



[\*Blue Nose Aerial Imaging of  
Overland Park\*](#)

OP Central – the business and visitor hub of Overland Park.

## Study recommends infrastructure to enhance OP Central District

### ECONOMIC DEVELOPMENT

**OP Central – focused on the College and Metcalf district and surrounding areas – is the business and visitor hub of Overland Park.**

The district includes the Overland Park Convention Center, a variety of hotels, several million square feet of office space with an employment base in normal times of more than 30,000, substantial commercial assets, and a growing number of residential units. Yet, all of this is spread over about 1 ½ square miles, separated by large parking lots and extensive green areas typical of large-scale contemporary suburban development.

In 2018, improved connections for pedestrians and bicyclists was identified as a priority in the OP Central Master Plan. This led to the current College and Metcalf Mobility Study sponsored by the City of Overland Park, Overland Park Chamber, Convention Center,

and Visit OP, and funded through the Mid-America Regional Council's Planning Sustainable Places program. RDG Planning & Design of Omaha led a consulting team that also included Landworks Studio, Schockley Consulting and BHC.

The College and Metcalf Mobility Study has included extensive community engagement and consultation with a representative steering committee, individual interviews and group stakeholder discussions, a public planning workshop, four open houses, and an online survey.

The process identified six key stakeholder groups:

- Hospitality industry
- Event planners and visitors
- Residents
- Area workforce
- Developers and property owners/managers
- Retail customers

(continued on page 5)

## Chamber Board

### Board Officers:

Tony Rupp, 2022 Chairman  
Foulston Siefkin LLP

Joan Wells, Chair-Elect  
Augeo

Cindy Rock, 1st Vice Chairman  
C2FO

Josh Beck, 2nd Vice Chairman  
MarksNelson LLC

Matt Sogard, Secretary  
Overland Park Regional Medical Center

Chris Wally, Treasurer  
Wally & Co.

Bill Ferguson, Past Chairman  
Central Bank of the Midwest

### Board Members:

Aaron Attebery, Black & Veatch

Josh Bitterman, Goldfish Swim School

Ken Bowman, Shamrock Trading Corporation

Patrice Brown, Yellow

Sterling Cramer, Olsson

Dr. Nadine Franz, APEX Career Services

David Freisner, Fortune Financial Advisors

John Fuller, DLR Group

Tracy Garry, Empower Retirement

Matt Gunter, SelectQuote

Dr. Michelle Hubbard, Shawnee Mission  
School District

Angela Hurt, Veracity Consulting, Inc.

Neelima Parasker, SnapIT Solutions, LLC

Melody Rayl, Fisher Phillips LLP

Allan Samson, T-Mobile

Rick Schier, CommunityAmerica Credit Union

Dr. Alan Verrill, AdventHealth South Overland  
Park

Kim Winslow, Evergy

Jason Wright, JE Dunn Construction Company

### Ex-Officio Board:

Dr. Stuart Day, The University of Kansas  
Edwards Campus

Jim Holland, Fisher Phillips LLP

Dana Markel, Visit Overland Park

Tracey Osborne Oltjen, CCE, Chamber

Matt Sheets, FNBO [2022 Chairman of Cham-  
ber Economic Development Council]

Mayor Curt Skoog, City of Overland Park

## Chamber staff

Tracey Osborne Oltjen, CCE, President & CEO

Kathy Buso Healy, Executive Assistant

Corey Cohn, Economic Development Project  
Coordinator

Alex Cook, Member Services Coordinator

Frank Ebling, CFO

Tim Holverson, IOM, Director, Workforce &  
Business Growth

Beth Johnson, CECD, Senior Vice President of  
Economic Development

Stan Lawson, Communications Director

Riley O'Dell, Director of Events & Member  
Services

Kevin Walker, IOM, Senior Vice President of  
Public Policy

Tracey Osborne Oltjen, CCE  
Chamber President & CEO

[@traceylosborne](https://www.facebook.com/traceylosborne)



## The light of future generations

### MESSAGE FROM OUR PRESIDENT

**Recently an icy forecast forced us to take opening day of Leadership Overland Park virtual. What could have been a snoozer of a day on Zoom was the opposite as the class embraced the day, cameras on and energized.**

I always look forward to this session, meeting the class, getting to know their personalities, and hearing their take on Overland Park. The agenda includes a community SWOT analysis which is foundational to future sessions.

