



Rich Groves

EDITORIAL: *In Case You Missed It...*

Editorial by Richard P. Groves, Executive Director of the North Kansas City Business Council

In case you missed it...North Kansas City experienced an astounding number of business-related events in 2022. The outlook for 2023 is just as fascinating. Here is a look back and a look forward.

Last Half of 2022

Approximately three million

square feet of North Kansas City buildings on 156 acres owned by Northtown Devco was sold to ATCAP Partners, an investment group from Dallas, including a variety of commercial, industrial, office and retail properties.

NT Realty was replaced by Cedar Ridge Property Management to manage the ATCAP properties.

As a way of expressing their commitment to North Kansas City, ATCAP and Cedar Ridge set up a huge Christmas tree at the SE corner of Armour and Swift. They also put Christmas lights on their retail buildings along Armour.

Oracle Cerner vacated their former multi-building, hilltop, Cerner HQ campus at the end of

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HELP US HELP YOU

We want to be able to tell anyone who asks what each and every business in North Kansas City produces, whether product(s) or service(s) or both. But we need your help to do that.

Please send us (richard@nkcbusinesscouncil.com) one or two sentences that concisely describes what your business does and perhaps what makes the way you do it better than your competitors so we can add those comments to our database.

Our database is used to populate our online business directory on www.nkcbusinesscouncil.com and the printed annual business directory. We refer to it frequently when people ask about businesses in North Kansas City.

Please Read the Inserts from Your Fellow Businesses

Each quarter we offer the opportunity for member businesses to use inserts with the newsletter as a way to promote their business. This quarter we are pleased to include inserts for the following businesses:

- BeSame Wellness
- Blue Oak Technology Solutions
- Edward Jones
- Fastest Labs
- Life Unlimited
- Northland Auto Clinic
- Verimore Bank
- Vocational Services, Inc. (VSI)

November with only one-month notice. As of this date the property is for sale.

A *Holiday BucketList* of 66 North Kansas City destinations and attractions was compiled, published and distributed by the North Kansas City Business Council – online as well as on a printed hardcopy trifold.

The downtown streetscape project by the City was completed, exhibiting a significant improvement with new brick sidewalks and new trees.

The final phase of the Armour Road Complete Streets project and repaving of Armour by the City was completed.

Forty-one businesses sponsored Christmas trees on new streetlight poles in the downtown district.

The 250 space City parking lot between 16th Ave and 18th Ave was completed.

Global Entrepreneurship Week-KC chose iWerx as “Base Camp” for hundreds of visitors for entrepreneur-focused presentations November 14-20.

Gallery Lofts Apartments was completed and completely sold out before opening.

A second large Exltube steel tube manufacturing building was put into service in a large new building at W 10th Ave and Atlantic.

Exltube was sold by SPS Companies to Zekelman Industries, the largest steel pipe manufacturer and distributor in the U.S.

Construction of The Oxbow apartment building was completed – including an attractive brick façade covering the whole building. A temporary leasing office was set up at the corner of Erie and E 18th Ave.

Wolcano Teppanyaki, ReWind Video & Dive, District Biskuits and F325 BBQ opened.

The 100% interior refurbishment of Life Unlimited building at 320 Armour was completed, including an attractive rooftop event space.

Calibration Brewing and Smokin’ Guns BBQ closed.

Construction was completed on the \$15 million water treatment plant renewal project.

The re-construction and upgrade of the baseball field at Macken Park was completed, providing a great home field for the North Kansas City High School Hornets as well as a tournament venue.

What to Expect in 2023

- Residents moving into *The Oxbow* Apartments
 - Grand opening of the Rabbit hOle
- Completion of the *23rd & Swift* Apartments
 - Completion of the *Milhaus* Apartments in One North
- Construction beginning on the **Genesis Fitness Center** with 16 sand volleyball courts and a restaurant in One North
 - Construction beginning on the grocery store in One North
- Construction beginning on the *Blume NKC* vertical mixed-use townhomes in Northgate Village
- Completion of the final phase of *Northgate Village* row homes by Hunt Midwest and Aspen Homes
 - Construction beginning on the 310,000 sq. ft. Tnemec Company’s new building which will be visible behind the carwash on Burlington
- Beginning of major refurbishment and adaptive re-use of the large NOCIX/KC Fiber building on Swift between 14th and 16th
 - Progress on the Burlington Road Complete Streets project
- Progress on a decision about streetcar extension into North Kansas City
 - Progress on a new park in the River Forest residential area near North Kansas City Hospital

Big Questions/Unknowns at this Time

What types of development / re-development will ATCAP Partners, the new owners of three million square feet of North Kansas City buildings, undertake?

Will there be further announcements about new restaurants or other attractions in One North?

