

Photo by Brooke Letourneau



The Kauffman Center for the Performing Arts begins to take shape in downtown Kansas City, Mo.

KC news

KCNEWS IS A QUARTERLY GROWTH UPDATE FOR THE GREATER KANSAS CITY AREA, KNOWN AS **KCne**.

U.S. Bank Brings 1,100 New Jobs to KC Region

New Overland Park, Kansas Service Center will open Q2 2010

U.S. Bank is opening a new Service Center in the second quarter of 2010 in Overland Park, Kan., adding more than 1,100 new jobs to the Kansas City metropolitan area.

Mark Jorgenson, president of U.S. Bank in Kansas City, said, "U.S. Bank is excited and impressed with the labor quality in the Kansas City area, and we expect to draw top rate job applicants from the Kansas City metro. The service center will provide good local jobs and outstanding service to U.S. Bank customers."



Mark Jorgenson
president, U.S. Bank,
Kansas City

Following a nationwide search of more than 100 markets, U.S. Bank will open a new 185,000-square-foot Service Center at 12800 Foster St., in Overland Park, cited as one of the company's largest service centers. Total capital investment is approximately \$50 million. U.S. Bank currently has eight other service centers located across the country.

"This is an exciting day for Kansas," said Governor Mark Parkinson of Kansas. "U.S. Bank is a global leader that could have chosen to locate this facility anywhere in the country, but chose Kansas because of

our pro-business policies and highly skilled workforce."

"This has been just what the local economy needs—more jobs," said Carl Gerlach, Mayor of Overland Park. "Jobs are a crucial component of any successful community. In Overland Park, we are focused on bringing in new jobs. If we have high quality, good paying jobs, we will continue to be a destination for families and businesses, and remain a vibrant and prosperous city."



The new U.S. Bank Service Center employees will be joined by 130 U.S. Bank Multi-Service Aviation employees who currently work at another location in Overland Park. Employment growth is projected to continue in the service center over the next four years.

"We are very happy to have these jobs in our community, and we are confident that Overland Park's high quality workforce and location offerings will help them achieve their corporate goals," said Lavern Squier, senior vice president of economic development, Overland Park Chamber of Commerce.

usbank.com

KC Ups Inventory of Incubator Facilities, Science Parks

With newly available incubators and science parks, the greater Kansas City region offers even more opportunities for animal health and biosciences growth. From Topeka, Kan. to Columbia, Mo., there are three science parks totaling 505 acres, and 10 incubator facilities totaling more than 591,000 square feet. This represents a more than 85% increase in available development and facilities over the past five years.

The three science parks offer fully developed land sites for biosciences companies and support services. Columbia, Mo.; Blue Springs, Mo.; and Olathe, Kan., have all developed unique parks that include major university presence and research partnering opportunities.

KAnimalhealth.com

Kansas City Regional Incubator Facilities and Science Parks

REGIONAL INCUBATORS

- 1 Venture Accelerator
- 2 Enterprise Center of Johnson County
- 3 KUMC Biomedical Entrepreneurial Research Accelerator
- 4 KUMC KC Bioscience Development Center
- 5 University of Missouri Life Science Business Incubator
- 6 Independence Regional Innovation Center
- 7 Avvio Center
- 8 Christopher "Kit" Bond Science & Technology Incubator
- 9 Lawrence Regional Technology Center
- 10 Lawrence Bioscience and Technology Business Center

REGIONAL SCIENCE PARKS

- 1 Kansas Bioscience Park
- 2 Missouri Innovation Park
- 3 University of Missouri Discovery Ridge Research Park

UNIVERSITY OF MISSOURI COLUMBIA

KC: A Powerful Location for Advanced Energy Companies

Engineering, wind and electric vehicles are unique KC advantages

The Kansas City region's central location, interstate highway and rail access, competitive wage rates, industry leadership and highly-educated and productive workforce are a perfect match for companies in the advanced energy industry.



Advanced Energy Engineering

Engineering services and related companies contribute an estimated \$2.5B in annual revenue to the KC region. Approximately 150 engineering related firms employ more than 10,000 engineers in the region. The industry concentration, including both engineering and architectural services firms, is 70% higher than the national average. Midwest Research Institute, manager of the Department of Energy's National Renewable Energy Laboratory, is also headquartered in Kansas City.