Not surprisingly, the class's list of Overland Park strengths includes top-ranked schools, parks, neighborhoods, affordable taxes, transportation access, trails and bike paths, abundant quality health care, and public safety. They also noted our public schools' special needs programming, our sense of community and small-town feel, and some specifics like our ability to have basements and new projects like the conversions of former hotels into apartments.

Threats are intensifying as the pandemic's impact lingers. There were concerns about delivering quality education given work-

force challenges due to retirements and retention across all sectors, from bus drivers to the classroom. Other community threats included low housing inventory, supply chain issues, lack of diversity, inflation, labor shortages, limited attainable housing, and polarization created by neighborhood revitalization.

The "Opportunities" discussion brought both optimism and innovation, including mention of the ForwardOP community vision. With calls for creativity and adaptive zoning rules, the group envisioned more housing options, including accessory dwelling units, which are secondary homes or apartments occupying the same lot as a larger, primary residence, often used to provide additional income or to house a family member. They're interested in building complete streets with bike lanes and sidewalks, more public transportation, and are excited about participating in the City's upcoming Comprehensive Plan. They see insufficient resources for mental health and behavioral services, providing opportunities for clinics to focus on these areas as well as dental and vision. They see opportunities to partner with educators to bring more students into health care fields.

*(continued on page 4)*





# 2022 Golf Tournament

SPONSORED BY



**Monday, August 15**

[Nicklaus Golf Club at Lionsgate](#)

Join us for a fun afternoon of golf and networking at one of the Midwest's most spectacular and premier private golf clubs. This tournament is a 4-person scramble followed by an awards reception.

To register, [click here](#).

**Presenting Sponsor:** [AdventHealth South Overland Park](#)

**Soft Drinks Sponsor:**



**Signage Sponsor:**



**Hole sponsors:**

- [Academy Bank](#)
- [ArchWell Health](#)
- [Equity Bank](#)
- [Farmers Insurance - Wertzberger Agency](#)
- [FNBO](#)
- [KC Hemp Co.](#)
- [Netrality Data Centers](#)
- [Nifty Promotions](#)
- [Wallace Saunders](#)
- [Worlds of Fun](#)

**8 more available!**

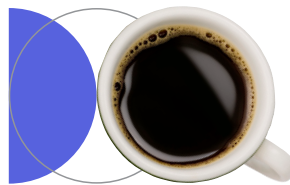
**Other available sponsorships:**

- **Eagle Sponsor:** \$5,000
- **Beverage Carts Sponsor:** \$3,000
- **Birdie Sponsor:** \$2,500
- **Par Sponsor:** \$1,000
- **Awards Reception Sponsor:** In-kind or \$3,000
- **Lunch Sponsor:** In-kind or \$2,500
- **Golf Ball Flight Prize Sponsor:** 24 boxes of branded golf balls or \$1,500
- **Foursome & Hole Sponsor Package:** \$1,350
- **Hole Sponsor:** \$400

For more information, contact Riley at (913) 766-7603 or [rodell@opchamber.org](mailto:rodell@opchamber.org).

*Business Perspective* is published monthly by the Overland Park Chamber of Commerce, 9001 West 110th Street, Suite 150, Overland Park, KS 66210.

(913) 491-3600 | Fax: (913) 491-0393  
[opcc@opchamber.org](mailto:opcc@opchamber.org) | [www.opchamber.org](http://www.opchamber.org)



# Wednesday Wake-up

SPONSORED BY



**Wednesday, March 9** – 8:00–9:00 a.m.

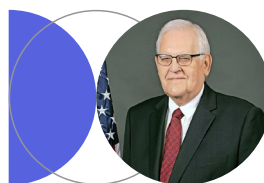
[Lettiann & Associates Real Estate Services](#), 5440 West 110th Street in [Serendipity Labs](#)

Lettiann & Associates Real Estate Services is a boutique, independent real estate firm specializing in residential real estate in Kansas and Missouri. Lettiann is a full time Broker/Owner. Exceeding clients' expectations from contract to close, and beyond, is Lettiann and her team's primary goal. Join us for networking and meet Lettiann!

To register, [click here](#).

