



2021

ANNUAL REPORT

www.thinklibertymo.com

Picture taken October 6, 2021 Hallmark Groundbreaking Ceremony



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 Chairman

What a year 2021 has been for the Liberty area in the development of industrial building space! The Northpoint, Opus and BCB Development industrial developments represent over \$500 Million dollars in capital investment and are projected to create 3,500 to 5,000 jobs in the next three to five years. Planned expansions at the Ford Stamping Plant and Hallmark Distribution Center will create more than 400 new jobs. Finally, Walgreens recently announced a \$30 Million investment in a 65,000 square foot, micro-fulfillment center at Liberty Commerce Center. The facility will create 200 jobs and over \$8 Million in payroll. Simply an amazing year!

Another strategic priority for the LEDC is an emphasis on supporting entrepreneurship and small business through LINK Business Facilitation. During the first year program facilitator Jolinda McClintock met with 35 entrepreneurs and small businesses to assist them with business concepts, team building, marketing, financial management and goal setting. Jolinda also works with the LINK Resource Team to make connections and identify resources, such as banking, legal, accounting, insurance, etc. within our community to help these businesses thrive. Small business is the backbone of a community and facilitates the creation of new employment opportunities.

Finally, I want recognize Ralph Boots, LEDC Executive Director, and the City of Liberty for working closely in partnership to make 2021 a very successful year. Strong public and private partnerships are critical in today's complex business world. Additionally, many thanks to all the investors, stakeholders and supporters involved since the inception of LEDC to make this year happen! Liberty has demonstrated the ability to effectively compete for prospective company expansion and investment. If you are currently a partner, thank you for your support and investment. If you are not a LEDC partner I invite you to become involved and learn more about how we can help one another achieve a stronger economic future and healthy community!

David Feess
2021-2022 LEDC Chairman
President & CEO Liberty Hospital

2021-2022 BOARD OF DIRECTORS

Mayor Lyndell Brenton
City of Liberty

Ed Grusch
Hallmark

Devin Schuster
Flint Development

Greg Crowley
Crowley Furniture

Walter Holt
Pony Express Bank

Brenda Slivinski
Liberty HyVee

Shane Davolt
GM Peters Insurance

Andy Hrasky
Magna International Inc.

Brandon Smith
City of Liberty

David Feess
Liberty Hospital

Dr. Elizabeth Macleod Walls
William Jewell College

Ellen Todd
Curry Real Estate Services

John Fisher
Central Bank of the
Midwest

Dennis McIntire
B&B Theatres

Dr. Jeremy Tucker
Liberty Public Schools

Lyndsay Freeman
Evergy

Kent Peterson
Hawthorn Bank

Curt Wenson
City of Liberty

Lisa Freidel
Liberty Area Chamber

Tony Reinhart
Ford Motor Co.

Gerald Wicklund
Wicklund's Carstar

Theresa Garza
Spire

Jim Rucker
The Rucker Group

2021-2022 EXECUTIVE BOARD

Chairman – David Feess
President & CEO, Liberty Hospital

Secretary – Greg Crowley
Owner, Crowley Furniture

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

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

Vice Chairman – Tony Reinhart
Director of Government & Community Relations,
Ford Motor Company

Member at Large – Kent Peterson
Market President, Hawthorn Bank

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

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

Member at Large – Brandon Smith
Economic and Business Development Manager,
The City of Liberty

LEDC STAFF



Ralph Boots
Executive Director



Jolinda McClintock
LINK Business Facilitator/
Administrative Assistant

2021 YEAR IN REVIEW



- Scarbrough Opened Summer 2021, 2nd tenant at Liberty Logistics Park 226,000 SF

- Throughout the pandemic, Liberty Hospital focused on serving the community by working with key community partners to open Operation Safe, the high throughput COVID-19 vaccination clinic at Cerner, and supporting ongoing education and vaccination efforts. In addition, this year the hospital opened its Breast Care Center and The Cosmetic & Plastic Surgery Clinic; received accolades for the highest quality stroke and chest pain care from the American Heart Association, American Stroke Association and American College of Cardiology; and won Best of the Northland gold awards in the Hospital, Emergency Room, Cardiologist, Family Physicians, Sports Medicine, Urgent Care categories. Most recently, Liberty Hospital was the only hospital in the Northland to earn an “A” grade for its dedication to patient safety from The Leapfrog Group, a national organization that rates how well hospitals protect patients from preventable medical errors, injuries and infections.



- Liberty Commerce Center Ceremonial Groundbreaking June 10, 2021 340 acres, 7 buildings, 3.5M SF



- Investor event held at Johnnie's inside B&B Theatres. Guest Speaker Eli Bowen with KC SmartPort gave an update on the Kansas City Region and The City of Liberty's Mayor Lyndell Brenton gave a local update on the growth of Liberty.



- Investor event at T-Shoyz sponsored by MC Power. Investors enjoyed the swinging golf clubs at T-Shoyz and were updated on the latest trends in the solar industry. Thank You MC Power, we all had a great time!

2021 YEAR IN REVIEW



- BCB Development held their Heartland Cold Storage Ceremonial Groundbreaking July 20th 2021, 167,575 SF of Speculative Cold Storage Space.



