



2025 Annual Report



Photo of Liberty Commerce Center

"Growing Liberty"


www.thinklibertymo.com




Our Organization

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




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.



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



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 a constant focus on effectiveness.



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 LEDC Chairman Dennis McIntire



On behalf of the Board of Directors of the Liberty Economic Development Corporation (LEDC), it is my pleasure to present the 2025 Annual Report. The strong economic development growth this year has been in no small part because of the collaboration between the City, the LEDC, and our many business partners throughout the region.

This year brought significant achievements, including the opening of the University of Kansas Cancer Center at Liberty Hospital and Animal Health International moving into their new 225,000 sq/ft. building that will create 65 jobs over time. This year we received 44 project leads, responding to 21 which has put multiple new projects in our pipeline. We are optimistic that the relentless work happening behind the scenes will lead to several major announcements in the coming year.

Our successes in 2025 continues the record growth Liberty has experienced over the past six years. It was in 2019 when Liberty's record growth in economic development began with the commencement of construction at the Liberty Commerce Center. Since then, approximately 6 million square feet of industrial space has been constructed, of which 92% is currently occupied by 16 businesses that either moved their headquarters to or expanded to Liberty. This growth has resulted in over 7,000 new jobs for our local residents.

2025 also saw a change in the LEDC staff. Jolinda McClintock, longtime Administrator and Business Facilitator for the LEDC took a new position in the private sector. Thank you, Jolinda, for your dedicated service and we wish you nothing but the best in your new position. With Jolinda's departure, a search was conducted, and we were excited to bring Kindyl Jones onto the team. Kindyl's past experience in the economic development field made her an exceptional candidate and we are thrilled she came on board as Marketing and Membership Specialist. Welcome to the team Kindyl and thank you Jolinda for your dedication to LEDC over the years.

I also want to thank Ralph Boots for his leadership and dedication to LEDC and the Liberty community since his arrival in 2017. I don't think it is a coincidence that less than two years after his arrival, Liberty started seeing the record-breaking growth that it has. Ralph's leadership and steady-hand have been a big reason for that success.

As we look forward to 2026, it is important to remember that our recent successes are reflective of the tireless work of the LEDC staff, our partners with the City of Liberty, and our local business partners and stakeholders. It is because of our history of working as a community to grow our community that we are optimistic that Liberty will continue to be seen as an ideal city to call home.

To our partners and members, I express my profound appreciation for all you have done for the LEDC. If you are currently not a member of the LEDC, I invite you to become involved and learn how a great community works together to achieve a brighter economic future for all.

Dennis McIntire
2025-2026 LEDC Chairman

2025-2026 BOARD OF DIRECTORS

Dr. Raghu Adiga Liberty Hospital	Matt Fortier LMV Automotive Systems, LLC	Tony Reinhart Ford Motor Co.
Eric Blair William Jewell College	Kristie Gribble Hallmark	Jim Rucker The Rucker Group-TRG
Mayor Greg Canuteson City of Liberty	Dan Hegeman Evergry	Derek Schoenberg NorthPoint Development
Ina Cavin Liberty, HyVee	Walter Holt Pony Express Bank	Brandon Smith City of Liberty
Greg Crowley Crowley Furniture	Dennis McIntire B&B Theatres	Ellen Todd Curry Real Estate Services
Shane Davolt GM Peters Agency	Kent Peterson B&B Theatres	Dr. Jeremy Tucker Liberty Public School District
Austin Fee Bank of Springfield	Gayle Potter Liberty Area Chamber of Commerce	Michael VanBuskirk Newmark Zimmer
John Fisher Central Bank of the Midwest		Curt Wenson City of Liberty, Ex-Officio

