



Investing in North Kansas City During the Pandemic

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



Rich Groves

The North Kansas City Business Council is pleased to celebrate a remarkable scope of visible commercial development in North Kansas City during the past 12 months. This includes: a) construction of new buildings; b) the arrival of new businesses; c) refurbishment of older buildings; d) relocations of businesses within North Kansas City; and e) projects that improve the quality of life for North Kansas City residents, business owners, employees and visitors.

We normally do this in September with a Recognition Awards luncheon. But COVID-19 forced us to change our plans. Instead, we are pleased to share these stories with this expanded version of our quarterly newsletter.

In spite of COVID-19, which slowed a lot of things down, confidence in North Kansas City blossomed with the nearly three dozen projects described in this issue.

A precise calculation of the total investment in these projects was not feasible because of the need for confidentiality for some of the projects. But a *conservative* estimate is that *more than \$100 million dollars has been invested and more than 400 new employees* have been added to North Kansas City's workforce because of these projects.

"Congratulations!" and "Thank You" to the people who were willing to commit to these significant financial investments that will make North Kansas City an even more vital economic community in years to come. And "Welcome" to the new members of our community.

**NEW CONSTRUCTION
REFURBISHMENTS
NEW BUSINESSES
EXPANSIONS & RELOCATIONS**

Look what happened this year while we were dealing with COVID-19. Many great expressions of confidence in North Kansas City are represented by these investments.

Note: *New Business to North Kansas City



One North

- Aloft Hotel* / Element Hotel* / Diamond Conference Center*
- Burger King
- Old Chicago Pizza & Taproom*
- Starbucks*
- The Backyard Apartments*

QT on Armour
Right Spot Parking*



101 Armour

- Hawaiian Bros Island Grill*
- Premier Integrative Health*
- Railcrew Xpress*

Garney Construction*
NKC Dental
NKC High School "Old Main"
Outlaw Cigar and Brewery*
SOAR Athletics*
The Rabbit hOle*



Cable Event Center*
Elite Roofing Supply*
House of Hope*
Jersey Boyz & CC's Catering Creations*
MAC Glass Shop*
QPS Employment Group*
Scimeca's Online Retail Market & Deli*
The Soap Bubble*



American Fusion Café Patio
Callsign Brewing Patio
Chappell's Restaurant / Bar /
Sports Museum
Chicken N Pickle Rooftop
FDF Wealth Strategies
Mid-America Contractors
North Kansas City Business Council
Tech Express
YMCA Urban Farm and Greenhouse

NEW CONSTRUCTION

NEW CONSTRUCTION IN ONE NORTH

The most abundant display of new construction was North Kansas City's planned redevelopment area called **One North**, under the guidance of Master Developer Rick Worner. We have been watching for many months while two hotels (Aloft and Element) and the shared conference center between them (Diamond Conference Center), a large apartment community (Backyard Apartments at One North), an Old Chicago Pizza & Taproom, a new Starbucks and a new Burger King were being constructed. They joined Meierotto Jewelers and Orthopedic Health of Kansas City whose new buildings were celebrated last year. The year before that we celebrated Diamond Parkway, the attractive spine roadway with a dedicated bike lane which links Armour Road and East 16th Ave. and gives access to all the new buildings. We hope to be able to celebrate more One North neighbors next year.

The Backyard Apartments at One North

This 240-unit luxury apartment community at 1770 Diamond Parkway, is an investment by O'Reilly Development. North Kansas City's



Maxus Properties is the property manager. O'Reilly worked with SWD Architects to design and plan the project. North Kansas City-based Clayco Electric was a major participant in its construction. A staff of six employees will be utilized.

Promotion of the facility claims it is an "ogle-worthy" luxury community, offering the best of both worlds, with an urban influence and an accessible neighborhood feel. Try a virtual visit of the project at thebackyardat-tonenorth.com.

This master development fulfills a unique opportunity to transform a brownfield industrial site into a sustainable, vibrant community in the heart of the Metro. The project features state-of-the-art amenities, a green-certified building, contemporary interiors, a spacious landscape, off-street parking, city views, a pet-loving community and a staff committed to transparent and authentic customer service.