**2022 Series Sponsor:** [Fortune Financial Advisors](#)

**SAVE THE DATE!**



Johnson County Public Policy Council presents

# State of the County

FEATURING CHAIRMAN ED EILERT

**Tuesday, March 29**

Johnson County Chairman Ed Eilert will present his annual State of the County Address. Watch for details!



# Mayor's State of the City

SPONSORED BY



**Tuesday, April 12** – 4:00 p.m.

[Johnson County Community College](#), 12345 College Boulevard

Mayor Skoog will present his State of the City Address in an afternoon program followed by a reception with beer, wine and heavy hors d'oeuvres at Johnson County Community College. During his address, the Mayor will highlight Overland Park successes and focus on the City's priorities for the future including attracting and retaining talent.

Cost: \$15 per person

To register, [click here](#).

**Presenting Sponsor:** [Saint Luke's Health System](#)

SILVER SPONSORS



## President's Message cont. . . .

A few weeks ago, Greg Musil, [Rouse Frets White Goss Gentile Rhodes, P.C.](#), provided a quote during the Moment of Inspiration at our Overland Park Rotary meeting, reminding me of our spirited LOP class. I share it with you:

*"This is the true joy in life, being used for a purpose recognized by yourself as a mighty one. Being a force of nature instead of a feverish, selfish little clod of ailments and grievances, complaining that the world*

*will not devote itself to making you happy. I am of the opinion that my life belongs to the whole community and as long as I live, it is my privilege to do for it what I can. I want to be thoroughly used up when I die, for the harder I work, the more I live. I rejoice in life for its own sake. Life is no brief candle to me. It is a sort of splendid torch which I have got hold of for the moment and I want to make it burn as brightly as possible before handing it on to future generations."*

— George Bernard Shaw

## Leadership class kicks off 2022 session

The 36 business professionals in our 2022 Leadership Overland Park (LOP) class had its Opening Session and Economic Day last month.

The Opening Session was held by Zoom due to weather. The class got to know each other, participated in a leadership compass exercise, learned Overland Park history, contemplated their vision for Overland Park, completed a SWOT analysis and had a Chamber 101 session with Chamber President Tracey Osborne Oltjen.

On Economic Development Day, the class got a behind-the-scenes look at economic development hearing from industry leaders about real estate, continuing education and workforce development, talent attraction and entrepreneurship resources. They also went on a bus tour of Overland Park led by City planning and public works staff.

This month, the class will be going to Topeka for a joint State Day with four other Johnson County chamber leadership classes.



Mayor Curt Skoog and Council Member Tom Carignan joined Chamber President Tracey Osborne Oltjen to help Chef Fernanda Reyes, Brian Goldman and their team celebrate the one-year anniversary of [Taco Naco KC](#), 8220 Metcalf Avenue. After success at the Overland Park Farmer's Market, Chef Fernanda opened the market and taqueria in downtown Overland Park.

For more info: (913) 730-8565 or [click here](#).

## Thanks for your reinvestment!

### FEBRUARY MEMBER RENEWALS INVESTING IN OUR COMMUNITY

#### 50+ Years

UMB Bank n.a.

#### 40-49 Years

Yellow

#### 20-39 Years

Agenda: USA  
Axcet HR Solutions  
Dana F. Cole & Company, LLP  
PNC Bank  
Spanos Corporation

#### 10-19 Years

Charlie's Car Wash  
Chick-fil-A at Oak Park Plaza  
Delta Dental of Kansas  
Harmon Construction, Inc.  
Mutual of Omaha  
PGAV Architects, Inc.  
Premier Volvo Cars Overland Park  
Savage & Browning LLC  
Stallard Technologies, Inc.

#### 5-9 Years

Academy Bank  
Burnt End BBQ  
Coco Bolos Mexican Grill & Cantina

Coffelt Land Title, Inc.

