

Development Breakfast



The Partnership coordinated a development breakfast last month. The event was sponsored by Aquila. The 80 plus attendees were welcome by Partnership chairman Tony Sarver of Realty Executive. Attendees heard area developers talk about the challenges facing their development and industry sector. The panel was moderated by Partnership board members John Engelmann of Aquila and Tom Cole with S.M. Wilson Company.

John Ferguson with Ferguson Properties and the developer of Whitehall Station noted that infrastructure around that development is critical. Especially important is the transportation network along the south side of Liberty including the Flintlock overpass @ the South Liberty Parkway.



Doug Holmberg with Zion Securities talked about their proposed next phase along 152 in the Shoal Creek area. The mixed-use development could add another million square feet of commercial space including retail. Holmberg noted that the competition in the northland for retailers is significant. He counted seven new retail areas in Platte & Clay Counties along 152, I-435, 291, I-35.

Charles Small represented different industry sectors including office and light industrial. He noted that Oakwood Business Park has several new buildings underway. Small said that the office market in the entire KC metro area has its challenges right now.

Cardon Smith is with CBL & Associates, the national developer partnering with Ferguson Properties on Whitehall Station. Smith noted that this area has great potential. He said they are excited to begin the project here. CBL is the recent purchaser of Oak Park Mall.

Liberty City Administrator Curt Wenson said the development comes with challenges. For the retail sector, rooftops (housing starts) make the difference. Right now, there is a great deal of effort going into boosting Liberty's residential building permits.

After the meeting, attendees had the opportunity to review site plans and visit with the developers.



The Partnership's next development breakfast is scheduled for September 27th. That program will include Tim Underwood and Fred Buckley from the KC Home Builders Association regarding the status of the residential market.

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