



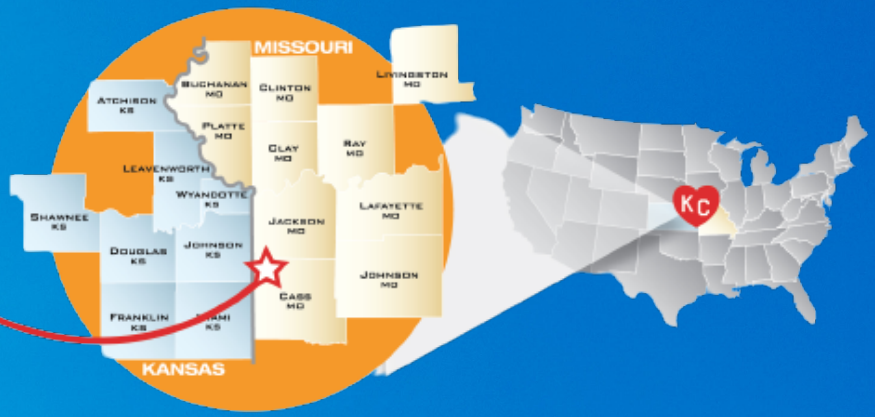
ECONOMIC DEVELOPMENT
Remarkable Progress. Simple Process.



2021 Annual Report

BELTON

MISSOURI



2021 marked another year of accomplishment for the City of Belton, Missouri. The big numbers – \$50 million in capital investment of 526,000 square feet of industrial and commercial space, and \$145 million in capital investment in 895 housing units – tell one story, that of national brands and developers understanding that bringing new investment to Belton leads to success.

Other numbers – \$25 million in school safety, medical center and grocery expansions; \$6.1 million in general obligation bonds funding stormwater, street, curb and sidewalk ramp reconstruction projects; and \$2.7 million in small businesses opening in reclaimed spaces – tell another story, that of service organizations committing to the city's growth, legacy businesses doubling down, entrepreneurs seeing their future here and a citizenry willing to invest in the infrastructure necessary to underpin it all.

You know the confidence is catching when your Main Street booms like Belton's. In just the last year eight businesses opened in this historic district, from legacy companies relocating or expanding to bold makers and creators claiming their place.

One jewel in the 2021 crown was the Missouri Economic Development Council naming the city's economic development director as the state's Economic Developer of the Year. A significant driver for that recognition was a big Belton win – the opening of the 800,000-square-foot Chewy Fulfillment Center. Chewy's commitment to fill up to 1,600 jobs drew Missouri Governor Mike Parson to attend and cut the ribbon. The recognition is representative of what a city can achieve when its citizens, its professional staff and its elected leadership embrace a shared vision for a well-managed, thriving community.



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www.choosebelton.org

DEMOGRAPHICS

Source: ESRI® 2020

POPULATION



24,706

AVERAGE DAILY COMMUTE



25 minutes

HOUSEHOLD INCOME



\$62,843

HOUSEHOLDS



9,363

MEDIAN AGE



35 38

ECONOMIC DEVELOPMENT ADVANTAGES

LOCATION

The City of Belton is so well located in the greater Kansas City metropolitan area that you can be cheering from your seats in the stadiums of our championship baseball, football and soccer teams, taking in renowned cultural and family-friendly attractions just minutes after hopping on the exceptionally convenient I-49.

HIGHWAY, RAIL, AIR and BARGE ACCESS

Interstate 49 runs parallel through Belton. It is the north/south access to the nearby I-49, I-435 and I-470 Three Trails Crossing interchange, which takes drivers to all points in the metropolitan area in 20 minutes or fewer including to the other major highways I-35 and I-29 (north-south) and I-70 (east-west). It takes two days or less to reach nearly 85 percent of the U.S. population from this metro.¹

Belton residents and businesses alike enjoy the best in air service with the metro ranking first nationally among medium-sized airports in one of the lowest-cost air travel markets in the country.² The new \$1.5 billion single-terminal Kansas City International Airport is slated to open in 2023.

