

PLATTE COUNTY
ECONOMIC DEVELOPMENT COUNCIL
Let's Write a Success Story

CONSTRUCTING A BRIGHTER FUTURE

2023 ANNUAL REPORT

A MESSAGE FROM THE CHAIRWOMAN



Lauren Kepler

Chairwoman

*Newkirk Novak
Construction Partners*

I am grateful to have served as Board Chair of the Platte County Economic Development Council in 2023 – a year I describe as energizing for the organization and those involved in its efforts. This experience challenged me, but also enhanced my understanding of economic development, helped to further my leadership skills, and fostered valuable connections with individuals across the Kansas City region, many of which I now call professional contacts and friends.

Speaking of positive energy, PCEDC’s individuals, businesses, and community partners engaged in positive and thoughtful discussions, making decisions on crucial topics affecting the Northland and its communities. Beyond Platte County’s defining assets like the new KCI Airport Terminal, quality school districts, and the Central Bank Sporting Complex, our joint efforts led to substantial progress this year, including:

- Implementing our strategic plan with goals of strengthening the organization, growing the Platte County business base, establishing a workforce alliance, and focusing on community development.
- Establishing the Operational Development Action Team to address important organizational aspects like funding strategy, future vision, and spearheading PCEDC’s office relocation process.
- Competing for 35 projects, totaling over \$10 billion in potential investment. Through that project process, we helped secure over 350 new jobs to Platte County.
- Enhancing our presence through connections, increased our numbers, and amplified our collective voice in the region.

Under the leadership of Executive Director Tina Chace, PCEDC is poised for an exciting future, ensuring Platte County remains an energized force in the Kansas City region and beyond. It has been a privilege to collaborate with Tina and her impressive team, including Allison Schultz and Santos Arellano II. As we head into 2024, I have full confidence in the PCEDC team that is bolstered by a strong Board of Directors, guided by Board Chair Darren Hennen. Thank you all for your continued commitment and engagement, and I look forward to being right there with you!

With gratitude,

A handwritten signature in black ink that reads "Lauren Kepler".





