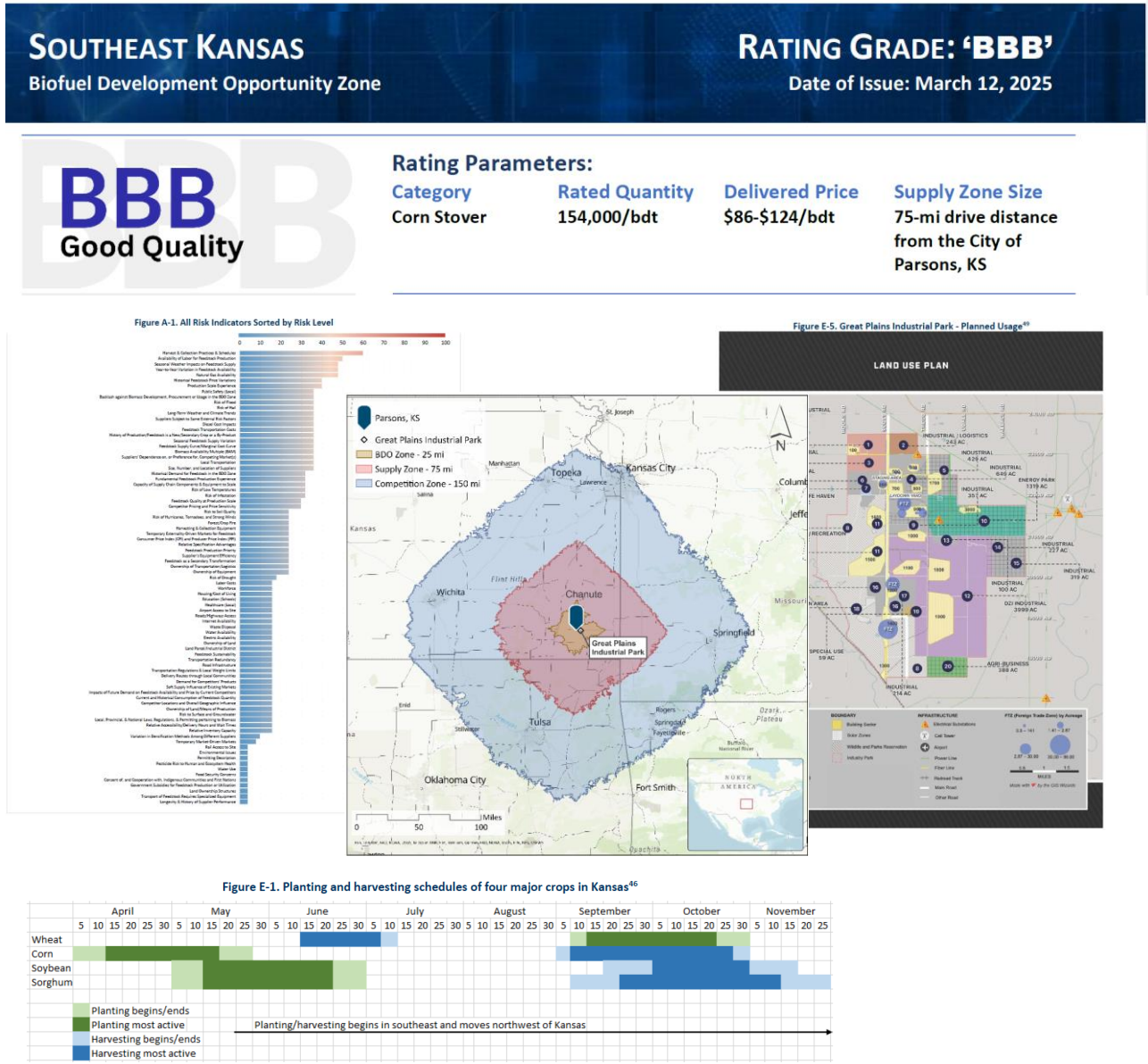
Southeast Kansas BDO Zone Rating: **'BBB'**

- ✓ Rating Parameters: 154,000 bdt/yr of corn stover at delivered price of $86 - $124/bdt
- ✓ Strong support for new biomass ventures and rural economic development by local crop growers.
- ✓ No significant competing uses for corn stover.
- ✓ An industrial park with Class 1 rail availability, extensive highway access, and 6,800 acres of contiguous land available for industrial development.

View and download the Southeast Kansas BDO Zone Rating **here**.



