

30

floors of the finest office space in the heart of the city. Spectacular views. State-of-the-art fitness center. Valet parking. A connection to the connected. Our name says it all. City Center Square. **The Center of Influence.**



CITYCENTERSQUARE.COM

APRIL 2008

CITY CENTER NEWS



Kansas City Live being prepped for its Grand Opening on March 6

Downtown Neighbor: The Power & Light District

City Center Square's biggest, newest and most exciting new neighbor is open for business – The Kansas City Power & Light District! After decades of decline in downtown Kansas City, two years of construction, inconvenient street closings and parking confusion, the \$850 million entertainment district is officially open. Officials from Cordish, the Baltimore-based developers of the District, local Cordish staffers, and Kansas City dignitaries, including Mayor Mark Funkhouser, welcomed the public to the gathering space called Kansas City Live with a ceremony and presentation on Thursday, March 6th.

Though some venues are not open yet, those that are offer everyone at City Center Square a wide variety of dining and entertainment options, from casual to upscale, and within all price ranges. And they have all been even busier than expected, especially during the recent Big XII tournament. McFadden's added an 8:00 am breakfast that proved to be wildly popular and the Bristol has overstaffed since its February opening.

City officials have worked to make the eight-block district convenient, inviting and safe for both downtowners and visitors, with new streetscapes, parking and newly installed security cameras. The Downtown Community Improvement District provides uniformed staffers to sweep litter, wash sidewalks and give directions.

Both out-of-towners and locals have been impressed by the District and its early success. "I went to the grand opening of Gordon Biersch Brewery on Saturday, the 8th, and it was packed!" says marketing and advertising consultant Brian Justice. "Afterwards we went to the Bristol, which had a great crowd. We left around 11:30 pm, and the area was still full of people. Big crowds in downtown Kansas City on a Saturday night... It's something I never thought I'd see. It's so great to see Kansas City becoming a real city again!"

New dining and entertainment options in the Power&Light District for City Center Square tenants include:

- *Angel's Rock Bar*
- *Bristol Seafood Grill*
- *Chefburger*
- *Chipotle*
- *Vinino*
- *Famous Dave's Bar-B-Que*
- *Fuego*
- *Gordon Biersch Brewery*
- *Howl at the Moon*
- *Lucky Strike Lanes*
- *McFadden's*
- *Raglan Road*
- *Ted's Montana Grill*
- *Tengo Sed Cantina*



Welcome to Roger Mathews and Executive Financial Partners



Roger Mathews, owner and founder of Executive Financial Partners, moved his growing company to City Center Square this past month.

Mathews started his career in the asset management business working with MetLife. He founded EFP in St. Louis with a friend and decided to expand to Kansas City in 2007, ultimately breaking off from the St. Louis branch and going his own, independent way. Originally officing from a Ward Parkway

location and needing more space to house his rapidly growing firm, he decided to focus his sights on the growing downtown area. After espying the amenities at City Center Square, without any hesitation, he opted for some great space (and neighbors) and has settled right in.

Mathews describes his business as a “holistic financial firm.” He’s passionate about looking at his clients’ complete financial picture before making recommendations and taking action. According to Mathews, most of his competitors focus on a specific area. They sell you insurance or they manage your investments. Mathews and the agents that comprise EFS believe that they owe it to their clients to pay attention to all the little details. They adhere to the belief that they sell quality of life. And, if they don’t do their homework and find out whether a client has the right amount of insurance coverage, for example, and something happens to

the insured, then the quality of life for the surviving spouse and family naturally goes down. They believe it is their job to ensure that all of their clients enjoy the optimum quality of life because they have been smart enough to make sound, well-founded decisions about their finances. And it’s Mathews and his colleagues at Executive Financial Partners’ job to provide information, advice and guidance along the way.

EFP has a very diverse clientele base. In addition to working with a myriad of small businesses, they work with clients ranging from middle America working men and women and also work with people with high value portfolios. “When it comes to money, we all need to make good decisions and work with what we’ve got. We have positioned ourselves as the general practitioner of the wealth-management business – we do it all,” says Mathews. Mathews and his staff are independent, so they are nothing like the millions of other companies who provide insurance, investments and mortgages and have someone else’s interests at heart. They only focus on things that make sense for you and your family. “And what a nice feeling that is, at the end of the day, knowing you’ve done the best for your clients and the people who are important to them.”

So, whether you have an investment question, need some guidance about life insurance, need any financial assistance in any way whatsoever, or just want to get acquainted with someone who believes in doing the best for you and your family, Mathews welcomes you to stop in and say hello.