Aloft & Element Hotels & Diamond Conference Center



These two new hotels and conference center at 1875 Diamond Parkway are an investment by North Kansas City-based KMG Hotels. The hotels are both affiliated with the Marriott Bonvoy and Westin family of hotels. My curiosity overcame me about the name "Bonvoy". I discovered it is a shorthand expression of "bon voyage" (good wishes on a journey).

Each of these hotels has a specific target market. Aloft offers smaller, but bright and breezy rooms for short stays, while Element offers suite-style rooms with well-equipped kitchens, seating and dining tables for longer stays. In between the two hotels is the Diamond Conference Center, also managed by KMG Hotels.



Old Chicago Pizza & Taproom

The Old Chicago Pizza & Taproom at 1920 Diamond Parkway is another investment by KMG Hotels. It is unique in that it is not a corporate-owned restaurant, but one of 10 franchise units controlled by KMG Hotels. The first of their locations is attached to KMG's Hilton Garden Inn hotel property on Ambassador Drive near KCI airport. The North Kansas City location is the second one and employs 80 team members.



Old Chicago is a traditional, casual dining restaurant specializing in Chicago style deep dish, hand tossed ale crust, and tavern thin crust pizzas; along with a variety of pastas, calzones, salads, and a large variety of bottled and draft beers on tap with a focus on local craft beers. Their promotion says: "Whether you show up for a light lunch, a first date, or a game day celebration; you can always count on gathering around sharing big smiles, good times, great beer and made from scratch food."

Burger King

North Kansas City has had a Burger King for many years. But as part of the One North development project an agreement was reached for Burger King to re-locate to a new building at 1970 Diamond Parkway, a hundred yards east of their original location. The new building, with much better access and visibility, has been operational for several months. This fran-



chise location, owned by Gilbertson Restaurants LLC, employees 40 people. Architects for the project were RSP/Kent Doble and Olsson and Associates.

Starbucks



Anticipated to be a popular "first" for North Kansas City is a new Starbucks filling the space where the old Burger King was located, at the entryway to Diamond Parkway from Armour Road, the first street east of I-29/I-35.

OTHER CONSTRUCTION PROJECTS

Right Spot Parking

This is not a building and it is not in One North. This is the first pay parking lot in North Kansas City, located between Burlington and Buchanan, north of Chicken N Pickle. It is owned and operated by the family that has owned that block of real estate for many years.



The target audience is anyone who is looking for the convenience of having a good spot and a short walk to the neighboring venues, e.g. Repeal 18th, Chicken N Pickle, Cinder Block Brewery, Hawaiian Bros, Paul & Jack's, etc. The lot has 74 angled stalls to make parking easy; the stalls can accommodate large pickups and SUVs; and the property is well-lit at night.

Customers pay at either of the two digital pay stations located on the southeast corner of the property. Pay with a credit card or debit card; the machines cannot accept cash. There is also an "extend by phone" option for people who have already purchased their ticket at the pay station.

Clayco Electric and Quality Plumbing, two North Kansas City based businesses, did the electrical and plumbing work. Calvert's Paving and Concrete did the concrete work. The parking lot was designed by Byam Engineering.

QT on Armour



One of the most conspicuous new buildings in North Kansas City is the new QuikTrip at 1401 Armour, which is visible to everyone going southbound on I-29/I-35 or traveling on Armour between the interstate and downtown North Kansas City. It replaced the 30-year old facility a few blocks west on Armour which was the oldest QT in the KC metro area. This building is on the site of a former office building that was torn down, plus some additional land that was purchased from MoDOT. Turn lanes were adjusted by MoDOT at Ozark Street to enable easy entrance for westbound traffic as well as eastbound traffic.

Construction of this new building was rapid – a pattern we have observed at other new and replacement QT projects. QT wastes no time converting from old to new. Construction was handled by Rothwell Construction. The pumps for the new facility are configured as a “double-stack 8” compared with the single row of 8 pumps at the old facility. The new building has a kitchen and a full array of convenience store amenities. It has ample parking and three entrances for customers and a rear entrance for vendors – in sharp contrast with the old QT which had limited parking and only one entrance for everyone. Although QuikTrip was not willing to disclose construction costs, the new facility has resulted in a significant sales increase, supported by an additional 10-15 employees.

