

# KCMO Opportunity Zones

## ● Priority Area: Blue Valley Industrial District

### What is the Blue Valley Industrial District?

Kansas City's Blue Valley Industrial District is a predominantly industrial and commercial corridor that extends from the Missouri River south along the eastern city limits of Kansas City. Prior to the 2000's, this area had seen a significant amount of disinvestment, both from in the form of business from the private sector and reduced infrastructure spending from the public sector. While the area supports a robust industrial economy through a mix of manufacturing, warehousing, and distribution, this can present a challenge for firms to redevelop and repurpose properties. Understanding the industrial capacity of this district, both public and private entities have taken great strides in recent years to redevelop the area. With the introduction of Opportunity Funds, there are more ways than ever to contribute to the growth of the Blue Valley District, our businesses, neighborhoods, and residents.

### Community Development

The Blue Valley Industrial District has seen a variety of community investments from both the public and private sectors in recent years.

The area's Metropolitan Community College continues to offer training programs that equip our residents with professional skills employers need in their organizations. This campus offers a variety of programs including Industrial Apprenticeships, Computer Systems and Administration, Engineering Technology, Industrial Facilities and Maintenance...and more.

Also in the Blue Valley is the Kansas City Museum, a central piece of Kansas City's developing cultural renaissance that also partners with community organizations to provide educational and service-oriented programs to the community. The museum is currently under renovation while a new expansion is completed.

On the private sector side, Cerner's expansion into the Blue Valley region involved commitments of \$2 million to local neighborhoods, as well as a \$6 million commitment to the Hickman Mills School District.

For more information on highlighted projects, investments, and initiatives, feel free to visit the links below:

- [Metropolitan Community College](#)
- [Kansas City Museum](#)
- [Cerner Innovations Campus](#)
- [City Area Plans](#)
- [Custom Truck](#)
- [J. Rieger & Co.](#)

### Others Are Already Investing

Between 2010-2017 private investment in Blue Valley totaled \$574,820,990

### Our City's Investing in Blue Valley

Between 2004-2017 public investment in our City's infrastructure and public facilities totalled more than \$700,000,000. In Blue Valley that means:

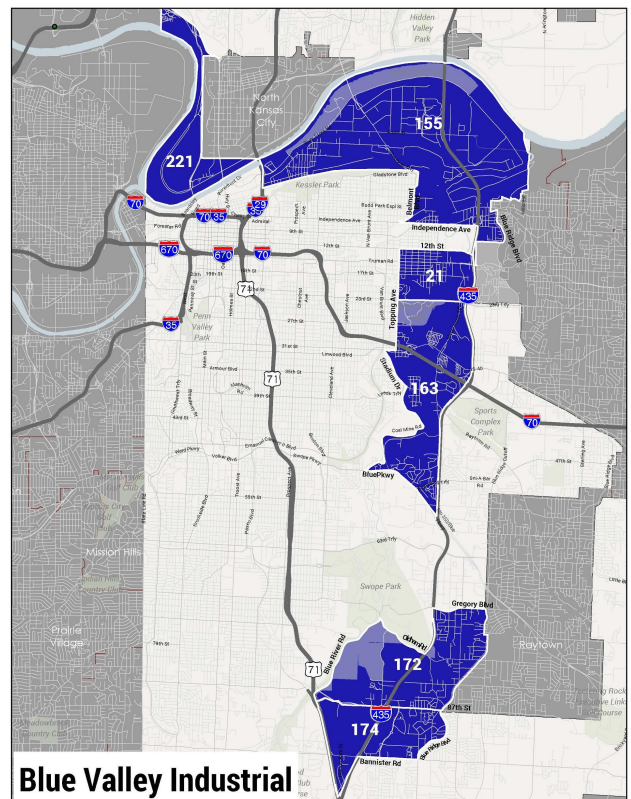
- Better Flood Control
- Better Roads
- Better Bridges
- Greater Transit Access
- Airport Improvements

### We can help you invest in Blue Valley!

Kansas City Missouri has a number of economic development incentives available in this area, including:

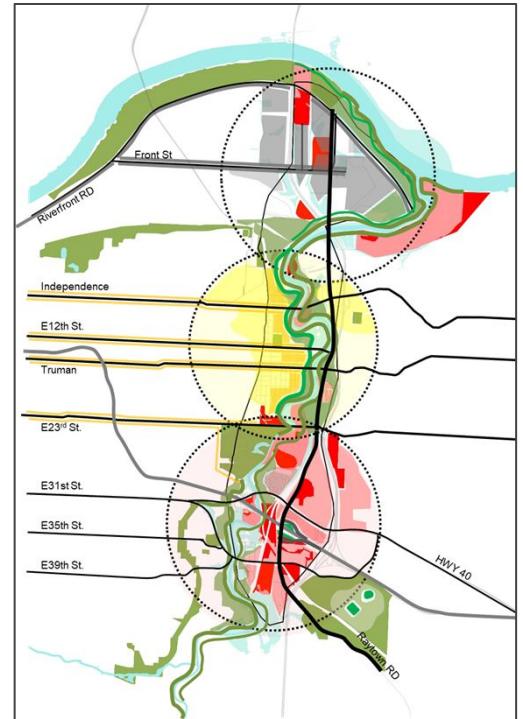
- [6 Tax Increment Financing Areas \(TIFs\)](#)
- [Chapter 353 Area](#)
- [4 Planned Industrial Expansion Areas](#)
- [2 Urban Renewal Areas](#)
- [State of Missouri Enhanced Enterprise Zone](#)
- Shared Success Fund

To find out more about these incentives, visit [www.edckc.com/development/development-resources/](http://www.edckc.com/development/development-resources/)



# Exploring Blue Valley

**Profile:** The Blue Valley District's proximity to rail, river and ground transportation, major sport venues, cultural attractions, and an existing workforce leave this area well-equipped to support a variety of investments and business types.



**J. Rieger & Co** have sought to become a cornerstone of the East Bottoms neighborhood through their \$14.6 million expansion, set to be completed in the Spring of 2019.

**Custom Truck** was awarded by the EDC for their contributions to the Kansas City economy through their \$15 million expansion. Custom Truck provides a myriad of services for industrial businesses in the area.



**Cerner's Innovation Campus**, a 770,000 square foot facility, is on pace to finish 2 additional phases by 2020. The campus marks a \$4.5 billion investment within the Blue Valley opportunity zone.