

# 2023

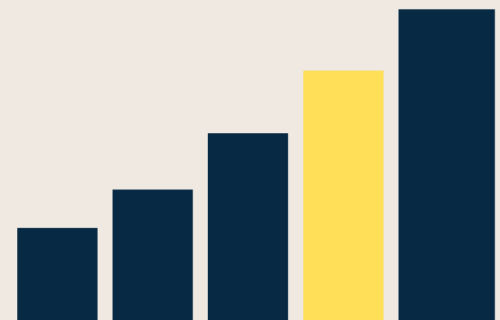
# ANNUAL REPORT



**LOOKING TO THE *FUTURE***

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# Purpose of the Annual Report

The intent of the 2023 Annual Report is to present to the public and our partners an overview of Finney County Economic Development Corporation's yearly activities and projects.

The Annual Report provides a representative view of a variety of activities that FCEDC manages coordinates and implements throughout the year, all of which are extremely important components to the overall business environment of Finney County.

This report is not fully comprehensive of all activities in which FCEDC participates. Furthermore, not every new or existing business that FCEDC has been engaged with during the year is listed as that report would be too cumbersome. However, this should not be construed as an "incomplete" report. Instead, it is intended to provide a sampling to highlight the many and varied functions of FCEDC.

In FCEDC's role as the lead agency for economic development in Finney County and southwest Kansas, the Board of Directors encourages and values community participation and input. We strive to build a stronger, more diversified economy by facilitating the growth and success of existing and new businesses.

*"We strive to build a stronger, more diversified economy by facilitating the growth and success of existing and new businesses."*



 **Garden Academy**  
Early Learning Centers

# 2023 Partners & Board of Directors

## FCEDC PARTNERS

- CITY OF GARDEN CITY
- CITY OF HOLCOMB
- FINNEY COUNTY
- GARDEN CITY COMMUNITY COLLEGE

## FCEDC BOARD OF DIRECTORS

- PHIL ESCARENO, CHAIRMAN -- CITY OF GARDEN CITY
- SAM HANDS, VICE-CHAIRMAN -- FINNEY COUNTY
- STEWART NELSON, TREASURER -- CITY OF GARDEN CITY
- LARRY GEIER -- CITY OF GARDEN CITY
- VICKI GERMAN -- FINNEY COUNTY
- DAVID RUPP -- GARDEN CITY COMMUNITY COLLEGE
- RON SCHREIBVOGEL -- CITY OF HOLCOMB

## FCEDC STAFF

- LONA DUVALL, PRESIDENT/CEO
- SHANNON DICK, DIRECTOR OF ANALYTICS
- STEVE COTTRELL, SPECIAL PROJECTS DIRECTOR
- SCOTT AUST, COMMUNICATIONS DIRECTOR
- GRANT LINENBERGER, DIRECTOR OF BUSINESS DEVELOPMENT

# Our Mission

*"To facilitate business expansion and retention in the Finney County area that will build a stronger, more diversified economy and increase the economic vitality and wealth of Finney County."*

Finney County Economic Development Corporation's purpose is to retain and attract employment and investments in a diversified local economy consistent with community economic development priorities.

Our mission will be accomplished in the following ways:

- **Creating** a business environment conducive to entrepreneurialism by providing financial support and technical assistance to primary businesses in collaboration with partner agencies.
- **Assisting** existing business and industry with growth and expansion plans through a pro-active business retention and expansion program.
- **Promoting**, aiding, developing, and advancing business and industry in the Finney County area that will provide skilled, high-wage jobs for the welfare of the community.

# Cooperative Partnership

The Finney County Economic Development Corporation is committed to ensuring economic vitality and innovation to enhance the community and quality of life for Finney County citizens.

The cooperative partnership among FCEDC, Finney County, the cities of Garden City and Holcomb, and Garden City Community College ensures steady, responsible economic growth. Finney County will continue to grow as a progressive, caring place to live characterized by a healthy civic infrastructure.

This development partnership is built on a desire to improve the community and a cooperative spirit among the citizens. There is an understanding that economic development and community development is a process of continuous improvement that depends on teamwork, pride, cultural diversity, and a tradition of innovation.