REFURBISHMENTS & EXPANSIONS

North Kansas City High School

The North Kansas City School District spent approximately \$65 million from funding made available from a no-tax bond issue approved by the voters in the district, to profoundly update the North Kansas City High School campus. This included a complete restoration and transformation of “Old Main” as well as demolishing other buildings and constructing a new field house, new classrooms, a larger cafeteria and a state-of-the-art performing arts center.

The school district, with general contractor J. E. Dunn and architect BNIM, transformed the 90-year-old Old Main building into a modern showcase. Work began over three years ago but for the first two years the focus was mostly on other buildings. Intensive work on Old Main occurred in year three. Hundreds of subcontractors from numerous skill trades worked on the project.

During the interior demolition of the old building, interesting discoveries were made. The original Old Main was smaller than the expanded version that had been used for many years. While preparing the location for new administrative offices, concrete bleachers for the original gymnasium were uncovered. Pieces of the old stage and old fieldhouse floor were incorporated into showcases, etc. in Old Main as well as in the Classroom, Performing Arts Center and new Fieldhouse areas. Old doors and other materials from Old Main were salvaged when the interior was demolished and, where possible, used again in the new construction.



101 ARMOUR RE-PURPOSING BY STAR DEVELOPMENT

Hawaiian Bros Island Grill



This popular new restaurant is one of three new North Kansas City businesses in the building that formerly housed Jim's Discount Tire at 101 Armour. The building was purchased and radically transformed by STAR Development from a building with multiple auto service bays and retail in the front to office suites in the back and Hawaiian Bros across the entire broad front. A re-built parking lot is shared by all three tenants.

As one of several new Hawaiian Bros restaurants, this rapidly growing franchise has locations in Missouri, Kansas, Illinois and Texas. Hawaiian Bros features a unique Hawaiian-theme menu which is delivered to every customer in a "to-go" box whether they eat in the spacious facility or take their food to go.

Railcrew Xpress

Railcrew Xpress is another tenant in the 101 Armour building. They provide transportation services throughout the United States, for railroad, river barge and oil and gas company crews. Dispatch operations in the North Kansas City office run 24 hours a day 7 days a week with approximately 100 employees. Formerly headquartered in Lenexa, Railcrew Xpress relocated the following functions to the new North Kansas City headquarters office: Human Resources, IT, Accounting, Billing, Payroll, Fleet, Dispatch, Operations and the Executive Team.

Premier Integrative Health Center or Personalized Medicine



Dr. Bradley Dyer

This is the third new business at 101 Armour. Premier Integrative Health was founded by Dr. Bradley Dyer as a specialized medical practice that uses the philosophies of Integrative and Functional medicine to help patients get to the root cause of their health concerns and achieve optimal wellness. They specialize in metabolic disorders such as diabetes, obesity, and heart disease as well as autoimmune and digestive disorders. The staff of five includes doctors, health coaches, nutritionists, and massage therapists. For more information about Premier Integrative Health go to premierintegrativehealthkc.com.

OTHER REFURBISHMENTS & EXPANSIONS

American Fusion Café Patio



During the COVID-19 pandemic, Chef Tito, owner of American Fusion Café, accelerated his plan to create an outdoor dining and event patio on the south side of the building at 1621 Swift.

This festive space is larger than the indoor seating area. They have hosted celebrations for Independence Days of Colombia and Venezuela as well as other group events. As part of the project additional entrances and bathroom facilities were added along with additional tables, chairs, umbrellas, sunshade sails, lighting, sound equipment and front and back walls with entrance gates. For more information about American Fusion Café's eclectic menu, catering and food truck options offered by American Fusion Café go to americanfusion.cafe.

Callsign Brewing Patio

In a similar manner, Steve Sirois, owner of Callsign Brewing, added an attractive, covered patio on the north side of his building at 1447 Gentry. This allows more customers in a very comfortable atmosphere. Go to callsignbrewing.com for more information.