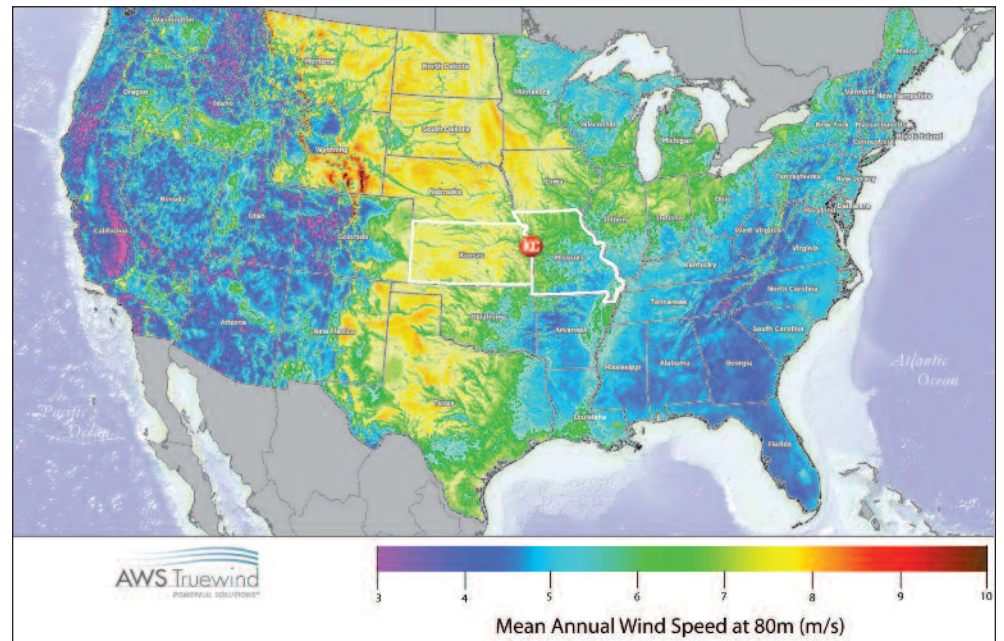
Wind Energy

The Kansas City region is located at the most central point of North America's Wind Energy corridor (see map) stretching from the Canadian border to Texas. Kansas City's central location and high wind energy generation potential provide a great opportunity for wind component manufacturers. KC's geographic proximity is valuable for headquarters and companies with advanced engineering needs.

Advanced Transportation and Battery Technology

The attraction of the U.S. headquarters and assembly operations for Smith Electric Vehicles, U.S. Corporation and battery manufacturing operations for Dow Kokam, has put the KC region on the map as an attractive location for this emerging industry. An existing auto manufacturing legacy with Ford and GM paired with a growing commitment to education and training programs in electric vehicles and advanced battery technology, emphasize a capable and ready workforce.

thinkKC.com



National Nuclear Security Administration (NNSA) Announces New KC Facility

CenterPoint Zimmer, LLC will lead development of 1.5M-sq.-ft. KC plant

The National Nuclear Security Administration (NNSA) has announced plans to build a 1.5 million-square-foot facility in Kansas City, Mo. The new Kansas City Plant (KCP) will be located on a 186-acre site just north of Missouri Highway 150 at Botts Road, and north of the CenterPoint Intermodal Center. The NNSA's new facility will be smaller, more flexible and more efficient than the Administration's current Kansas City plant.

The United States General Services Administration (GSA) selected CenterPoint Zimmer, LLC (CPZ), a new joint entity between CenterPoint Properties of Chicago, Ill. and Kansas City-based Zimmer Real Estate Services, L.C., as the developer of the project.

"We are pleased to be teaming with CenterPoint on this important project for the



NNSA and the Kansas City Area," said Dan Musser, CRE, senior vice president-principal at Zimmer. "This project not only allows for 2,100 jobs to remain in Kansas City, but it will also create 1,500 jobs during the construction and development phase."

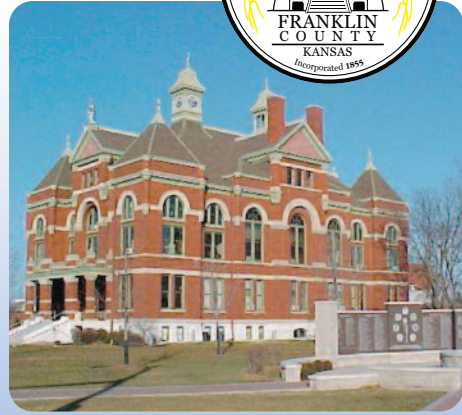
The new campus will be LEED Gold rated. The facility will include a green space, streamway and water feature, along with a walking trail

NNSA, continued on back, top of right column

COMMUNITY PROFILE | Franklin County, Kansas

Located 30 miles southwest of Kansas City, Franklin County is ideally situated for regional economic growth. Distribution and manufacturing facilities like **Wal-Mart** and **American Eagle Outfitters**, both located in the city of Ottawa, thrive in this part of the KC region.