Corner Bakery Cafe-Corbin Park  
Hillcrest Transitional Housing of Kansas

Intouch Group  
Kelly Construction Group, Inc.  
Office Evolution  
YaYa's Euro Bistro  
Westlake Ace Hardware - 87th Street

#### 1-4 Years

Brookridge Day School  
Club 27 Restaurant  
First State Bank  
Game Show Battle Rooms  
Goldfish Swim School  
HR Mavis  
iFocus Marketing  
Johnson County Bar Association  
My Place Hotel  
NCRI - National Catastrophe Restoration, Inc.  
SnapIT Solutions, LLC  
Sporting Kansas City  
Strauss Peyton  
Summer Moon Coffee  
TFI Family Services  
The Vue  
Urban Air Adventure Park

**We encourage you to support these businesses that are investing in our community!**





# Welcome to the Chamber!

## INTRODUCING OUR FEBRUARY NEW MEMBERS

### Allen, Gibbs, & Houlik, L.C.

John Trowbridge, Sr. Vice  
President Business  
Development  
10801 Mastin, Suite 250  
Overland Park KS 66210  
(844) 577-1122

[www.aghlc.com](http://www.aghlc.com)

*Accountants, Business Consultants  
Referred by Sabrina Thompson,  
Foulston Siefkin LLP*

### Coldwell Banker Distinctive Properties

Vicki Fountain, Major Accounts  
Manager  
10865 Grandview Drive, Suite  
2050

Overland Park KS 66210

(913) 709-7203

[vicki@fountainkc.com](mailto:vicki@fountainkc.com)

[www.coldwellbankerkansascity.com](http://www.coldwellbankerkansascity.com)

*Real Estate*

### Geiger Prell

Matt Geiger, Attorney  
12980 Foster Street, Suite 150  
Overland Park KS 66213  
(913) 661-2430

[www.geigerprell.com](http://www.geigerprell.com)

*Attorneys*

### Kansas Turnpike Authority

Rachel Bell, Dir. of Bus Services  
& Customer Relations  
9401 East Kellogg Drive  
Wichita KS 67207-1804

[www.ksturnpike.com](http://www.ksturnpike.com)

*Government*

### Netchex

Suzann Mack  
5315 West 159th Terrace  
Overland Park KS 66085  
(816) 812-7611

[smack@netchexonline.com](mailto:smack@netchexonline.com)

[www.netchexonline.com](http://www.netchexonline.com)

*Human Resource Consultants,  
Payroll Service*

Know someone who's not a Chamber member?

Refer them to us at [opcc@opchamber.org](mailto:opcc@opchamber.org) and receive a credit when they join!

### Offerpad

Christina Erickson-Hoffman,  
Director, Partnerships  
9200 Indian Creek Parkway,  
Suite 100  
Overland Park KS 66210  
(816) 806-1100  
[christina.hoffman@offerpad.com](mailto:christina.hoffman@offerpad.com)  
[www.offerpad.com](http://www.offerpad.com)  
*Real Estate, Real Estate-Residential*

### Restore Counseling Johnson County

Courtney Cauldwell  
6801 West 121st Street, Suite  
107  
Overland Park KS 66209-2005  
(913) 228-2915  
[courtney@restore-counselingjoco.com](mailto:courtney@restore-counselingjoco.com)  
[www.restorecounselingjoco.com](http://www.restorecounselingjoco.com)  
*Counseling*

### Senior Helpers Overland Park

Jeff Rigler, Owner  
7400 West 130th Street, Suite  
345  
Overland Park KS 66213  
(913) 851-4800  
[overlandparkoffice@seniorhelpers.com](mailto:overlandparkoffice@seniorhelpers.com)  
[www.seniorhelpers.com/ks/overland-park](http://www.seniorhelpers.com/ks/overland-park)

### Shawnee Mission Post and Blue Valley Post

Kyle Palmer, Editor  
P. O. Box 8005  
Prairie Village KS 66208  
(913) 439-6509  
[jsenter@shawneemissionpost.com](mailto:jsenter@shawneemissionpost.com)  
[www.shawneemissionpost.com](http://www.shawneemissionpost.com)  
*Advertising, Media*

### StretchLab Overland Park

Kelly Kley, Owner  
6645 West 135th Street  
Overland Park KS 66223  
(913) 956-0111  
[www.stretchlab.com](http://www.stretchlab.com)  
*Fitness, Health & Wellness*



City of Overland Park, Kansas Government Mayor Curt Skoog and Chamber President Tracey Osborne Oltjen helped welcome Representative Sharice Davids and her team to their new office in Corporate Woods. The office is still in hybrid mode, but they are ready to help. If you need assistance, call (913) 766-3993.