Chappell's Restaurant, Bar & Sports Museum Alley

Under the leadership of Managing Partner Angelo Gangai, several significant changes have been made to enable Chappell's to enhance its historic role as an important destination attraction in North Kansas City. A slight change in the name reminds you of all three dimensions of Chappell's—restaurant, bar and



sports museum. You will see many attractive upgrades inside as well as tables and decoration in a covered "alley" between Chappell's and Jersey Boyz. This was done to be able to serve more customers during the restrictions of COVID-19. But it will serve as an appealing venue going forward as well. With a relatively small investment 12 jobs have been retained.

As Angelo said, "We live in trying times. To meet the needs of our business and the community, Chappell's has created a unique dining/lounge space. For lunch, happy hour or dinner, this space offers a comfortable, covered, uniquely Chappell's experience."

Chicken N Pickle Rooftop

Chicken N Pickle at 1761 Burlington describes itself as "a unique, indoor/outdoor entertainment complex that includes a casual, chef-driven restaurant and sports bar that boasts pickleball courts, a variety of yard games and enough space to kick back and relax with your favorite peeps." This highly successful food, entertainment and exercise facility has had an immense impact on putting North Kansas City on the map. It seems that more people in the KC metro area know how to find Chicken N Pickle than those who actually know where the real North Kansas City is. Should we re-name our town "Chicken N Pickle-ville"?

Chicken N Pickle was created by Dave Johnson, owner of North Kansas City-based Maxus Properties. There are three Chicken N Pickle locations (the original one in North Kansas City plus larger ones in Wichita and San Antonio) with more on the way. The North Kansas City facility has 125 employees.

Not content with the original configuration of the North Kansas City Chicken N Pickle, an investment was made this year for an extraordinary rooftop addition. Architectural design was by Jeff Hall with H2B Architects. The new deck offers room for up to 200+ people. This spacious upper deck is outfitted with dining and patio furniture overlooking the pickleball courts, beer garden and gaming area below. The rooftop deck is open to the public and can also be reserved for private and corporate events.

Chef Alex Staab recently expanded the catering menu for events on the rooftop. Known for using locally sourced, clean (antibiotic and hormone-free), vegetarian-fed chickens for its rotisserie chicken dishes and beloved NKC hot chicken sandwich, Staab has added more adventurous dishes including lamb lollipops with chimichurri, tri-tip steak lettuce wraps and mushroom tostadas made with grilled shiitake, avocado crema, pico, queso fresco and cilantro.



Jersey Boyz & CC's Catering Creations

Closed for many months, the building housing Jersey Boyz at 315 Armour has been re-modeled and re-opened



under the ownership of Craig Carter. The “new” Jersey Boyz has a more simplified menu including most of the Jersey Boyz favorites, house-made corned beef & pastrami. They are slowly adding some new sandwiches to the menu. This re-opening has provided job opportunities for 6 employees.

Included with this re-opening is the relocation to North Kansas City of CC's Catering Creations, also owned by Craig Carter. CC's Catering Creations has been in business in the Northland for many years, catering not only sandwiches, but award-winning BBQ (as seen on Food Networks Chopped) and Classic American favorites. Craig has catered all over the country from Super Bowl events to backyard birthday parties. More information about Jersey Boyz can be found at jerseyboyznc.com and CC's Catering Creations on Facebook @CCsCateringCreations or call 816-419-9861.

Mid-America Contractors

With a temporary business downturn because of COVID-19, the owners of Mid-America Contractors at 1400 Iron, Jason and Jenny McDowell, decided to take this opportunity to replace some outdated buildings with a new 170 ft x 30 ft garage structure. This project made productive use of employees instead of furloughing them while making an investment for future efficiency of the business, enabling retention of 20-25 employees.

Mid-America Contractors has a well-earned reputation for commercial construction and building refurbishment projects. In recent years they have expanded their scope to also include flooring, cabinets, glass and residential as well as acquiring and integrating the services of Steamatic KC Restoration and Cleaning. You can learn more about Mid-America Contractors at midamericacontractors.com.

