

# The Review

Parkville Economic Development Council

2<sup>nd</sup> Quarter 2022 Newsletter



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## Park Hill School District Update



Dear Park Hill community,

My time as superintendent is nearing its end, and I want to thank you for your continued support of our Park Hill schools. I have truly loved serving in the district the past 17 years, especially the last six as your superintendent.

During my time, I have seen Park Hill grow in many ways. We built three new schools, a transportation center and a support services building, and we bought land to build a 12th elementary. All of this was made possible through your support of our no-tax-increase ballot questions.

We have also grown support for our students. We created programs and measures to help us prepare each student for their future college and career plans, including hands-on professional studies opportunities. We trained our staff in culturally responsive teaching practices, and we removed barriers through our program equity audits and our Diversity, Equity, Inclusion and Belonging Council. We even re-visioned the high school experience through the LEAD Innovation Studio.

I am proud of the ways we supported each child in our schools.

The next time you get this newsletter, you will see a new face and a new name in this section, and I couldn't be more thrilled that face will be our next superintendent, Dr. Mike Kimbrel. I am confident he will lead our district with integrity and excellence, and I know he will continue our Park Hill tradition of putting our students and staff members first.

Park Hill will always hold a special place in my heart, and I will be cheering for the Park Hill schools and community for the rest of my days.

Sincerely,  
Jeanette Cowherd  
Superintendent

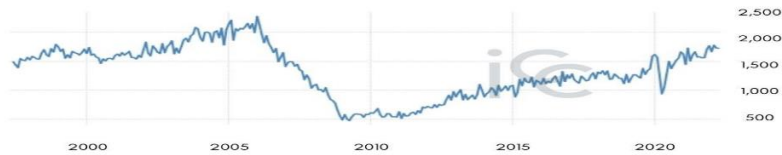
## 2022 Real Estate Report for Parkville

Audra Heller & Associates

### What is taking place in the local real estate market?

Watching TV may put the fear in you to buy or sell a home right now. This fear tactic is not looking at the historical facts! We have been spoiled with low interest rates... RECORD LOW interest rates. The facts are that we have a housing shortage, nationally and locally. A good healthy market is a 3–6-month supply. Platte County does not have a one-month supply.

Most economists and real estate industry experts are predicting the continued increase in home prices for several years to come due to the increase in population and the fact that builders haven't been able to keep up with this increase since the 2008 recession. The graph below indicates the number of new construction trends per the US Census Bureau and the huge dip in 2008 and another dip in 2020. Therefore, we will continue to see home prices and rent increase despite interest rate increases and the recession.



SOURCE: TRADINGECONOMICS.COM, U.S. CENSUS BUREAU

In the Platte County area, we are feeling this shortage and an increase in home values compared to the entire metropolitan area, which includes both sides of the state line. The average price of homes has increased 14% compared to 2021 in Platte County. In the Midwest, we typically don't see these large increases. This increase in equity has helped homeowners move up into a larger home or do a remodel of their current home. These numbers also show we do have buyers wanting to move to Platte County, but there is a shortage of inventory. We need more new construction to keep up with the demand.

Market Stats thru May 31, 2022	
Platte County	Kansas City Metro
<p><b>Historical Average Sales Price</b> Rolling 12-Month Calculation</p> <p>Current as of June 7, 2022. Report provided by the Kansas City Regional Association of REALTORS®. All data from Heartland Multiple Listing Service. Report © 2022 ShowingTime.</p>	<p><b>Historical Average Sales Price</b> Rolling 12-Month Calculation</p>

## The Review

Platte County	January - May 31, 2021	January - May 31, 2022	Change	Greater Kansas City	January - May 31, 2021	January - May 31, 2022	Change
Number of Closed Sales	761	735	-3.4%	Number of Closed Sales	16,163	15,892,	-1.7%
Average Sale Price	\$355,450	\$394,053	+14.4%	Average Sale Price	\$293,964	\$327,443	+11.4%
Days on Market	33	30	-9.9%	Days on Market	30	25	-16.7%
Supply	.9 month	.9 month	0%	Supply	1.1 month	1 month	-9.1%

Data provided by the Kansas City Regional Association of REALTORS® and from Heartland Multiple Listing Services. Report as of 6.7.22.

## 2022 Economic Development updates:

Highway 9 Improvements:

- Phase 1
  - Completed and in use!
  - Great sidewalks
  - Additional traffic controls
  - Additional pedestrian and streetlights
- Phase 2
  - In planning phase



Creekside Development:

- Since 2019, over \$250 Million Invested
- 470 Households built
- 40,000 sqft of retail
- New developments breaking ground: Wells Bank, Taco Bell, Bubbles Liquor Store, Mixed Use, Capital Electric, CharBar, XGolf, Plaza Mariachi, Gusto Coffee Shop, Nail Salon, BoHo Brewery, Blush Fitness, Smoothy King
- 2022 baseball season is in full swing
- Creekside Hotel is open and busy!