Belton's businesses also benefit from the metro's recognition as the nation's second largest rail center, ranking first in freight volume, with service from five Class 1 railroads while passengers can hop on Amtrak passenger trains four times per day. Barge traffic serves Belton businesses as well. Located next to the largest navigable inland waterway (Missouri/Mississippi river system), the metro runs alongside the Missouri River's Corps of Engineers-managed shipping channel which travels from St. Louis to Sioux City, Iowa.

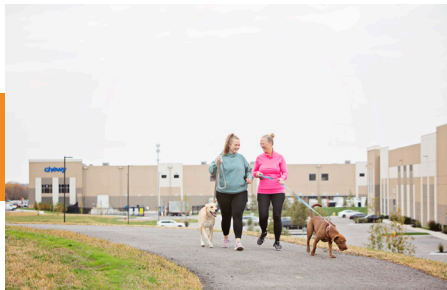
¹ Economic Development Corporation of Kansas City, Missouri

² ThinkKC

INVESTMENT SUMMARY

| | RESIDENTIAL | | COMMERCIAL | | |
|------|---------------------|------------------------------|-----------------------|----------------|----------------|
| | RESIDENTIAL PERMITS | RESIDENTIAL INVESTMENT VALUE | COMMERCIAL INVESTMENT | ESTIMATED JOBS | SQUARE FOOTAGE |
| 2016 | 106 | \$18 Million | \$17.5 Million | 300 | 320,000 SF |
| 2017 | 101 | \$20 Million | \$12 Million | 200 | 89,000 SF |
| 2018 | 69 | \$13 Million | \$33 Million | 340 | 154,000 SF |
| 2019 | 86 | \$16 Million | \$16.3 Million | 275 | 515,000 SF |
| 2020 | 164 | \$30 Million | \$117 Million | 265 | 1,100,000 SF |
| 2021 | 160 | \$89 Million | \$52 Million | 1,300 | 537,862 SF |

INDUSTRIAL-STRENGTH DEVELOPMENT



SOUTHVIEW COMMERCE CENTER

CHEWY FULFILLMENT CENTER, LEADS THE PACK

Chewy, Inc., the American online retailer of pet food and pet-related products, opened its largest fulfillment center in the U.S., by square footage, and its first in Missouri, in the second quarter of 2021.



Built in NorthPoint Development's Southview Commerce Center in Belton, the \$150 million, 800,000-square-foot eCommerce center will create up to 1,600 jobs and is estimated to generate over \$2 million in annual sales tax revenue.

"With this investment we are truly being members of the community. What's most exciting is that we are able to drive jobs over the next couple of years to the great City of Belton."

- Pete Krillies, Chewy vice president of real estate, facilities

The Chewy fulfillment center is the third of three fully leased buildings constructed and opened in just three years on the flex industrial campus. That success paved the way for a fourth building, expanding the Southview Commerce Center 27 percent to 2.33 million square feet.

SOUTHVIEW COMMERCE CENTER BUILDING 4, SUCCESS CONTINUES

The \$30 million, 501,000-square-foot Building 4 began construction in the third quarter and in addition to a new tenant that will bring even more jobs, it will house a learning and career center connecting local education centers, our school district and local employers for training and skill development.



PROGRESS RAIL, A CATERPILLAR COMPANY, KICKED IT OFF

The first to open its doors on the Southview Commerce Center campus was Progress Rail, one of the largest, integrated and diversified providers of rolling stock and infrastructure solutions and technologies for the global rail industry. Employing 100 at start up, the company opened its 456,000-square-foot building and became operational in 2020.



BOXYCHARM, A BEAUTY FOR ALL COMPANY, ROUNDS IT OUT

A monthly subscription service that sends beauty products directly to customers' doors each month, BoxyCharm built out a 575,000-square-foot eCommerce fulfillment center that will become fully operational in 2022.



MARKEY BUSINESS PARK

Markey Business Park, a 112-acre, master planned business park owned by the City of Belton is rail-service ready with immediate access to I-49 and Missouri 150. Well-suited for light industrial and advanced technology businesses, it is located just south of the National Nuclear Security Administration (NNSA)/Honeywell campus and adjacent to the I-49 Logistics Center (formerly CenterPoint Intermodal). Due diligence and property assessment is complete as Belton works with Missouri Partnership and Kansas City Area Development Council (KCADC) to attract industry to the site that will offer family-supporting wages.



