

Investing in North Kansas City

2024 Honorees



Investing in North Kansas City

North Kansas City has experienced significant business growth and development in recent years, reflecting its strategic importance within the greater Kansas City metropolitan area. The city has seen a surge in both large-scale investments and small business expansions, making it a hub for economic activity.

The rise of mixed-use developments has transformed parts of the city into vibrant live-work-play communities, drawing in a younger, dynamic workforce. These developments not only contribute to the local economy by creating jobs, but also enhance the overall quality of life for residents, making North Kansas City an increasingly attractive place for both businesses and individuals.

Once again in 2024, our annual 'Investing in North Kansas City' review highlights and celebrates more than a dozen significant projects, with a combined value exceeding \$200 million, and bringing at least 100 new employees to the area.

As these and other business developments continue to unfold, North Kansas City is poised to solidify its role as a key economic driver in the region, with a promising future of continued growth and prosperity.

The 2024 Honorees

23rd & Swift Apartments

Atlas Custom Health Solutions

Blume NKC

Chef Tito's Mexican Restaurant & Cantina

The Farmer's House

FDF Wealth Strategies

Harrah's North Kansas City Hotel & Casino

McLain's Market & Bakery

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MyCo Planet LLC

NOCIX

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Scimeca's Online Market & Deli

Tnemec Company

Windfield Commercial Real Estate

Atlas Custom Health Solutions

1534 Burlington

Healthcare partners Danny Davis and Josh McEwen have launched their new combined business, Atlas Custom Health Solutions, in North Kansas City. Their goal is “to optimize human performance through applied neurology.”

They offer solutions for relieving orthopedic pain, fatigue, and neurological issues. Atlas Custom Health Solutions is located at 1534 Burlington and has added three new employees to the North Kansas City workforce.



The Farmer's House

1534 Burlington

The Farmer's House is the realization of a dream for Peaches and David Cunningham, who wanted to create something for their son John David, and Suzanne and Alan Zimmerman, who sought the same for their daughter Julianna (Anna). The two families met when their children, John David and Anna, were three and four years old at a preschool for children with developmental disabilities. Now young adults, their parents, like many others with children who have developmental disabilities, were concerned about their future.

In preparation for opening this third location, the space at 1534 Burlington has been colorfully decorated and arranged to provide training and counseling for young adults with developmental disabilities, helping them succeed in employment opportunities. The other locations are in Platte City and Weston.



MyCo Planet LLC

1534 Burlington

One of the most intriguing new businesses in North Kansas City is MyCo Planet LLC, dedicated to cultivating, processing, and distributing a variety of specialty mushrooms, including the popular Lion's Mane. All of this takes place inside a former warehouse at 1534 Burlington.

MyCo Planet recently increased its production capacity and streamlined operations to meet the growing demand for high-quality, locally grown mushrooms and to support other mushroom farms in the area. This milestone allows the business to scale up operations and enhance its product offerings, contributing to economic growth and strengthening the local food-production industry in North Kansas City.

By boosting its capacity to grow two tons of mushrooms per month, MyCo Planet can now supply more local restaurants, markets, the Kansas City Food Hub, and new grocery store partners, including Hy-Vee, Price Chopper, and Hen House. This expansion allows the company to provide fresh mushrooms to even more customers, fostering a stronger local economy and promoting sustainable agriculture practices.

The expansion project, designed by owner Robin Moore, has added five new employees and six seasonal workers.



McLain's Market & Bakery

1720 Swift

McLain's Bakery will open its fifth Kansas City-area location on the ground floor of the Oxbow Apartments early this fall. Designed with the local community in mind, the space offers a convenient spot to grab a quick bite, hold a meeting, or enjoy some leisure time with family on the weekends.

McLain's specializes in making life's moments sweeter with freshly baked goods, breakfast, lunch, and coffee.

Since 1945, McLain's has been a beloved establishment in the Waldo and Brookside neighborhoods of Kansas City.



