

2017

ANNUAL REPORT

2017 EDC Executive Committee

Greg Musil // Chair

Bobby Olm-Shipman // Vice Chair

Andrew Fogt // Past Chair

Brett Bogan // Chamber Chair-Elect

Carl Gerlach // Overland Park Mayor

John Thompson // City Council President

Rick Collins // Past City Council President

Terry Goodman // City Councilman, FAED Chair

Bill Ebel // Overland Park City Manager

Tracey Osborne Oltjen, CCE // Overland Park Chamber of Commerce President

EDC Staff

Beth Johnson, CEcd // Senior Vice President of Economic Development

Tim Holverson, IOM // Director of Recruitment and Retention

Chris Jackson // Policy & Communications Coordinator

BY THE NUMBERS

1,851

New Jobs

703

Retained / Expansion Jobs

\$76,830

Average Wage

\$116,614,325

Capital Investment

53

Ribbon Cuttings

4

Groundbreakings

Project Highlights

Creative Planning

An implosion of the former CenturyLink building at the southeast corner of I-435 and Nall Avenue made way for the new Overland One office development. In July, \$26 billion investment advisory firm Creative Planning, Inc., will move its headquarters into a five-story, 125,000-square-foot building and half of a four-story, 102,000-square-foot building on the site.



Digital Evolution Group

After a search on both sides of the state line, home-grown digital marketing agency DEG moved its headquarters to the fifth and sixth floors of the newly renovated building at 6601 College Boulevard. The new location will accommodate planned growth from 183 to 300 local employees in the next five years.



Mariner Holdings

Following a \$34 million buildout, global financial services firm Mariner Holdings moved to a new 60,000-square-foot headquarters in the Pinnacle Corporate Centre office park near the southwest corner of College Boulevard and Nall Avenue.



Saint Luke's Health System

Saint Luke's Health System announced that it will open two micro-hospitals in Overland Park. Each 17,000-square-foot hospital will include an eight-bed emergency room, seven inpatient beds and lab, imaging and pharmacy services. The health system also broke ground in mid-December on a 90,000-square-foot rehabilitation hospital on its Saint Luke's South Hospital campus.



Shawnee Mission Health

Shawnee Mission Health opened the first phase of its \$40 million Bluhawk campus. The development includes a 26,000-square-foot emergency department, lab and imaging center and a 75,000-square-foot medical office building. The opening created dozens of new jobs.



OVERLAND PARK

CHAMBER ECONOMIC DEVELOPMENT COUNCIL // 2017 ANNUAL REPORT

Letter to Our Investors

The evidence of economic development echoed all over Overland Park in 2017.

The first implosion in the city's history brought down the CenturyLink building at I-435 and Nall, clearing the way for the Overland One office park. The 14.32-acre site is being redeveloped into 350,000 square feet of Class A space across three buildings.

The \$20 million makeover at 6601 College Boulevard attracted the building's first new tenant, and multiple groundbreaking celebrations celebrated new or expansion space. Downtown Overland Park continued its rebirth, with two of four new apartment/retail developments opening their doors to downtown dwellers.

Thoughtful planning—and follow-through on those plans—has earned our city renown as a good place to live, do business and have fun. To continue that success, Overland Park launched ForwardOP, a community visioning process, and began exploring 21st-century redevelopment strategies for the College and Metcalf corridor.

Your support of the OPEDC and your commitment to economic development in Overland Park overall provides a foundation for us to attract and retain residents, businesses and high-quality workers. Thank you, not only for embracing that vision, but also for supporting it with your time and financial resources, both in 2017 and in the years ahead.



Greg Musil

Rouse Frets Gentile Rhodes, LLC
2017 EDC Chairman

Welcome!

We welcome these new or expanding Overland Park companies:

- » Actavo Engineering
- » Biomin America
- » Carter-Waters
- » Creative Planning, Inc.
- » Digital Evolution Group
- » Fire Door Solutions, LLC
- » Health Midwest Ventures Group
- » ISG Technology
- » Mercer Zimmerman
- » Multi-Service Technology Solutions
- » NexusIT
- » Zoom



2017 ANNU

Downtown Revitalization

More than \$100 million has been invested in upscale apartment and mixed-use projects that are under construction or already open in the city's heart:

- » The \$9.3 million Interurban Lofts, which feature 41 boutique apartments and approximately 7,000 square feet of Class A office space, opened at 79th & Conser.
- » Avenue 80, which opened at 80th and Metcalf, is a \$40.8 million, 220-unit project that includes 9,000 square feet of office space and 6,500 square feet of retail space.
- » The Vue, a \$44 million mixed-use luxury apartment community at 80th and Marty, will include 219 apartments above 10,000 square feet of ground-floor retail when it opens in late 2018.
- » Market Lofts, a \$10 million, 36-apartment project above 5,500 square feet of retail space, will open in June at 80th and Marty.