COMMERCIAL ACTIVITY: COMPLETED AND IN PROGRESS

NEW BUSINESS

McBee's Coffee and Car Wash is a luxury car wash that will sell coffee, offer free vacuums and even has a dog washing station. This \$800,000 investment is located off Missouri Route 58 near 163rd Street and will be operational in 2022.



Caliber Collision is investing \$1.9 million into its new 11,582-square-foot facility off Bradford Lane. Construction of the nation's largest automotive collision repair facility began in the fourth quarter of 2021.



College Hunks is now located in The Crossroads at Belton shopping center off 163rd Street and offers stress-free moving supplies and services. Operations began in the fourth quarter of 2021 after investing \$50,000 in a tenant finish.



Teague Tractor Farm & Ranch Equipment opened its family-owned and operated business off Larkspur Court in the fourth quarter of 2021, after a \$140,000 investment in the adaptive reuse of an existing building. This sales, service and parts dealer of tractors, mowers and more is highly visible from I-49.



Heartland Dental invested over \$1 million in renovations of its newest location at the intersection of Missouri Route 58 and 163rd Street. Once the renovation is complete, Heartland Dental will lease the facility to a dental care provider(s).



CLOVR began operations of its medical marijuana manufacturing company that produces cannabis-infused products. It opened in the second quarter of 2021, following a \$230,000 investment in its location off E. Outer Road.



BLOC invested \$1 million in its medical marijuana dispensary that celebrates all things cannabis and opened in the fourth quarter of 2021 in The Crossroads at Belton shopping center off 163rd Street.



RISE OF COWORKING

Belton businesses came alongside the co-working movement adding new options and flexible workspace solutions for small businesses and entrepreneurs:

**LEGACY
OFFICE SUITES**

Legacy Office Suites made good on its name with a \$500,000 investment in its new location off Cunningham Parkway, which offers office space with month-to-month leasing options, conference rooms and a building receptionist, leveraging flexible workspace solutions.



Markey Street Coworking handily located off Markey Road, offers flexible office space to suit the needs of its customers including freelancers, small businesses and corporate companies reevaluating their office needs. Offering different levels of membership options, it opened for business in the fourth quarter of 2021.

REINVESTMENT

Belton Regional Medical Center continues its growth trajectory with a \$15 million intensive care unit expansion, adding private ICU beds as well as shell space reserved for future use.

HyVee reinvested in its Belton location on Missouri Route 58 spending \$5.82 million on a full-store remodel, which included a new Starbucks and the addition of its Aisles Online service.

The Belton School District invested more than \$4 million in the safety and security of its nine buildings with the construction of vestibules and new entrances as well as upgrades to the traffic pattern at the middle school by adding a two-lane entrance and exit.

QuikTrip invested \$100,000 into a total interior store remodel of its location at the intersection of Missouri Route 58 and 163rd Street.

Taco Bell invested \$173,000 in a full-store remodel in the third quarter of 2021, including modern interior upgrades, new signage and paint at its location off Missouri Route 58.

Target completed a \$275,000 interior renovation and added an area to hold online grocery orders in the fourth quarter of 2021.



**BELTON REGIONAL
MEDICAL CENTER**



2022 COMMERCIAL ACTIVITY: COMMITTED



Dutch Bros Coffee is brewing its first Missouri location in Belton. The nation's largest privately held drive-thru coffee chain will be located near the southwest corner of I-49 and Missouri Route 58. The \$1.2 million, 950-square-foot space will have a two-lane drive thru and offer a variety of hot and cold beverages.



Take 5 Oil Change has submitted plans for a 1,078-square-foot facility and plans to locate at the southeast corner of Mullen Road and Missouri Route 58.



Popeyes Louisiana Chicken is a multinational fried chicken fast food restaurant and is investing \$250,000 in the renovation of a long-vacant building located off Missouri Route 58 near 163rd Street.

