



2020 ANNUAL REPORT

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. I hope that this report on our efforts and accomplishments this past year energizes you as much as it does me to continue (or begin) your involvement with us and make a difference in Liberty!

While it has been a year of headwinds in the world, I am pleased to report that our resilient spirit, responsive behavior, and awesome partners have enabled not only sustainability but great successes. Not only is the LEDC serving our community through its efforts in traditional economic development; we are also participating in and leading some unique and creative initiatives that grow and upskill our local workforce and nurture entrepreneurship.

First and foremost, the LEDC Team did an outstanding job adapting to circumstances outside of its control, managing expenses, and ultimately maintaining a balanced budget for the year. Our finances remain strong, and we are poised to perform well throughout the continued recovery.

An historic and significant opportunity for improvement in our community has been availability of existing industrial building space. Many of today's businesses are on timelines that preclude greenfield development. We are pleased to report that our community has in process or complete about 1 million square feet of industrial space this past year with another 3 million square feet planned. Many thanks to all of the stakeholders, enablers, and investors who have made this happen! Quite simply, Liberty is now able to compete more effectively for prospective company investment.

Another strategic priority for the LEDC over the past year was an emphasis on supporting entrepreneurship. Thanks to Ralph Boots' vision and the support of the Executive Committee, our LINK Business Facilitation initiative was launched this year. Working in concert with other entrepreneur support organizations and projects, LINK is off to a strong start given the contributions from its Resource Team and the pure fire in the belly that Jolinda McClintock is bringing to the table as LINK's Facilitator.

Please enjoy the read and the community pride it represents. 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 how we can help one another achieve a stronger economic future!

Andy Hrasky
2020-2021 LEDC Chair

2020-2021 BOARD OF DIRECTORS

Mayor Lyndell Brenton
City of Liberty

Walter Holt
Pony Express Bank

Tony Reinhart
Ford Motor Co.

Greg Crowley
Crowley Furniture

Brenda Hoover
Hoover & Hibdon PC

Jim Rucker
Re/Max 1st Choice

Shane Davolt
GM Peters Insurance

Andy Hrasky
LMV Automotive Systems

Devin Schuster
Flint Properties

David Feess
Liberty Hospital

Karan Johnson
City of Liberty

Robert Steinkamp
Kirkland, Woods & Martinsen PC

John Fisher
Central Bank

Sheila King
Liberty Chamber of
Commerce

Ellen Todd
Curry Real Estate Services

Lyndsay Freeman
Evergy

Dr. Elizabeth Macleod Walls
William Jewell College

Dr. Jeremy Tucker
Liberty Public Schools

Theresa Garza
Spire

Dennis McIntire
B&B Theatres

Curt Wenson
City of Liberty

Ed Grusch
Hallmark

Kent Peterson
Hawthorn Bank

Gerald Wicklund
Wicklund's Carstar

2020-2021 EXECUTIVE BOARD

Chairman – Andy Hrasky
Group General Manager,
Cosma International Group of Magna International Inc.

Secretary – Greg Crowley
Owner, Crowley Furniture

Past Chairman – Kent Peterson
Market President, Hawthorn Bank

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

Vice Chairman – David Feess
President & CEO, Liberty Hospital

Member at Large – Tony Reinhart
Director of Government & Community Relations,
Ford Motor Company

Treasurer – Dennis McIntire
Executive Director of Development and Construction,
B&B Theatres

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

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

LEDC STAFF



Ralph Boots
Executive Director



Jolinda McClintock
LINK Business Facilitator
Administrative Assistant

LEDC Introduces LINK Business Facilitation!



- LINK Business Facilitation offers one-on-one confidential assistance to small businesses in the Liberty Missouri area. LEDC staff member Jolinda McClintock received training for her new role as the Business Facilitator for LINK from Master Facilitator Annette Weeks, Director of The Center for Entrepreneurship within the Craig School of Business at Missouri Western State University. McClintock will meet at a convenient time and place that works on the entrepreneur's schedule. She is the connector of resources that will guide business owners to the information or contact that can help them the most. McClintock has had ten facilitations since announcing the program at the Liberty Chamber Luncheon at the end of October.