Wal-Mart established its 1.3 million-square-foot distribution center in 1995, and



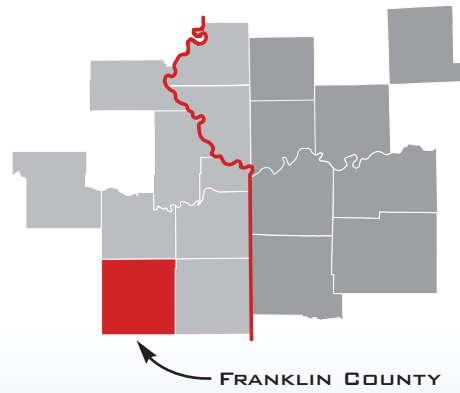
Dedicated in 1893, Franklin County's courthouse is regarded as one of the most outstanding works of architect George P. Washburn.

continues to be the county's largest employer, with more than 1,100 people. American Eagle Outfitters expanded its 320,000-square-foot warehouse to 1.2 million square feet and employs 700 people full-time, inflating to nearly 1,100 seasonally.

Kenel-Aire, the world's second largest manufacturer of pet-handling equipment, handles several of its manufacturing and warehousing operations from a 150,000-square-foot facility in Ottawa, Kan. The company sells to major companies like PETCO and Menards, as well as other pet supply stores throughout the U.S. and Canada.



Franklin County offers several agricultural and industrial developments. **Cargotec** assembles and distributes terminal tractors all over the world from its 200,000-square-foot facility in Ottawa. Schuffe Steel produces some of the largest steel-framed and support structures in the U.S. Steel beams for facilities like the Washington, D.C. Convention Center, the Memphis Sports Arena and the *New York Times* printing facility were fabricated and erected in the Ottawa, Kan. facility.



Interstate 35 and U.S. 59 cross through the county. The mainline of the **BNSF** is operated through the county, with more than 100 trains passing through each day. Nearby Edgerton, Kan. looks forward to welcoming a new BNSF intermodal center in the near future. U.S. 59 is completing its four-lane expansion project, allowing for more business in the county. Its proximity to major metro areas and transportation systems make Franklin County a strategic location for future economic, business and community growth.

ottawakansas.org

NNSA, continued from page 1

totaling near 30 acres. The construction of the new facility allows for road and highway upgrades. MODOT and the City of Kansas City will create a new diverging diamond interchange as well as improve the Botts Road connection.

Construction on the new facility will take approximately three years once started, totaling \$500 million in capital investment.

honeywell.com/site/kcp
nnsa.energy.gov

KC area RATINGS & RANKINGS

Area Development [09.2009]

Kansas City ranks the No. 5 among the "Top U.S. Distribution Logistics Locations." KC was noted for its innovative logistics activity, its accessibility to major consumer markets, as well as its capacity for growth.

BusinessWeek [10.2009]

Kansas City is among the 40 strongest U.S. metro economies. The region stood out for its number of notable U.S.-headquartered companies like Hallmark, AMC Theatres and H&R Block as well as its significant job growth.

KC SMARTPORT

U P D A T E

Keeping you up-to-date with information about the transportation, distribution and logistics industries in the greater Kansas City area.

Regional Freight Outlook: An in-depth look at KC's logistics assets

KC SmartPort recently released the KC Regional Freight Outlook, a study conducted by TranSystems Corporation which provides competitive data on the KC region. In the study, KC is measured against four major U.S. cities: Columbus, Dallas, Indianapolis and Nashville. Key criteria include market coverage, truckload shipping costs and rail connectivity.

The study found that Kansas City has the lowest overall truckload shipping costs due to its central location and proximity to major interstates, as well as the lowest overall travel distances to various markets. Of the five cities, Kansas City has the most connected rail network with direct service by five Class 1 Railroads. These existing assets, along with an abundance of shovel-ready sites in the region, make Kansas City ideal for distribution centers and freight-related business.

Kansas City also stood out among the five competitive cities for its availability of labor. Currently, only Dallas and Kansas City have an available civilian labor force topping one million workers.

**KC SmartPort and the MidAmerica Regional Council (MARC) teamed with TranSystems Corporation to conduct the Regional Freight Outlook. The comparison relied on data used from various sources—the U.S. Census Bureau, state and local government agencies and commercial data sources.*

KCSmartport.com

OHL succeeds in the 3rd Party Warehouse and logistics business in KC

OHL, a global supply chain management and logistics solutions company, operates more than 1.5 million square feet of distribution space in the Kansas City region. In the past 18 months, OHL has expanded its KC presence. KC SmartPort, along with Zimmer Real Estate Services and ProVenture, has completed more than one million square feet of warehouse lease transactions in the Kansas City region alone for OHL, including an 187,000-square-foot building in Kansas City, Kan. ohl.com

KC ANIMAL HEALTH CORRIDOR

U P D A T E

The KC region has the world's largest concentration of animal health industry assets with more than 125 companies representing one-third of global industry sales.