PLATTE COUNTY DATA

POPULATION

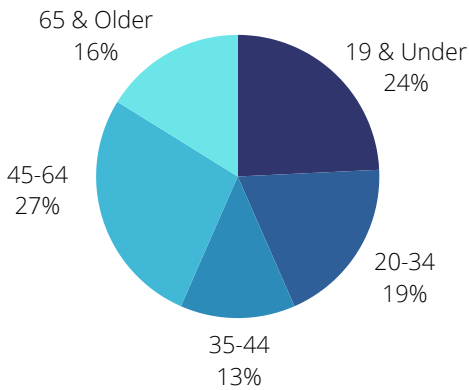
2023 - 110,691

2028 - 115,765

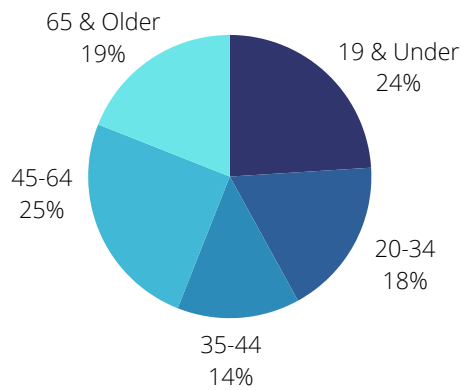
2010-2020 percent change: **19.5 %**



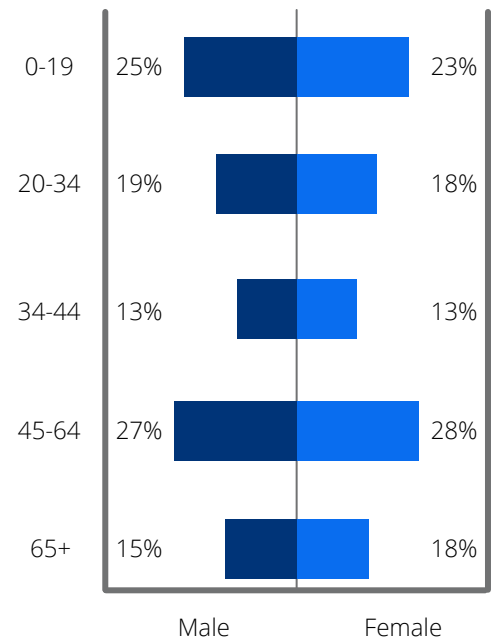
Population by Age 2023



Population by Age 2028



Age & Gender 2023



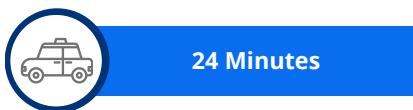
Households



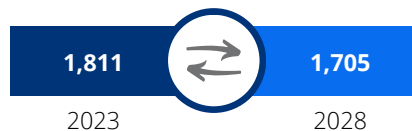
Total Families



Average Daily Commute



Net Migration



Median Age 2023



Source: ESRI®, 2023

Includes new 2020 census data



INCOME

Median Household Income



Average Household Income



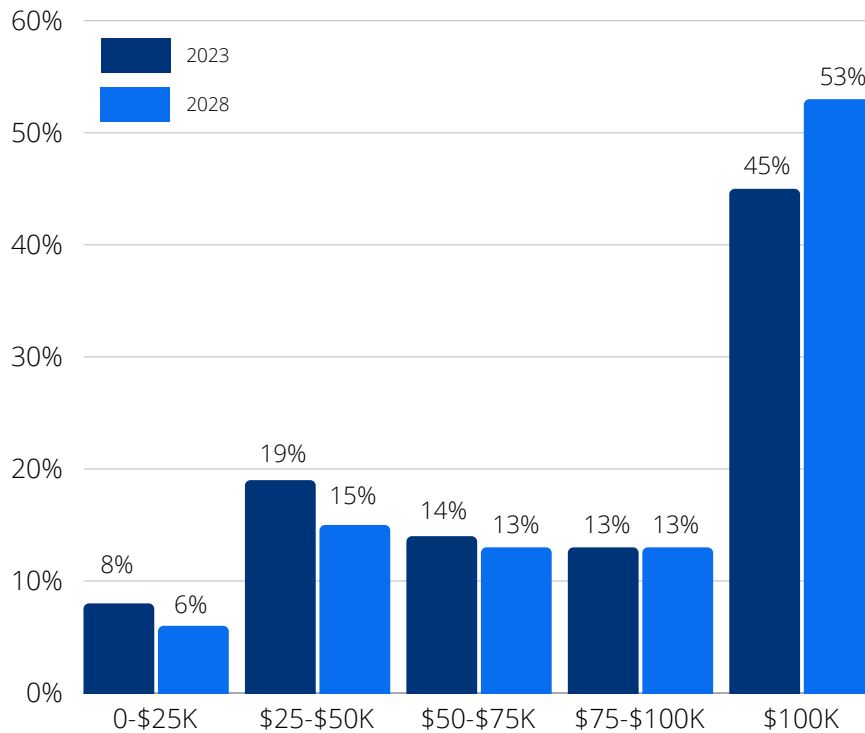
Per Capita Income



Income Growth

Per Capita Income Annual Growth Rate	2.72%
Median Household Income Growth Rate	3.11%

Household Income Distribution



2023 MEMBER HIGHLIGHTS

QUARTERLY LUNCHEONS

Each year, PCEDC hosts a series of quarterly luncheons to deliver relevant and timely information to attendees. In 2023, our luncheons were:

- **Q1: Developer Showcase**, featuring members of the Hunt Midwest team to talk about KCI 29 Logistics Park
- **Q2: Speaker Series**, featuring Lieutenant Governor Mike Kehoe
- **Q3: Working the Deal**, featuring Jon Stephens, President/CEO of Port KC

With over 450 in combined attendance this year, we sincerely thank our sponsors, venue partners, and our featured guest speakers for ensuring the success of our luncheons.

THIRSTY THURSDAYS

In 2022, PCEDC introduced Thirsty Thursday networking events, and in 2023, this initiative continued to grow. These unscripted, two-hour events, hosted at various locations by host sponsors, brought together PCEDC members, partners, elected officials, and potential new members. With eight events held this year, attendance increased to over 225. We appreciate our sponsors for their contributions in making these events a success. Thank you for opening your doors to our group in 2023!