### OP Central Plan continued . . .

The stakeholder groups have different but related interests, united in the need for better multi-modal connectivity, an improved experience, and more centers of activity in OP Central.

In its concepts and recommendations, the plan focuses on five general areas:

- Components that provide a safer, more comfortable, and more attractive environment for people on foot, bike, or other active modes;
- Addressing barriers presented by multi-lane streets and heavy traffic;
- Providing points of interest along the way for all users;
- Wayfinding, bike share, and shuttle service that make the area more usable;
- Aspirational features that create destinations while addressing major challenges.

The study identifies 20 individual projects designed to use the area's unique assets to create a better environment for residents, workers, visitors and customers. Perhaps the most visible would be a lighted pedestrian path separated from

the street along the south side of College Boulevard between Metcalf and Nall. This would connect water features and landscaped areas to create a linear park environment that also would include small activity nodes.

Other recommendations include intersection improvements and more visible crossings for pedestrians, new shared use side paths, better connectivity to the Summercrest and Indian Creek trails, private building-to-building connections, enhancements to existing bike lanes and accessibility and site improvements at the Convention Center. Special project ideas include an iconic pedestrian bridge linking all four corners of College and Metcalf, a brook-like water feature along Lamar Avenue, and a multi-leveled park connecting the Aspiria campus to the district north of 115th Street.

The Draft Study will be presented to the City's Committee of the Whole on March 21.

To learn more about the study, [click here](#).

## Chamber building offers affordable meeting space

Do you have occasional remote working needs? The Chamber building offers a variety of options for those looking for small work space. Plus, we have larger conference rooms with enough space for larger meetings.

Conveniently located in Corporate Woods, our meeting space is ideal for events, training sessions, or a one-on-one interview.

For details, contact Alex at [acook@opchamber.org](mailto:acook@opchamber.org).

## CommunityAmerica helps members thrive

### SPONSOR SPOTLIGHT

**CommunityAmerica Credit Union** is committed to the financial well-being of its members and the community.

Following the credit union philosophy of “people helping people,” CommunityAmerica supports members by meeting them where they are in their life journey with a consultative approach and innovative products to ensure they are on a path to thrive.

CEO Lisa Ginter leads with a caring heart, not only within the organization but as a national leader in the credit union movement, as a Kansas City area civic leader, and as a committed volunteer with local nonprofit organizations. Her vision to create positive change for the community includes a strong focus on support and uplift of nonprofit partners through both the credit union and the CommunityAmerica Foundation. Their giving focuses on local organizations making positive impacts in four key areas:



Rick Schier

financial literacy and stability, education, health and well-being, and strengthening communities. In 2021, CommunityAmerica donated over \$1.2 million to charities and organizations throughout the Kansas City metro.

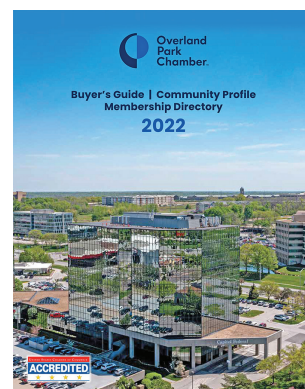
CommunityAmerica is also a not-for-profit financial institution, sharing its success with its member owners. In 2022, the credit union returned a record-breaking \$9 million to members through the annual Profit Payout program.

CommunityAmerica is proud to have Rick Schier, Chief Member Officer, serving on the Overland Park Chamber of Commerce Board of Directors.

## 2022 Directory available

The Chamber's 2022 Membership Directory and Community Profile is off the press and being mailed to members.

This magazine-style publication highlights Overland Park's quality of life and includes alphabetical and categorical listings for Chamber members and a Who's Who of business leaders.