BD|THE BIOFUEL DEVELOPMENT
OZ|OPPORTUNITY ZONE INITIATIVE

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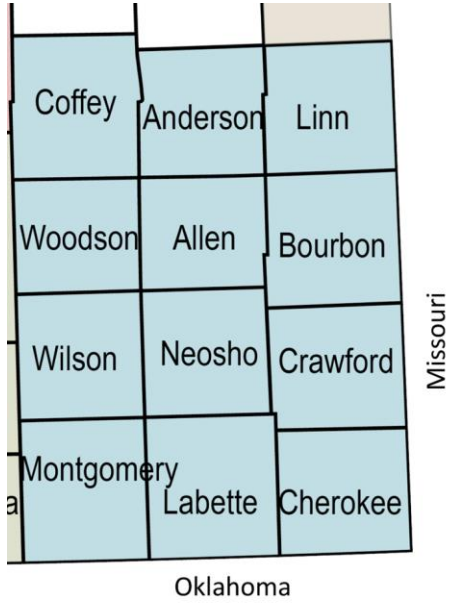
SEKRPC
SOUTHEAST KANSAS REGIONAL PLANNING COMMISSION

BDO Zone 'BBB' Rating for Corn Stover

Maximizing Bioeconomic Potential in Southeast Kansas

Carey Spoon
Executive Director
Southeast Kansas Regional Planning Commission
June 26, 2025

SEKRPC
SOUTHEAST KANSAS REGIONAL PLANNING COMMISSION

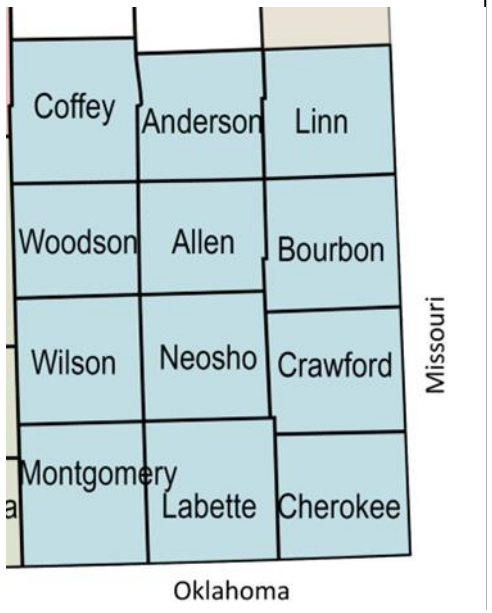


Overview/background of the SEKRPC

Background: The Southeast Kansas Regional Planning Commission was started in 1966 as part of the Ozarks Regional Commission and in 1971 the SEE-KAN RC&D received approval to create a regional planning and development region. Then, in 1972 the Economic Development administration designated the agency as an Economic Development District, and the agency's name officially became Southeast Kansas Regional Planning Commission.

Vision: At the SEKRPC our goal is to improve the quality of life in southeast Kansas by providing the assistance to attain funding for various projects.

Mission: The SEKRPC assists individual business owners, companies, and government entities with funding advice, applications, and funding administration. Our resources are here for community improvement, economic development, and other urgent needs.



Overview/background on the region

The SEKRPC serves a 12-county area covering 7,134 square miles within the BDO Supply Zone.

An industrial park with Class 1 rail availability, extensive highway access, and 6,800 acres of contiguous land is available for industrial development in the heart of the BDO Supply Zone.

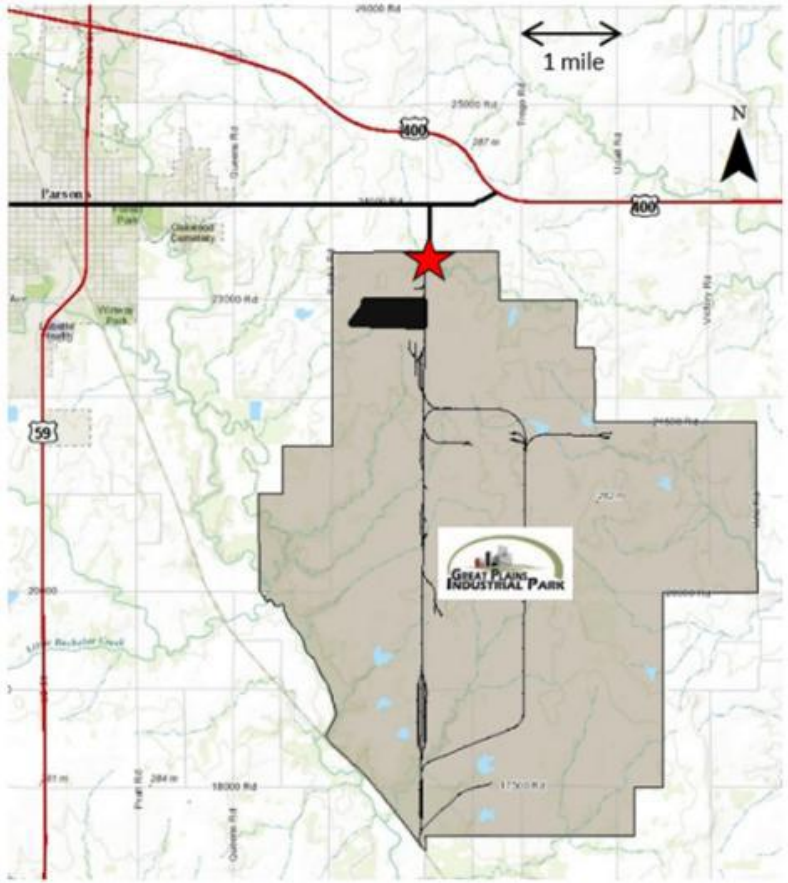
Major Industries:

- Manufacturing
- Agriculture/Agribusiness
- Healthcare

Great Plains Industrial Park, Parsons, Kansas

Labette County

- approved Foreign Trade Zone with 33 buildings and 625,000 sq ft of storage and warehousing
- offers single-owner and large-acre development, with more than 6,800 acres of contiguous land, and most of the infrastructure already in place.
- 90 miles from Tulsa's Port of Catoosa and 130 miles from the intermodal facility at Kansas City's Logistics Park.