SIOR DEVELOPMENT DAY

On September 14th, the PCEDC team actively engaged in SIOR Development Day, a prominent networking event that unites real estate professionals, developers, investors, community development experts, and other stakeholders from both Kansas City and the surrounding region. 2023 marked the first year PCEDC hosted a booth, interacting with these industry professionals and showcasing current project opportunities throughout Platte County.

BUSINESS EXCELLENCE AWARDS

On December 8th, PCEDC celebrated its 33rd Annual Business Excellence Awards luncheon under the theme "Constructing a Brighter Future." 11 businesses and individuals were recognized for their accomplishments in Platte County in 2023 including:

- **Sebus Brother Hardware** (Weston)
- **Barth Development** (Riverside)
- **Muddy River Tactical** (Platte City)
- **Kelly Putnam** (Parkville)
- **DHL** (Kansas City)
- **Western Governors University**
- **Capital Electric Line Builders**
- **Mid-Continent Public Library**
- **Kansas City International Airport**
- **Lauren Kepler**
- **DJ Gehrt**

This event showcased remarkable achievements that are shaping a brighter future for our community.



PLATTE COUNTY MARKETING

PROJECTS

In 2023, the Platte County EDC worked **35 projects** with **over \$10.5 billion in potential investment** and **roughly 11,000 jobs**. Some of the highlights include:



- **Project Learn - WGU Nurse Training Lab**
- **18,000 SF nursing simulation lab**
- **\$2 million investment**
- **Expects to train and graduate 1,000 nurses by 2026**



- **Project Horseshoe 2 - Ace Hardware Distribution Center**
- **Located within KCI 29 Logistics Park**
- **1.5 million SF Retail Support Center**
- **350 new jobs and operational by 2025**



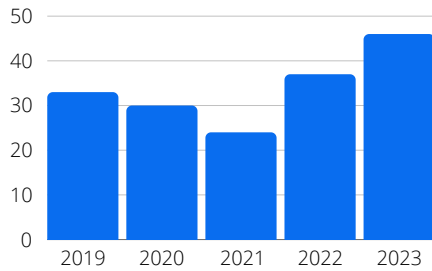
- **Workforce Development Center**
- **145,000 SF state-of-the-art facility**
- **\$74M investment, \$30M of which has been appropriated by the state**
- **Will help to train workers for skilled trades positions**

SOCIAL MEDIA

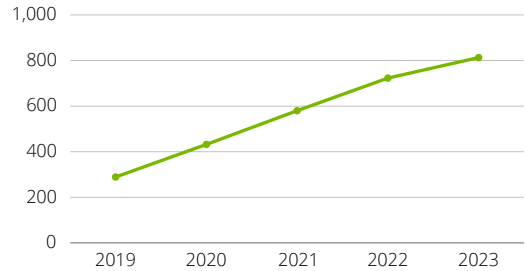
In 2023, PCEDC's social media footprint continued to expand. LinkedIn followers grew by 13%, Facebook by 46%, and Instagram by 25%, indicating widespread engagement across all platforms.



