



***ECONOMIC DEVELOPMENT***

***Remarkable Progress. Simple Process.***

# **2015 Annual Report**

# City of Belton Economic Development: *Remarkable Progress.*

Poised for growth and positioned for potential, economic development in the City of Belton, Missouri is better than it's ever been. At the right place, at the right time, business in Belton is booming. Located in the southern Kansas City area, Belton is a destination for residential, retail and commercial development. With excellent access — thanks to the new Interstate-49 corridor — intelligent land use plans that maximize undeveloped properties, future-focused infrastructure improvements and a simple process supported by progressive staff and elected officials, development in Belton has never been easier. With established businesses in its commercial core, an active military base and adjacency to the CenterPoint Intermodal Center, Belton, Mo., is well-positioned for expansion.

## 2015 PROJECT ACTIVITY: COMPLETED & IN-PROGRESS

### Total 2015 Investment

	Investment	Square Feet	Estimated Jobs
Commercial	\$10,396,639	182,000	240
Residential (18 Permits)	\$1,994,280	31,430	
Water/Sewer Infrastructure	\$6,059,000	n/a	
	<b>\$18,449,919</b>	<b>213,430</b>	

### COMMERCIAL

The market-leading retailers to occupy *Phase 1 of Belton Gateway*, a new 47-acre, \$70 million, mixed-use retail complex, were *Academy Sports and Outdoor* who invested \$3.223 million in a 58,475 square-foot facility that created 200 jobs; *Hobby Lobby*, which invested \$2.1 million in a 55,001 square-foot facility and a dual-tenant building that houses *Belton Family Dental Care* and a *future fast casual restaurant* endcap that can accommodate a drive-thru, representing a \$977,358 investment and 5,625 square feet.

*Arvest Bank* broke ground on a \$1.1 million, 3,100 square-foot branch at the corner of 163rd Street and Givan Road.

*Texas Roadhouse* invested \$750,000 in a 7,163 square-foot space. When Belton posted a picture of the groundbreaking on Facebook, we broke a City record, reaching 76,000+ people in one week!

The 8,000 square-foot *Valcon Development* spec building represents a \$300,000 investment and completes Cornerstone Point Industrial Park, which has light industrial and commercial users.



## INDUSTRIAL UPGRADES

*Quik N Tasty* is Belton's largest employer with just over 1,000 employees. This warehouse is the main distribution facility to all Quik Trip convenience store divisions except for Atlanta and Phoenix. Significant upgrades in excess of \$500,000 were made in 2015, which included a new refrigerated docking system and shelving supply systems upgrades.



## INFRASTRUCTURE

### *Markey Parkway Completed*

This project changes the landscape of Belton's commercial core! Recognizing the opportunity of raw, undeveloped land between I-49 and another major retail development, situated between two interchanges, the City of Belton took a strategic approach. With assistance from Cass County and coordination with the landowner, the Belton-Cass Regional TDD was created for the sole purpose of funding this long-term transportation project, which is being constructed in phases. Due to Markey Parkway's highly visible position from I-49, additional, significant commercial development is anticipated.

Markey Parkway now connects from 163rd Street/Y Highway, just past the future site of Menards, to Mullen Road at MO Route 58. The extension of Towne Center Drive, from its old terminus between Kohl's and Target, is now open as well, connecting to a new intersection on Markey Parkway.

### *3 MG Water Tower*

In April 2013, the citizens of Belton approved revenue bonds to construct improvements to the drinking water and wastewater systems, including a new water tower, which is now located in Markey Park and is the largest water tower by volume in the State of Missouri. The new water tower benefits include:

- Increased ability to meet demands of the community in the near- and the long-term, allowing the City to grow responsibly
- Improved safety of the community in regard to fire suppression

The City was successful in securing low interest loans from the State of Missouri to fund the \$5.6 million water tower and associated water line upgrade project, saving millions of dollars in interest expenses over the next 20 years.