NKC Dental

Dr. Bill Busch practiced dentistry at 2000 Swift Street for over 20 years before purchasing the building in 2007. Now, over a decade later, he's restoring it back to its original glory—and then some.

Originally the Ben Bolt Hotel, the three-story brick icon, rich with history and full of character, was in need of a significant renovation. “I love North Kansas City and respect tradition, so I wanted to make my investment here. My goal is to make this property look as beautiful as it did one hundred years ago when the building was brand-new,” said Dr. Busch. Improvements include tuckpointing the brick facade, replacing every door and window, and even repairing the broken wings on the original eagle statues that sit atop the building. There will also be new signage and outdoor lighting, repaired sidewalks, and a high-tech window display for NKC residents to enjoy.

And that's just the exterior. After this \$4 million project is completed, the building will house one of the safest and most state-of-the-art dental offices in the country. NKC Dental, at the corner of Swift Street and 20th Avenue for 30 years now, will be almost unrecognizable when the renovation is completed. The 10,000 square-foot space occupying the entire first floor will have 21 individualized treatment “suites” featuring technology like 4k relaxing scenery and UVC air purification and light sterilization. Inside you will find exposed brick walls and some of the original travertine floors from the old hotel. Primus was the architect for this project.



“NKC Dental is growing. So the extra space was a necessity. Dr. Tucker VanYperen, part of the practice since 2013, became a partner in 2018, and last year Dr. Caitlyn Hall joined as an associate. It's very exciting!” said Dr. Busch.

Also located in this building is an expansion of Dr. Busch's practice, Koala Center for Sleep & TMJ Disorders. The next step with this building will be converting apartment units on the second floor to condominium units.

Outlaw Cigar & Brewery

The former Washer Equipment Co building at 309 E 10th Ave. has been renovated to become the home of Outlaw Cigar & Brewery.



When COVID-

19 restrictions ease, this business will offer a Cigar Lounge with a larger than life atmosphere, giving an Old West vibe with the feeling of being outdoors in an Old West Town. This is achieved by having 35' ceilings and 22' interior walls utilizing raw materials and finishes found in the 1800's. The lounge will be filled with plush leather furniture, tables and big screen TVs everywhere with a 150" TV prominently located (a sport junkie's dream). Centrally located in the lounge is a giant 45' bar with beautiful 22' high brick walls. This bar will offer everything from Scotch, whiskey, wine and mixed drinks to 24 taps of their own in-house craft beer. In addition to the lounge it will have a giant 1,500 sq. ft. walk-in humidor that will display the largest selection of cigars in the Kansas City area. The project architect was Jeff DeGasperi.

Outlaw Cigar, with two other facilities in the KC metro area, is owned by Kendall and Leecil Culbertson. The facility will not open until COVID-19 conditions permit full occupancy, but promises to offer some unique attractions, not yet found in North Kansas City. They expect to have 15 employees.

The owners are proud of the charitable work they do—particularly for the military veteran community. They have been very involved in supporting the Friends in Service of Heroes (FISH) organization which works with disabled and PTSD veterans. Another example was their pivot early in the COVID-19 pandemic to be a provider of masks and disinfectants. More information about Outlaw Cigar can be found at outlaw-cigar.com.

The Rabbit hOle

"Imagine a place where books live in a building overflowing with story...with a mission to inspire and uphold the reading lives of young people." This much-anticipated, unconventional new destination attraction has not yet been completed, but it deserves to be on our radar. This new venture will occupy a massively repurposed 4-story warehouse building at 919 E 14th Ave. when it opens in 2021.

When The Rabbit hOle's distinctive logo is placed at the top of the building it will be enticingly visible from busy southbound I-35/I-29, just a hundred yards away. To-date, there has been an investment of \$4.5 million of construction, including HVAC, electrical and concrete work in the building's 165,000-square-foot shell. Newly-built spiral stairways, a mysterious pit and lengthy lighting grids hint at the spectacle to come.



