



Blue Springs



Faurecia Production Facility

In early 2018, Faurecia, a global manufacturer of automotive interior parts announced plans to open a new production facility in Blue Springs.

The company is in the process of construction on a 250,000-square-foot production facility that, once open, will create 300 new jobs in the community.

Faurecia plans to open its doors to the new facility in 2019.

“We are thrilled that this world-wide company has chosen Blue Springs as the location of its most recent production facility,” said city of Blue Springs Mayor Carson Ross. “As I like to say, Blue Springs is a city on the move and on the right track, and by bringing quality growth and development and more than 300 new jobs to the City, this facility is a great example of that statement in action.”

The new facility will manufacture and assemble door panels, center consoles and instrument panels using the latest

technology in the manufacturing industry.

Faurecia estimates the total investment in the Blue Springs plant will exceed \$60 million.

“We’re very happy to call Blue Springs the home of our new interiors facility for many reasons, including proximity to customers, being strategically located in a region that offers us the opportunity to reach underserved areas of our market, and access to a highly skilled workforce that understands manufacturing,” said Donald Hampton, Jr., president of Faurecia Interiors North America. “We’re happy to be in Blue Springs and looking forward to partnering with the community to provide good manufacturing jobs for local jobseekers.”

Grandview



Grand Summit Apartments

Grandview is living up to its promise of Building Tomorrow’s Community.

The City is about to embark on one of its biggest economic development projects hinging on infrastructure. The \$15,000,000 conversion of the Interstate 49 Outer Roads to two-way traffic is a long-anticipated catalyst for local businesses demanding accessibility in a city divided by an interstate. The right-of-way acquisition process on the design-build project with MoDOT will begin early 2019. Construction is expected to start late in the year.

Grandview issued more than four times the number of building permits for single-family homes in 2018 compared to 2017. Kansas City Business Journal ranked Grandview’s 64030 as one of the hottest-selling zip codes for housing sales in the KC Metro Area.

More than 400 new units are being added to Grand Summit Apartments. Construction is nearly complete on the first 156 apartments at this affordable luxury complex on a golf course.

Approval of a new Community Improvement District (CID) is allowing Tutera Group to give a facelift to a Main Street shopping plaza, level a vacant building on a pad site, and build a new Dairy Queen restaurant.

The decade-long vacancy of a hotel along I-49 is being repurposed by Teague Lumber Company into an expansion, including offices and a specialized lumber yard.

Kirkwood



Performing Arts Center

The city of Kirkwood held a groundbreaking ceremony for its new Performing Arts Center on Nov. 8, 2018. The site for the new Center will be at the corner of South Taylor Avenue and Monroe Avenue in downtown Kirkwood (GPS address: 210 E. Monroe Ave., 63122).

The new Performing Arts Center is scheduled to open in late spring 2020. The City anticipates that STAGES St. Louis will open for their 2020 season as the first tenant to occupy the new

space. Other tenants will include Kirkwood Theatre Guild and the Kirkwood Youth Theatre program. Both STAGES and Kirkwood Theatre Guild have contributed financially to the development of the Center.

Planning for the Center has been underway for about two years now, and construction has already begun. Renderings of the new Center were on display at the groundbreaking for the public and the media to review.

The City, in partnership with the Kirkwood-Des Peres Chamber, also held an open house for developers immediately following the groundbreaking, to showcase what the City has to offer, including available commercial properties throughout Kirkwood.

Lebanon



Senior Living and Memory Care Facility

Understanding the competitive nature of economic development projects in 2018, the city of Lebanon and Lebanon Regional Economic Development, Inc., (REDI) worked closely with Dover Development, LLC in utilizing a Chapter 353 abatement tool allowing a \$13 million project to become a reality.

The result will be the construction of a 66,500-square-foot, 73-unit assisted

TRANE[®]

Beyond Energy. Beyond Comfort. Beyond Sustainability.

Trane provides sustainable solutions that are fiscally and environmentally responsible in improving the lives of the people who work, live and play in your communities.

Consider how utilizing a Performance Contracting financial method will help your City take a comprehensive approach to tackling longstanding capital infrastructure issues. For over 100 years, Trane has helped clients save billions of dollars in projects with energy savings contracts.

Contact me today to learn more about scheduling a no-cost energy audit to see how your facilities can go beyond their existing state to save energy and money over the long term.

LET'S GO BEYOND[™]

Jennifer Geen
Government Comprehensive Energy Services & Solutions

Jennifer.Gray@Trane.com
314.374.9233
www.Trane.com

U.S. COMMUNITIES
GOVERNMENT PURCHASING ALLIANCE

Trane is a proud U.S. Communities Supplier Partner

living and memory-care facility along North Highway 5 in Lebanon.

Dover affiliate Cedarhurst Living, LLC, an experienced operator of similar senior living facilities in Illinois, Missouri and Kansas will manage the project. The completed facility will employ 50 people and create nearly \$1.5 million in new annual payroll for the City. It will offer seniors multiple amenities including a therapy center, theater, salon, spa and four seasons room.