- Heartland Meadows Commerce Center 226,000 SF Completed August 2021 located in the Heartland Meadows Industrial Park

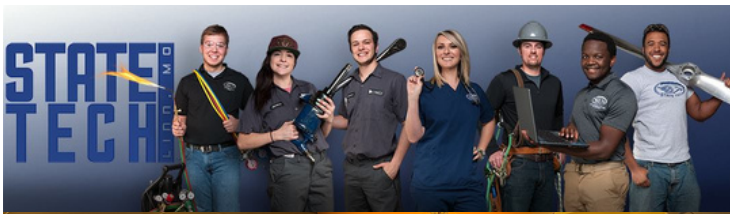
KC Tech Academy



- KC Tech Academy is continuing to grow student enrollment and gain traction as the go-to program for K-12 students looking for a CTE experience outside of their typical classroom. Thanks to many northland employers, school districts, and other strategic partners that see the value KC Tech can bring, we have almost doubled our enrollment and are currently serving 34 students for the 2021/22 school year. We will be adding an adult program soon. With a grant awarded through Missouri One Start, students are getting hands-on experience on state-of-the-art equipment in the high level technical skills employers are seeking such as electrical, automation, robotics, and more. With our competency-based program, in May 2021, 13 out of our 15 graduates were placed in industry relevant positions throughout the KC Metro area. We continue to focus on our mission of, “Delivering industry-led education to empower life-ready manufacturing professionals”, to help build a skilled KC workforce. Stay tuned for some significant and exciting news from KCTA in the coming months!



- Hallmark Ceremonial groundbreaking October 06, 2021 of Liberty Heartland Logistics, under Opus Development, will be adding three industrial buildings totaling almost 1.66 M SF of build-to-suit/speculative industrial development space near West Heartland Drive and Shepherd Road. The build-to-suit building will house more than 847,000 square feet for an expansion of the Hallmark distribution center. The other two buildings are being constructed with tenants yet to be determined.



- Liberty EDC hosted a luncheon November 16th at Conrad's Restaurant to introduce employers to State Tech located in Linn, MO. State Tech is Missouri's number 1 two year technical institute. President Dr. Strong with State Technical College spoke about over 40 programs they offer as well as opportunities to for employers to connect with students before they graduate.



- When Scarbrough officially launched operations at their new warehouse they welcomed partners and friends to see the space. Thank you to all the Liberty EDC investors who came out to welcome Scarbrough to Liberty!



- Walgreens, a leader in retail and wholesale pharmacy, announced November 2021 it will open a new \$30 million, high-tech fulfillment center located in a 65,000 SF space in Liberty, is expected to create 200 new jobs. Expect operations Fall of 2022.



- Ford announcement of 55,000 SF expansion to their Liberty Stamping Plant with a projected 50 new jobs.



- LINK Business Facilitation had a successful first year supporting Liberty small businesses and Entrepreneurs. Jolinda McClintock the Business Facilitator for LINK along with the LINK Resource Team helped to connect business owners and entrepreneurs with contacts and resources that can help their business grow. McClintock is making relationships not only with our Liberty businesses but with the people in our community ready to work together to create a city people want to Live, Shop and Play in. LINK Business Facilitation is for all phases of business; start-ups, growth cycles and succession & retirement planning.

LINK 2021 Activity

- 35 Businesses Total
- 61 Total Contacts
- Top 3 types of assistance
 1. 91% Marketing
 2. 77% Research and Referral
 3. 74% Business Concept

LEDC 2021 Project Activity

- 50 Project Leads
- 16 Submitted Proposals
- 12 Active Projects
- 3 Projects Located in Liberty
- 36 Business and Industry Visits

2021 LEDC INVESTORS

LEADERSHIP LEVEL



CHAIRMAN LEVEL



EXECUTIVE LEVEL



PRINCIPLE LEVEL

B&B Theatres
Crowley Furniture
Evergy
Ford Motor Company
Hawthorn Bank
Liberty Area Chamber of Commerce
Liberty Hy-Vee
Liberty Public Schools
Spire
West Rock

PARTNER LEVEL

Ameren
Capitol Federal
Central Bank
Commerce Bank
Curry Real Estate Services
Don Fletcher
Farmer's Insurance-
The Watt Agency
Flint Development
Froeschl CPAs & Advisors
Gillmore & Bell PC

GM Peters Agency, Inc.
McCownGordon
MC Power
The Opus Group
Piper Sandler & Co.
Pony Express Bank
Robertson Properties
Rouse Frets White Goss
Gentile Rhodes P.C.
The Rucker Group-
Re/Max 1st Choice
Universal Construction

ASSOCIATE LEVEL

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Avigilon-A Motorola Solutions Company*
Bonaventure
BOS-Bank of Springfield*
BMG Advisors
Clay County Savings Bank
Emery Sapp & Sons

GBA Architects & Engineers
Kyle Allain-Edward Jones*
MFS Designs
Charles Small- ReeceNichols Real Estate
The Coopers-Re/max 1st Choice-
Russ Weathers
Septagon Construction

The Scarbrough Group*
Turner Construction Company
Veterinary Center of Liberty,
Dr. Alan Rohlfig
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.

*New Investors