Classifieds

We invite you to submit your Classified Ads to the City Center Square Newsletter. We have created this forum for our tenants’ use. Whether you’ve got a car to sell, toddler toys that your kids have outgrown, or other things appropriate for our tenant classifieds, we would love to hear from you.

Submit your classified ads to us at brian@lodencommunications by the 15th of each month for the inclusion in the following month’s newsletter.

April Anniversaries

Cuneo, Lawson, Shay & Staley, 28 years
Kansas City Business Journal, 3 years
Christopher Video, 2 years

This Newsletter is intended for the benefit of our City Center Square tenants. Please let us know if there is something you would like covered in the newsletter, an interesting story you would like us to report on or a tenant you would like to see profiled. Our goal, as always, is to make your experience at City Center Square the best it can be. Please send any comments or suggestions to Susan Moore at smoore@winbury.com



City Center Square's Own 'Kansas City Bomber'



City Center Square's Pandora Thomas on the job at McDaniel Hazley Group, Inc.

Who would have guessed that a local mom and Account Insurance Representative would moonlight as a hard-hitting, butt-kicking roller derby queen? Pandora Thomas, with her unique name and spunky attitude, does just that.

A Kansas City native, Pandora lived in a small southern Missouri town for some of her early junior high and high school years. After graduating from Fort Osage High School, Pandora attended Longview Community

College and Park University. After graduating, Pandora entered the Insurance industry, and she has been working in that field for 15 years.

Pandora has been an Account Insurance Representative for McDaniel Hazley Group, Inc., for four years, and her job actually got Pandora into the mother of all contact sports, Women's Flat Track Roller Derby (WFTDA). "My boss saw an ad for derby tryouts and thought I would be a dead ringer," says Pandora. "I guess he thought I was aggressive and had the personality to match. I already had a derby-sounding name, "Pandora," my size and stature did not hurt, and I was playing on an all male recreational Ice Hockey League. And heck, if my boss was suggesting it, I figured I should check it out!"

Her boss was onto something! Pandora tried out and was soon a member of the Victory Vixens. Every derby girl adapts an intimidating, clever name, and it was there that Pandora, however, hit a snag. "Pandora' was taken and you can't have duplicate names in derby," she explains. "So I came up with something that played off of my own, real name and something that every skater should fear: Bad Omen."

Bad Omen's team is part of the Kansas City Roller Warriors (KCRW). The other three teams in the KCRW are the Dreadnaught Dorothies, the Knockouts, and the Black-eyed Susans.

The best rollers from the four teams are chosen for the travel team, the Roller Warrior All-Stars. This past October, the KCRW All-Stars traveled to Austin for the WFTDA National Championships, taking first place. "We were the underdog and had nothing to lose," says Pandora. "We never gave up. Also, our coaches took us to a new level of skating and hitting this year." Her favorite memory of the derby is "the last minutes of our game against Rat City (Seattle) when we won the game and the entire crowd rushed onto the track to congratulate us."

Pandora anticipated and fully accepts one 'side effect' of being a Roller Derby Girl: Injuries. "I had stitches above my left eyebrow from Dirty Britches, and Jade Lightning gave me a black eye during Death Ball (A fast, loose and casual game, like rugby and soccer on skates, for players to let off steam during practice.) I was not about to let her score. It's normal for me to get bruises each week on my thighs and hips. I have some lovely pictures."

Pandora is looking forward to the upcoming Derby Season, especially the thought of taking the inter-league Championship away from the Dreadnaught Dorothies. The first match "Bloody Valentine" is on February 16th against the Denver Roller Dolls at the Winwood Skate Center, 4426 N.E. Winn Road. The first game of the regular season



... and in the rink and in character as 'Bad Omen'

is March 29th at Hale Arena at the American Royal. All matches start at 7:00 pm. More information about the KCRW can be found at www.kcrollerwarriors.com so, when you're looking for something new and different to do, come on out and watch the Roller Derby girls go!

Pandora lives in the Kansas City area with Jade, her 12 year old daughter and biggest fan, along with a boxer named Brutus and a miniature Italian Greyhound named Julius.



Chattin' Up with Wrap It Up



Nader and Ruba Salameh, owners of Wrap It Up

The City Center Square Food Court is a hubbub of activity at lunchtime, with most people using this time to take a break, get something to eat and relax for an hour before heading back upstairs. For Nader Salameh, the owner and manager of Wrap It Up and KoKo Teriyaki in the Food Court, however, his busy day is its peak.

In the food industry for 25 years, Salameh moved to the United States from Jordan in 1977, living in California until 1995. While there he worked on lunch "catering trucks", vehicles fully equipped to cook food on-site and serving large, busy office complexes.