## Review of Progress

Finney County continued to prosper in 2023. Our production-based economy fared much better than service-based economies. We continued to see diversified growth.

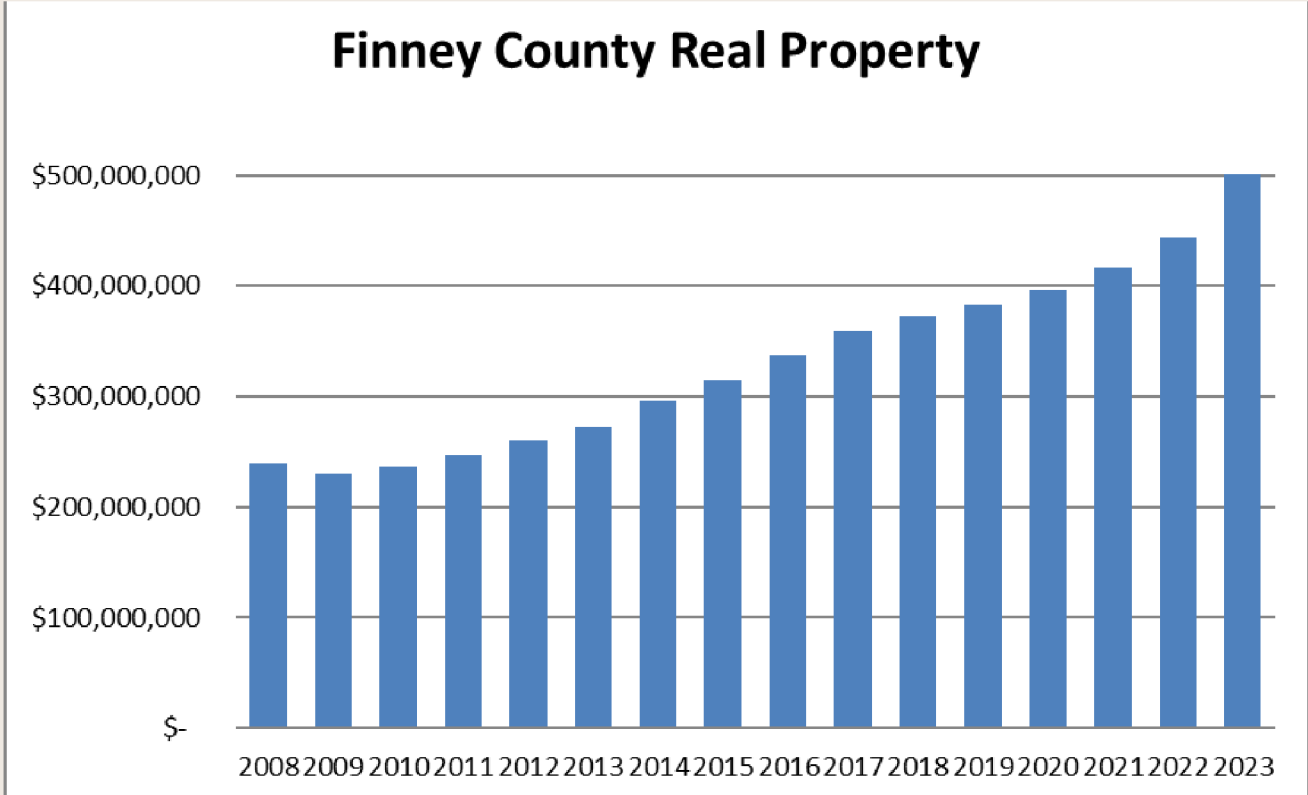
Garden City is recognized as the Retail Hub of western Kansas, and we have seen continued growth in the manufacturing and agricultural sectors.

It has long been the goal of Finney County to continuously evolve and diversify our economic base. That commitment to progress and adaptation is paying off.