This long-time dream of founders Pete Cowdin and Debbie Pettid was inspired by the City Museum in St. Louis and Meow Wolf in Santa Fe. The Rabbit hOle's goal is to deliver an interactive experience where

learning opportunities and surprises lurk around every corner. According to Pete Cowdin, "Our job is to bring people into the history of literature. We want to create an environment where you don't have to love reading." Debbie Cowdin added, "But you will have fun and hopefully go away with a new feeling about it. It's really about the shared experiences and conversations that follow."

Early promotion claims The Rabbit hOle will house the world's first "Explor-a-torium" claiming they will provide a new museum experience with unprecedented opportunities for learning and discovery. When it opens it could very well become North Kansas City's greatest attraction. Attractions will include A Storybook World, Immersive Gallery, 150 Year Panorama, Performance Space, Printshop/Bindery, Resource Library, Maker Space and Book Store.

YMCA Urban Farm & Greenhouse

This project at the North Kansas City YMCA is included because of a unique “expansion” and its contributions to quality of life in North Kansas City. The Y is demonstrating in several ways its commitment to reducing food insecurity. First, they established a relationship with Harvesters to serve as a food pantry. Next, they served meals to students who were dependent on free and reduced cost meals at schools last spring when all schools were dismissed in March due to COVID-19.



This past summer the North Kansas City YMCA began the process of creating an Urban Farm and Greenhouse, with raised garden beds and a small orchard on their property at 1999 Iron. North Kansas City-based Stuppy, Inc., a nationally-known designer and builder of greenhouses, has been a helpful partner in this project as well as a number of donors offering either time, services or money. A team of volunteers is developing a plan for a farmers’ market in the area near the greenhouse next year which will allow numerous vendors to participate.

According to Executive Director Tina Weaver, “providing healthy choice options to those in need is a priority. By becoming our own supplier, by way of the Urban Farm and Greenhouse, we will have a stronger source of healthy choices that will include fresh produce 10 months out of the year.”

RELOCATIONS

FDF Wealth Strategies

Greg DeCamp is the owner of FDF Wealth Strategies, an independent investment advisory and insurance brokerage firm, specializing in company retirement plans, employer provided benefits and creating life-long retirement income strategies for our clients. FDF Wealth Strategies has five employees.

After many years as a tenant in another building on Swift, Greg purchased and renovated the interior and exterior of the building at 1609 and 1611 Swift with a total investment of \$800 thousand. Construction was coordinated by general contractor Terry McGovern. For more information about FDF Wealth Strategies go to fdf-wealth.com.

Garney Construction

After three decades on Vivion Road, Garney Construction is relocating to North Kansas City with 74 employees. They will be moving this fall into the building shared with McClure Engineering at 1700 Swift. Garney is renovating current warehouse space to gain additional space for growth. This will include 94 open offices, ten private offices, three training rooms, nine huddle rooms, three conference rooms, a production room, green screen room, café and fitness center. The new space will provide an environment that encourages teamwork and innovation for their employee-owners with a variety of huddle spaces and collaboration zones.

Garney Construction is an employee-owned general contractor in the water/wastewater industry. Beyond its North Kansas City headquarters, Garney has offices and projects across the United States. It was founded in 1961 by Charles Garney, who also was the creator of the Briarcliff office park, shopping center and residential community. For more information about Garney Construction go to garney.com.

North Kansas City Business Council

The North Kansas City Business Council moved earlier this year to 405 E 19th Ave, reluctantly departing from its business home the past six years in the Life Unlimited building at 320 Armour. That building was scheduled for a total refurbishment, requiring all occupants to temporarily leave for several months. Opting not to move twice, the Business Council found a new “permanent” location just a block away in a building owned by Maxus Properties. The Business Council is in the northwest corner of the building, looking onto Erie Street and Country Club Bank’s drive-through and parking lot.

In addition to the Business Council, the suite includes Jim Chappell's "Chappell's Southeast" (but no food is served there) and the office of J.D. Green, Executive Director of Northland Festivals, the coordinating organization for the annual Snake Saturday Parade & Festival.