In 2015, \$370,000 was invested in *Phase 2 of the Markey Parkway Sewer*.



## EXPANSIONS

### *R.O.M. (Industrial)*

In 2015, R.O.M. Corporation, a manufacturer of existing truck parts including roll up compartment doors, folding safety ramps and automatic hose bed covers that are primarily marketed to emergency responders and multi-temp trailer fleets, underwent a \$1.7 million, 40,000 square-foot expansion to accommodate growth of 40 new jobs bringing total employment in Belton to approximately 173.



### *Belton Regional Medical Center Upgrades*

In recent years, the hospital has been growing by leaps and bounds. In 2013/2014 the third floor of the new physician's medical office building was opened for an orthopedic surgeon's practice. In 2015, the hospital invested \$900,000 to complete many upgrades, including:

- The addition of a new 3D Mammography system
- A new imaging suite in the emergency room, which includes the addition of a new 128 slice CT
- The hospital's old medical building's second floor was remodeled to house the administrative offices
- A new cardiopulmonary suite
- The medical office building parking lot now includes charging stations for electric vehicles



### *Transwest Truck Trailer RV*

Transwest offers sales, parts, service and finance for almost every aspect of the transportation industry ranging from heavy- and medium-duty trucks and trailers all the way down to cars, SUVs and RVs. The 2015 expansion included a \$2.2 million investment for 43,000 square feet. Transwest purchased the adjacent four acres to the west and is building a second building. This expansion created 40 new jobs.



## RESIDENTIAL

When describing Belton, history, location and affordability come to mind. Residents enjoy a community that has retained its historic charm and small town quality with world-class arts, shopping and entertainment just minutes away.

Real estate is both plentiful and affordable. From fixer uppers to new subdivisions, acreage and luxury homes, Belton offers a variety of residential property options to meet every need and budget. With 67% of residents being homeowners, Belton is a dynamic, growing community. It is home to an excellent school district that is accredited with distinction and a great place to call home.



### New Homes

18 Permits

\$1,941,280

27,000 square feet

Most new construction was in Autumn Ridge and Meadow Creek subdivisions.

### Briar Creek

A \$4.430 million investment in 2014 resulted in the 57,250 square-foot, three-story Briar Creek 48-unit senior housing facility, which is on a 3.5 acre tract of land on Cunningham Parkway across from Lakewood Terrace apartments. These units will be one-bedroom, one-bath or two-bedroom, two-bath with clubhouse and public areas on each floor.



# 2016 PROJECTS, PROPOSED PROJECTS & FORECASTS

## 2016 Estimated Projections/Potential Investment

	Investment	Square Feet	Estimated Jobs
Commercial	\$85,000,000	320,000	350
Residential	\$4,000,000	60,000	
Water/Sewer Infrastructure (Waste Water Treatment Plant)	\$12,900,000	n/a	
	<b>\$101,900,000</b>	<b>380,000</b>	

## COMMERCIAL

### Freddy's Frozen Custard & Steakburgers

A 3,500 square-foot Freddy's is locating at the northwest corner of I-49 and MO Route 58, representing a \$750,000 investment in Belton.

### Menards and Six Outlots

This long-awaited project has broken ground, with an expected completion date of Fall 2016. The site plan details a 208,000 square-foot store with an additional 45,000 square-foot warehouse, making it one of the largest in the Midwest. The plan includes six outlots, which are for sale and highly visible from I-49 with fantastic access from the 163rd Street interchange. This \$93 million investment will create 200 jobs.



### Belton Gateway

Completion of Phase 1 is slated for 2016 and will include an additional **6,500 square-foot triple tenant retail store** with the first tenant being a **Fazoli's** restaurant and potentially a 20,000 square-foot hotel. The total Phase 1 investment is estimated at \$10.2 million.