What's next for: the former Oracle Cerner campus; the former bowling alley property; the former Smokin' Guns BBQ building; the former Calibration Brewing building; the former Denim & Diamonds building; the vacant lot on the southwest corner of Armour and Swift and the former QT location on Armour?

Will a creative solution arise for a better use of the

area behind Chappell's known as Town Square?

Will there be streetscaping improvements for north and south streets near downtown (Buchanan, Clay, Erie, Fayette and Howell) to complement the work on Armour and Swift?

When will the City start demolition of the condemned silo structures between the railroad tracks paralleling Bedford in the Paseo Industrial District? And how will they do it with railroad tracks next to it on both sides?

Will there be any new faces on the City Council after six of eight of those positions are on the April ballot? Four are in the normal cycle; two are because of appointments by the Mayor to finish the year due to resignations from the City Council.

INVESTING IN THE NORTH KANSAS CITY BUSINESS COUNCIL = INVESTING IN NORTH KANSAS CITY

Financial investment as a member of the North Kansas City Business Council helps make the Business Council stronger, enabling it to better fulfill its goals to Inform, Support and Connect. While investments at any of the five levels are appreciated, the financial commitment of the members at the President Level and Executive Level demonstrate solid endorsements of the work being done by the North Kansas City Business Council.

New President Level Investor— ATCAP Partners

Welcome to one of North Kansas City's newest businesses, ATCAP Partners, which has joined the North Kansas City Business Council at the President Level. ATCAP Partners is the Dallas-based investment firm that recently purchased nearly all the former Northtown Devco properties. Cedar Ridge Property Management is handling the day-to-day management and lease renewals of those properties. Cedar Ridge Property Management joined the Business Council at the Executive Level.

If your business is not currently a member of the NKC Business Council, please consider making that commitment. Go to "Become a

Member" or "Join" on nkcbusinesscouncil.com to select the level that is the best fit for you.

President Level Investors

ATCAP Partners

City of North Kansas City

Garney Construction

Harrah's Hotel & Casino

INDIGEX (I/T Management Services)

iWerx (co-working space
and The Pavilion event space)

North Kansas City Hospital

Executive Level Investors

Cedar Ridge Property Management

Express Employment Professionals

Hunt Midwest

Ingredient

North Kansas City Schools

Quality Plumbing

sipVine

NORTH KANSAS CITY BUSINESS COUNCIL AWARDS

The North Kansas City Business Council annually presents four awards at The Big Event Holiday Reception & Auction. Here are the awards presented December 1 at Harrah's.

Spirit of Giving Award— Chicken N Pickle

Chicken N Pickle has become famous for a lot of things, including being a fun place to have lunch or to play pickleball or any of the yard games. Their rooftop bar is a big attraction. They are always complimented for their great food as well. And they seem to be making news every week announcing new locations across the country. We are proud to have the original location and the corporate headquarters here in North Kansas City.

One of the things Chicken N Pickle is most proud of is their intentional effort to support non-profits and charities. Every one of their locations stresses the theme, "Our Hearts are Local." To do that they partner with local organizations for charitable events and with local vendors when possible. They also make charitable donations and they host fundraisers. They do this through their Chicken N Pickle Foundation and occasionally have special days when 10% of the purchases goes to the foundation.



Maxx Tittone, (left) Community Impact Coordinator for Chicken N Pickle in Greater Kansas City, receives the Business Council's Spirit of Giving Award from Jack Fry.

Community Service Award— Kim Nakahodo, City of North Kansas City

Kim Nakahodo is the Deputy City Administrator, but for almost a full year she was the Interim City Administrator and then for a few months Kim served as the de-facto interim Community Development Director. She also filled in for the City's Finance Manager when he was on family leave—right in the middle of the budget season.

Kim has performed like an All-Star. She made sure the operations at City Hall ran smoothly with little evidence of the short-staffed situation.



Kim Nakahodo, (left) Deputy City Administrator of North Kansas City, receives the Business Council's Community Service Award from Jack Fry.

Workforce Development Award— Tnemec Company

One of the most important things the North Kansas City Business Council does is to support workforce development initiatives as much as possible, such as the Northland CAPS program and the North Kansas City School District's College and Career Pathways program.

Whatever the Business Council tries to do could not be accomplished without the cooperation of many business partners in North Kansas City. One of the most consistently involved business partners in workforce development is the Tnemec Company. An example is the recent manufacturing day plant tours which they willingly took on. But whenever we ask for their help, they are always willing to do it and they do it well.



Tracy Wakeman, (left) Director of Human Resources at Tnemec, receives the Business Council's Workforce Development Award from Jack Fry.

Problem-Solving Award— Stor-Safe Warehouses

Business owners normally only have time to deal with their own business problems, but the Miller family, owners of Stor-Safe Warehouse properties adjacent to the new parking lot extending from 16th Ave to 18th Ave (close to Chicken N Pickle and other attractions) worked closely with the city to find space for that parking lot.