QPS Employment Group



Another new tenant at 405 E 19th Ave is QPS Employment Group, with the Northland office of a multi-state employment agency. The employees of this office were previously in an office on North Oak in Kansas City, Missouri. This new North Kansas City business brought eight new employees to North Kansas City.

Tech Express

Tech Express is a computer and network support business owned by Rob Austin that has been a part of North Kansas City for several years. Tech Express recently relocated to 1339 Burlington where the facility is large enough to also house Rob's new business "SOAR Athletics", described below. More details about Tech Express can be found at techexpressonline.com.

NEW BUSINESSES

Cable Event Center

For the past few years, we have known the event space at 1327 Burlington as Black on Burlington. With new building owner Scott Fricker and new event space operator Danny Carmichael, this event space has re-opened as Cable Event Center. This event space promotes itself as "Kansas City's industrial events space." The name is important because it occupies a

prominent location in the former "Cable Building" that was the home of cable manufacturer Whitaker Cable for many years. For more information about Cable Event Center go to cableeventcenter.com. The easiest access is from E 13th Ave. to a large parking lot at the back side of the building. The interior of the building has been transformed from its former black interior to much lighter-colored walls and ceiling and added a new sound system and new lighting.

Elite Roofing Supply



This new business to North Kansas City, led by Dave McCall and Travis Dye, set up operations at 1427 Howell late last year. They distribute roofing supplies to roofing installers' job sites throughout the Kansas City metro area. They have grown from two employees in November to 24 today. The space they occupy—a large section of the building that also houses RoKC Climbing Gym and Brave Enough CrossFit—plus a large outdoor supply yard, is about the size of a football field and a half. Refurbishment was necessary to create new offices; but the remainder of the facility is for storage of roofing supplies.

House of Hope

This new non-profit business at 21 Design Drive is an outreach of Hillsong Kansas City – North Campus, previously known as The Cause Church at 2620 Burlington. The mission of House of Hope is to serve individuals, families, and our community by providing, "a hand-up into a hope-filled future." Specifically, they offer one day a week curbside pick-up of food for those who need help as well as other expressions of support for the needy in our community. You can learn more about House of Hope at hopeforkc.com.

MAC Glass Shop

Jason and Jenny McDowell, owners of Mid-America Contractors, have expanded their service offerings with a glass glazing shop. They purchased and are refurbishing

the building at 1349 Swift previously occupied by Clean Care car detailing. This business will employ 10-15 employees, offering commercial glazing, mirrors and shower doors. The architect on this project was Scharhag Architects. Until refurbishment is completed the business is operating at 1500 Iron.

SOAR Athletics



SOAR Athletics at 1339 Burlington helps fulfill a passion of owner Rob Austin. A stalwart volunteer coach, Rob has created an enterprise that has a training facility that supports youth baseball, basketball and soccer academies, sponsorship of a youth football league, strength and agility training and assistance in managing youth sports teams. Go to soarathletes.com for more information.

Scimeca's Online Retail Market & Deli

Toni Bonadonna and the Scimeca family opened an online specialty market and deli at 1611 Swift. This modern-day throwback to the imported section of the original, "Scimeca's on the Avenue" provides fresh and specialty foods to families and businesses. Scimeca's is



a specialty retail market with full deli service (seating both inside and outside), meat counter, online pick-up orders, catering and nationwide shipping.

For the first time in the family's 100-year history, an online shopping experience where Scimeca's will ship their quality products Nationwide is now offered. Their rich history and quality of Italian foods is now crossing old boundaries—a perfect gift, a way to serve loyal customers that have moved away, the perfect food options for vacations and more! Scimeca's also offers catering for office lunches, birthday celebrations, local high school functions, dinners for assisted living centers, etc.

Eight new North Kansas City jobs were created by this investment. More information about Scimeca's Online Retail Market and Deli can be found at scimecaonline.com.

The Soap Bubble

Located at 422 Armour, The Soap Bubble is a source for cleaning and janitorial supplies and machine parts as well as floor machine rental and repair. This business is owned by John and Kara Ryel.



CONGRATULATIONS!

and *Thank You* to the people who were willing to commit to these significant financial investments that will make North Kansas City an even more vital economic community in years to come.