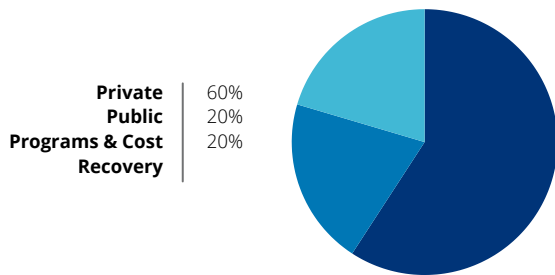
E-NEWS OPEN RATES



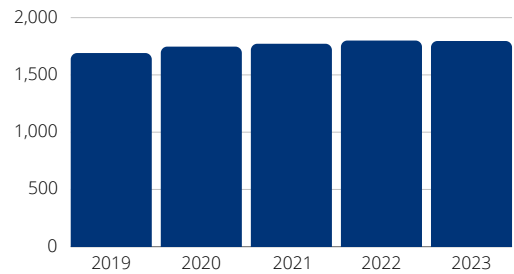
LINKEDIN FOLLOWERS



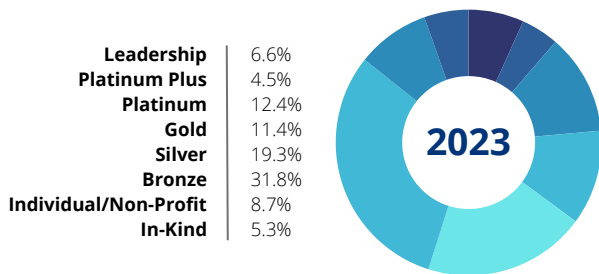
PCEDC REVENUE



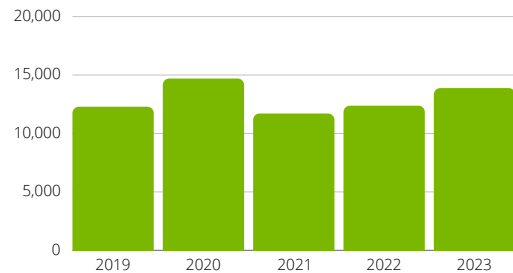
TWITTER FOLLOWERS



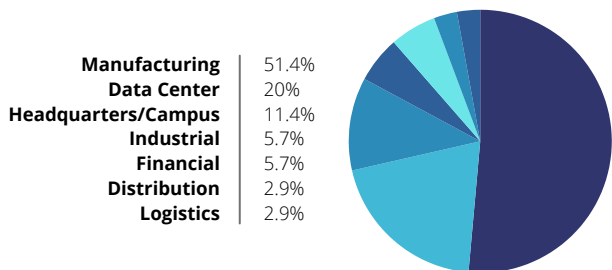
PCEDC MEMBERSHIP LEVELS



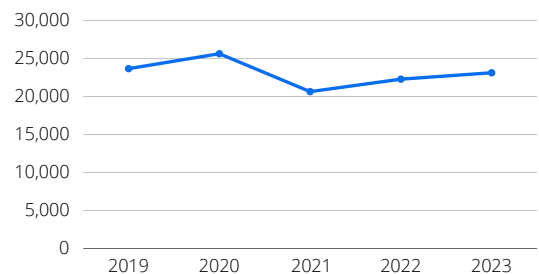
WEB SESSIONS



PROJECT INDUSTRIES



WEBPAGE VIEWS



2023 PCEDC COMMITTEES

The **Platte County Workforce Alliance** unites influential leaders from Platte County's business sector and educational institutions. Collaboratively, they commission labor studies, facilitate career exploration opportunities for students, foster relationships to elevate employer training, and promote the region as an ideal business destination. Beginning in 2023, the alliance convened multiple times throughout the year to formulate a strategic approach dedicated to maximizing community benefits in workforce development. This culminated in the formation of three specialized subcommittees, each dedicated to refining the alliance's focus. These subcommittees include:



Co-Chairs:

Dr. Adrian James, *Park University*

Nic Riesenber, *North KC Hospital*

STUDENTS: COLLEGE & CAREER READINESS

This group collaborates with leaders in secondary and higher education, actively collecting data and providing career exposure opportunities to ensure that high school students are well-equipped for success, whether they choose to pursue college or enter the workforce.

ADULT LEARNERS: UPSKILLING/RESKILLING

Individuals in this group are focused on the continuous learning and skill enhancements of adults currently in the workforce. Through collaboration with federal, state, and regional partners, this committee implements opportunities for upskilling and reskilling for the citizens of Platte County.

TALENT ATTRACTION

This group partners with local Platte County businesses to identify their workforce needs, assess local labor data, and works to attract employees to the area. Initiatives can include facilitation of hiring fairs, promotion of job postings, and implementing targeted initiatives with education and industry partners.



The **Northland Transportation Committee (NTC)** brings together civic, business, and community leaders from Platte, Clay, and Ray counties, united by a shared vision. This vision is centered around cultivating a safe, robust, and efficient transportation network that elevates the quality of life for Northland residents and fuels economic development in the region. Through strategic advocacy, legislative engagement, and meticulous site readiness vetting, the committee works to drive impactful transportation projects that contribute to the sustained growth and prosperity of the Northland. NTC operates through three focused subcommittees, which are:



*A joint effort between
Platte EDC and Clay EDC*

MARC ADVOCACY

Individuals in this group actively contribute to and serve on MARC boards and committees, communicate and advocate for changes in the project scoring criteria, and provide their expertise and mentorship to others on grant initiatives.

