

LINWOOD SHOPPING CENTER REDEVELOPMENT REPORT

WINTER 2017



PIZZA HUT NOW OPEN!

MINORITY CONTRACTORS SPOTLIGHT:



Founded in 2012, by fourth-generation bricklayer **Cornell Lee**, **A K Lee Construction,**

LLC is bringing Linwood Shopping Center to life brick by brick. The Division 4 masonry, tile and stone-laying company has been hired to complete the exterior brick work for the Sun Fresh market. Laying the brick and seeing the outer walls and structure of the store take place has been exciting for Lee.

“My father was a bricklayer, my grandfather was a bricklayer, and my great-grandfather was a bricklayer,” said Lee. “I always have enjoyed the trade.”

Long and short-term goals for A K Lee Construction include continued growth and talent development that will lead to becoming an industry leader in masonry.

“This project represents revitalization to the area and the community. It will improve the quality of life for residents and bring midtown up to a quality business level,” says Lee. He believes the area has lacked opportunity for some time and that the development creates opportunities for both residents and contractors. All that is left to do now is wait for the development to move along in tandem with the company’s motto – “Stand back and watch us grow.”

Linwood Firms Provide Leadership Opportunities for Two Recent Graduates

Just one year ago, December 2016, a phone call at just the right time changed **Preston D. Graham’s** career path.

“Luckily, I just happened to call the company about employment after graduation and they took me on full-time,” said Graham, field engineer for A.L. Huber General Contractor, for the Linwood Shopping Center Redevelopment. Preston graduated from the University of Central Missouri with a Bachelor of Science in Construction Management with a minor in Business Administration.

He is excited about the opportunity to anchor the new development with a Sun Fresh Market to serve the growing needs of the east-side Kansas City neighborhood. The addition couldn’t come soon enough in Graham’s opinion.

“With the lack of grocery stores in the area, it was time for that to change. This grocery store will proudly serve the people who need it most, the residents of this community for hopefully many years to come,” Graham said.



“Never be afraid to ask questions or challenge yourself. Keep an open mind toward any experience and ensure you get the most out of it.” That approach to life led to **T.J. Moon’s** trajectory from an intern at **Yaeger Architecture** to an Architectural Intern. Working with Yaeger – redevelopment team member for the Linwood Shopping Center – through his junior and senior years in college provided Moon with a well-rounded experience in the field. This experience would ultimately lead to him being offered a full-time position as Architectural Intern after graduating from the University of Kansas in 2017 with a Master’s in Architecture. As an Architectural Intern, Moon supports the architects of the Linwood Shopping Center Redevelopment project, while developing the skill set he needs to obtain his architectural license.

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MINORITY CONTRACTORS SPOTLIGHT:



Helping new entrepreneurs navigate the learning curve and building strong community relationships are among the goals of **Rondale Bradford**, owner of **Bradford Interior Group, LLC**. Through a relationship with the construction industry that spans 10 plus years, Bradford started his business in 2002 after what he believed was unfair treatment on the job with a former employer.

“When I started on my own I learned a lot through trial and error,” said Bradford. “I made mistakes, but eventually I learned how to navigate the industry and the business community.”

Bradford credits continuously expanding his network and having regular conversations with successful business owners with helping him learn some of the necessities of running a successful business. He also recognizes the benefits that minority and small contractors can reap from advocacy and good relationships; benefits that can often lead to success. And according to Bradford, the success of these businesses can turn around the perception of the Linwood Shopping Center redevelopment area.

“As the grocery store becomes a standard in the community, other opportunities will emerge,” said Bradford. “We can create a hub of employment for the area,” he added. In addition to the opportunity that this project offers for contractors, it all comes back to relationships for him. “We will only be as strong as our relationships.”

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“This goes beyond passing the examination,” says Moon. “Working as an Architectural Intern helps me develop the work ethic required to be a successful project architect.”

In addition to the valuable work experience, Moon is excited about giving back to an area he called home while growing up at East 39th and Bales Avenue. The positive changes emerging within the community is about more than adding a grocery store to Moon. For him it serves as a sign of progress for the community, an indication that their needs are being addressed, and that their voices are being heard by officials. “Before the addition of the Sun Fresh store, the area was considered a food desert. This community investment will encourage people to stay and will hopefully act as a catalyst for growth,” said Moon. And for an up-and-coming architect like Moon, this project is just the challenge he needs.

PROJECT TEAM MEMBERS:

MANAGEMENT: CITY OF KANSAS CITY, MO

DEVELOPERS: LINWOOD SHOPPING CENTER INITIATIVE, LLC; LINWOOD BOULEVARD

DEVELOPMENT, LLC; WOODSONIA REAL ESTATE, INC; LIPARI BROTHERS

GENERAL CONTRACTORS: A.L. HUBER; 4SIGHT CONSTRUCTION GROUP

ARCHITECTS: YAEGER ARCHITECTS, INC.; BUILDERS BY DESIGN, LLC

CIVIL/STRUCTURAL ENGINEER: TALIAFERRO & BROWNE, INC

MECHANICAL/ELECTRICAL/PLUMBING ENGINEER: GPW ASSOCIATES, LLC



Neighborhood representatives meet with business owners and operators of the Sun Fresh store and developers of the project. From left, standing: **John James, Dennis Robinson, Elbert Anderson, John and Pam Lipari** (Lipari Brothers), **Don Maxwell, Karen Slaughter, Marlon Hammons, Karen Boyd, and John Wood**. Seated: **Margaret May, Teola Powell and GG Owens**.

A.L. Huber Superintendent **Steve Hall** (left) gives **Councilman Quinton Lucas** a tour of the redevelopment and update on the project.



Jermaine Reed @JermaineReed

So exciting! The Redevelopment’s synergy is attracting new tenants, Pizza Hut, Metro PCS, others!



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FOR MORE INFORMATION, CALL 816-513-3200,
CITY OF KANSAS CITY, MO PROJECT MANAGEMENT.

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