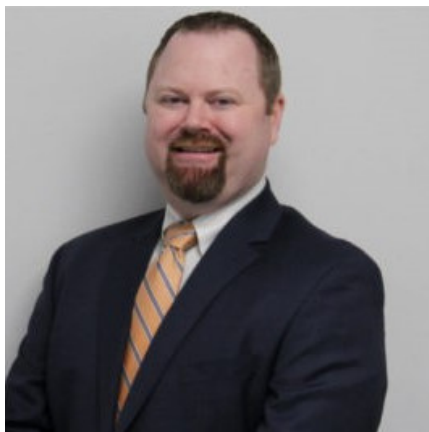
2025-2026 EXECUTIVE BOARD

Chairman - Dennis McIntire Executive Director of Development and Construction, B&B Theatres	Member at Large - Tony Reinhart Director of Government & Community Relations, Ford Motor Company
Past Chairman - Kent Peterson Executive Director of Finance, B&B Theatres	Member at Large - Dr. Raghu Adiga President & CEO, Liberty Hospital
Vice Chairman - Matt Fortier General Manager, COSMA International	Member at Large - Mayor Greg Canuteson The City of Liberty
Treasurer - Jim Rucker Broker/Owner, The Rucker Group - TRG	Member at Large - Brandon Smith Economic and Business Development Manager, The City of Liberty
Secretary - Greg Crowley Owner, Crowley Furniture & Mattress	

LEDC STAFF



Kindyl Jones
LEDC Marketing and Membership Specialist



Ralph Boots
LEDC Executive Director



Jolinda McClintock
LINK Business Facilitator
LEDC Administrative Assistant

INTERN SPOTLIGHT



This summer, we had the pleasure of hosting Ethan McMenemy as our intern. A graduate of Liberty High School and a senior at the University of Missouri majoring in Economics with a focus on policy analysis.

During his internship, Ethan conducted in-depth research and compiled key data to produce an Economic Impact Report for the City of Liberty. His work provided valuable insights into Liberty's rapidly growing economy and enhanced our understanding of the local economic landscape. Ethan's contributions gave helpful insight that will support our ongoing development efforts.

NEW INVESTORS

olsson[®]



LEDC 2025 PROJECT ACTIVITY

- 44 Project Leads
- 21 Proposals Submitted
- 47 Business and Industry Visits

LIBERTY'S DEVELOPMENT JOURNEY SINCE 2019



OVER 5 MILLION SQ. FT. OF INDUSTRIAL SPACE FILLED 4,000+ NEW JOBS

Walgreens



Dakota Bodies 2019

Kenco - 2020

Scarbrough - 2021

Berlin Packaging - 2022

Walgreens - 2022

REVLOGICAL - 2022

Amazon MCI9 - 2022

Amazon MCI3 - 2023

Ceva - 2023

AT&T - 2023

Hallmark Distribution Center 2 - 2023

Sleep outfitters - 2023

Grimco - 2023

U.S. Motor Works - 2023

TAB USA - 2024

Animal Health - 2024

University of Kansas Cancer Center - 2025



AT&T



THE UNIVERSITY OF
KANSAS HEALTH SYSTEM



2025 YEAR IN REVIEW

GEN Z WORKFORCE OF TOMORROW

"GEN Z , The Workforce of Tomorrow" took place at Scarbrough in Liberty in April. A panel of Liberty Public School students shared their perspectives on what they are looking for from employers as they transition into the workforce. Superintendent Dr. Jeremy Tucker also provided valuable insights to investors on how Liberty Public Schools is preparing students for future career opportunities and the skills they need to succeed in an ever-changing job market.



LEDC SCHOLARSHIP RECIPIENTS

In April, we had the privilege of awarding three scholarships to students from Liberty Public Schools. These deserving recipients plan to further their education and pursue careers in vocational fields. We are proud to support the next generation as they take their first steps toward meaningful and impactful careers.

This year's scholarship recipients were: (left to right)
Caden Robinette, Brandon Steiger,
and Skylar Jay Shattuck.



EVERGY, POWERING THE FUTURE

In May, we welcomed Jason Klindt, Senior Director of External Affairs at Evergy, who shared insights into how the company is adapting to meet increasing power demands driven by large-scale development projects. He provided an overview of the power request process for such projects and offered an update on the progress of the Evergy substation in Liberty.

Thank you to Segra for sponsoring this insightful event.



HR ROUNDTABLE WITH FEC



KANSAS CITY & VICINITY WORKFORCE DEVELOPMENT BOARD | EASTERN JACKSON COUNTY WORKFORCE DEVELOPMENT BOARD



FULL
EMPLOYMENT
COUNCIL

In June, we hosted an HR Roundtable Luncheon at Saltgrass Steakhouse, generously sponsored by the Full Employment Council (FEC). The event provided an opportunity to learn more about the valuable services offered by the FEC and how they support local businesses in strengthening and developing the workforce. Attendees also gained insights into current workforce trends and employer needs within our community.



