



# 2019 ANNUAL REPORT



**LEDC**

**"Growing Liberty"**

**5 Victory Lane, Suite 103**

**Liberty, MO 64068**

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**[www.thinklibertymo.com](http://www.thinklibertymo.com)**



# Our Organization



## **Mission: Promote economic growth in the Liberty, Missouri area.**

The Liberty Economic Development Corporation (LEDC) is charged with helping the Liberty area grow and prosper. LEDC is built on a solid foundation of teamwork as a public/private partnership among business leaders, city and county government, education and pro-business and civic organizations. Since January 2004, LEDC has focused its efforts on business attraction that leads to job creation, retention and expansion of existing businesses, continuous improvement and communication.

## **Our Focus**

### **Business Attraction**

LEDC is tasked with marketing the strengths of the Liberty area to attract new business. Through its attraction efforts, LEDC promotes the assets and advantages of conducting business in Liberty to prospects outside the Liberty area, the community as a whole and LEDC Investors.

### **Business Retention and Expansion**

We are committed to retaining the existing businesses in the Liberty area and facilitate their growth and expansion. LEDC serves a critical role as an ombudsman for the business community to identify tools and resources that encourages and supports business growth thus creating and maintaining a healthy business climate.

### **Strengthening the Organization**

LEDC must raise its own operating funds, which includes contracting with public entities for economic development services, as well as soliciting investment dollars from private sector partners. This provides an opportunity to identify operational improvements and demonstrate the impact and achievements LEDC has each year with constant focus on effectiveness.

### **Improve Communications**

Through communication, LEDC educates its audiences about economic development and the impact it has on the community. LEDC serves multiple audiences and must tailor its message and delivery to each. We reach investors, site selection professionals, the commercial real estate network and small business owners and entrepreneurs through events, articles, civic involvement, presentations and progress reports.



## Letter From the Chair

Greetings from the Board of Directors of the Liberty Economic Development Corporation. The purpose of this annual report is to provide investors, community leaders, businesses and other interested parties with a summary of the efforts our organization made to continue our service to the community, and our ongoing efforts to grow our local workforce. The following data provides the reader with the highlights of the work and achievements that LEDC has accomplished this year. In 2019, the LEDC continued our active marketing of our community to businesses interested in expanding into our area as well as working with our existing industries that looked to expand their businesses. Because of the joint efforts between the LEDC and our community stakeholders several new projects were announced that will bring over 200 new jobs to our community. We also continued our efforts to be a valuable resource to our investors and our community at large through our quarterly investor meetings with timely topics important to our community. We provided site tours of local growing businesses, initiated efforts to provide needed resources to local entrepreneurs, and continued our efforts on workforce development.

The needs of our community are expanding every day. We need additional resources to support schools, city services and infrastructure for economic development. Our community is not unique in this regard. However, the leadership of the LEDC believes that we are uniquely and strategically located in the greater metro area to capitalize on the future growth of our region. But we cannot wait for the future to come to us. We have to market our community and must be prepared to act when the time is right. To that end, one of the continuing priorities of the Liberty Economic Development Corporation is to establish partnerships with businesses, government and individuals to assure that our community remains a great place to live and work. If you are currently a partner, thank you for your support and investment, if you are not a partner I invite you to become involved and learn more about the economic future of our community.

Kent Peterson  
2019-2020 LEDC Chairman



# 2019 LEDC EVENTS



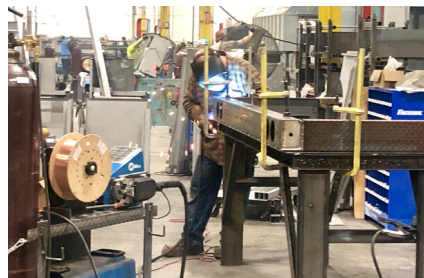
- Commercial, Industrial, & Residential real estate panel update at Norterre. Guest Speakers were Hunter Harris with Lane4, Michael Vanbuskirk with Newmark Grubb Zimmer & Brenner Holland with Hunt Midwest.



- I-35/ 291 hwy construction update from Andy Noll, Public Works Director with The City of Liberty held at B&B Theatres.



- LEDC Business Partners update and tour of LMV Automotive.



- Welcome to Liberty Luncheon and tour of Dakota bodies.



- Clay County Labor Shed Study overview followed by tour of the Hallmark Distribution Center in Liberty.



- Liberty Logistics Park Announcement Luncheon at Conrads Restaurant & Alehouse.



- Entrepreneurship resource meeting with guest speakers TJ Berry with Clay County EDC, Morgan Perry with MCPL & Kelley Head with MCPL. The event was held at B&B Theatres in Liberty.