Chef Tito's Mexican Restaurant & Cantina

1621 Swift

A massive fiesta patio, recently constructed by Chef Tito next to his restaurant at 1621 Swift, has opened up a world of new opportunities.

With its colorful roof system, dazzling décor, gigantic projection screen, and spacious layout, the patio is an attractive venue for a range of large-scale ethnic and social gatherings.

Chef Tito has named the new addition the Playa del Norte (Beach of the North) Patio. He says the 33-by-100-foot event space rivals Kansas City's downtown Power & Light District and offers all-weather protection.

The patio features an 18-by-12.5-foot 8K video screen and a polycarbonate roof that lets in natural sunlight while resisting rain and snow.



Chef Tito estimates the total investment in the project, including equipping the entire restaurant with a sprinkler system, to be about \$800,000. The venue has already hosted a variety of events, including K-Pop, Salsa, African Night, Colombian Night, and Open Mic Taco Tuesday karaoke.

Scimeca's Online Retail Market & Deli

1611 Swift

Scimeca's Online Retail Market & Deli recently more than doubled its space at 1611 Swift by purchasing the remainder of the building it had previously leased.

This expansion allows them to better meet the demands of their growing online business and provides additional space for daily preparation as a supplier for Neccho Coffee's Micro Markets.



Harrah's North Kansas City Casino & Hotel

1 Riverboat Drive

Over the past two years, Harrah's has invested \$9.4 million in a complete renovation of one of its hotel towers and an additional \$4.5 million in reorganizing some of its restaurant spaces and the casino Rewards counter.

The design for the hotel renovation was handled by Interior Image Group, with Paric Construction managing the project. While this renovation did not create new jobs, Harrah's continues to employ 900 people in North Kansas City.

The former Winning Streaks sports bar and restaurant is being transformed into Brew Brothers, featuring a consolidated kitchen that will serve multiple restaurants.

The current location of Bite & Bean will become the new home of the Caesars Rewards Experience Center.

This project's design is by KDG Group, with construction managed by Paric Construction.



FDF Wealth Strategies

2005 Burlington

Greg DeCamp, owner of FDF Wealth Strategies, recently expanded his business in North Kansas City by acquiring the building at 2005 Burlington to serve as the main office for his investment advisory firm, which also has a location in Liberty.

Greg has maintained a presence in North Kansas City since 2008, and this new location enables his business to increase its number of employees.

FDF Wealth Strategies has occupied three different locations in North Kansas City and has grown and expanded with each move. The firm provides retirement plans and group benefits to both individuals and businesses.



Windfield Commercial Real Estate

1440 Erie

Windfield Commercial Real Estate purchased the building at 1440 Erie and has completed a full refurbishment. They completely remodeled the interior, dividing the space into multiple suites. The building now houses Shawver Group Commercial Real Estate and Phillco Construction, with construction work carried out by Phillco Construction.

All three businesses have a long history outside of North Kansas City but were drawn to NKC for its better access to the rest of the Kansas City metropolitan area, as well as its restaurants and walkable amenities.

This project has brought six full-time and two part-time employees to North Kansas City for Windfield, eight to nine employees for Phillco, and five to six employees for Shawver Group.



WINDFIELD
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Tnemec Company

1900 Erie

Tnemec Company recently relocated its worldwide headquarters from Kansas City to North Kansas City at 1900 Erie. Tnemec has operated in North Kansas City for 74 of its 103 years in business.

In 1981, due to a shortage of office space in North Kansas City, the company moved its headquarters to the Front Street area of Kansas City. Now, after more than 40 years, Tnemec has returned its corporate headquarters to North Kansas City.

The design for the new headquarters was handled by Tnemec's in-house staff, with construction managed by Mid-America Contractors, Inc., and assistance from other North Kansas City-based subcontractors.

This move has allowed Tnemec to relocate approximately 50 remote employees to a central location.