# 2024 Goals & Opportunities

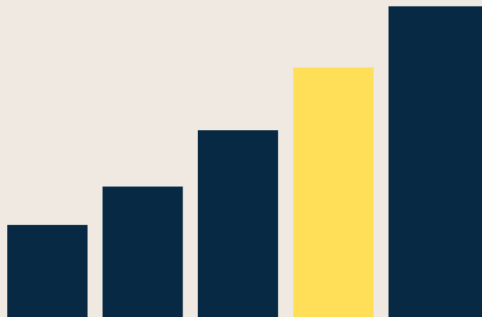
- FCEDC will continue to showcase Finney County as the location of choice for business and industry.
- FCEDC will continue to build the partnerships needed to provide a well-rounded, productive workforce to ensure future growth opportunities.
- FCEDC will continue partnering with existing businesses to assist with all aspects of their activities—our philosophy: “Make it easy to do business in Finney County.”
- FCEDC will continue to focus on downtown and core development to celebrate our proud heritage while growing the community and creating quality of life enhancements for the core district.
- FCEDC will continue to address community development as quality of life is a necessary component in making Finney County the best place to live and do business in western Kansas.
- FCEDC will continue to work diligently with State and Federal legislative bodies to ensure a friendly business climate.
- FCEDC will continue to work aggressively with regional and statewide efforts that better the opportunities for Kansas and the communities within the State. We will continue in our leadership role to assist the communities around us to sustain and prosper.