LINK Business Facilitation is for all phases of business; start-up, growth cycles and succession and retirement planning. We look forward to assisting Liberty's small businesses!



CONGRATULATION ON YOUR RETIREMENT

Karan Johnson

Economic and Business Development Manager
The City of Liberty



Thank you for everything you have done for Liberty, enjoy your retirement!
Career Stats in Liberty:

- Liberty Commons: 550 jobs \$82M Investment
- Commercial 353 Program: 19 Commercial buildings improved, \$2.3M investments, \$331K Total Abatement, 5 more projects approved
- Residential 353 Program: 31 projects completed, 24 properties required to repair sidewalks, \$224K Investments, \$204K Total Abatement, 7 more projects approved.
- Ford Stamping Plant: 517 jobs, 3 expansions, \$377.6M Investment
- LMV Automotive: 700 Jobs, 2 Expansions, \$115M Investment
- B&B Theatre: 104 jobs, \$20M Investment
- Copper Ridge: 292 units, \$32.8M Investment
- Norterre: 50,000 sq. ft. healthy living center, state of the art fitness and wellness equipment \$43.5M Investment
- Liberty Logistics Park: Entrance to the City, 920,000 sq. ft. of Industrial Space, additional pad sties for retail and restaurants
- Opus: First Development on the City's 42 Acres, 180,000 sq. ft. of industrial space \$14.2M Investment
- KC Tech Academy: Second building to develop on the City's 42 acres Employee Technology Training Center \$500K Investment

2020 YEAR IN REVIEW

LIBERTY, MO HEARTLAND MEADOWS COMMERCE CENTER



KESSINGER HUNTER
commercial real estate



OPUS
THE OPUS GROUP

- The OPUS Group started construction on Heartland Meadows Commerce Center. The 182,000-square-foot speculative industrial development in the Heartland Meadows Industrial Park will be completed by Summer 2021



- The Liberty Logistics Center development, in Liberty, MO adjacent to the Ford Assembly Plant, features three large buildings, built on a speculative basis, for commercial manufacturing and distribution operations. The largest and first to be constructed building will be 710,000 square-feet with 32-foot ceilings and up to 146 dock doors. The second two buildings, 80,000 and 132,000 square-feet respectively, are smaller and formatted to accommodate smaller users. Additionally, the development includes a retail portion, Liberty Parkway Plaza, containing eight pad sites fronting I-35 and the logistics park, ideal for restaurants and retailers catering to the logistics center tenants and employees as well as the surrounding population.



- Kenco Logistics Services, LLC. will open a 295,600-sq.-ft. warehouse and distribution operation at Liberty Logistics Park. Kenco is the largest woman-owned third-party logistics company in the United States. The company provides integrated logistics solutions including distribution and eCommerce fulfillment, comprehensive transportation management services, material handling equipment services, engineering and innovation consulting, and information technology.



- The City of Liberty donated land in the Heartland Meadows Industrial Park to KC Tech Academy (KCTA) for their technology training center. KCTA will provide training for high school students and citizens of the workforce to meet the demand for specialized technology-based jobs in the manufacturing sector in and around the Kansas City metro area. KC Tech Academy and The City of Liberty were awarded a Grant from The Missouri Department of Economic Development and the Missouri Department of Higher Education and Workforce Development through the Workforce Training Initiative. Funds from this initiative will be utilized by the City of Liberty for supportive infrastructure for KC Tech Academy and will include a lobby, classrooms, offices, restrooms, and a large training room. The facility will be owned and operated by KC Tech Academy.

A joint approach in Orthopaedics.

Why is the partnership between MU Orthopaedics and Liberty Hospital important to you?