Tnemec now has a total of 240 employees in North Kansas City.



Mid-America Regional Council Food Distribution Center

1218 Swift

MARC purchased the former Smokin' Guns building and is converting it into a food distribution site for its Aging and Adult Services program, which provides frozen meals to elderly and needy residents in the Kansas City metro area.

Funding for this project was made possible by a portion of the American Rescue Plan Act (ARPA) funds that MARC secured.

In addition to frozen food storage and distribution, the facility will also include meeting rooms and offices for MARC, specifically for the group's Aging and Adult Services program.



NOCIX

16th and Swift

NOCIX partners Brooks Brown and Aaron Wendel have made significant progress in repurposing a former warehouse at the southwest corner of 16th and Swift to create a 150,000 square-foot data center adjacent to their original 24,000 square-foot facility at 16th and Clay.

This new facility will be one of the country's most robust data centers, offering government, commercial, and public access. It will enable substantial customer expansion beyond its current 1,200 international networks across 142 countries and create five new, high-paying permanent jobs.

The design and construction were supported by NKC-based Warman Architecture + Design, Edwards McDowell, Inc. (HVAC), Clayco Electric, and NOCIX (for network design).

NOCIX also merits recognition for its KC Fiber business, which powers the liNKCity free high-speed internet service for North Kansas City residents and provides back-end networking for the entire North Kansas City School District at no cost to the district.



23rd & Swift Apartments

23rd and Swift

The new 23rd & Swift Apartments, located between 23rd and 25th Avenues and Swift and Buchanan Streets, is a Class-A multifamily community offering 294 apartment homes.

The community features 1-, 2-, and 3-bedroom floor plans with a modern exterior, upscale interiors, and numerous high-end amenities, including a pool, clubhouse, game and media rooms, fitness center, and more.

Originally started by Star Development, this community is now part of Maxus Properties' well-established portfolio, providing North Kansas City with desirable apartment homes in a previously undeveloped area.

Maxus Properties and Star Development are the primary investors in this community, with design and construction managed by Bonaventure. The construction process has involved over 70 contractors, contributing significantly to the local economy.

Upon opening, 23rd & Swift will employ six full-time staff members.



Ora Apartments

1801 Diamond Parkway

From Interstate 35/29, you can see the 275-unit luxury Ora Apartments and clubhouse, located next to the Aloft and Element hotels along Diamond Parkway in the One North development. The final phase of this project is being completed this fall.

This development is by Milhaus, an award-winning company specializing in Class-A urban multifamily residential buildings.

Based in Indianapolis, Milhaus is a mixed-use development, construction, and property management firm, driven by a team of inspired and industrious individuals passionate about creating vibrant communities.



Northgate Village Row Homes

Northgate Village

Under the leadership of Northland native Tony Libra, Aspen Homes is completing the final plat of Hunt Midwest's investment in Northgate Village with two three-plex buildings of row homes, valued at an estimated \$2.8 million. Over the past several years, Aspen Homes has built 46 units of these row homes.

The row homes are part of Hunt Midwest's broader investment in Northgate Village, which also includes 149 single-family homes and six pocket parks. These developments span from Howell to Swift streets and from 28th to 32nd avenues, all within easy walking distance of Macken Park and the Waggin' Trail Dog Park.

In addition, over the past 25 years, other elements of the Northgate Village development have been completed, including The Gardens at Northgate Village apartments for residents "55 and better" and CityView Apartments. The final two projects to complete the land cleared for the Northgate Village TIF plan are the 23rd and Swift Apartments and the NKC Blume mixed-use development.



Blume NKC

Near 30th and Burlington/N. Oak

Blume NKC is located on the last remaining undeveloped parcel in the Northgate Village district at the north entrance to North Kansas City, within walking distance of several commercial and community amenities.

