

Light Industrial



The area abounds with entrepreneurial activity and small business owners.

Our business parks have companies that each employ 500 or fewer employees. The Liberty area has proven to be a small business haven.

Large employers enjoy the business climate here as well. Employers such as Hallmark, Pride Manufacturing, Continental Disc and R R Donnelly have had a long-term presence in Liberty.

Our historic downtown is considered a mixed use area. It is vibrant and active. Liberty is the county seat.

**105 N Stewart Court,
Suite 200**

Liberty, MO 64068

p: 816.883.2503

f: 816.883.2201

www.thinklibertymo.com



on the horizon ...

The City of Liberty is focusing on recruiting science and technology based sectors such as bioscience and advanced energy and the businesses that support them. Plans are underway to develop a premier, high tech business park. Special incentives will be considered for businesses in related sectors.

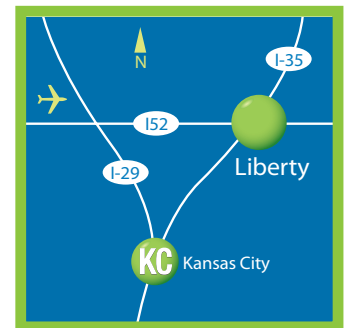
The Liberty area has targeted development sites including those at major intersections of I-35 and Highway 291, I-35 and Highway 69, along the 291 Corridor, I-35 and Highway 152, Highway 152 and Shoal Creek Parkway and greenfield areas along South Liberty Parkway – the thoroughfare that will connect I-35 and Highway 291 along the south side of Liberty.

From any of our business parks, a 15 minute drive can take you to...

Downtown KC, KCI Airport, Midwest Air Center (general aviation).

A 20-minute drive will take you to Arrowhead and Kauffman Stadium - home to the Kansas City Chiefs and the Kansas City Royals; southeast to Independence MO; and northeast to Excelsior Springs.

A 30-minute drive will take you to as far south as Overland Park, KS, or as far east as Blue Springs, MO, or straight west to the Kansas Speedway. You can literally get anywhere in the metro area in 30 minutes.



business opportunities ...

Location is critical for warehouse, distribution, manufacturing, production and other light industrial type companies and suppliers. That's why the Liberty area is the perfect location choice. Excellent access to and visibility from I-35, state highways and railroads are located in the area. AND KCI Airport is an easy 15 mile/15 minute drive. I-435 is within 3 miles, I-70 within 12 miles.

Targeted areas for this type of development include the Heartland Meadows Industrial Park, the Liberty Industrial Park, sites along the South Liberty Parkway, and buildings and sites along Highway 291. Many land sites are considered greenfield development requiring no demolition, relocation or environmental cleanup.



Liberty has experienced great success in the following sectors:

- distribution/logistics
- auto industry supplier
- publishing
- advanced materials/manufacturing
- life sciences

National retailers in the Liberty area include:

- Lowe's and Home Depot
- Wal-Mart, Super Target and Sears Grand
- Office Depot and OfficeMax
- Hy-Vee and PriceChopper
- Opening Soon - Dick's Sporting Goods

In a 1.5 mile stretch of Highway 152 there are more than 35 restaurants including:

Full service restaurants such as Olive Garden, Red Robin, Applebee's, Chili's

Self-order restaurants such as Planet Sub, Starbuck's, Culver's, Steak & Shake, Panda Express, Five Guys, BaskinRobbins, Schlotzsky's

existing and planned business parks ...

Heartland Meadows – light industrial park, existing, Phase 2 planned

- Located at I-35 and Highway 69
- KCI Airport is 15 miles, Midwest Regional Air Center is 5 miles
- Close to 400 acres
- Buildings and land sites available
- Park includes trails and lakes
- Existing businesses include R R Donnelly, Continental Disc, Action Mailing, Aspen Veterinary Resources, Wear-Concepts, Shaped Steel, O'Dell Publishing

Liberty Industrial Park – flex tech park, existing

- Located on Highway 291
- Liberty's first industrial park
- 4 lots remaining from 4 to 9 acres, buildings available
- Existing businesses include Smurfit-Stone Container Corp, Liberty Public Schools

Oakwood Business Park – flex tech park, existing

- Located between Highways 152 & 291 on I-35
- Interstate visibility
- 45 total acres, approximately 10 acres remaining
- Sites and buildings available
- Current tenants include Vari-Form Canada, Freedom House, Clay County Health Center, United Rentals plus a hotel

South Liberty Parkway

- 1000s of acres of greenfield sites including property adjacent to Ford.
- Land uses along the Parkway include light industrial.

taxes ...

Liberty offers tax rates that are lower than most other metropolitan areas throughout the nation, and are competitive within the Kansas City region.

The City of Liberty property tax levy is \$.9957 per \$100 assessed valuation according to the Clay County Assessor's Office.

The assessed value for:

- Personal property such as vehicles is 33 1/3% of market value
- Real estate property assessed value is 19% for residential
- Real estate property assessed value is 32% for commercial
- Real estate property assessed value is 12% for agricultural property

incentives ...

Recently, the City of Liberty has taken proactive and aggressive steps to put policies in place that promote and support business growth. Policies that could provide a high percent of tax abatement. This assures that when companies plan to expand or locate in the Kansas City metro area, Liberty is one of the first places they consider. The new incentive programs clearly demonstrate the commitment to bring new jobs to our community while developing a more diverse and viable tax base.

The **light industrial policy** allows property tax abatements up to 75 percent for new light industrial businesses that invest \$6 million and bring 50 new jobs to Liberty. The City will also allow property tax abatements up to 90 percent if:

- a percentage of higher paying jobs will be included;
- the buildings will be certified by The Leadership in Energy and Environmental Design (LEED) Green Building Rating System; or
- the project will be located within a "green" park.

The City of Liberty recently was approved by the State of Missouri for an **Enhanced Enterprise Zone (EEZ)** designation. The Missouri EEZ program authorizes a partnership between the State and local communities to provide financial incentives for certain qualifying projects. For the City of Liberty, in its endeavors to provide a tool box of alternative incentives, this would provide a stimulus for new or expanding businesses to create jobs in targeted industry sectors.

This program consists of two types of financial assistance for qualifying projects: local real property tax abatement and state income tax credits. To receive State income tax credits for 5 years and local real property tax abatement of 50% for 10 years if:

- the business is located in an approved Enhanced Enterprise Zone Area
- the business must be one of the approved business clusters
- a new or expanded business must create and maintain two new employees and \$100,000 new investment; or a replacement business must create and maintain two new employees and \$1,000,000 new investment
- a business must provide health insurance and pay at least 50% of the premium for all full-time employees