

1. GENERAL AGENDA

Mayor Dean Katerndahl opened the work session at 6:33 p.m. on December 20, 2022, at City Hall, 8880 Clark Avenue, Parkville, Missouri. In attendance were aldermen Tina Welch, Philip Wassmer, Brian T. Whitley, Bob Bennett, Douglas Wylie, Stephen Melton, Greg Plumb and Michael Lee.

The following staff was also present:

Alexa Barton, City Administrator

Kevin Chrisman, Police Chief

Alysen Abel, Public Works Director

Brittanie Propes, Parks & Recreation Director

Chris Ashley, Public Works Project Manager

Jeffery Rhodes, Assistant City Administrator

Rich Wood, City Attorney

Bryan Kidney, Interim Finance Director

A. Parkville Economic Development Council Update

City Administrator Alexa Barton stated that the Board of Aldermen requested information about the benefits of economic development and the impact of the Creekside development.

Ed Linnebur, Parkville Economic Development Council Executive Director, introduced new Board Chair Dale Brouk. He provided an overview of the Parkville Economic Development Council; presentation attached as Exhibit A.

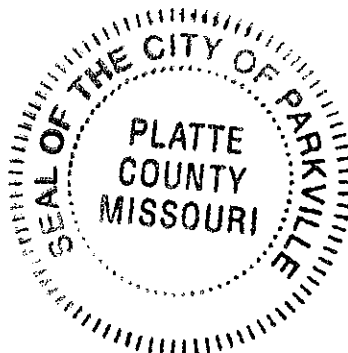
2. ADJOURN

The work session ended at 7:01 p.m.

The work session minutes for December 20, 2022, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the seventeenth day of January 2023.

Submitted by:

Melissa McChesney
City Clerk Melissa McChesney





PARKVILLE ECONOMIC DEVELOPMENT COUNCIL

December 2022
Parkville Board of Alderman
Ed Linnebur



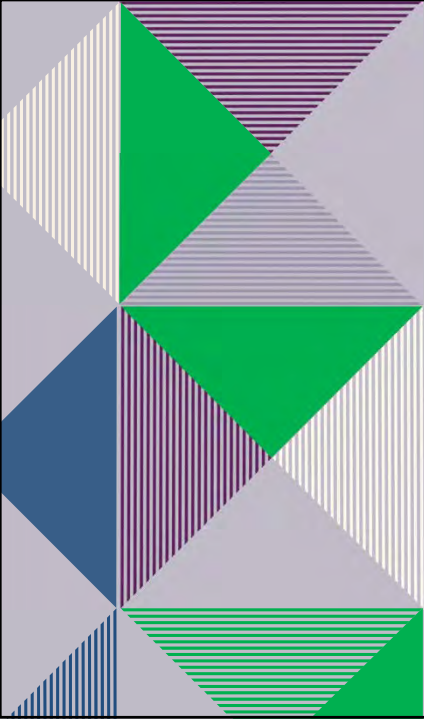


ABOUT US



- Parkville Economic Development Council was created as a non-profit 501c6 organization in 2010.
- We are supported by private membership of 34 civic and business leaders and the City of Parkville.
- Created to promote, connect, council, and encourage opportunities for economic development within the City of Parkville.
- Overarching goal is to see the tax base grow, as well as enhance the quality of life.

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HOW WE WORK

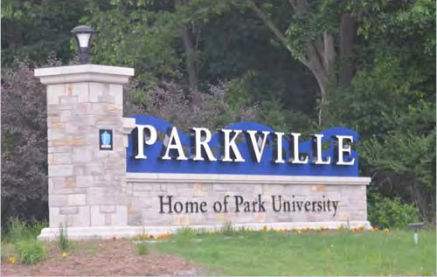
EXISTING BUSINESSES

PROBLEM SOLVING

ATTRACTING

CONNECTING

OMBUDSMAN



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HOW WE INFLUENCE

INITIAL DISCUSSIONS

FRAGILE NEGOTIATIONS

CODE NAMES

NON-DISCLOSURE



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GUIDING VALUES

UNIQUE

2040 MASTER PLAN

TESTED

AUTHENTIC



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COMMUNITY BENEFITS

Economic Development

- Smart Growth-support our legacy for future leaders
- Focus on Quality of Development
- 2040 Master Plan as a guide to development



2022

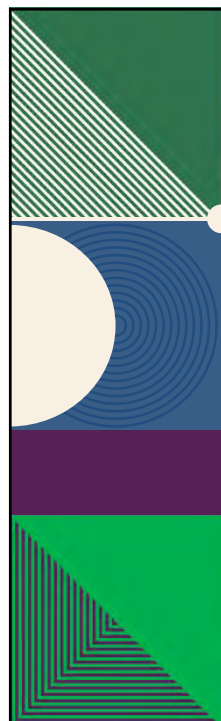
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COMMUNITY RESULTS