Designed by Clockwork Architects + Design, Blume NKC will feature approximately 28,238 square feet of retail and office space, 17 flats, and 17 vertical mixed-use townhomes. Scheduled for completion later this year, this development will reflect North Kansas City's unique history while addressing current real estate market and community needs.

Once completed, it will serve as a prominent "Northern Gateway" to the city by achieving three key goals:

- 1) Providing spaces that welcome and support Northlanders and visitors in their daily lives and careers
- 2) Showcasing, through its design and offerings, what North Kansas City has to offer
- 3) Projecting an image of both the city's historical roots and its future direction

The buildings are arranged around a central residential drive lane, with commercial access and parking around the perimeter. Pedestrian access through the site will be provided, along with a private courtyard for residents.

BoxDevCo was selected as the master developer for Blume NKC through a successful 2022 city-sponsored request for proposals, aimed at creating a gateway project for North Kansas City. In preparation, BoxDevCo executives reviewed historical records and chose a modern industrial design style, blending elements of the city's past with a forward-looking energy.

Blume NKC consists of five blocks of mixed-use buildings arranged in two rows with a central "alley" for single-family residential access and exterior parking for commercial uses. Each townhome unit includes a private parking garage and a small commercial space designed for home-based work. The flexible design allows for each space in each building to be occupied by a different user, highlighting the benefits of vertical mixed-use townhomes.



The Rabbit Hole

919 E 14th

The Rabbit hOle was founded in 2015 as a 501(c)(3) nonprofit organization by husband-and-wife team Pete Cowdin and Debbie Pettid. With the support of John and Marny Sherman, they purchased a 100-year-old warehouse building in North Kansas City in 2018.

After years of renovation, fundraising, and exhibit construction, the museum — celebrating and bringing to life a century of American children’s literature for visitors of all ages — opened to the public in March of this year. It has already garnered multiple accolades, including national recognition in the New York Times, NBC Nightly News with Lester Holt, People’s “25 Things to Do This Summer” list, and TIME’s “2024 World’s Greatest Places.”

The Rabbit hOle’s significance to North Kansas City extends to both tourism and its mission. To date, it has welcomed more than 60,000 visitors from 49 states and countries such as Germany, Sweden, Italy, and Singapore.

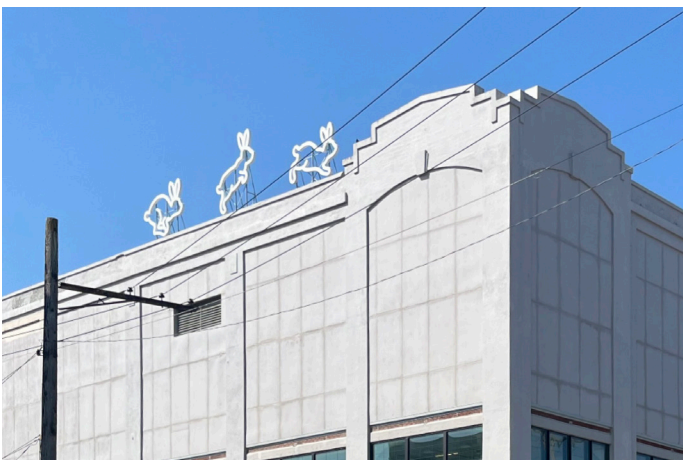
Their mission is to create a living culture around literature that is accessible to all, nourishing, empowering, and inspiring the reading lives of children and adults. The immersive experience around children’s books is already having an extraordinary impact on inspiring children and their families to read and share stories.

Starting this fall and into the next spring, they plan to expand their impact with additional public programming and collaborations with the North Kansas City School District and other area districts for field trips and more.

This \$15 million capital project included \$2 million in Missouri Development Finance Board Tax Credits.

The Rabbit hOle staff designed both the building and all exhibits, with construction overseen by J.E. Dunn Construction. MultiStudio served as the architect of record.

During the construction phases from 2018 to 2023, more than 200 employees were involved in development. Moving forward, the organization will employ 40 or more staff members.



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