To learn more about this wonderful development please check out these websites:

<https://creeksideparkville.com/>

<https://www.youtube.com/watch?v=T-fz99TBV0I>



## The Review

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Apex Development:

- Two retail locations
  - Fast Food location has completed their initial plans, will be submitting to City soon.
  - 6,000-8,000 sq ft retail space still available for development on eastside of development



## Redevelopment in Parkville:

Parkville Commons:

- Acre Restaurant will be opening soon!
- This will be an exciting new venue for quality food. We are happy to see them invest and open in Parkville!



## 2021-2022 Parkville Economic Development Council

PEDC would like to take this opportunity to thank the entire 2021-22 Board of Directors for their support and guidance through my first year here in Parkville. This is a great community and PEDC is proud of the work we have accomplished with community leaders and developers to enhance the quality of life here in Parkville, MO.

Director	Company	Director	Company
Scott Lehr	Engaged Companies	Kevin McDonald	Consolidated Water #1 Platte County
Sam Stahnke	ARCO National Construction KC-LLC	Sandra Knoernschild	Parkville Storage
Gina James	UHY Accounting	Dr. Greg Moore	Park University
Jason Henrie	Central Bank of Midwest	Dr. Jeanette Cowherd	Park Hill School District
Dale Brouk	Five Star Lifestyles	Marsha VanDever	Parkville Area Chamber of Commerce
Dr. Larry Rideaux	MCC-Maple Woods	Austin Jones	North Kansas City Hospital
Dean Katerndahl	City of Parkville	Wm. Christopher Cline	Confluence
Bradley Cole	American Missouri Water	Brian Mertz	Parkville Development-140 LLC
Adele Ducharme	St. Luke's Hospital-Northland Hospital	Susan Newburger	Newburger Foundation
Greg Darkenwald	Capital Electric	Greg Plumb	City of Parkville

Advisory Board	Companies	Advisory Board	Companies
Bryan Blizzard	GBA	Jacob Wilson	Weston Bank
Jesse Chamberlin	Johnny's Tavern	John Engelmann	Evergy
Kelly Putnam	Main Street Parkville Association	Audra Heller	Keller Williams-KC North
Bridget Mendoza	Blue Tree	Tina Chace	Platte County EDC
Michael Short	Stifel	Michelle Ford	YMCA
Blake Moss	Commerce Bank	Alexa Barton	City of Parkville
Katie Valentine	Wells Bank	John Bell	Bell Management
Wylie Saulsbury	10&2 Coffee	Theresa Garza	Spire
Sam Faulkner	Mid-Continent Public Library		

## Membership Campaign 2022-23

### April 5, 2022, Elections

An investment in the Parkville Economic Development Council (PEDC) is an investment in the future of your business and Parkville as a whole. By helping ensure the vitality of Parkville's economy, you contribute to the long-term success of your business as well as others. The PEDC provides opportunities to make a difference in our community's future by uniting with other prominent business leaders to directly impact the area's future growth. Seventy percent of the PEDC's funding is provided by private memberships with the remainder from the City of Parkville. Every member has a crucial role to play in the success of the PEDC mission. Here are a few of the ways PEDC keeps investors involved.

- **Inside Information** - As a member, you will have first-hand knowledge of new companies coming into the area or existing companies expanding their business.
- **Business Referrals** - We help you grow your organization by providing direct business development opportunities when appropriate.
- **Business Relocation/Expansion Incentives** – When you're ready to move or grow, the PEDC can help you find local or state incentives, select your new site and look for other cost-saving initiatives.
- **Special Recruitment Initiatives** - Members often provide specialized support for major recruitment initiatives, including headquarters attraction, technology, transportation, and manufacturing.
- **Prospecting and Events**- EDC events give members an opportunity for personalized business-to-business marketing and networking.
- **Research and Education** - Access to key information on new business developments, economic trends, and changes in the marketplace. Let us know what information you need (economic data, demographics, incentives and more) and we will help you find it.
- **Conversation and Influence** - Access to the region's key decision makers from both private and public sectors. Have a voice and influence government decisions on taxation, permitting, transportation, laws and policies that affect the business climate.

If you are interested in joining PEDC, please contact Ed Linnebur at [Ed.Linnebur@parkvilleedc.com](mailto:Ed.Linnebur@parkvilleedc.com) or call at 816-268-5006. Ed Linnebur will email you an invoice for payment and the application for this year. We are offering payment by credit card or ACH on our invoice, you are also welcomed to view our website to learn more about PEDC, at [www.parkvilleedc.com](http://www.parkvilleedc.com)

The Parkville EDC is organized as a 501(C) 6 under the IRS Tax Codes.

Parkville EDC  
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