Youngs, AOR site
Zac Smith EOR civil

Construction Management - Industrial Project Innovation (IPI)

Dennis Braasch – Owner
Jeff Winchester – Executive
Sponsor
Troy Sawson – Project Manager
John Tetlow – Site Manager
John Kibby – Site Safety Manager

Construction General Contractor - TBD

Investment & Financials

Incentives | Impacts

This is a regional effort so it will require regional solutions.

To prepare for the Panasonic Manufacturing Facility, the City is:

- Negotiating a development agreement with Panasonic that will serve the community's best interests.
- Identifying community needs that may arise from development, from childcare to housing.
- Working with state and regional partners to develop expand infrastructure and facilities.
- Assessing residents' concerns and needs through a community survey and Community Strategic Plan.
- Committing to responsible, forward-thinking leadership. De Soto is ready for the challenges and opportunities of growth, and we will rise to meet them with determination and resilience.

Incentives provided by State are tied to hiring workers:

- An investment tax credit of \$500 million over five years.
- A payroll rebate of \$234 million over five years.
- Training and education subsidies of \$25 million over five years.
- Relocation payments of \$10 million over five years.
- A sales tax exemption worth \$60.2 million over five years.

School impacts

Schools in USD 232 (De Soto) are excellent and played a part in the selection process.

- Since public schools are funded on a per-pupil basis, the District will receive additional funding when enrollment growth occurs.
- Panasonic will still pay **28 property tax mills** – 20 to the state and eight to the local school district for capital improvements.
- The eight mills for capital improvements is projected to raise **\$575,000 annually for the District**. This will allow for the purchase of equipment and maintenance of facilities.
- The 20 mills collected by the state will generate about \$1.4 million which comes back to the District as a part of per-pupil funding.

De Soto's Investment

The City's investment will be the **TIF (Tax Increment Financing)**, which captures the incremental increase in taxes and dedicates it to pay for costs associated with serving the development (\$202 million).

Suppliers

If you are a supplier and want to contact Panasonic, the State of Kansas has a portal on their website here:

Panasonic Supplier Interest Form

<https://www.kansascommerce.gov/panasonic-project-announcement/panasonic-supplier-interest-form/>



Interest Form

Infrastructure & Facilities

Transportation | Water | Sewer | Stormwater

De Soto will need extensive new and expanded infrastructure, including transportation, water and wastewater utilities.

Transportation

Current state: The area now has rural, two-lane, undivided roads with partial shoulders and no sidewalks.

Critical needs: De Soto’s roadways need a significant upgrade to accommodate increased traffic to the plant. The current roads cannot support the anticipated rise in traffic and truck loadings.

The expanded employee base will also impact streets, increasing the need for maintenance and upgrades across De Soto. There will also be an increased need for services and infrastructure to support employees and their families, including sidewalks, parks, trails and commercial zones.

Water, Wastewater & Stormwater

Current state: Current infrastructure is not designed to support projected growth.

Critical needs: The City needs to improve resiliency and provide increased capacity to meet the anticipated growth for additional businesses and housing. Investments include water lines, wastewater lines, storm sewer, water towers, water treatment plant upgrades, wastewater treatment plant upgrades and lift stations.

Overall Infrastructure Schedule & Phasing*

	2022		2023				2024		
	Fall	Winter	Spring	Summer	Fall	Winter	Spring	Summer	Fall
Drinking Water System Upgrades									
Water Treatment Plant Expansion	STUDY		DESIGN		CONSTRUCTION				
Storage	STUDY		DESIGN		CONSTRUCTION				
Distribution	CONSTRUCTION								
Facilities									
Fire Station	STUDY		DESIGN		CONSTRUCTION				
Transportation Improvements									
Edgerton Road	CONSTRUCTION								
103rd & Lexington Avenue	STUDY		DESIGN		CONSTRUCTION				
Lexington Avenue Interchange	DESIGN	CONSTRUCTION							
Wastewater System Upgrades									
Treatment Plant	STUDY		DESIGN		CONSTRUCTION				
Collection System Serving Astra	DESIGN				CONSTRUCTION				
Collection System Serving Flint	DESIGN				CONSTRUCTION				

*Schedule is tentative and subject to change.

Infrastructure & Facilities

Projects

Top Priority Infrastructure & Facility Projects

Title	Description	Cost
 Water Treatment Capacity	Expand existing water treatment facility capacity to 4 MGD with provisions for future expansions.	\$23.5 Million
 Wastewater Treatment Capacity	Expand existing wastewater treatment facility capacity to 3.9 MGD with provisions for future expansions.	\$25.6 Million
 Water Tower	Construct new water tower near the Panasonic Site	\$3 Million
 Fire Station	Construct new fire station on site adjacent to Panasonic.	\$12 Million
 103rd Street, Lexington Ave, Dual Drive	Reconstruction of 4.5 miles of the current two-lane asphalt road to a new divided 4-lane roadway with curb & gutter and sidewalks.	\$40 Million
 Reconstruct Sunflower Road	Reconstruct 2 miles of existing rural section road to a collector standard to include curbs, sidewalks, lighting, and storm drainage.	\$10 Million
 Reconstruct 95th Street	Reconstruct 3 miles of existing rural section road to a collector standard to include curbs, sidewalks, lighting, and storm drainage.	\$20 Million
 83rd Street & Lexington Avenue Corridor	Reconstruction, widening, access management, pedestrian access, trails, and traffic management improvements to the corridor between K-7 and K-10 to account for dramatically increasing traffic demands. De Soto's portion totals approximately 5 miles.	\$60 Million

Flint Commerce Center

Benefits | Opportunities

Overview

In April 2022, De Soto's City Council approved the development of Flint Commerce Center, a \$390 million industrial-space park to occupy 108 acres at 103rd St. & Edgerton. The space will house six facilities, ranging from 7 - 30 acres in size, which will be used for industrial, manufacturing, and distribution purposes.