LEGISLATIVE ADVOCACY

This group maintains a strong connection to the issues at the federal, state, and local levels, championing for substantial funding to benefit the Northland.

SITE READINESS

This group plays a crucial role in prioritizing Northland projects, including pre-vetting sites based on need, cost, timing, and infrastructure (including utilities and wastewater).



ACTIVITIES & ADMINISTRATION

JOINT KCI CORRIDOR & PLATTE PURCHASE REDEVELOPMENT TIF ADVISORY COMMITTEES

KCI Chair: **Aaron Schmidt**, *Hunt Midwest*

Platte Purchase Chair: **Darren Hennen**, *Olsson*

PCEDC collaborates with the TIF Commission of EDC of KC to facilitate joint advisory meetings for the two primary TIF districts within Platte County. These committees receive updates regarding the projects within the two TIF boundaries, tracking ongoing progress and identifying future projects. In 2023, the committees reviewed the following projects:

- Line Creek Parkway
- NE 108th St. (Platte Purchase Dr. to Green Hills Rd.)
- Central Bank Sporting Complex
- MO-152 & N. Platte Purchase Interchange
- N. Platte Purchase Dr.
- Water main along N. Platte Purchase
- NWC of Tiffany Springs Rd. & Platte Purchase Dr.
- SWC of Tiffany Springs Rd. & W of Platte Purchase Dr.
- KCI & Platte Purchase Trail Projects

PLATTE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

President: **Duane Soper**

Vice-President: **Karla Martinez**

PCEDC contracts with the IDA to provide administrative, management and marketing services. The IDA met once in 2023. Board members include Duane Soper, Karla Martinez, Shane Bartee, Amy Grothaus, Kelly Parkhurst, John Elliott, and Dale Brouk.

OPERATIONAL DEVELOPMENT ACTION TEAM

Co-Chair: **Lauren Kepler**, *Newkirk Novak Construction Partners*

Co-Chair: **Brian Johanning**, *Superior Bowen*

In 2023, the PCEDC Board of Directors formed this committee to ‘Strengthen the Organization’ as identified in the organization’s Strategic Plan. The taskforce helped to identify temporary office space this year and will continue to find a long-term solution for funding through 2024.



2023 EXECUTIVE COMMITTEE



Lauren Kepler
Chair
Newkirk Novak Construction



Darren Hennen
Vice Chair
Olsson



Brian Johanning
Secretary/Treasurer
Superior Bowen



Scott Zigler
Past Chair
Zona Rosa



Mike Duffy
Leadership
City of Riverside



Matt Dority
Leadership
Evergy



Jade Liska
Leadership
City of Kansas City Aviation Dept.



Brian Platt
Leadership
City of Kansas City



Wade Kiefer
Leadership
Power Partners



Richard Chaves Jr.
Leadership
Parking Company of America

2023 BOARD OF DIRECTORS

- Ryan Bandt** — Argosy Casino
- Doug Doll** — America's Auto Auction
- Dr. Adrian James** — Park University
- Mike Kellam** — Clarkson Construction
- Mark Krtek** — Hilton KCI
- Nic Riesenber** — North Kansas City Hospital

- Aaron Schmidt** — Hunt Midwest
- Gina Sebree** — Haldex
- Duane Soper** — Connections Bank
- Jason Waldman** — Central Bank of the Midwest
- Frank Weatherford** — TranSystems



2023 PCEDC MEMBERS

LEADERSHIP



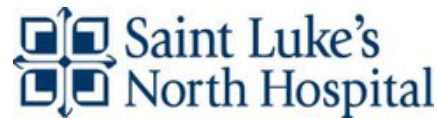
**KANSAS CITY
MISSOURI**



**KANSAS CITY
Aviation**



PLATINUM PLUS



PLATINUM

America's Auto Auction
Argosy Casino Hotel & Spa
Asphaltic Surfaces*
Central Bank of the Midwest
City of Weston
Connections Bank
Delta Innovative Services, Inc.*