# Economic Indicators



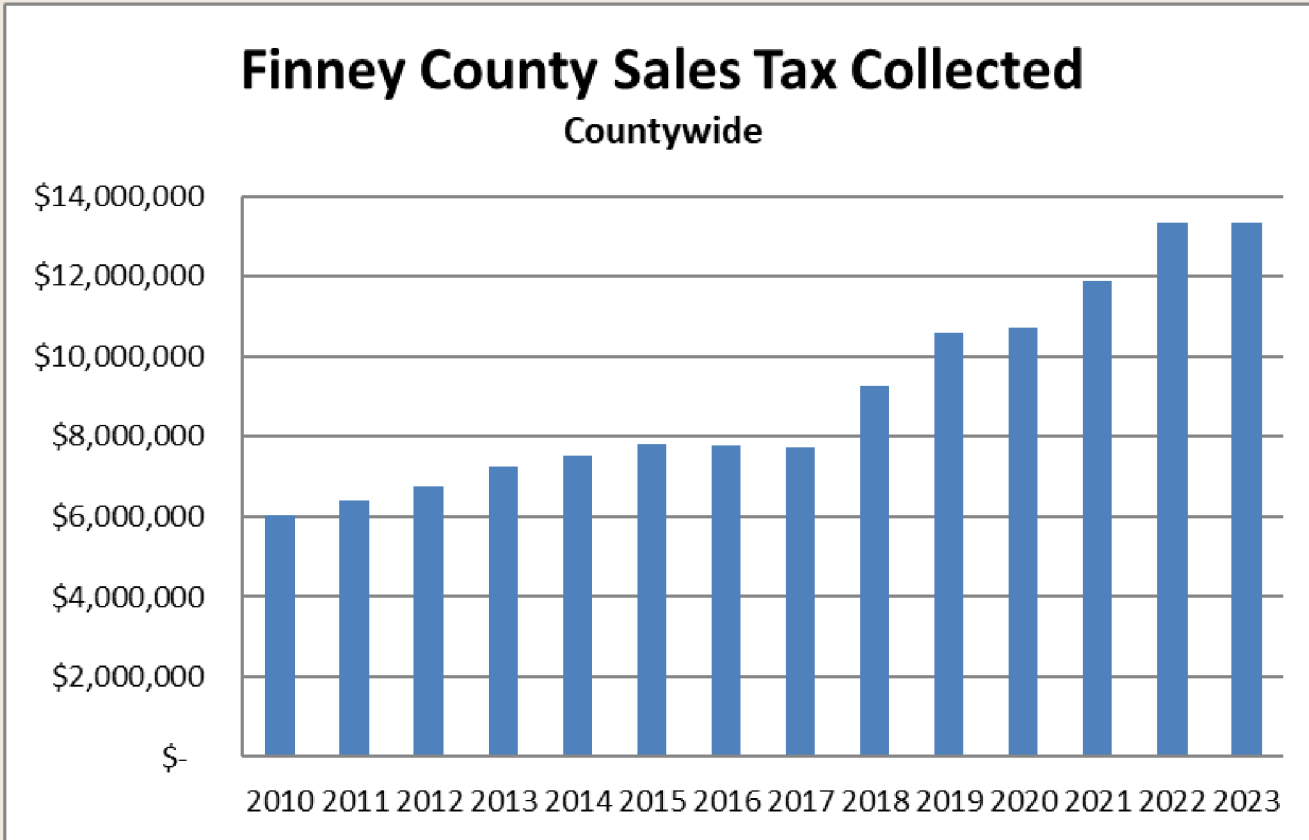
## FINNEY COUNTY REAL PROPERTY VALUATION

- **2023: \$500,485,721 +12.59% Change**
- 2022: \$444,505,388
- 2021: \$415,954,501
- 2020: \$396,686,067
- 2019: \$383,730,995
- 2018: \$372,722,527