ECONOMIC DEVELOPMENT SUMMIT

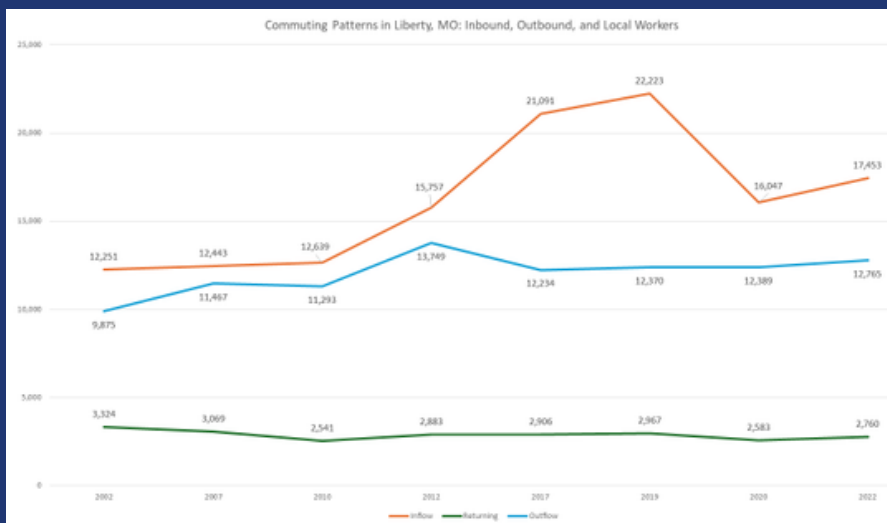
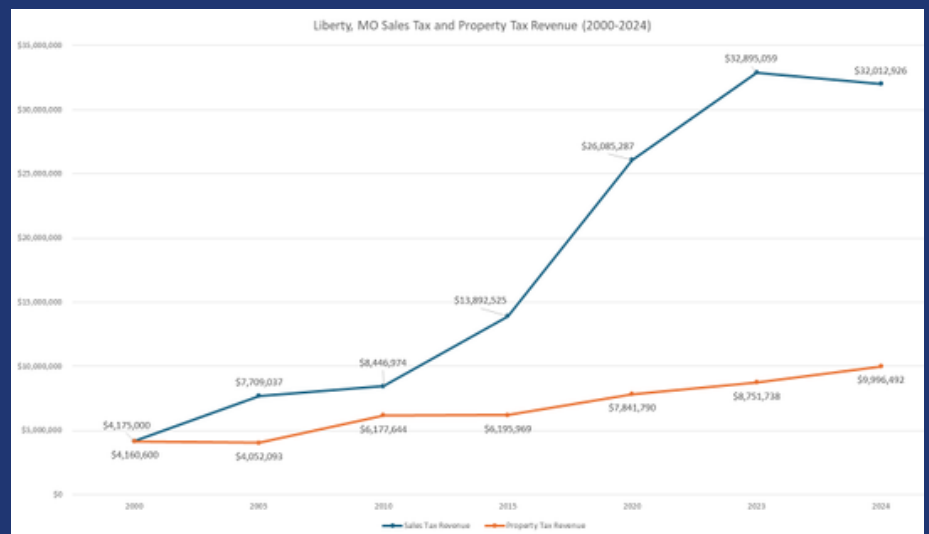
In July, we were proud to host our first-ever Economic Development Summit, and it was a great success. Mayor Greg Canuteson shared exciting plans for next year's America 250 celebrations, while City staff member Sherri McIntyre provided updates on the many infrastructure projects currently underway in Liberty and introduced the City's new Capital Improvement Project GIS Portal.

We also heard from Brandon Smith and Ralph Boots, who highlighted the strong economic growth Liberty has experienced since 2019. Thanks to the support of our summer intern, Ethan McMenemy, we were able to share even more in-depth data that showcases the positive impact of their work in our community.