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SEKRPC
SOUTHEAST KANSAS REGIONAL PLANNING COMMISSION

GREAT PLAINS INDUSTRIAL PARK

Social infrastructure and workforce assets

Regional Workforce:

- 185,850 regional population (2025)
- Unemployment rate of 4.5% (2025)

Labette County Workforce:

- totals 9,500, with
- over 85% having at least a primary education and
- 55% holding a secondary (high school or higher) certification, 43 reflecting a reasonably skilled labor pool.
- Unemployment rate of 3.9% (2025)

GREAT PLAINS INDUSTRIAL PARK

Social infrastructure and workforce assets

Healthcare:

- Labette Health offers a full range of medical and surgical specialties
- Katy Memorial Hospital with over 130 beds is a key asset for new industries
- Labette County Ambulance provides comprehensive emergency medical and transportation services.

Housing:

- overall cost of housing, food, childcare, transportation, healthcare, taxes, and other necessities is 33.6% lower than the U.S. average
- cost of a typical home in Parsons is 80.5%41 below the national average and 66.0% lower than the average home price in Kansas
- Renting a two-bedroom unit costs $700 per month, 51.0% less than the national average and 38.6% below the state average of $970

Local Incentives

Lease-Back

- Great Plains Development Authority will provide a lease-back opportunity on a structure with its partners
- Unique partnerships for land acquisition and facility construction

Industrial Revenue Bonds

10-year Property Tax Abatement

- reviewed annually by Labette County Commissioners

Workforce Training

- By locating at GPIP, your company can take advantage of training opportunities at the newly created Labette Community College Workforce Educational Center
- Training can also occur remotely through use of the digital twin and an on-site education center being developed at GPIP

GREAT PLAINS INDUSTRIAL PARK

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Local Incentives

Security and Housing

- 30 square mile secure facility with an 100% fenced perimeter and gate attendants
- Electronic gating, badges, and a world class security system is being developed to ensure the safety of your employees and property

Economic Development

- economic development grants and has earned more than $4 million from state and federal sources in the past three years
- A Foreign Trade Warehousing Subzone, operated by WATCO, at GPIP and can assist your company's import activities.
- GPIP can assist you with applying for a Foreign Trade Manufacturing Subzone.

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Local Incentives

Sustainability and Innovation

- Your company could be one of the first to make its home at the Kansas Proving Grounds.
- Existing BioFuels Feasibility Study

Transportation

- Guaranteed manifest rail service is provided by the Union Pacific southbound main line 24/7/365.

Utilities

- GPIP's water system possesses an industrial senior water right which ensures your company will always have water service even during a drought.

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KANSAS
COMMERCE

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State Incentives - Summary

High Performance Incentive Program (HPIP):

- Potential for up to a 10% tax credit on qualified, new capital investment beyond the first $1,000,000 of investment (in five metro counties) or $50,000 of investment (in non-metro counties).
- HPIP also provides a project sales tax exemption benefit which can exempt/refund sales tax on eligible purchases of goods & services. Companies that earn HPIP tax credits have the ability to sell/transfer up to 50% of the credits earned.

Promoting Employment Across Kansas (PEAK):

- The Promoting Employment Across Kansas (PEAK) incentive program allows qualified for-profit companies and regional/national not-for-profit headquarter companies that are locating new jobs or expanding existing Kansas operation, to retain up to 95 percent (95%) of the payroll withholding tax of the PEAK jobs over a period of up to 10 years.

KANSAS
COMMERCE

State Incentives - Summary

Kansas Industrial Training (KIT) Program:

- Provides workforce training funds to companies to help offset costs of training net, new employees.
- Awards are typically in the range of $1,200 to $2,000 per trainee/new hire.

Kansas Industrial Retraining (KIR) Program:

- Provides workforce training funds to companies to help offset costs of training existing employees who are likely to be displaced due to obsolete or inadequate job skills or knowledge.
- Awards are typically in the range of $1,200 to $2,000 per trainee and there's a dollar-for-dollar match requirement from the company.

Machinery & Equipment Property Tax Exemption (Kansas House Bill 2583):

- Provides automatic exemption of personal property taxes on machinery and equipment purchased or leased by Kansas companies after June 30, 2006.
- Includes new equipment, used equipment and equipment relocated into Kansas from an out-of-state facility.

SEKRPC
SOUTHEAST KANSAS REGIONAL PLANNING COMMISSION

GREAT PLAINS INDUSTRIAL PARK

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