MAIN STREET

Can a place be both quaint and dynamic? **Belton's Main Street** can. It is the heart of our city maintaining its original charms while embracing a vibrant mix of legacy businesses, bold entrepreneurs and sought-after services. Anchored by City Hall, Main Street is our essence and is what comes to mind when we talk about Belton.

Pedestrian friendly, there is something magnetic about Main Street that knits people and business into our community. It's a destination and gathering spot where we recognize our shared history and envision our tomorrows.



NEW BUSINESS



Broken Hatchet Brewing has become a popular destination. Belton's first microbrewery serves craft beers from its location at 422 Main Street, which opened in the second quarter of 2021. The owners took a swing with its naming from famed temperance advocate Carrie Nation who has ties to Belton's history.



Socks on the Block invites you to walk out with feet wrapped in fun, themed socks in designs tailored to kids, women and men. The young, Belton entrepreneur opened her location at 301 D, Main Street in the second quarter of 2021.



Healthy Hub opened at 319 Main Street in the second quarter of 2021 and promotes good nutrition with energizing and hydrating teas, protein meal replacement shakes and protein iced coffees with rotating seasonal menus.



Tiara's Water Ice serves Philly's best fruit flavored water ice in brilliant colors at 301 Main Street, which opened in the third quarter of 2021.



North Cass Herald's Reading Room opened in the fourth quarter of 2021 at 120 Main Street. They welcome all readers to browse their selection of used books, read and sip a little coffee.



Transportation Management Services, Inc. renovated its 402 Main Street location with an investment of \$200,000. This logistics company chose to relocate to Belton after operating in Kansas City for many years.



Lily's Play-N-Stay is making a \$240,000 investment while continuing to operate their pet boarding and doggie daycare facility that offers spacious, private suites for their furry guests at 511 Main Street.



Lueck's Barbeque & General Store is giving new life to the original Bank of Belton, 324 Main Street, with renovations that will bring a new sit-down restaurant to Old Town Belton.

RESIDENTIAL



Belton's population is growing at a healthy rate and residential development is keeping pace. New developments are bringing desirable single-family, multi-family, apartments and senior living options. This robust activity is working to meet the needs of our diverse population of young professionals, families and seniors by welcoming newcomers and retaining long-time residents.

One hundred and sixty-eight new lots for new single-family homes and 267 new multi-family units have been approved by City Council. Of those, 160 permits have been issued and construction is underway in neighborhoods such as **Cherry Hill, Emerson Park, Meadow Creek and The Traditions.**



NorthPoint Development is investing \$44 million in **The Encore** and expects leasing to begin in the third quarter of 2022. Located at 163rd Street and Turner Road, this luxury complex is comprised of six, four-story buildings with elevators and includes 322 units featuring in-demand amenities including a pool, clubhouse and walking trails.



Case & Associates is investing \$34 million in **Center 301** and anticipates full completion in the fourth quarter of 2022. Located at Towne Center Drive and Markey Parkway, this Class A, gated community includes four different building styles, each with enclosed walkups. Buildings vary from two to three-stories and some units have the option of a first-floor garage.



MEDICAL CARE & SENIOR LIVING



HCA CareNow Urgent Care in partnership with **Belton Regional Medical Center (BRMC)** invested \$840,000 in a new concept — an urgent care, sports medicine and rehab clinic. It includes a CareNow Urgent Care for non-emergency services and BRMC's Outpatient Sports Medicine and Rehab Clinic.

Traditions Villas is a new senior living option currently under construction. The garden-level, 868-square-foot, villas have two bedrooms with laundry and feature a front porch and back patio with easy access to a community building.

Carnegie Village received a Kansas City Business Journal Capstone Award as one of the best senior living communities in Kansas City one year after finishing \$1.1 million in renovations. "The prestigious Capstone Award recognizes our continued commitment to creating the most luxurious and enjoyable lifestyle for area seniors," said Randy Bloom, president and chief operating officer of Tintera Senior Living. [Capstone Real Estate awards 2021](#)

REVITALIZING KEY AREAS

Old Town Belton (OTB) breathed in new life with the adoption in early 2021 of the Old Town Belton Redevelopment Plan. Designed to spur redevelopment in the city's oldest neighborhood, it has done just that – eight applicants are investing nearly \$1 million in residential and commercial projects in just the first 10 months of the program.