Since the launch of the KC Animal Health Corridor in 2006, the Kansas City Area Development Council, in concert with its partners, has expanded or recruited 16 animal health companies to the region and created 1,249 new jobs. The area has added \$60.7 million in new payroll and a total of \$846 million in new capital investment.

Connect with the Corridor

The North American Vet Conference (NAVC) and the Western Vet Conference (WVC) are two of the largest gatherings of animal health industry professionals in the world. The conferences provide an excellent opportunity for representatives from world-renowned animal health companies to network and build relationships with representatives from the Kansas City Area Development Council and the KC Animal Health Corridor.

The KC Animal Health Corridor will host receptions at both conferences in partnership with Brakke Consulting. The NAVC reception is being held Monday, January 18 in Orlando, Fla., followed by the WVC reception on February 16 in Las Vegas, Nev. Contact Lynn Parman (parman@thinkkc.com or 816.374.5627) for more information.

Join the KC Animal Health Corridor Group on LinkedIn. Go to linkedin.com to create a profile, or simply search "KC Animal Health Corridor" and join our group.

KCAAnimalhealth.com

Union Station: Office Space Within a Kansas City Icon

Union Station is a Kansas City landmark built in 1914. This iconic national historic structure is constantly reinventing itself and is currently the only project to benefit from a Bi-State Tax. Union Station is located south of downtown Kansas City, Missouri, and currently encompasses 850,000 square feet.

Office space in Union Station ranges from the traditional Class A to more creative environments with brick sidewalls, exposed ductwork, unique lighting fixtures and open ceilings. The office suites range from 1,500 to 35,000 rentable square feet. Union Station can accommodate any layout of space from private offices and conference rooms to open space for cubicles. Both Hallmark Cards and H&R Block have been tenants and the building is currently occupied by professional firms with "build to suit" tenant finish.



To learn more, contact Debora Field, Zimmer Real Estate Services, L.C.: 816-512-1030 or dfield@zimmercos.com.

available **KC** REAL ESTATE

BALL CONTAINER BUILDING: 1800 Reynolds Avenue

The 412,700-square-foot Ball Container Building is located at 1800 Reynolds Avenue, just west of I-435 and east of Chouteau Trafficway in North Kansas City, Mo. With 16 loading docks and two drive-ins, this building provides a convenient choice for distribution and warehousing



requirements. The building is situated in the Industrial District on 22-acres and features a mezzanine elevator with a capacity of 2,500 pounds.

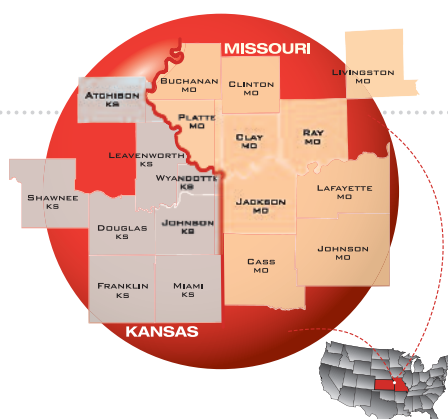
Contact Ed Elder, SIOR (eelder@winbury.com) or Douglas Hedrick, SIOR, CCIM (816-531-5303 or dhedrick@winbury.com) for more information.

KC kansas city AREA DEVELOPMENT COUNCIL

The Kansas City Area Development Council works to attract business, industry and talent to the 18-county, bistate Kansas City metro of two million people.

For confidential and professional assistance, please call our Business Development Team at 1.888.99KCADC, or fill out an information request form at thinkKC.com

ThinkKC, ThinkOneKC, OneKC and Smart City are registered trademarks held by the Kansas City Area Development Council representing the Kansas City Area. 2010



CO-CHAIRS: David Fowler, Managing Partner, KPMG, LLC
Pat McCown, CEO, McCownGordon Construction
PRESIDENT & CEO: Robert J. Marcusse
SENIOR VP, BUSINESS DEVELOPMENT: Tim Cowden
SENIOR VP, MARKETING COMMUNICATION: Martin Mini
EDITOR: Ashlie Hand
WRITER: Mary Noulles
ART DIRECTOR: Jonathan Knecht
DESIGNER: Kirk Buster