- ▲ Avenue 80
- ◀ The Vue

Investors

2Point Construction Company LLC**

Academy Bank

Adams, Brown, Beran & Ball**

Affinis Corp*

Arbor Development, LLC**

Atmos Energy Corporation

Bank of Blue Valley

Bear Claw Construction Management, LLC**

BHC Rhodes

Black & Veatch*

Block Real Estate Services, LLC

Blue Valley School District

CBRE Group Inc.

Central Bank of the Midwest*

Children's Mercy Hospital Kansas

City of Overland Park

Commerce Bank

Copaken Brooks

Core Bank**

Corporate Woods*

Crossland Construction Company**

Curtin Property Company

Dentons US LLP

DLR Group

DoubleTree by Hilton Kansas City-Overland Park

Downtown Overland Park Partnership, Inc.

Empower Retirement*

Equity Bank**

First National Bank*

Fogel-Anderson Construction

Fortune Financial Advisors, L.L.C.

Foulston Siefkin LLP

GBA

Harmon Construction, Inc.

Hawthorne Plaza, LLC

Heartland Business Capital

HMN Architects, Inc.**

HNTB Corporation

Hoefer Wysocki Architects L.L.C.

Hunt Midwest

Indian Creek Land & Investment Co., LP

INTRUST Bank

JE Dunn Construction Company*

Johnson County Community College*

Kansas City Power & Light*

Kansas Gas Service*

Kelly Construction Group, Inc.**

Landmark National Bank**

Lathrop Gage LLP

Mariner Holdings**

Marriott Kansas City Overland Park

McCarthy Building Companies, Inc.

McCownGordon Construction

Menorah Medical Center*

AL REPORT

Highlights

- » Testified on proposed changes to property tax incentives and the impact on economic development projects in Topeka
- » Initiated retail study and gap analysis
- » Served on College & Metcalf study steering committee and participated in selecting consultant
- » Hosted annual women's event at Kansas City Ballet Nutcracker performance
- » Served on United Community Services workgroup to discuss employment and training needs
- » Served on USC Health Equity Network Leadership Team
- » Hosted KCATA forums on hotel needs and extensions to routes in Overland Park
- » Served on Kansas Economic Development Alliance, Southern Economic Development Council and Downtown Overland Park Partnership boards, County Economic Research Institute Executive Committee
- » Served on JCCC Business & Industry Leadership Team and JCCC Business Administration Advisory Committee for development of workforce education programs
- » Served on KU Center for STEM Learning Advisory Board
- » Served on Downtown Overland Park Partnership Economic Development Committee
- » Served on City of Overland Park Sign Ordinance Update Steering Committee
- » Co-chaired KCADC Economic Development Alliance
- » Served on CAPS Advisory Board
- » Convened meetings between the city and the development community to discuss changes to EDRB policy
- » Launched Overland Park Data Center demographics tool on EDC website

Merrill Companies
Mize Houser & Company
MW Builders, Inc.
Occidental Management, Inc.
Olsson Associates
Overland Park Regional Medical Center*
Oxford Realty LLC**
Peer Technical**
PGAV Architects, Inc.
PNC Bank
Polsinelli
Price Commercial Realty
Rasmussen College
Rau Construction Company
Rees Masilionis Turley Architecture
RF Benchmark Construction, LLC
Rosana Square/Mark One Electric
Rouse Frets Gentile Rhodes, LLC
Saint Luke's Health System*

Scott Rice Office Works
Security Bank of Kansas City
Shafer, Kline & Warren
Shawnee Mission Health*
Shawnee Mission School District
Sheraton Overland Park Hotel
Spencer Fane LLP**
Sprint*
Stinson Leonard Street
Sunflower Bank
Titan Built, LLC
Turner Construction
University of Kansas Edwards Campus*
Varnum/Armstrong/Deeter, LLC
Visit Overland Park
WaterOne
White I Goss, a Professional Corporation
Yaeger Architecture, Inc.

Overland Park

National Rankings

#1

"Best Places to Raise a Family"

— WalletHub

#1

"Best Cities for Economic Well-Being"

— WalletHub

#4

"Best Cities for Quality of Life"

— NerdWallet

#8

"America's Hottest Zip Codes"

— Realtor.com

#8

"Best Cities to Live in America"

— Niche

#8

"Best Cities for Young Professionals"

— Smart Asset

#8

"Best Places to Live: Medium Cities"

— Military Times

#9

"Top 100 Best Places to Live"

— Livability

#19

"Best Cities for Jobs"

— WalletHub

#50

"Best Cities for Women in Tech"

— Smart Asset