Hunt Midwest Enterprises Inc.
International Union of Painters &
Allied Trades, DC 3
JE Dunn Construction
McCownGordon Construction
MD Management
Meta

Newkirk Novak Construction
Park Hill School District
Platte Co R-III School District
Platte-Clay Electric Coop.
Trammell Crow Company
TranSystems Coropration



GOLD

Alexander Mechanical
Burns & McDonnell*
City of Parkville
City of Platte City
Clarkson Construction Company
Mark One Electric Co Inc
Olsson
Park University
Platte County Board of Services*
Rouse Frets White Goss Gentile
Rhodes, PC
Seal-O-Matic Paving Company*
Sporting KC
Stifel, Nicolaus & Company, Inc.
UHY LLP
West Platte R-II School District

SILVER

Alpha Omega Geotech*
Aristocrat Realty
Atrium Hospitality*
Bank of Weston
Chicago Title*
Commerce Bank
EDC of Kansas City
Emery Sapp & Sons, Inc.
Fairfield Inn & Suites KC North*
Full Employment Council
Garver LLC
Gilmore & Bell
Hilton Kansas City Airport
Kansas City Airport Marriott
Mid-Continent Public Library
Multivac
Northwest Missouri State - KC
Polsinelli PC
R H Johnson Company
RS Electric Corp
Slaggie Architects*
Southern Bank
Superior Bowen
Turner Construction Company

BRONZE

3f30.com
ARCO National Construction
Arvest Bank
Ashlar Homes
Bank of Shoal Creek
Bank of Springfield (BOS)*
Braun Intertec Corporation
Capitol Federal
CBRE*
CFS Engineers, P.A.
Chief of Staff Kansas City
City of Kansas City Water Services
Country Club Bank
Creekside Parkville, LLC
Curry Real Estate Services
Dillingham Enterprises, Inc.
Edgemoor Infrastructure &
Real Estate
Engaged Holdings LLC
FiveStar Lifestyles
Gary Kerns Homebuilders, LLC
GBA Companies
Geiger Ready Mix Co Inc
Haith & Co Inc.
Haldex
HDR Engineering, Inc
Heart of America Food Services LLC
Holiday Inn KCI Airport/KCI
Expo Center
Image Staffing
Kelly Construction Group
MacDon Inc
Mann Company
MCC Maple Woods
McClure Engineering Company
McCormick Distilling Company
Nodaway Valley Bank
NorthPoint Development
Newmark Zimmer
Platte County Industrial
Development Authority
Port KC*

QPS Employment Group
Staco Electric Construction Co
Stewart Title
TeamLogic IT
The Scarbrough Group
The Solar Guys
TruePlane Concrete LLC
Vireo
Welch & Webb LLC
Windfield Real Estate
WSKF Architects
Zelmo Realty

INDIVIDUAL/NON-PROFIT

Aimee Paine
American Truck Historical Society
Chris Donnelly
Edie Ballweg
Heartland Business Capital*
Hillcrest Platte County
Michael Soler
Northland Health Alliance*
Northland Health Care Access*
Rosemary Salerno
Synergy Services
Valerie McCaw

AREA PARTNERS

Missouri Department of Economic
Development
Northland Chamber of Commerce
Parkville Area Chamber & EDC
Platte City Area Chamber of
Commerce
Riverside Area Chamber of Commerce
Visit KC

*** DENOTES NEW INVESTORS IN 2023**





PLATTE COUNTY

ECONOMIC DEVELOPMENT COUNCIL

Write Your Own Success Story

OUR MISSION

The mission of the PCEDC is to promote, enhance and grow economic development in Platte County, Missouri. In so doing, we strive to improve the business sector, the environment and the quality of life in our community. The mission of our organization is represented in our plan of work. The strategies of PCEDC are:

- Strengthen the organization
- Grow the business base in Platte County through attraction, retention, and expansion
- Establish the Platte County Workforce Development Alliance
- Community development

PCEDC STAFF

Tina Chace

Executive Director

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Santos Arellano II

Business & Member Outreach Manager

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Visit us at plattecountyedc.com for more information.

Connect with us on Social Media!

@PlatteEDC