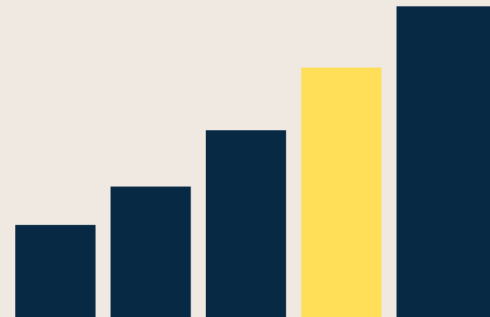
# Economic Indicators



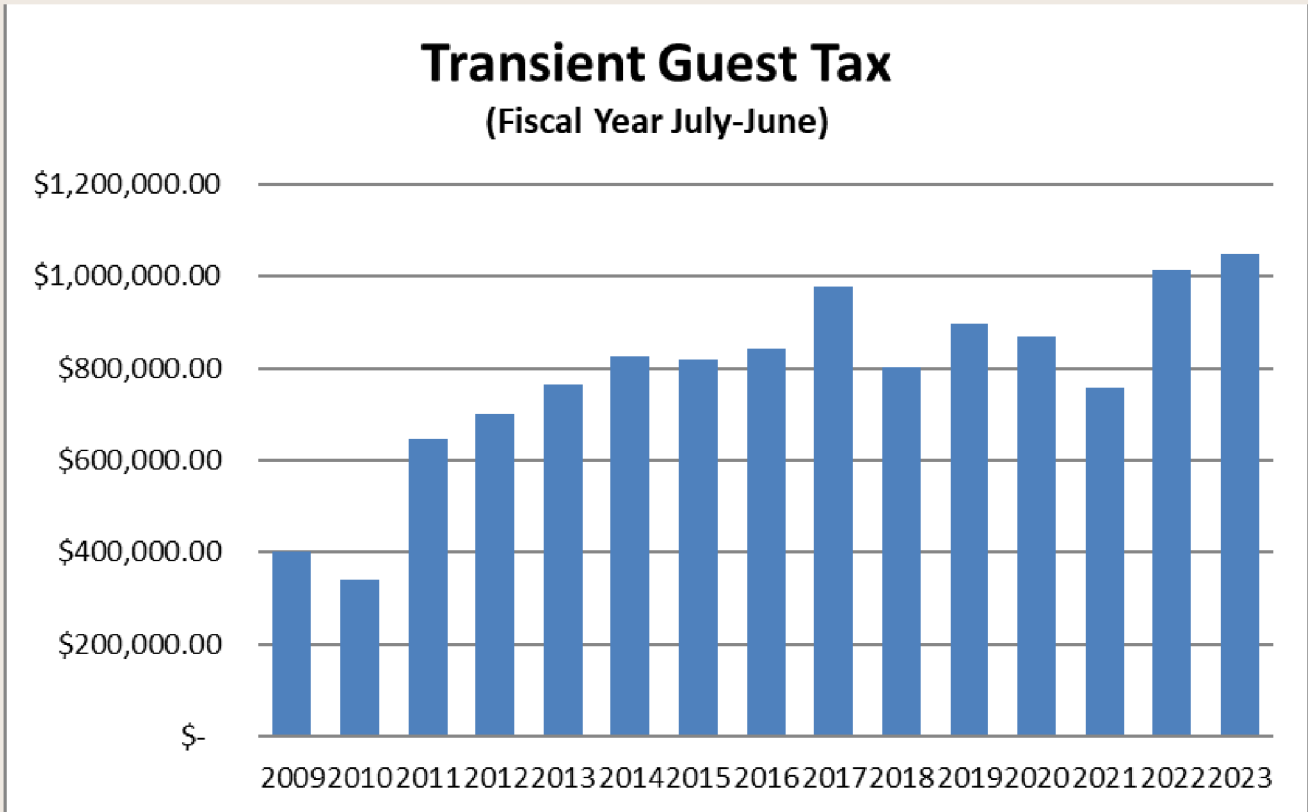
**FINNEY COUNTY SALES TAX COLLECTED**

**2023 Sales Tax Collected: \$13,345,041 (0.19% increase from 2022)**

*The Countywide Sales Tax Rate changed from 1.15% to 1.45% April 1, 2018.*



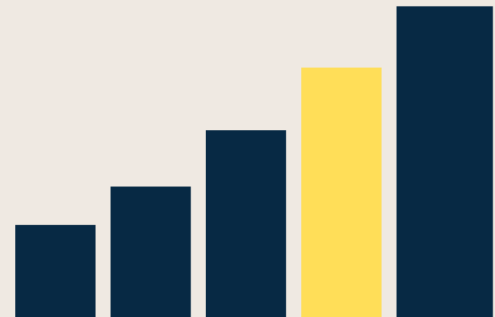
# Economic Indicators



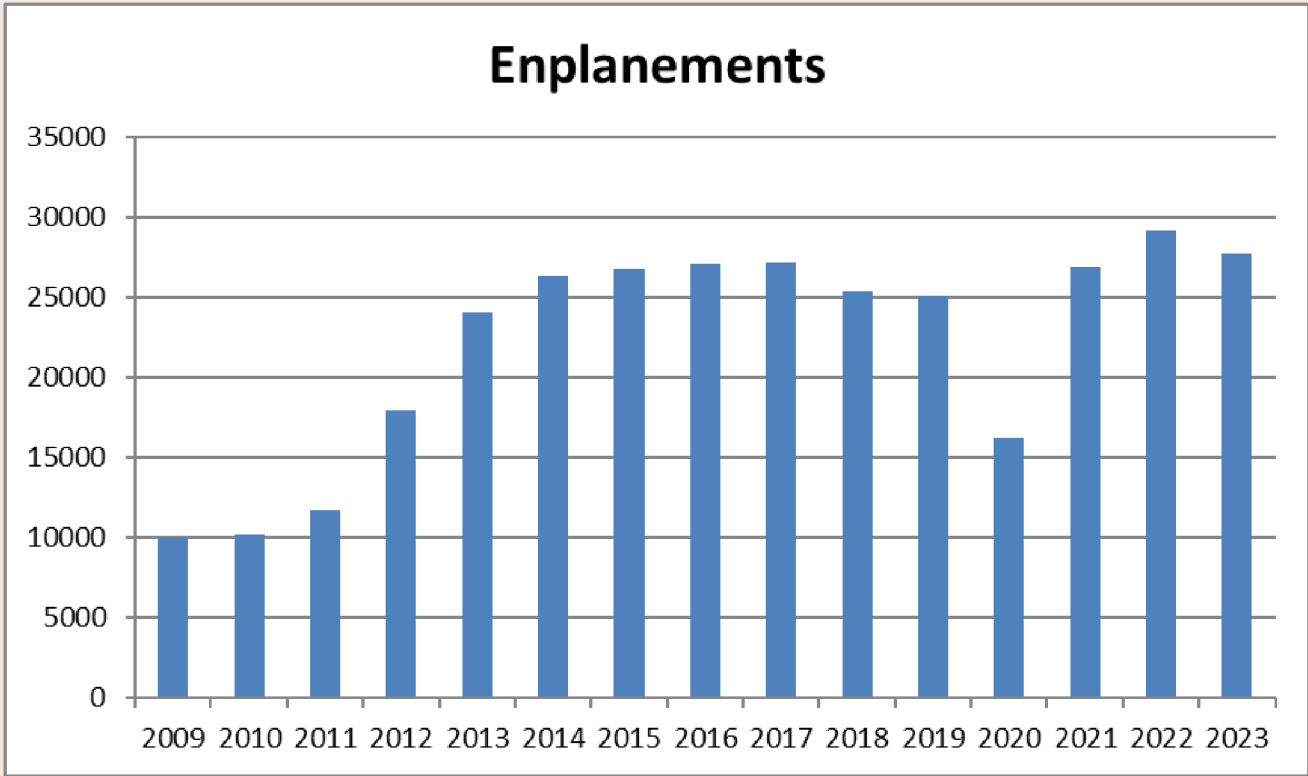
## FINNEY COUNTY TRANSIENT GUEST TAX

- 2023: \$1,048,739
- 2022: \$1,012,799
- 2021: \$756,717
- 2020: \$867,840
- 2019: \$895,074

**\*Note: Transient Guest Tax Rate increased from 4% to 6% in 2011.**



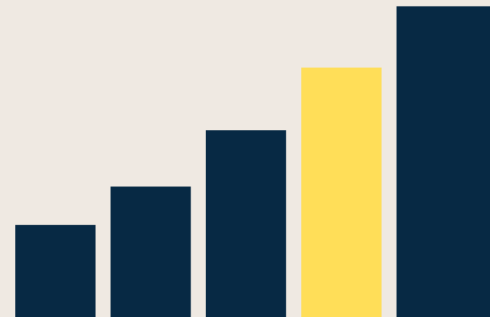
# Economic Indicators



## GARDEN CITY REGIONAL AIRPORT ENPLANEMENTS

- 2023: 27,736 \*
- 2022: 29,168
- 2021: 26,890
- 2020: 16,212 (substantial decrease due to COVID-19 travel restrictions)
- 2019: 25,073

(\*Projected December 2023 number not yet in)