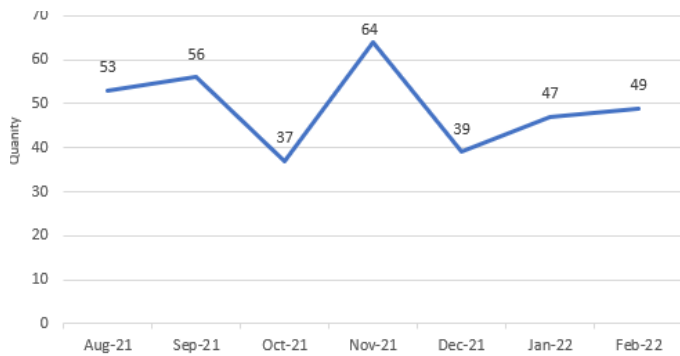
We thank these members for their advertising support:

- AdamsGabbert
- AdventHealth
- Ash Grove Cement Company, Inc.
- Azura Credit Union
- Baker University
- Ball Event Center
- Blue Valley School District
- C2FO
- Centennial Park Apartments-Maxus Properties
- Central Bank of the Midwest
- Chick-fil-A at Oak Park Plaza
- Clarus Group
- Core Bank
- Corporate Woods - Block Real Estate Services, LLC
- Cosentino's Market - Blue Valley
- Dairy Queen
- Dana F. Cole & Company, LLP
- Daylight Donuts Overland Park
- Fidelity Bank
- FNBO
- Foulston Siefkin LLP
- Gary C. Richter, C.P.A., P.A.
- GE Johnson Construction Company
- Heavy Constructors Association
- Indigo Partners, LLC
- Johnson County Funeral Chapel & Memorial Gardens
- Johnson County Library
- Johnson County Museum
- Kansas Christian College
- KidsTLC, Inc.
- LaunchCode
- MBB
- McCownGordon Construction
- Meridian Business, LLC
- Mize CPAs Inc.
- Morgan Hunter
- Netsmart Technologies
- Nicklaus Golf Course
- Oak Park Mall
- Olathe Public Schools USD 233
- OMNI Human Resource Management
- Price Brothers
- Quality Inn
- Residences at Prairiefire Apartments
- RideKC
- Riordan Clinic
- Rosana Square/Mark One Electric
- SnapIT Solutions, LLC
- Southcreek Office Park
- Spencer Fane LLP
- SQUAD Medical Staffing
- STAFFVIRTUAL
- The Arts and Recreation Foundation of Overland Park
- The INN at Meadowbrook
- Village at Lionsgate Apartments
- Wallace Saunders
- WellSky Corporation
- Whataburger



## Driving Economic Success

### Overland Park Commercial Permits



Mayor Curt Skoog joined Johnson County representatives in celebrating a ribbon cutting for the reopening of the newly remodeled [Johnson County Central Resource Library](#) in Overland Park.

### Unemployment

	Dec. 2021	Nov. 2021	Dec. 2020
Overland Park	1.7%	2.0%	3.7%
Johnson County	1.7%	2.1%	3.8%
Kansas City Metro MSA	2.5%	2.7%	4.9%
State of Kansas	2.2%	2.6%	4.2%

(These percentages are not seasonally adjusted)  
 – Kansas Labor Information Center (KLIC)  
 – U.S. Bureau of Labor Statistics

### Retail Sales in Overland Park



### Arts, Entertainment, and Recreation

### Food Service and Accommodation

### Health Care and Social Assistance

### Scientific and Technical Services

+3.3%

+2.4%

+1.8%

+1.3%

2022 Expected Job Growth

**Source:** JobsEQ Chmura Forecasting Tool. Employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics. Data is updated through 2021Q2 with preliminary estimates updated to 2021Q3.

**+19% Growth**

**IN RETAIL SALES FROM  
JANUARY 2021 TO  
JANUARY 2022**



## Corporate Partners



## Corporate Sponsors

[Affinis Corp](#)

[CommunityAmerica  
Credit Union](#)

[Empower Retirement](#)

[Energys](#)

[FNBO-First National Bank  
of Omaha](#)

[Foulston Siefkin LLP](#)

[JE Dunn Construction  
Company](#)

[Johnson County  
Community College](#)

[Kansas Gas Service](#)

[McCownGordon  
Construction](#)

[STAFFVIRTUAL](#)

[The University of Kansas  
Edwards Campus](#)

To add your name to this list  
each month, contact  
Tracey Osborne Oltjen  
at (913) 491-3600 or  
[tosborne@opchamber.org](mailto:tosborne@opchamber.org).



Members had the opportunity to view world-class art at the renowned Nerman Museum of Contemporary Art during OP After Hours hosted by [Johnson County Community College](#) last month.



Members networking at our Wednesday Wake-up event hosted last month by [Security Bank of Kansas City](#).