Developers have also proposed Phase 2 of Belton Gateway, with the site plan consisting of 182,750 square feet of mixed-use commercial retail and restaurants, along with relocation of Turner Road, representing \$36.265 million in investment.

### Veterans Affairs Clinic

A 7,650 square-foot **Veterans Affairs (VA) Clinic on Cunningham Parkway** with \$2 million investment potential is being planned.

### Cedar Tree Redevelopment

A \$12.5 million redevelopment is on its way for Cedar Tree shopping center, located at the northwest corner of I-49 and MO Route 58. Built in 1980, Cedar Tree currently sits blighted at the main gateway into Belton.

The developer for this project, Lane 4 Property Group, has a proven track record for revitalizing underperforming, older shopping centers. City Council approved a TIF (tax increment financing) plan that will allow tax revenue generated by the planned improvements to be captured to cover \$2.9 million in eligible redevelopment expenses. The upgrades will attract users that would have never considered the center before.



### What is a TIF? Is it a Tax Increase?

Tax increment financing (TIF) is a method of financing the public costs associated with a private development project. Essentially, a portion of the property and sales tax increases resulting from development are captured and used to repay costs associated with the development that includes public infrastructure such as roads, water lines and sewer lines. Tax rates do not change when a TIF is created. TIF districts do not increase taxes.

Creating a TIF does not reduce property and sales tax revenues available to the taxing jurisdictions such as schools, parks and libraries. When the life of the TIF expires, the entire property tax generated by the newly revitalized property goes to the taxing bodies providing a revenue increase without ever having to raise taxes.

For more information about the benefits and use of TIF in Belton, contact the Economic Development Department.

## INFRASTRUCTURE

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### *Waste Water Treatment Plant*

Upgrades to the wastewater treatment facility have begun. The \$11.5 million investment includes a new pumping station, headworks structures and control systems being funded by a bond that was approved by the voters in April 2013. The City was successful in securing a low interest loan from the State of Missouri, which will save millions in taxes over the next 20 years. The project is projected to be substantially complete by the end of 2016.

The *155th Street Interchange* will be completely reconstructed to accommodate future growth in residential population, as well as increased traffic from the backside of CenterPoint Intermodal. MoDOT expects to begin this vital project in late 2016 or early 2017.

### *155th Street Widening Project*

The Cities of Belton and Grandview will share the \$6 million cost for complete reconstruction and widening of 155th Street from I-49 to Oil Creek Bridge, from there an overlay of asphalt to Kentucky Road. \$1.4 million is being invested in the Cedar Tree Lift Station Removal.

## EXPANSIONS

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### *Multi-Family Senior Living at Carnegie Village*

Located on 22 acres adjacent to the Belton Memorial Park, Carnegie Village is Belton's premier assisted and independent living community, with a memory care unit. Phase 1 of the expansion began in 2015 and consists of parking lot reconstruction and new carports. Phase 2, which will begin in 2016, includes the construction of a new 45,000 square-foot skilled rehab facility with 60 beds. The expansion investment is approximately \$1.5 million.

## RESIDENTIAL

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The outlook for new construction of residential homes in 2016 is bright! The City anticipates development beginning again in *The Traditions* subdivision, located on the east side of Mullen Road, just south of MO Route 58. Much of the infrastructure like sewer, streets and streetlights is already complete, but it has been vacant since the economic downturn in 2009. City staff has had several meetings with developers and The Traditions may soon be under contract.

Ward Development has submitted a final plat that includes plans to build 50 new homes, completing the *Autumn Ridge* subdivision which is also located south of 58 on Mullen Road, but on the west side.

