

2.3 Industrial Site Development

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Assessment Process	
A.	Annual surveys, focus group studies, and an annual strategic planning retreat steer the course for effective Industrial Site Development.
B.	Local priorities are determined through the Barton County Community Development Council and the City of Lamar.

Program Standards	
A.	Organization: Through a main fiscal agent, Barton County Community Development Corporation, funding is combined with the resources of the Barton County Chamber of Commerce to serve as the primary organization for economic development. The City of Lamar is the fiscal agent and property owner of lots in the Lamar Business Park.
B.	Mission Statement: The prime directive of the Industrial Site Development program is to fully enhance the Lamar Business Park and future industrial sites to diversify commercial investment and employment activities, while increasing wealth and prosperity for the community.
C.	<p>Designated Sites for Industrial Development:</p> <ol style="list-style-type: none"> 1. The Lamar Business Park has 69 acres 2. The Lamar Business Park has been divided into 11 lots, 8 of which remain available 3. The Lamar Business Park topography is characterized as gentle to rolling land and has demonstrated capability of bearing foundation loads 4. Adequate drainage and flood control provisions from the City of Lamar are in place for the Lamar Business Park. <ol style="list-style-type: none"> a. Federal permit approval is pending for additional soil efforts b. A lake is planned for Lot 11 5. The Lamar Business Park is one block from U.S. Highway 160 and one-half mile from U.S. Highway 71 (slated for future Interstate highway status) 6. All utility services are plotted and accessible to each lot of the Lamar Business Park with no barriers to extension 7. Rail access is available to the Lamar Business Park
D.	Zoning: All lots in the Lamar Business Park are zoned M-1 for Industrial Use
E.	Ownership/Control: Ownership of vacant lots in the Lamar Business Park is secured and controlled by the City of Lamar
F.	Industrial Utilities: Sites are plotted with eight inch sewer mains and eight inch water mains
G.	<p>Site Documentation: Documentation of the following is available from the City of Lamar and the Chamber of Commerce:</p> <ol style="list-style-type: none"> 1. Scale maps showing sites in relation to access roads, utility lines, and boundaries 2. Legal description of sites 3. Master Land-Use Plans illustrating proposed lots, utility extensions, and new streets/roads 4. Zoning and land-use restrictions

Program Goals and Planning

Goal #1	Provide space for industrial expansion through development of the South Industrial Expansion Zone
Strategy	<ol style="list-style-type: none"> 1. Secure land-use control of future sites for industrial expansion between O’Sullivan Industries and Epoch Composite Products 2. Annex future industrial expansion sites south of the existing city boundary 3. Append the Lamar Enterprise Zone boundary to facilitate expansion of existing companies
Funding	Anticipated local costs of efforts to develop the South Industrial Expansion Zone will be covered through the City of Lamar and the Barton County Chamber of Commerce.
Timeline	<p>Month One: Secure land-use control and annexation intent of sites; schedule separate public hearings for annexation and for Enterprise Zone expansion</p> <p>Month Two: Hold public hearings as required by state and local statute; begin state application procedures for Enterprise Zone expansion</p> <p>Month Three-Four: Approval of Enterprise Zone expansion by the State of Missouri</p> <p>Month Five: Implement standard industrial site development practices for the zone</p>
Goal Evaluation	Economic impact created by expansions of existing companies identified above.

Goal #2	Provide space for industrial expansion through development of the Airport Industrial Park
Strategy	<ol style="list-style-type: none"> 1. Incorporate Industrial/Commercial land-usage Lamar Municipal Airport Master Plan for runway expansions and additions 2. Utilize available airport land to facilitate business expansion and attraction 3. Promote Airport Industrial Park to companies seeking adjacent airport accessibility
Funding	Initial costs of Airport Industrial Park will be covered by existing resources of the City of Lamar and the Barton County Chamber of Commerce; additional grant funding may be secured through state and/or federal resources as needed
Timeline	Three to Five Years
Goal Evaluation	Economic impact created by expansions of existing companies and startups/relocations of new companies

Program Evaluation

The success of Industrial Site Development endeavors for Lamar are addressed through:

- Specific economic indicators available from the local agencies, the MERIC office through D.E.D., and the U.S. Census Bureau
- Benchmarks established through the Lamar Baseline Study
- Monthly focus group sessions conducted by the Chamber of Commerce
- Annual Surveys of the local business community
- Annual Strategic Planning Retreat of Chamber Board Members and invited executives from other local civic organizations engaged in economic development