OUR COMMUNITY

Editorial by Richard P. Groves



As Executive Director of the North Kansas City Business Council my vocational focus is our vital and growing business community. I love being the “cheerleader” for the amazing accomplishments

I see. And I enjoy the privilege of helping when I can.

I am a member of the majority of the people who work or own businesses in North Kansas City: We don’t live here. That is... we don’t *sleep* here. And even though we can’t vote for elected officials, we feel like this is just as much our community as it is those who own or rent residences here. We are proud to be here!

My goal for the near future is to encourage all four of our “communities” in North Kansas City to become more aware of each other, to be more attentive to the priorities of each other and to encourage and support each other. I am referring to 1) the Business community, 2) the Residential community, 3) the High School community and 4) the Human Services community.

The Business community numbers more than 30,000 on any given work-day—the population of a town larger than North Kansas City. Liberty or Gladstone, for instance. The Residential community is growing, but still only numbers about 4,500. Planned apartment construction will likely increase that by a thousand in the next couple of years.

You might ask, “Why the High School community?” Besides being integral to

the history of this town and having benefited from a \$65 million upgrade in the past three years, it brings 1,600 students and 155 faculty and staff people to North Kansas City every school day (in non-Covid times, at least). Its campus is in the midst of the residential community and is only a few blocks from the downtown business and entertainment district. One more fact: North Kansas City High School now claims to have the most diverse student population in the State of Missouri with approximately 50 languages represented and 20 different languages in ELL receiving services.

The Human Services community includes highly-rated North Kansas City Hospital and its subsidiary Meritas Health as well as many other medical care providers and community service organizations like the North Kansas City YMCA. These institutions bring hundreds of non-North Kansas City residents to their facilities each day.

I yearn to hear the stories of the people in each of these communities. And I yearn for each of you to have the same curiosity. We have so much to learn from each other. I am also bullish on the idea of the two-way value of involving more of the skills and energy of the high school students into projects that can help the community as well as the businesses. I, personally, have benefited from high school students handling special projects for the Business Council and serving as interns. They can accomplish far more than you might expect. Their involvement will also help them as they move into the next level of education or directly into a career.

Having been exposed to some of the courageous business ventures in North Kansas City I have the utmost respect for these people who have deliberately put their financial investment and far more than a 40-hour work week to make those businesses successful. There are both exciting new businesses and there are 2nd and 3rd generation businesses that continue to thrive and grow. And we continue to see people “discover” why North Kansas City is a great place to have a business. It has this unique mix of communities all packed into a 4.6 square mile municipality (one-sixth the size of Liberty).

NORTH KANSAS CITY BUSINESS COUNCIL

PRESIDENTS LEVEL SPONSORS



EXECUTIVE LEVEL SPONSORS



Hunt Midwest



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



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NEW BUSINESS COUNCIL MEMBERS

BikeWalk KC, Eric Rogers
eric.rogers@bikewalkkc.org

House of Hope Midwest, 21 Design Drive
Hannah Ho
hannah.ho@hillsong.com

Hydrodog Ozzy, Ashley Jackson
ozzy@hydrodog.com

Northland Assistance Center, Rita Pearce
pearceri@umkc.edu

SMS Global Recycling, 820 Atlantic, Sahar Ali
info@fnmtraders.net

Streamline Print & Design, 716 E 16th Ave
Peter Decker
print@streamlinekc.com

COMING EVENTS

First Friday Coffee
October 2nd, 7:30 a.m.
new office of the North Kansas City
Business Council
405 E 19th Ave.

Monthly Membership Luncheon
October 22nd, 11:30 a.m.
Harrah's Tahoe Ballroom
"The State of the City"
by City Administrator
Eric Berlin & Staff

First Friday Coffee
November 6, 7:30 a.m.
location tbd

Monthly Membership Luncheon
November 19th, 11:30 a.m.
location tbd

Update on the "Build KCI" new terminal
project and a review of the impact of
COVID 19 to air travel at Kansas City
International Airport—Justin Meyer,
Deputy Director of Aviation