Liberty, MO Sales Tax and Property Tax Revenue (2000 - 2024)

The graph illustrates the growth in both sales tax revenue (blue) and property tax revenue (orange) for the city of Liberty from 2000 through 2024. Over this period, both revenue sources show an upward trend, reflecting continued economic expansion and rising property values.



Commuting Patterns in Liberty, MO: Inbound, Outbound, and Local Workers

The graph illustrates commuting patterns for the Liberty, Missouri workforce, highlighting inbound (orange), outbound (blue), and local workers who both live and work in Liberty (green). Data from 2002 to 2022 show that Liberty continues to attract a significant share of the regional workforce, reinforcing its position as a thriving employment hub and economic center for the surrounding area.

RADIATION ONCOLOGY LAUNCH CELEBRATION AT LIBERTY HOSPITAL



In September, leaders and staff from The University of Kansas Health System, The University of Kansas Cancer Center and Liberty Hospital gathered to celebrate the launch of radiation oncology services at The University of Kansas Cancer Center in Liberty. The facility features advanced technology, including a Siemens CT simulator and Varian Truebeam linear accelerator. Medical oncology exams and infusion services began earlier in the summer. The cancer center at Liberty Hospital is the beginning of fulfilling a promise made to bring world-class care to those living in the area. Liberty Hospital is one of three cancer center locations in the Northland.

LIBERTY HEARTLAND LOGISTICS CENTER OPEN HOUSE

NEWMARK
ZIMMER



OPUS.

In September, Newmark Zimmer and OPUS hosted an open house at Liberty Heartland Logistics Center, providing an excellent opportunity to showcase the available space to brokers and prospective tenants. The event was well-attended and went great.



AN EVENING WITH THE MAYOR



In October, Mayor Greg Canuteson invited LEDC investors to a casual evening at his loft in Downtown Liberty. At the gathering our investors got to know each other and hear how each of them are playing a vital role by investing in Liberty and helping by being a driving force in Liberty's growth and development efforts. Thank you, Mayor Canuteson, for hosting us, we all had an amazing evening!



B & B THEATRES, BEHIND THE SCENES



In November, we had an event at B & B Theatres where we heard from Bob and Brock Bagby about the current activity going on at B & B, what challenges COVID created, how they took the challenges from COVID and turned them into successes, and we got a sneak peak into movies that are coming out this holiday season and in 2026. Thank you to Capitol Federal for sponsoring this event.



 **B&B THEATRES**
100 Years of Movie Magic

2025 LEDC INVESTORS

LEADERSHIP LEVEL



CHAIRMAN LEVEL



EXECUTIVE LEVEL



PRINCIPAL LEVEL

B&B Theatres
Evergy
**GaleHart Communities

Gilmore Bell PC
Hawthorn Bank
Liberty Hy-Vee

Liberty Public Schools
The Opus Group
Pony Express Bank

PARTNER LEVEL

**Automated Control Systems (ACS)
Ameren
BMG Advisors
BOS - Bank of Springfield
Capitol Federal
Central Bank of the Midwest
Commerce Bank
CMT Trucking
Curry Real Estate Services

Don Fletcher
Farmers Insurance - The Watt Agency
Froeschl CPA's & Advisors
Geiger Ready Mix
GM Peters Agency, Inc.
Liberty Aggregates
Liberty Area Chamber of Commerce
McCownGordon
MC Power

*Olsson
Piper Sandler & Co.
Spire
The Rucker Group-TRG
Universal Construction
*US Bank
*Verimore Bank
William Jewell College

ASSOCIATE LEVEL

AGC Engineers
*Apex Aero Center
Emery Sapp & Sons
Holloway Harman & Associates
Newmark Zimmer

ReeceNichols Real Estate, Charles Small
Russ Weathers
Segra
Septagon Construction
The Coopers - RE/MAX Revolution
The Scarbrough Group

Turner Construction Company
Union State Bank of Shoal Creek
Veterinary Center of Liberty, Dr. Alan Rohlfing
Wicklund's Carstar
Withers Brant Igoe & Mullennix PC

THANK YOU!

We would like to thank all of our Investors for your commitment and support!

Special recognition to our new Investors.

*New Investors

**Increased Investments