The two John Millers (Sr. and Jr.) collaborated with the City to make sure there could be as many parking spaces as possible. It was a very challenging situation which required the acquisition and the tearing down of another adjacent building.



John Miller, Jr., (left) Managing Partner at Stor-SafeliWerx, receives the Business Council's Problem Solving Award from Jack Fry.

THANKS
TO OUR BIG EVENT
HOLIDAY RECEPTION &
AUCTION SPONSORS



Winter Wonderland 2022

Thank You!



We want to give many thanks to the following North Kansas City businesses and organizations that had some fun and helped to spread some Christmas cheer by sponsoring and decorating a North Kansas City Winter Wonderland Christmas Tree.

- Accent Controls, Inc.
- Artful Apps, LLC
- Bank of Blue Valley
- Blue Oak Technology Solutions
- Breakthrough Beverage MO
- Brew Church NKC
- Cardinal Crest
- Cedar Ridge Property Management
(Decorated by Pathway Ambassadors Club)
- Cinder Block Brewery
- Clayco Electric Company
- Commerce Bank-ATM
- Donut King
- Driftwood Ceramics
- Express Employment Professionals
- Fry & Associates
(Decorated by the National Honor Society)
- Garney Construction
- Harrah's Casino & Hotel
- Helzberg Diamonds
- Indigex
- K. Warman Architecture & Design
- Knockouts Haircuts for Men
- Mid-America Contractors
- Midwest Aortic & Vascular Institute, P.C.
- MWD Contractors
- NKC Dental
- North Kansas City Business Council
- North Kansas City Electric Company
- North Kansas City Hospital
Community Health & Wellness
- North Kansas City Hospital
Performance Improvement
- NKC Iron & Metal Works
- North Kansas City Underground
- Park Lofts
- ProPrint Digital
- Safe Haven Security
Decorated by the Asian Student Union
- Sail Away Wine
- The McCrummen Immigration Law Group, LLC
- The Oxbow
- Tnemec Company
- United Rentals
- Verimore Bank
Decorated by Health Occupations Students of America
- Vocational Services, Inc.

We would also like to extend a very special thanks to the City's Municipal Services Department for their hard work and dedication for installing, lighting, and maintaining the trees each year, and the North Kansas City High School National Honor Society, Asian Student Union, Pathway Ambassadors Club, and the Health and Occupation Students of America (HOSA) Club for serving as "Elves" to help decorate trees for businesses that were unable to decorate their own trees.

Gnome for Christmas Winners



**TNEMEC COMPANY
1ST PLACE**



**NKC ELECTRIC COMPANY
2ND PLACE**



**VOCATIONAL SERVICES
3RD PLACE**

Business Related Winners



**3 AND ME BOUTIQUE
1ST PLACE**



**JENNY'S LOVE ACCOUNTING
2ND PLACE**



**HARRAH'S CASINO & HOTEL
3RD PLACE**

NORTH KANSAS CITY BUSINESS COUNCIL

**PRESIDENTS
LEVEL**



NORTH
KANSAS CITY
Virtually Urban. Supremely Suburban.



**EXECUTIVE
LEVEL**



QUALITY PLUMBING
INC.



Ingredion.



The Digital Phone Solution
for Smart Business



CEDAR RIDGE
PROPERTY MANAGEMENT



Hunt Midwest



NKC Business Council
405 E 19th Avenue
North Kansas City, MO 64116



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RECENT NEW MEMBERS

ActionCOACH
Business Coaching

Alpha Team KC

Artful Apps, LLC (Crackerology)

ATCAP Partners

Cedar Ridge
Property Management

Check 'n Go

Classic Blends Cigar & Coffee Bar

DIVVI Wealth Management

Fastest Labs—*hosting the January 6
First Friday Coffee*

Knockouts Haircuts for Men

The Oxbow Apartments

COMING EVENTS

First Friday Coffee 7:30 a.m. – 9:00 a.m.

January 6 – Fastest Labs, 405 E 19th Ave

February 3, SEi (Security Equipment), 1225 Swift

March 3, Bank of Blue Valley, 2301 Burlington

Northland Coffee Connect – every Wednesday morning

7:45 a.m. – 9:00 a.m.

iWerx, 1520 Clay

Monthly Membership Luncheon

11:30 a.m. – 1:00 p.m., The Pavilion at iWerx, 1520 Clay

January 26 – KCI Update, Justin Meyer, Deputy Director

February 23 – Community Health Assessment, Michelle Lane,
North Kansas City Hospital

March 23 – Financial Perspectives, Eric Blattner,
DIVVI Wealth Management

Snake Saturday Parade and Festival

Friday and Saturday, **March 10-11**