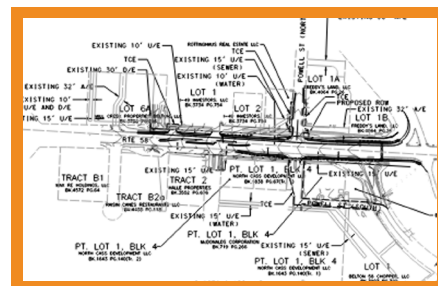


Most OTB structures were constructed between 1872 and 1930. Main Street and surrounding residential and commercial properties included in the redevelopment district are eligible for real property tax abatement in exchange for substantial property improvements. Blight, structural deterioration and vacant lots are the target of the program.

North Scott Corridor revitalization will be spurred by the city's leveraging of a \$2 million grant, funded by the Mid-America Regional Council's (MARC) Street Transportation Program. The funds, which come available in 2023, will reconstruct the street, reconfiguring it into a three-lane road with a bike lane, new curbs and sidewalks. This critical transportation artery connects to I-49 via the fully reconstructed 155th Street interchange, positioning the corridor as a prime, easily accessible location.



58 Highway Traffic Relief Project is in the design phase. Plans include the realignment of Peculiar Drive, removal of its traffic light and the addition of right turn lanes in each direction on Missouri Route 58 from I-49 to Powell Parkway to improve traffic flow.



INFRASTRUCTURE MATTERS



Thanks to the passage of **Proposition S (Sewer and Storm Water Bonds)** in 2019, the City of Belton's Public Works Department has completed multiple sewer and stormwater projects. This year the Allen Avenue culvert replacement and the Cherry Hill stormwater projects were completed. Public Works plans to complete the East Cambridge culvert replacement and the Hargis Lake stormwater projects in 2022.

The city purchased the undeveloped Hargis Gardens (Spanish Villas) property to build a detention pond to alleviate stormwater issues. This project is in the design phase and when completed will relieve drainage issues in the area.

In 2022 the city will replace the culvert on the west side of Cambridge Road, which will allow for the removal of the low-water crossing and improve the stormwater drainage on the south side of Cambridge Road.

Since **Proposition R (Street Bonds)** passed in 2019, the city has reconstructed and resurfaced approximately 17.5 miles of residential roads, replaced 48,000 feet of curbs and brought 113 sidewalk ramps into ADA compliance in 22 subdivisions. In 2021, Public Works completed Phase 3 of the Street Reconstruction Project, adding another 4.7 miles of reconstructed and resurfaced residential roads, 31,000 feet of replaced curbs and 59 ADA compliant sidewalk ramps. The Proposition R project has been completed - progress as promised.

UPCOMING BALLOT INITIATIVES



Pending voter approval of **no tax increase** general obligation bonds in April 2022, the successful Street Reconstruction Project will continue. A new four-year plan would include reconstructing and resurfacing approximately 20 more miles of residential roads, replacing another 90,000 feet of curb and bringing 115 more sidewalk ramps into ADA compliance.

Additionally, to avoid previously planned rate increases for water line replacement, voters will be asked to approve revenue bonds and extend the existing ½ cent capital improvement sales tax to replace water lines that have exceeded useful life. Approval would fund replacement of the aging water infrastructure in five years – with **no rate increase** for water line replacement.

Finally, voters will also be asked to approve a use tax in April. The funds generated by the use tax would pay for parks, pets, pathways and pavement. These funds would allow the city to match available MoDOT funds for the widening of I-49 to 6 lanes from 155th Street to North Cass Parkway, fund additional projects and maintain current city services.

OUR STRATEGIC PARTNERS ■■■■■■■■■■





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STAY IN TOUCH

To learn more about development progress in Belton, Missouri,
contact us at 816.892.1263.

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