Through the Chapter 353 abatement, that included a blight designation on a 9-acre plot of 16.5 total acres purchased, the company will receive 50 percent real property tax relief for 20 years.

City administration, staff and REDI representatives helped Cedarhurst navigate the processes involved in successfully receiving the abatement, including early outreach and communication with all affected taxing jurisdictions. The project is expected to be complete in late summer 2019.

Liberty



Liberty Commons

Today, the city of Liberty's main entrance at the I-35/152 Highway interchange leads to a bustling corridor with high-performing businesses. Flash back 10 years, and visitors would have seen a vastly different landscape. Although businesses in the Liberty Triangle, north of MO-152, were thriving, the tired and largely vacant retail center to the south was an eyesore prone to vandalism and produced virtually no revenue.

The site had always been considered for redevelopment. However,

roadblocks were encountered from the large corporate property owner (Sears/Kmart). City leaders created a Tax Increment Financing District (TIF) and sought a developer with the capabilities to take on a mixed-retail project. Through an RFP process, the City selected Legacy Development, that offered established relationships with retailers and experience but more importantly, a relationship with Sears.

A TIF, Community Improvement District (CID) and a Transportation Development District (TDD) were formed to assist with public improvements and demolition of the outdated center. Revenue bonds were approved, with one caveat: bond funds would be released upon percent of tenant space leased by certain dates.

The result: Liberty Commons, a 315,000-square-foot retail project with a mix of retail, restaurants and hotel.

Nixa/Ozark



In 2017, the cities of Nixa and Ozark joined forces with the Christian County government, the other municipalities of Christian County, and local business leaders to establish the Christian County Business Development Corporation (CCBDC). The goal was to establish an organization that would drive coordinated economic development efforts for the benefit of the entire county.

In January 2018, the Board of Directors of the CCBDC hired Andrea Sitzes as its first executive director. The CCBDC then branded itself as Show Me Christian County.

"I am humbled and honored to lead Christian County into the next era of growth," says Sitzes. "From our schools to our businesses and amazing people, our county has the qualities necessary to be a driving force in our

state's economy. Public and private organizations are working together like never before. Show Me Christian County is about fostering an attitude of collaboration and alignment to ensure that our area is a top competitor in innovation, business attraction, retention and expansion, and workforce development. Serving the people of Christian County is my passion and I am blessed that our efforts will impact the future."

Raymore



Lofts at Fox Ridge

The city of Raymore is a growing suburb attracting young professionals with more living and job opportunities. Construction will begin this spring on a 400-unit luxury apartment complex and a 1.9 million-square-foot warehouse and light industrial complex before the end of 2019.

The industrial complex will be developed on 126 acres on the southwest side of Raymore at I-49 and North Cass Parkway. The developer is VanTrust Real Estate, headquartered in Kansas City with more than \$2 billion in development and acquisition. While they haven't identified tenants yet, developers say the project has the possibility of bringing more than 1,000 new jobs to the community and has been compared to a similar development project in North Las Vegas, that houses logistics centers for retailers such as Amazon, The Honest Company and Sephora.

"What drew us to Raymore was the access, workforce, a great land-owner partner and a city that is pro-development," VanTrust's Grant Harrison said. "Raymore fits well with our company's philosophy when it comes to modern projects like this."

The Lofts at Foxridge will feature studios, one-, two- and three-bedroom units, a pool and state-of-the-art clubhouse with easy access to Interstate 49, shopping and restaurants.

St. Peters



FasTrac Development

The city of St. Peters has half a billion new reasons to celebrate as it reaps the benefits of its FasTrac economic development efforts in 2018. Projects totaling nearly \$500 million in new construction on more than 200 acres, bringing 2,000 jobs, are under

construction at St. Peters' Premier 370 Business Park.

Amazon is bringing its first fulfillment center to Missouri, with an 885,000-square-foot footprint and more than 2 million square feet of usable space on four levels. When it opens in Spring 2019 it will create more than 1,500 full-time jobs with benefits and feature Amazon Robotics.

FedEx is building a 491,252-square-foot distribution facility at Premier 370 that will create 300 new jobs and open in 2019.

Grove Collaborative moved into a 137,000-square-foot fulfillment center at Premier 370, creating 210 jobs for this direct-to-consumer ecommerce platform. Grove shares half of a 300,000-square-foot facility with an expansion for RB, that also has a 715,000-square-foot distribution center across the street.

Meanwhile, Central States Manufacturing is investing more than

\$6 million for a facility in Premier 370 that will create 40 new jobs now and 60 new jobs over six years.

Gain more control. Partner with us.

You gain more control with **advanced technology**

- GIS mapping accessible in the office and in the field
- Benchmarking and profiling systems for improved cost analysis
- Energy conservation due to precise, updated equipment and a focus on energy management
- Firewalls, software and systems updated regularly for improved cyber security



Terry Merritt
Director of Marketing/Business Development
573-880-1706 | tmerritt@alliancewater.com

Alliance WATER RESOURCES®
NAVIGATE TO CLEANER WATER



AllianceWater.com