Development Opportunities

The Flint Commerce Center is a great opportunity for businesses with heavy transportation or utility needs. Flint occupants would benefit from the industrial strength of the Kansas City metropolitan area.



Infrastructure Benefits

- **Roads:** Flint will pay for a benefit district for road improvements. The developer will spend up to \$7 million toward the reconstruction of Edgerton Road from K-10 to 103rd Street. Per the agreement with the city, all road improvements must be completed by December 2023.
- **Water:** The developer will enter into a take-or-pay water main agreement with the city. This means that Flint must purchase a minimum amount of water per month for a 20-year period or else pay a fee, thus guaranteeing the generation of the revenue that will pay for infrastructure improvements.
- **Sewers:** Flint will enter into a take-or-pay agreement with the City, which will fund up to \$4.4 million in sewer improvements.

An Investment Opportunity for De Soto

- These investments reflect De Soto's commitment to growth and revitalization and the City will:
 - Issue up to \$500 million in Industrial Revenue Bonds (IRB).
 - Provide a 10-year tax abatement to support the project.
 - Issue \$100 million in bonds for construction materials for the first phase of the build.

Schedule:

Mass Grading - Targeting late January, weather pending.

Road - Construction of the new Edgerton Road is slated to be finalized by the end of April.

Sewer - Installation of the gravity sewer main along Edgerton Road will commence in Spring 2023 with the off site force main and lift station improvements completed by Q1 2024.

Water - Existing water mains along Edgerton Road and 103rd Street will be relocated and ready for service in the Summer of 2023

Electric - 3-Phase Power is near the project site and the local electric utility provider is completing construction of a new substation and other off site improvements to increase capacity to the project site by Q4 2023.

Gas - An off site high-pressure gas main extension will be completed to the Edgerton Road & 95th Street Intersection by Q1 2024 to provide increased service capacity to the project site.

Contacts

Mark C. Long
816-512-1011
mlong@nzimmer.com

John F. Hassler
816-268-4208
jhassler@nzimmer.com

Scott E. Bluhm
816-268-4224
sbluhm@nzimmer.com

Education & Job Training

Incentives | Project Partners & Entities

Workforce Training Consortium

The Workforce Training Consortium, led by Johnson County Community College, has been tasked to develop the training required to qualify for Panasonic openings in the De Soto factory. This framework will be shared with educators throughout the region, so everyone has access to these opportunities.

The Consortium is also building a network of organizations and individuals who work with us to provide support for high school, postsecondary and adult learners from all walks of life; including the economically challenged, adults without a high school diploma, justice involved, and those who are usually left behind when great opportunities come to town.

How will we do this?

The Consortium is building a framework that educators and other organizations within a 50-mile radius of the Panasonic factory can use to provide training and support for students as they prepare themselves for employment at Panasonic.

This framework is intended to help individuals seeking to work at the factory to:

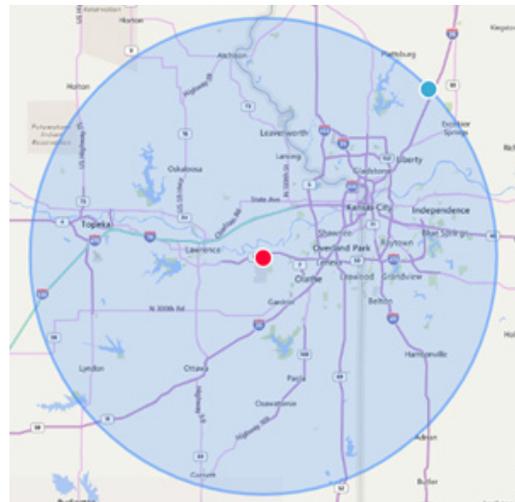
- Select the ideal position for themselves.
- Identify any skills gaps.
- Learn about training pathways to close the gaps.
- Prepare to apply at Panasonic for that dream job.
- The consortium will also coordinate with network partners to help break down barriers that some will face.

What can you do now to prepare?

The Consortium will be making announcements and sending communications throughout the region about the details of our program as soon as possible, so everyone who desires has an opportunity to work at Panasonic.

Who can I contact if I am interested in becoming a network partner of the Consortium?

You can contact the Consortium by email at: customizedtraining@jccc.edu



Partnerships

Federal | State | Regional | Local



The City of De Soto is also collaborating with surrounding cities in the region from four counties to prepare for and take advantage of this large scale investment.