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IMPACT OF PARKVILLE'S INVESTMENTS

\$7 MILLION Downtown Parkville • Chapter 353 • 6th at Park • New Ownership, new investment, new businesses, added experience for our residents and visitors.	\$300 MILLION Creekside Development • 19 new businesses • New Hotel • 1.1 million visitor/yr • New Elementary School • Approx. 2000 new residents, represents 26% growth since 2020	\$96 MILLION APEX • 1 new business • 1 site due diligence Parkville Commons • Fully leased The National • Golf Course Sold • Final stages of development Riss Lake • Final Stage of development
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GROWTH/MEETING NEEDS



RESEARCH

Business Retention and Expansion Meetings

- 60% of our businesses
 - Growth
 - Taxes and Benefits
 - Staffing



IMPACT

- Approx. 37 of new businesses
- Approx. 1400 of new homes
- Increase of over 2000 residents between 2010 and 2020
- +30 meetings with potential developers and investors



RETURN ON PARTNERSHIP

- **For the City's investment of \$40,000**
- Leverage with \$50-55K from 34 private businesses
- Parkville's retail economy has grown by 40% over last five years*
- With gross sales growing from \$100 million to 140 million
- \$400 million invested of new development**

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TRACTION

Forecasting for success

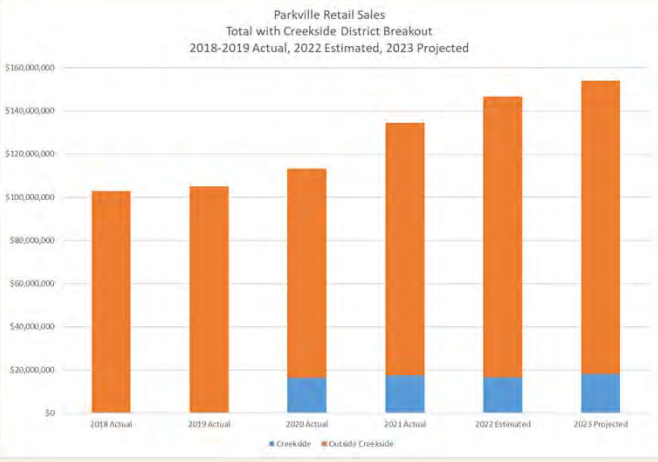
Parkville Total Retail Sales

- 2023 projection of \$154 million
- 2022 estimated \$147 million

Creekside

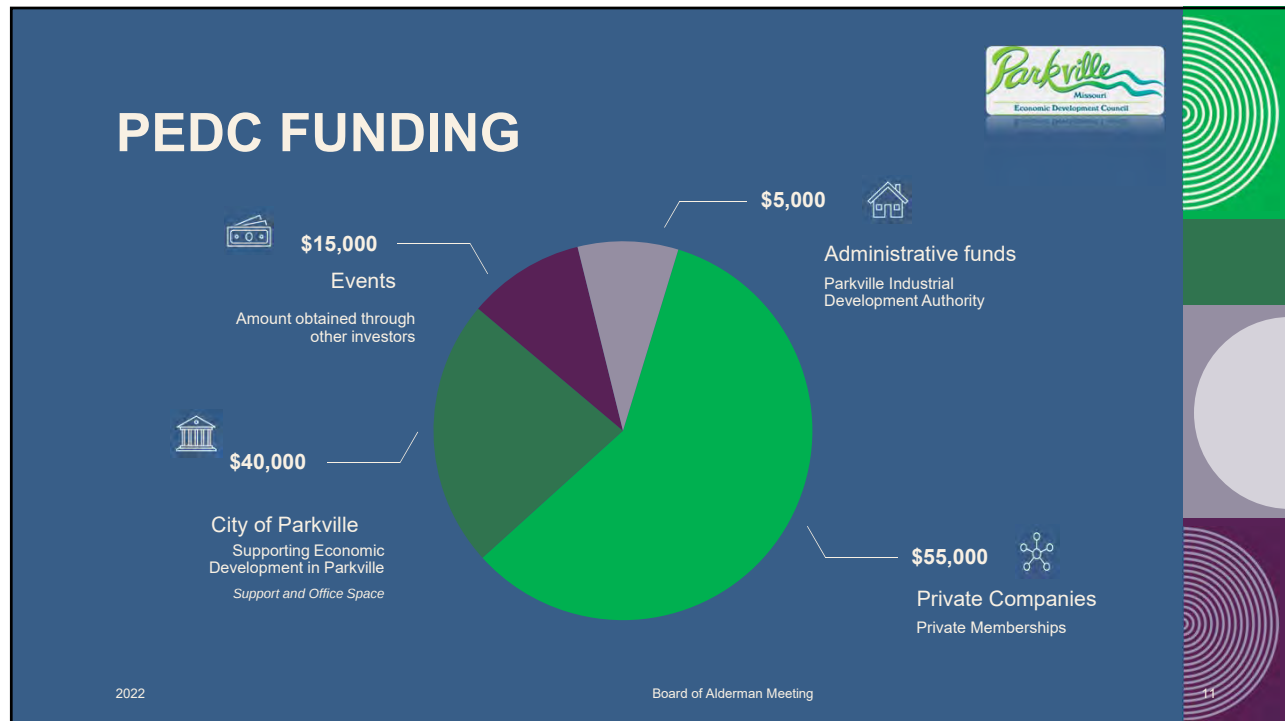
- 2020 actual \$16.3 million
- Estimated at \$18 million in 2023

*Table and financial information supplied by City of Parkville professional staff, Thank you.