Advanced Capabilities

Our affiliation provides immediate access to the most progressive treatment and research in Missouri

Complete Care

Our therapists, trainers and unmatched facilities allow us to provide coordinated care for everything from routine to complex challenges



Because Sometimes You Need **More.**



Orthopaedics
AT LIBERTY HOSPITAL



libertyhospital.org/MU

816.781.6066

- Liberty Hospital Sports Medicine expanded its athletic training services in 2020 to four new school districts in the Northland: North Kansas City, Park Hill, Platte County R-3 and Excelsior Springs. These schools are in addition to Liberty North, Lawson, Lathrop, Orrick and West Platte high schools and William Jewell College. Staff also collaborated with trainers at Kearney and Liberty high schools. Also in 2020, MU Orthopaedics welcomed a foot and ankle specialist; Liberty Cardiovascular Specialists began providing electrophysiology services; and the hospital added its first genetic counselor. During the pandemic, all of the primary care and specialty clinics added telehealth appointments, and the hospital established drive-through COVID testing.

LEDC 2020 Project Activity

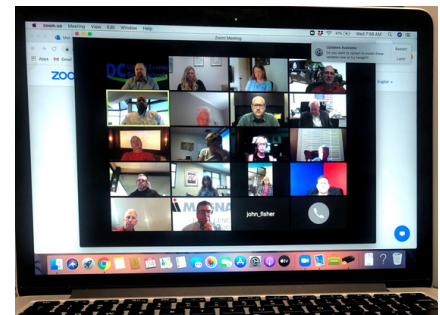
- 44 Project Leads
- 21 Submitted Proposals
- 16 Active Projects
- 1 Project Announced (Kenco)



- Ford is investing an additional \$100 million in its Kansas City Assembly Plant and adding approximately 150 full-time jobs to begin producing the all-new E-Transit. Ford is building out its manufacturing footprint across North America to lead the transition to electric vehicles and meet consumer demand in the coming years. Electric vehicles are a key part of Ford's commitment to achieve carbon neutrality globally by 2050. The electric van investment in Kansas City is in addition to the \$300 million Ford invested for the launch this year of the all-new F150 at that plant. The plant employs more than 7,500 workers. E-Transit is part of Ford's more than \$11.5 billion global investment in electrification through 2022.



- LEDC received a \$21,000 grant from Evergy for business retention and expansion data that will measure how Covid has impacted the industry in our area. The Community Preparedness Program will send out surveys in three phases October, November, January and the final report will be in February. This data will help create an ongoing business retention and expansion program that LEDC will be able to utilize for years to come.



- LEDC conducted many meetings via Zoom during 2020. We would like to give a special thank you to B&B Theatres and Crowley Furniture for allowing us to use your space for in person board meetings while socially distancing.

2020 LEDC INVESTORS

LEADERSHIP LEVEL

City of



CHAIRMAN LEVEL



EXECUTIVE LEVEL



PRINCIPLE LEVEL

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

PARTNER LEVEL

Academy Bank
Ameren
Capitol Federal
Central Bank
Commerce Bank
Continental Disc Corporation
Curry Real Estate Services
Don Fletcher
Gillmore & Bell PC
GM Peters Agency, Inc.
Hoover & Hibdon PC
LANE4 Property Group
McCownGordon Construction
MC Power
The Opus Group*
Piper Sandler & Co.
Pony Express Bank
Re/Max 1st Choice,
The Rucker Group
Robertson Properties
Rouse Frets White Goss Gentile Rhosdes P.C.
Universal Construction

ASSOCIATE LEVEL

AGC Engineers
BMG Advisors
Clay County Savings Bank
Emery Sapp & Sons
Farmer's Insurance,
The Watt Agency*
GBA Architects & Engineers
J. Price Architecture
Kirkland Woods & Martinsen PC,
Bob Steinkamp
Larry Wepler
MFS Designs*
Norterre
ReeceNichols Real Estate,
Charles Small
Re/max 1st Choice,
The Coopers
Russ Weathers
Sam's Club-Liberty*
Select Investments LLC
Septagon Construction
Signarama, Liberty
Turner Construction Company
Veterinary Center of Liberty,
Dr. Alan Rohlfing
Wicklund's Carstar
Withers Brant Igoe & Mullenix

THANK YOU!

We would like to thank all of our Investors for your commitment and support.
Special recognition to our new Investors.

*New Investors