# 2023 Projects



## ONGOING

- STARBUCK'S COFFEE
- STARBOND ATTRACTION
- EAST GARDEN VILLAGE CHILDCARE CENTER
- WESTERN KANSAS CORRIDOR DEVELOPMENT
- GARDEN CITY PLAZA REDEVELOPMENT
- GARDEN CITY COOP SHUTTLE FACILITY
- MIXED USE DEVELOPMENT- SLIGO STATION ENTERTAINMENT
- 401 E KANSAS AVENUE COMMERCIAL BUILDING

## COMPLETED

- KOHL'S
- WALK ON'S SPORTS BISTREAUX
- CASEY'S
- THIRD STREET CHILDCARE CENTER
- MAIN STREET MARKET HUB



## GROWTH OPPORTUNITIES

- MIXED-USE DEVELOPMENT
- QUINBY RESIDENTIAL & INDUSTRIAL DEVELOPMENT
- PROJECT RENO MASTER PLAN



# 2024 - On The Horizon

## HOSPITALITY & EVENTS

- STAR BOND PROJECT
- ENTERTAINMENT VENUE

## RETAIL/DINING

- DREAM FIRST BANK COMMERCIAL DEVELOPMENT – LEGACY CROSSING
- GARDEN CITY PLAZA REDEVELOPMENT

## RESIDENTIAL

- HUNTERS GLEN PHASE 3 & 4
- CHAPPEL HEIGHTS PHASE 5
- COUNTRY ACRES ADDITION
- SLIGO STATION
- RANDALL ESTATES
- CAMBRIDGE SQUARE ADDITION NO. 4 (HOLCOMB)