# IMPORTANT INITIATIVES

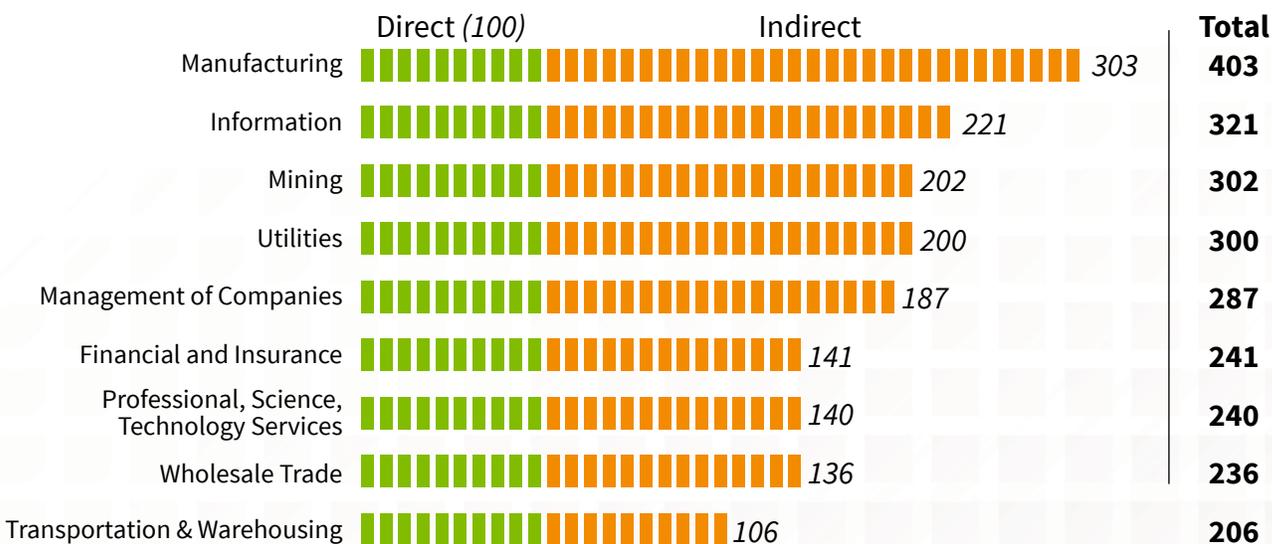
## NORTH SCOTT CORRIDOR PLAN

City leadership is committed to the revitalization of the North Scott Corridor. The City contracted with Confluence, a landscape architecture, planning and urban design consultant, to update the plan for the corridor, which was adopted by City Council in late 2014. It was created by a community-driven planning process that engaged stakeholders and the surrounding community. The next steps include identifying design guidelines and the creation of a Zoning Overlay District. Although it will take years of careful planning and coordination, City staff has been diligently working behind the scenes on this process.

## RECRUITMENT AND ATTRACTION

Not all jobs are created equal. Jobs in key industry sectors, called **primary jobs**, actually create a greater economic good and have more potential to drive economic recovery than those in non-primary industry sectors. Effective planning and preparation for primary development is crucial to securing opportunities. Municipal revenues from primary development are worth the planning efforts and impact the success of all other forms of local development.

## IMPACT OF 100 NEW JOBS



## MARKEY BUSINESS PARK

Markey Business Park (MBP) is located on City-owned property. It has been a long-range plan of the City to develop this land for use as a business park. To be competitive in the industrial market, site preparedness is key. To attract new industry, the City of Belton has recently contracted with Olsson Associates to complete industrial site diligence, perform a target market analysis and master plan MBP. Other deliverables include environmental and permitting review, logical phasing and generalized costing.



## RETENTION

The “One-to-One” Program was established to encourage an open and collaborative relationship between City representatives and the business community. To better serve as advocates for our businesses, we would like to meet one-on-one and form a relationship with the owners and/or managers, the company itself and learn about the experiences had in Belton. The program’s primary goals are to:

- Demonstrate the community’s support for Belton businesses
- Uncover opportunities to improve the business climate in Belton to benefit existing businesses and attract new businesses
- Learn about concerns, problems and anticipated needs that local businesses face and explore solutions

## REDUCED DEVELOPMENT FEES

The City of Belton is committed to continued growth and has implemented a number of strategies to facilitate new development. One of which is the reduction of development fees, in a concerted effort to ensure that development in Belton remains competitive. City staff thoroughly reviewed the development fee schedule. After extensive benchmarking and analysis, staff developed recommendations to the City Council, who unanimously approved the new fee schedule, which is now at a regionally competitive level. The new schedule can reduce development fees for construction, in some instances, by up to 40% — encouraging growth.