Upon moving to Kansas City, Nader owned a restaurant across the street in Town Pavilion, where he learned that building management and staff play a major role in a restaurant's success. "City Center Square management keeps the building neat, and this is the busiest food court in town, so it's great for business," says Salameh. In 2007, Salameh took over KoKo Teriyaki, and in February 2008 he opened Up a Tex-Mex restaurant called Wrap It Up.

While most restaurateurs are enthusiastic about the growth of the retail and dining outlets downtown, some in the food industry worry that all of the new restaurants will lead to increased competition. Salameh isn't worried, though. "Food courts are wonderful for groups of people going out to lunch. They have many options for different types of food." Plus, Nader knows that the key to keeping his solid clientele is putting on the personal touches. "I bend over backwards for my employees and my customers. I know most of our regular guests on a first name basis, and it allows me to joke with them and personalize their experience."

That personalized experience and great food are what keep people coming back to KoKo Teriyaki and Wrap It Up. Salameh says that the Wrap It Up's Beef Nachos are the best because "We melt our own cheese . . . It's not that stuff from a can." At KoKo Teriyaki, he recommends the Sesame Chicken, the Lo Mien Noodles, the Black Pepper Chicken, and the egg rolls. Nader smiles, "Our egg rolls are amazing. I get compliments on them all the time. I just tell people that I get up at 3:00 A.M. every morning to make them. I doubt they believe me."

Behind every successful man is a strong support system. In this case, his wife, Ruba, who works beside him every day in the restaurants. The Salamehs have two small children – a boy, 3, and a daughter, and two pet birds round out the family.

With two successful businesses already underway, continued downtown development, and supportive management at City Center Square, Salameh is optimistic about the future. "I would love to have a Greek/Mediterranean restaurant, serving good, traditional fare," he says. Until then, tenants have yet another delicious food option 'in the neighborhood.'

12th & Baltimore



By Susan L. Moore
General Manager

What are we doing? We are covering the anodized bronze aluminum trim with clear anodized aluminum to give it a fresh new look of silver. When this entrance has been completed, we will move down to the 11th & Main entrance. Then the next step will be to replace the manual and revolving doors at all four entrances. Once the doors have been delivered, we will shut down each entrance for a week to remove the old doors and install new.

We apologize for any inconvenience this may cause but we know you will be pleased with our new look. Watch our progress and let me know what you think.



Calendar of Events

Did you know that Kansas City's Convention and Visitors Association is headquartered here in City Center Square? You can get a complete calendar of events and happenings throughout the entire metropolitan area by visiting them at www.VisitKC.com, but here are a few attractions that are within a few minutes of City Center Square. Dates, pricing, etc. are subject to change, so be sure and use the phone and website information to confirm all details about events that interest you!

Dates: Every Sat., January 19-May 24

Family Art Sessions

Free, hands-on, creative art experience where children use their imaginations and feel good about their own special ideas while making art with paper, ribbon, cardboard and other jazzy junk.

Location: Kaleidoscope, 2501 McGee Trafficway

Phone: 816-274-8301

Admission: Free.

Hours: 9:50 am, 10:40 am, 11:30 am, 1:10 pm, 2 pm, 2:50 pm

www.hallmarkkaleidoscope.com

Dates: January 26-April 27

"What Do You Want To Be?"

What do you want to be when you grow up - an astronaut, a school teacher or even President of the United States? Children role-play many different occupations by traveling through a whimsical environment filled with fun stations. It's a make-believe adventure in a pretend world.

Location: Crown Center, 2450 Grand Blvd.

Phone: 816.274.8444

Admission: Free.

Hours: 10 a.m.-6 p.m., Mon.-Wed. & Sat.; 10 a.m.-9 p.m., Thu. and Fri.;

12 p.m.-5 p.m., Sun.

www.crowncenter.com

"Sea Monsters: A Prehistoric Adventure 3D"

"Sea Monsters" uses stunning 3D computer-generated animation to weave together a series of paleontological digs from around the globe in a compelling story about scientists working as detectives to answer questions about this ancient and mysterious ocean world.

Dates: Now through May 30, 2008

Location: City Extreme Screen at Union Station, 30 W. Pershing Rd.

Phone: 816.460.2020

Admission: \$5.95 per person.

www.unionstation.org

Dates: February 29-August 30

"Human Body"

Embark on an exhilarating personal encounter with what it means to be human. Using innovative filmmaking techniques combined with the latest medical and scientific imaging, this movie shows viewers the ordinary miracles that keep our bodies running at full steam from morning to night. Location: Union Station, City Extreme Screen

Phone: 816.460.2020

Admission: \$5.95 per person.

www.unionstation.org

Dates: February 29-September 1

"Bodies Revealed"

View the human body from the inside out at this awe-inspiring exhibition on display at Union Station. Through a unique process called polymer preservation, along with sensitive presentation, actual human bodies are displayed accurately for your observation, without any change or deterioration of the internal systems.