Year	Creekside (\$)	Outside Creekside (\$)	Total (\$)
2018 Actual	~\$10,000,000	~\$90,000,000	~\$100,000,000
2019 Actual	~\$10,000,000	~\$95,000,000	~\$105,000,000
2020 Actual	~\$16,300,000	~\$95,000,000	~\$111,300,000
2021 Actual	~\$18,000,000	~\$115,000,000	~\$133,000,000
2022 Estimated	~\$18,000,000	~\$129,000,000	~\$147,000,000
2023 Projected	~\$18,000,000	~\$136,000,000	~\$154,000,000

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CURRENT MARKET

\$1.2B

Kansas City International Airport

3500 Acres

Hunt Midwest Acquisition and plans for industrial park just north of airport

Interest Rates

COVID, Supply Challenges, Workforce Challenges, Housing Shortages, Cost of Transportation, Cost of Workforce did not slow down our production, however all of this and higher interest rates could slow us down.

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OUR COMMUNITY



SCHOOLS & HOUSING

- Award winning Park Hill School District
- Award winning Park University
- Growth in Housing
 - Riss Lake
 - The Cliffs of Parkville
 - The National
 - Creekside Development
- +30 New Businesses in the last two years

LOCATION

- Historic Downtown
- Within 14 miles of new International Airport
- Fastest growing county in State of Missouri
- Seven major highways within 10 miles of Parkville
- Professional little league baseball complex
- Nationally recognized golf course

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STRATEGIC GOALS

Parkville EDC 2023-2025

GOAL 1: FINANCIAL

- Seek additional resources that support the mission of the PEDC

GOAL 2: BEING A RESOURCE

- Establishing PEDC as a partnership organization and establish meaningful relationships of trust and integrity

GOAL 3: CONNECTIVITY

- Creating awareness of attributes to promote through education, and understanding of our community

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MEET THE EXECUTIVE OFFICERS



Dale Brouk
Parkville Commons
Board Chair



Greg Plumb
Park University
Board Vice Chair



Jason Henrie
Central Bank of Midwest
Board Treasurer



Bradley Cole
Missouri American Water
Board Secretary



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PEDC EXECUTIVE BOARD DIRECTORS



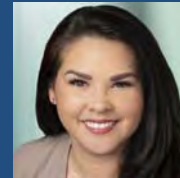
Mayor Dean Katerndahl
Parkville



Dr. Greg Moore
Park University



Scott Lehr
E-Shipping



Gina James
UHY Accounting & Advisory



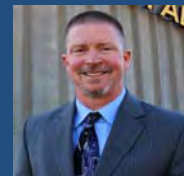
Dr. Larry Rideaux
Metropolitan Community College



Alexa Barton
Parkville



Sam Stahnke
ARCO

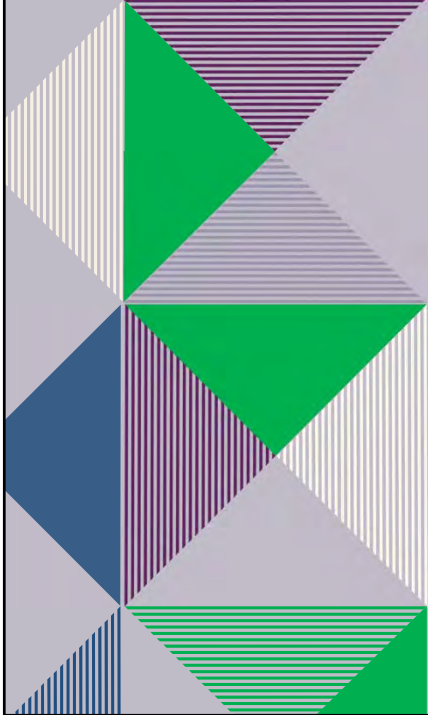


Greg Darkenwald
Capital Electric

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SUMMARY

- Parkville is in a unique time and place.
- We are poised for more development, based on our location within the Kansas City Metropolitan Area.
- We have a lot of investment happening within our community, and around our community, keeping a pulse on these investments and understanding how we can help is going to be a role PEDC will work.
- We have a lot of work to be done in the coming years and being smart about the developments, and how we shape our community is the work we will do together.

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THANK YOU

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 www.parkvilleedc.com