# ECONOMIC DEVELOPMENT ADVANTAGES

## LOCATION

The City of Belton is poised for success and continued growth due to its advantageous location in the Kansas City metropolitan area. Just 17 miles south of Kansas City, Mo., on one of the newest stretches of interstate in the nation, I-49, everything from major league sports to world-class shopping and dining are just minutes away.

## ACCESS TO MAJOR HIGHWAYS

Just 10 miles north of Belton on I-49 is a confluence of three major interstates: I-49, I-435 and I-470, known as “Three Trails Crossing,” which has the ability to accommodate a daily volume of 400,000 vehicles. This convergence offers rapid access to other major thoroughfares such as I-35 (north-south) and I-70 (east-west) — providing convenient access and an edge on transportation.



## REGIONAL ASSETS

Belton is less than two miles from Missouri Highway 150, which is home to CenterPoint Intermodal Center, a 370-acre facility anchored by KC Southern rail lines and the brand new National Nuclear Security Administration building, with 2,700 employees. MoDOT historical traffic count maps and model data from the Mid-America Regional Council (MARC) project that the existing traffic volumes on 150 can be expected to increase by roughly 60% within the next 20 years.

## ANTICIPATED GROWTH

Between 2000 and 2010, Cass County saw a **growth rate of 21%** (source: MARC, Regional Workforce Intelligence Network). Cass County's population forecast projects growth of 60% by 2040, according to Jeff Pinkerton, of MARC. Belton is the gateway to Cass County and is well-positioned and prepared for such growth. We are ready to accommodate future industry and our many nearby colleges and universities guarantee a highly educated workforce.

## DEMOGRAPHICS

	2015	2020
<b>MEDIAN HOUSEHOLD INCOME</b>	\$52,507	\$57,618
<b>MEDIAN HOME VALUE</b>	\$140,474	\$173,104

### POPULATION

Belton	23,400
Cass County	99,478
Kansas City Metropolitan	2,340,000
Median Age	35.10

### 2015 EMPLOYED POPULATION 16+ BY INDUSTRY

Agriculture / Mining	1.30%
Construction	8.40%
Manufacturing	9.40%
Wholesale Trade	2.00%
Retail Trade	13.70%
Transportation / Utilities	6.00%
Information	2.60%
Finance / Insurance / Real Estate	6.90%
Services	45.60%
Public Administration	4.00%

### UNEMPLOYMENT RATE

	Belton, MO %	Missouri %	National %
Current Unemployment Rate	4.00%	4.30%	5.00%

### EDUCATIONAL ATTAINMENT 25+

High School Graduate or Higher	90.40%
Associate's Degree	8.20%
Some College; No Degree	28.40%
Bachelor's Degree	19.70%
Graduate or Professional Degree	6.3%

Source: US Census Bureau / esri forecasts for 2015 & 2020

## MAIN STREET

Belton is home to a quaint Main Street that has maintained its distinctive character, and is host to many community events. Businesses on Main Street are diverse, from antique shops to restaurants, including City Hall and the MO DMV, attorneys, title companies, insurance and tax professionals and other specialty shops.



Small businesses are vitally important. In 2015, **34 new small businesses** applied for business licenses and opened their doors in Belton.

## AFFILIATIONS

Taking a regional approach to Economic Development, Belton is affiliated with Missouri Economic Development Council, Kansas City Area Development Council, Cass County Corporation for Economic Development and the Belton Chamber of Commerce.





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## **CONTACT**

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