Location: Union Station, Bank of America Gallery

Phone: 816.460.2020

Admission: \$24 adults, \$19 for children 4-12, Union Station Members and groups of 15 or more.

Hours: 9:30 a.m.-5:30 p.m., Tue.-Sat.; 12 p.m.-5:30 p.m., Sun.

www.unionstation.org

Dates: March 4-April 18

"Miss Nelson has a Field Day"

This energetic musical is a sequel to "Miss Nelson is Missing." Joan Cushing has again adapted and created music and lyrics based on the immensely popular books about the cunning school teacher Miss Nelson.

Location: Union Station, H & R Block City Stage, 30 W Pershing Rd.,

Phone: 816.460.2020

www.unionstation.org

Dates: March 7-April 20

"I Love You Because"

Set in New York City, a modern day musical love story and comedy about the treacherous New York dating scene.

Location: American Heartland Theatre, 2450 Grand St., Kansas City, Mo.

Phone: 816.842.9999

Admission: \$20-\$25.

www.ahtkc.com

Dates: Mar. 7-Aug. 30

"Wild Ocean"

Witness the annual feeding frenzy that takes place as billions of sardines migrate up the KwaZulu-Natal Coast in South Africa. Take a look at the spectacular breaching whales, feeding sharks, diving gannets and massive bait balls inside and up close on the giant screen. "Wild Ocean" delves into the epic underwater struggle for survival and reveals the economic and cultural impact of the migration on the coastal communities.

Location: Union Station, City Extreme Screen, 30 W. Pershing Road.

Phone: 816.460.2020

Admission: \$5.95 per person.

Hours: 10 am, 1:45 pm, 5:30 pm, Tue.-Sat.; 1:45 pm, 5:30 pm, Sun.

www.unionstation.org



• HUGE SELECTION
 • WINE CLASSES
 • EVENT SPACE
 • GIFT BASKETS

CELLAR RAT
WINE MERCHANTS

1701 BALTIMORE, K.C., MO
816-221-9463

**WHO WEARS THE
Financial PANTS?**

An easy-to-read guide to 12½ ways a woman can get a leg up on her finances.

\$10 (20% TO BREAST CANCER RESEARCH)
(816) 931-2668 or www.financialpants.com

Bring in this ad and receive a free appetizer with the purchase of one of equal or greater value. Good Monday-Friday, 4:00 – 7:00 PM Expires 04/31/08

Hotel Phillips 12th & Baltimore

keep it in the short grass

Your Complete Equipment Center
 Professional Fittings
 Bag Evaluations
 Virtual Golf
 Indoor Putting Green
 Repairs
 Golf Travel & Tee Time Reservations

Suite 200 City Center Square
 816.842.1616
www.golfetckc.com

CV CHRISTOPHER VIDEO

KANSAS CITY'S LEADER IN PROFESSIONAL LEGAL VIDEO SERVICES

- DEPOSITIONS
- VIDEOCONFERENCING
- INSPECTIONS
- TRIAL EDITING/SUPPORT
- PHOTOGRAPHY
- TAPE TRANSFERS TO DVD

816.471.7800 | CITY CENTER SQUARE SUITE 1890
 CV@CHRISTOPHERVIDEO.COM
 - CALL OR STOP BY FOR FURTHER INFORMATION -

**Custom Oil
Pet Portraits**

Great Gift Idea! 5" x 5", \$155, framed brianjusticeart.com

CitiScape SPA

- Nationally certified licensed massage therapists
- Licensed estheticians
- Licensed nail technicians for pedicures / manicures

Now hiring independent contractors
 Opening March 2008

Send resume to: citiscapespa@gmail.com

215 Wyandotte – Lower Level Kansas City, MO 64105

LILL ON LOCATION PARTIES

CUSTOM HANDBAGS • PARTIES • FABRIC SALES

JENNIFER BEDELL KANSAS CITY PARTY REP
 tel: 816.678.9925 email: jennifer.bedell@mac.com
 web: www.1154lill.com

CONTACT ME FOR HANDBAG PARTY INFO!

Let your princess Spring into Spring in style

\$10 – \$35.
barbara.smith@transamerica.com
 816-855-5992

Pens by Frank

Handcrafted with recycled materials

\$10 and up

Frank Defrees
 Lead Engineer CCS
 816.215.0540