## 2019 LEDC Event Sponsors



# 2019-2020 BOARD OF DIRECTORS

**Mayor Lyndell Brenton**  
City of Liberty

**Ed Grusch**  
Hallmark

**Kent Peterson**  
Hawthorn Bank

**Lindsay Case**  
MC Power

**Walter Holt**  
Pony Express Bank

**Tony Reinhart**  
Ford Motor Co.

**Greg Crowley**  
Crowley Furniture

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Hoover & Hibdon PC

**Jim Rucker**  
Re/Max 1st Choice

**Shane Davolt**  
GM Peters Insurance

**Andy Hrasky**  
LMV Automotive Systems

**Robert Steinkamp**  
Kirkland, Woods & Martinsen PC

**John Engelmann**  
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**Karan Johnson**  
City of Liberty

**Dr. Jeremy Tucker**  
Liberty Public Schools

**David Feess**  
Liberty Hospital

**Sheila King**  
Liberty Chamber of Commerce

**Ellen Todd**  
Curry Real Estate Services

**John Fisher**  
Platte Valley Bank

**Dr. Elizabeth Macleod Walls**  
William Jewell College

**Curt Wenson**  
City of Liberty

**Theresa Garza**  
Spire

**Dennis McIntire**  
B&B Theatres

**Gerald Wicklund**  
Wicklund's Carstar

# 2019-2020 EXECUTIVE BOARD

**Chairman – Kent Peterson**  
Market President, Hawthorn Bank

**Member at Large – Jim Rucker**  
Broker/Owner RE/Max First Choice

**Past Chairman – Brenda Hoover**  
Owner, Hoover & Hibdon PC

**Member at Large – David Feess**  
CEO, Liberty Hospital

**Vice Chairman – Andy Hrasky**  
General Manager at Cosma International Group of Magna International Inc.

**Member at Large – Mayor Lyndell Brenton**  
Mayor, City of Liberty

**Treasurer – John Fisher**  
Senior Vice President/Branch Manager, Platte Valley Bank

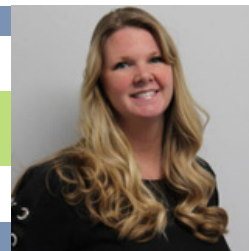
**Member at Large – Karan Johnson**  
Economic and Business Development Manager, City of Liberty

**Secretary – Greg Crowley**  
Owner, Crowley Furniture

# LEDC STAFF



**Ralph Boots**  
Executive Director



**Jolinda McClintock**  
Administrative Assistant



# 2019 YEAR IN REVIEW



- LEDC Awarded the Go Global KC Award for Outstanding Economic Development Agency from the World Trade Center Kansas City.

- I-35/152 hwy Bridge completion.



- The Liberty Hospital and MU Orthopaedics partnership brings to the region a progressive program of advanced care for orthopaedic patients of all ages.

- More than 2,600 participants from 22 states registered for the 2019 Liberty Hospital Half Marathon/Jewell 5K. The event, supported by local businesses and nearly 600 volunteers, is the third largest half marathon in the Kansas City metro. Proceeds are distributed to community organizations through grants. The 4th annual race is March 7, 2020.



Building For The Future

- The City of Liberty utilized MC Power to design and implement a city wide solar plan that encompassed 11 sites and 2,494 Solar Panels. These sites included Fountain Bluff Sports Complex and City Well Fields.





- Dakota Bodies a U.S. based privately held company opened a new manufacturing facility in the former 95,000 sq. ft. Holland 1916 Building in Liberty, Missouri. This expansion is due to the growth and high demand of quality engineered truck bodies. Dakota Bodies plans to hire 132 employees in the next 2 years and 4.1 Million in Capital investment over the next 5 years as they grow their operations.



- LANE4 property group announces the Liberty Logistics Park which will include three industrial spec buildings and retail space, there will be a total of 976,500 sq. ft. of development. Liberty Logistics Park will be located off of I-35/69 hwy @ Pleasant Valley Rd.



- In December of 2018, Ford announced an expansion of the Liberty Stamping Plant by 355,000 sq ft and another 100,000 sq ft in January 2019. These new expansions will add approximately 270 new jobs to Liberty.



- The Liberty Economic Development Corporation awarded Russ Weathers the title of Member Emeritus and presented him with an award for his years of dedication and commitment to the LEDC. Weathers was a founding member of the Liberty Economic Development Corporation which was formerly know as Partnership for Community Growth & Development.

# NILES

MEDIA | A DIVISION OF LTN GLOBAL

- LTN Global purchases Niles Media and expands operations in Liberty.



## Year End Numbers

**47 Project Leads**

✓ **15 Submitted Proposals**

✓ **10 Active Projects**

✓ **4 Site Visits**

**34 Business Visits**

# 2019 LEDC INVESTORS

## LEADERSHIP LEVEL

### CHAIRMAN LEVEL



### EXECUTIVE LEVEL



### PRINCIPLE LEVEL

B&B Theatres\*\*  
Cosentinos Price Chopper  
Crowley Furniture  
Evergy  
Ford Motor Company  
Hawthorn Bank\*\*  
Hickok Dible LLC  
Liberty Area Chamber of Commerce  
Liberty Hy-Vee  
Liberty Public Schools  
Spire  
West Rock

### PARTNER LEVEL

Ameren** Capitol Federal * Commerce Bank Continental Disc Corporation Curry Real Estate Services Don Fletcher Gillmore & Bell PC GM Peters Agency, Inc. Hoover & Hibdon PC KCB Bank	LANE4 Property Group* McCownGordon Construction Piper Jaffray Platte Valley Bank Pony Express Bank Re/Max 1st Choice, The Rucker Group Robertson Properties Universal Construction White Goss PC
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### ASSOCIATE LEVEL

AGC Engineers  
Agriculture Futures of America,  
Russ Weathers,  
BMG Advisors  
Clay County Savings Bank\*  
Emery Sapp & Sons  
GBA Architects & Engineers  
J. Price Architecture

Kirkland Woods & Martinsen PC,  
Bob Steinkamp  
Larry Wepler  
Norterre  
ReeceNichols Real Estate,  
Charles Small  
Re/max 1st Choice,  
The Coopers

Select Investments LLC  
Septagon Construction  
Signarama, Liberty\*  
Turner Construction Company  
Veterinary Center of Liberty,  
Dr. Alan Rohlfing  
Wicklund's Carstar  
Withers Brant Igoe & Mullennix

## THANK YOU!

We would like to thank all of our Investors for your commitment and support.  
Special recognition to our new Investors and Investors who took their investment to the next level.

\*New Investors

\*\*Increased Investments