## INDUSTRIAL

- WESTERN KANSAS CORRIDOR
- GARDEN CITY COOP SHUTTLE FACILITY
- SOUTHEAST INDUSTRIAL PARK



# FCEDC Ongoing Initiatives

- INDUSTRIAL PARK DEVELOPMENT/SITE CERTIFICATION
- COMMUNITY DEVELOPMENT INVOLVEMENT (Housing, Workforce Development, Quality of Life Enhancement, Childcare)
- ECONOMIC DEVELOPMENT PARTNERSHIPS (LOCAL/REGIONAL/STATEWIDE)
- E-COMMUNITY (NETWORK KANSAS) GAP FINANCING PROGRAM
- LEGISLATIVE ACTIVITIES/LOCAL INDUSTRY ADVOCACY (LOCAL/STATE/NATIONAL)
- DAIRY INDUSTRY GROWTH
- LOCAL ALLIANCES
- ASSISTANCE TO SURROUNDING COMMUNITIES TO BUILD A HEALTHY, SUSTAINABLE ECONOMIC CLIMATE



# Community Marketing

In 2017, Finney County Economic Development Corporation and Garden City Journal launched the GreaterGC.com website and the Greater Garden City Facebook and Twitter pages to better market our region.

The stories shared on the website and social media platforms are designed to celebrate the positive things happening in our region as well as spotlight the people and businesses who make our region great.

## Visits to [www.greatergc.com](http://www.greatergc.com)

2023: ?  
 2022: 67,538  
 2021: 47,383  
 2020: 101,526  
 2019: 71,113  
 2018: 74,644



In 2023, GreaterGC.com experienced several technical glitches including the loss of all website data posted since March.

Plans for 2024 include rebuilding the website, improving content creation and adding social media platforms.

