



## Joni Cross

Property Manager

A strong believer in the personal “old school” style of property management, Joni joined Copaken Brooks in August 2009. She places great emphasis on the tenant and excels in the areas of relationship, service and communication. Joni currently manages key properties in the downtown portfolio and has supervisory oversight of two other property managers.

**Contact Joni:**

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Joni has played an instrumental role in the onboarding and building commissioning for Corrigan Station, a 140,000 square foot, mixed-use development involving the rehabilitation of a ten-story historic office building and construction of a 277-car parking garage. Joni has been responsible for ensuring the systems are functioning properly and developing policies and procedures for the building, which is home to WeWork, a global leader in co-working and shared office space.

During her tenure, she has been responsible for managing the day-to-day operations of over 1,500,000 square feet of office, retail and parking facilities. Her portfolio has included the 34-story, Class A Town Pavilion office tower, which also incorporates the historic Boley and Harzfelds buildings; the 29-story, Class A 1201 Walnut office tower; the downtown historic Missouri Bank Building and Missouri Bank Crossroads branch; Bonfils Building, Block 112 properties; Broadway properties and two multi-level parking facilities that serve downtown Kansas City.

Joni brought over 20 years of experience to Copaken Brooks including multi-state property management, financial and construction management in the non-profit arena and high rise management in Dallas. When there, she worked closely with city officials and downtown organizations on many pivotal projects such as the property’s integration of the city’s rapid transit station and underground pedestrian tunnel system. Her experience has proven invaluable as she maintains strong and successful relationships with Kansas City’s officials and downtown organizations.

Through implementation of innovative marketing, development and tenant retention programs, Joni's proven track record serves to enhance owner value and create an environment for the tenant that is second to none.

### **Professional Designations & Awards**

- Real Property Administrator (RPA), Building Owners and Managers Institute
- Certified Property Manager (CPM), Institute of Real Estate Management
- Licensed salesperson (Missouri and Kansas)

### **Civic & Professional Engagement**

- Building Owners and Managers Institute International (BOMI)
- Building Owners and Managers Association (BOMA), Board of Directors
- Institute of Real Estate Management (IREM)

### **Notable Projects & Clients**

- 1201 Walnut, Kansas City
- Block 112 Properties, Kansas City
- Corrigan Station, Kansas City
- Missouri Bank, Kansas City
- Town Pavilion, Kansas City