



March 17, 2025

Testimony in Support of Kansas Senate Bill 146

Bret Glendening; City Manager, City of Osawatomie

Chairman Thompson and Members of the Committee:

My name is Bret Glendening, and I am the City Manager of Osawatomie. I first served in this role from 2006, when this legislation was initially passed, until 2011. I am a resident of Osawatomie and this is my second time serving as Osawatomie's City Manager.

I am here today to express my support and request your support for Senate Bill 146.

I know firsthand what efforts have been made to develop this property. I can say with certainty that every viable opportunity to pursue development of this land has been taken. If there are any questions as to what those efforts look like, I would direct you to Exhibit A of my testimony.

Key Provisions

SB 146 focuses on the real estate described in K.S.A. 75-3369a, which was conveyed to the City of Osawatomie for economic development. The key provision of this bill is to extend the deadline for demonstrating economic development from July 1, 2026, to July 1, 2046.

Arguments in Favor

1. **Economic Growth:** This extension provides the City of Osawatomie with additional time to secure funding, complete planning processes, implement projects and more importantly, continue our efforts to recruit businesses that will stimulate economic growth in the region. There is no doubt that KC Metro Area, including Johnson County is pushing south into Miami County. A vote in favor of SB 146 is a vote to allow Osawatomie to better control the development of land within its boundaries.
2. **Flexibility:** The current economic climate and the time required for complex development projects necessitate a longer timeframe for successful implementation. This extension provides the necessary flexibility to pursue development of this property and I can say with certainty that every viable opportunity to pursue development has been taken.
3. **Community Benefits:** The economic development projects envisioned for this property have the potential to create jobs, generate tax revenue, and improve the overall quality of life for residents of Osawatomie and Miami County. Spreading the cost of our municipal and county government across more commercial properties reduces the tax burden on residential home owners like myself and approximately 1,800 other property owners in Osawatomie and the more than 40,000 residents of Miami County.

In Conclusion, we are all well aware of the increases we have seen in home values over the last 3 years. While there is an appetite in the legislature as well as the general public to cap valuation growth, I content that the best ways to mitigate the growth in residential valuations is to address the supply of housing and as previously mentioned, spreading the cost of government across more property...ideally, commercial property.

I respectfully request this Committee to support Senate Bill 146. This legislation is vital for the economic future of Osawatomie and Miami County. It will allow the City to fully realize the potential of this property and bring lasting benefits to our community. Thank you for your time and consideration.

EXHIBIT A – Timeline of Efforts

2006 – Transfer approved

2006 – Consultations began with Kansas Department of Commerce, Kansas City Area Development Council and regional engineering firms on development opportunities

2006 – City updated economic development policies

2007 – Research done on lessons learned from New Century AirCenter and Sunflower Army Ammunition Plant, potential link on Kansas State Bioscience Authority

2007 – Cost projections for infrastructure to the site completed and conceptual layouts drawn (funded by the county) (signed off on by the city)

2008 – City did a master development agreement with Sunflower Development (was supposed to include a market study – not sure it was done)

2009 – Sewer service connection discussions with OSH regarding line capacity under the river

2009 – Sewer line across the Pretz property

2009 – City/RWD 1 grant application for water service extensions

2009 – City began talks of providing water service to the hospital and surrounding area

2009 – County joined Greater Kansas City Foreign Trade Zone district

2009 – Development agreement with Sunflower Development

2009 – Site tour with KCADC

2010 – KDHE Brownfields Phase I reports (One tract also had a Phase II)

2011 – Electrical study completed for servicing the area

2011 – Comparative information gathered for Great Plains Industrial Park in Parsons

2011 – City discussions with a potential developer who would become master developer in exchange for the land

2011 – Continued conversations with state hospital officials for the ground to be used for projects that support the hospital's operations or supplement patient needs – ie. Nursing care, transitional care, medical research, vocational training

2012 – Sewer extension completed

2013 – Economic impact of state hospital study completed

2013 – Considered for new county jail location and utility costs updated

2013 – City updated zoning for the properties

2015 – Promotional video created with drone footage to promote the site and show it to prospective users. That information was added to Location One.

2016 – Signs were placed on the property with details of their availability

2017 – KDHE Brownfields Phase I reports

2017 – Water study completed by the city

2017 – Shoothouse Paintball lease began

2017 – KwiKom installed fiber in the area

2018 – Information needed to certify the site as development read was compiled

2018 – City worked with a developer regarding potential residential construction on a portion of the property

2018 -- Federal Qualified Opportunity Zone status was obtained

2019 – Soil borings completed

2020 – KDHE Brownfields Phase I reports

2020 – Discussions began regarding the solar array

2021 -- Cost projections for infrastructure to the site updated

2021 – Property surveys updated and easements determined

2021 – Drone footage updated

2022 -- Cost projections for infrastructure to the site updated

2023 – BASE grant awarded

2024 – Soil borings completed (sewer interceptor)

2025 – Sewer Interceptor Project Issued for Bid

Project Leads and Responses to RFQ's since 2007: 98 (average of 5 / year)

Second Round Responses / Site Visits by Prospective Companies: 22 (average of 1 / year)