## Other social media platforms



**Greater Garden City**  
 1,700 followers  
 18,000 post reach  
 4,800 visits



*(aka Twitter)*  
 @GCGreater  
 394 followers

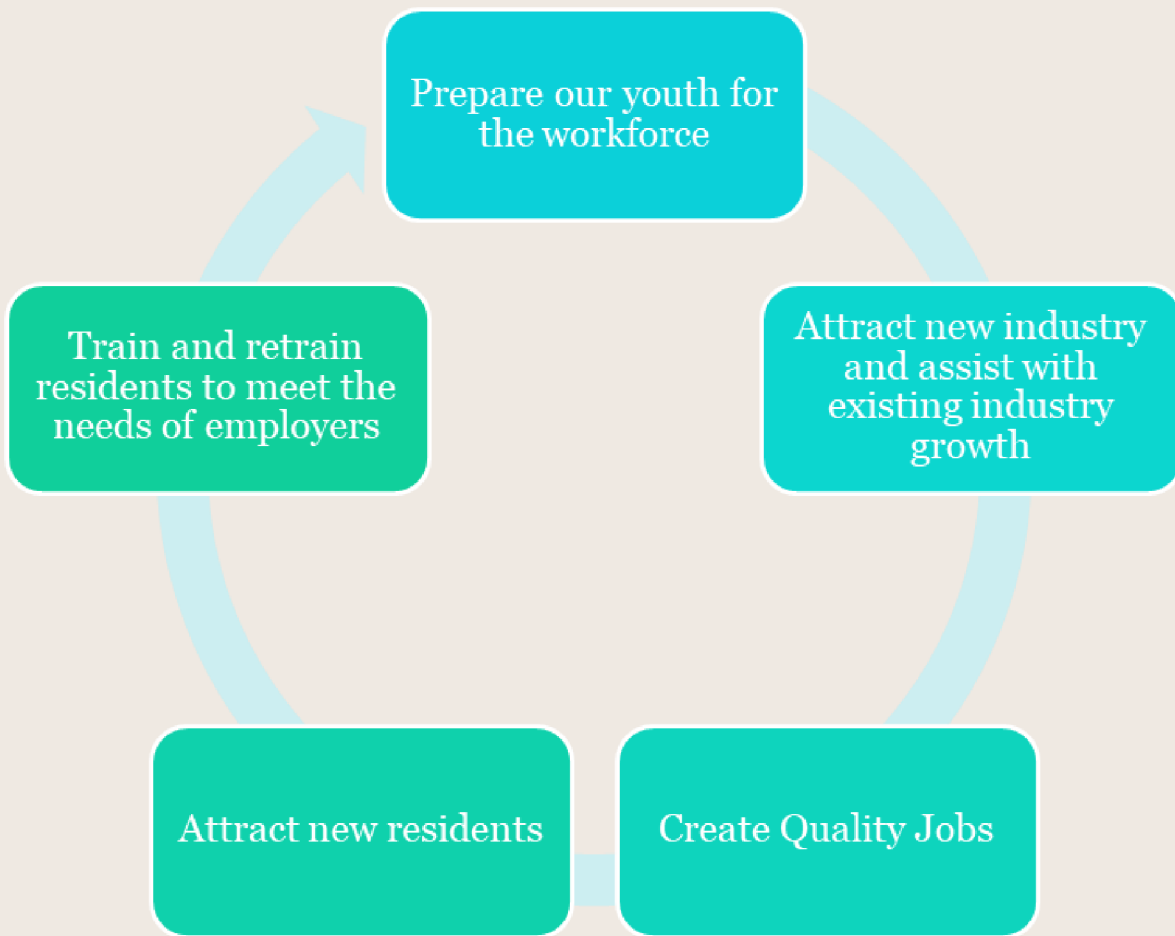


**Garden City Journal**  
 12,600 followers  
 498,584 post reach  
 53,917 visits

@greatergck  
 67 followers

# Workforce Development & Recruitment

As of January 2024, there were 1,171 job openings advertised electronically in Finney County. There were only 340 individuals identified as unemployed. This equates to .29 persons available for each advertised job. In other words, there were three jobs available for every unemployed person.





# Meet Our Team



**LONA DUVALL**

PRESIDENT/CEO

Lona DuVall began work at Finney County Economic Development Corporation in 2010 as the Director of Business Retention and has been the President/ CEO since 2011. Lona holds a degree in Public Administration and is committed to ensuring the economic strength and vitality of western Kansas into the future.

[lona@ficoedc.com](mailto:lona@ficoedc.com)



**SHANNON DICK**

DIRECTOR OF  
ANALYTICS

Shannon Dick joined Finney County Economic Development Corporation in 2016 as a Strategic Analyst. Shannon holds a master's degree in Statistical Analysis and provides strategic analysis for FCEDC as well as contracting services to our partner organizations and other non-profits throughout the community and region.

[shannon@ficoedc.com](mailto:shannon@ficoedc.com)



**STEVE COTTRELL**

SPECIAL PROJECTS  
DIRECTOR

Steve Cottrell retired in 2018, after 29 years with the City of Garden City. Steve joined Finney County Economic Development Corporation as Special Projects Director in 2020. Steve has worked closely with the FCEDC since our beginning, and now works on all aspects of economic development, assisting developers with concept plans and advice on funding strategies. Steve is from Nebraska and has a degree in Civil Engineering from the University of Nebraska.

[steve@ficoedc.com](mailto:steve@ficoedc.com)

# Meet Our Team

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## SCOTT AUST

DIRECTOR OF  
COMMUNICATIONS

Scott Aust joined FCEDC in 2017 as the Director of Communications and holds a degree in Journalism. He lends his vast reporting skills to the creation of stories and promotions that celebrate Finney County, Garden City, Holcomb and the Greater Garden City area with the Greater Garden City website and social media platforms.

[scott@ficoedc.com](mailto:scott@ficoedc.com)



## GRANT LINENBERGER

DIRECTOR OF  
BUSINESS  
DEVELOPMENT

A lifelong resident of Garden City, Grant Linenberger joined FCEDC in 2023 as Director of Business Development, a position partially funded by the Kansas Small Business Development Center. Grant works with small businesses and entrepreneurs to ensure they are prepared to succeed. He also assists with FCEDC's workforce development efforts to promote the many opportunities in the Greater Garden City region.

[grant@ficoedc.com](mailto:grant@ficoedc.com)

# In Closing


As we reflect on another successful year in Finney County, we wish to thank our member partners for their cooperation in building the economic development partnership we enjoy. Through our diligence and a continued commitment to excellence, we judge that economic opportunities will continue to abound in Finney County.

## OUR MEMBER PARTNERS




### **Finney County Economic Development Corporation**

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Garden City, KS 67846

 620.271.0388

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