



- I. CALL TO ORDER
- II. MINUTES
 - a. Consider approving the minutes from the April 1, 2025 meeting.
- III. ACTION ITEMS
- IV. DISCUSSION
 - a. Economic Vitality Collaborative presentation by Independence Main Street
 - b. Patterson Family Foundation visit recap by Independence Main Street
 - c. Update - 811 W Laurel
 - d. Housing Update by Independence Housing Authority
- V. ADJOURNMENT



**REQUEST FOR ECONOMIC DEVELOPMENT
ADVISORY BOARD ACTION
CITY OF INDEPENDENCE
OCTOBER 7, 2025**

Department Finance

Prepared By

AGENDA ITEM Consider approving the minutes from the April 1, 2025 meeting.

SUMMARY RECOMMENDATION

BACKGROUND

SUGGESTED MOTION

SUPPORTING DOCUMENTS

1. April 1, 2025 EDAB Minutes

Minutes of the Economic Development Advisory Board's April 1, 2025 Meeting

I. Call to Order

Present: Jason Curtis, Lori Kelley, Jim Kelly, Rod Zinn, Wayne Stephany, Keith Stone

Absent: Chuck Goad

II. Minutes

- a. Consider approving the minutes from the February 4, 2025 meeting.

Motion:

On the motion of Jason Curtis, seconded by Lori Kelley the Commission Motion to approve..

Aye: Jason Curtis, Lori Kelley, Jim Kelly, Rod Zinn, Wayne Stephany, Keith Stone

Nay: None

III. Action Items

- a. Consider a request from the Montgomery County Action Council to participate in the Team Kansas membership.

Motion:

On the motion of Jason Curtis, seconded by Jim Kelly the Commission Move to recommend participating in a Team Kansas Membership with the Chamber with \$1,250 each..

Aye: Jason Curtis, Lori Kelley, Jim Kelly, Rod Zinn, Wayne Stephany, Keith Stone

Nay: None

- b. Consider an incentive program for new construction in established neighborhoods.

Discussion on minimum square footage - no minimum outside City ordinances and code. No Accessory Dwelling Units (ADU's) allowed.

Discussion on designated location - south of Oak Street, not within the floodplain. This was chosen due to simplicity and to align with where homes have mostly been removed in the last 10+ years.

Motion:

On the motion of Lori Kelley, seconded by Jason Curtis the Commission Move to recommend approving the IHD Program and moving \$10,000 of unused 2024 NEG Program dollars..

Aye: Jason Curtis, Lori Kelley, Jim Kelly, Rod Zinn, Wayne Stephany, Keith

Minutes of the Economic Development Advisory Board's April 1, 2025 Meeting

Stone

Nay: None

- c. Consider changes to the Demolition Cost Share Program.

Discussion only, questions asked:

Q: How many homes need to be removed? A:100 to 200

Q: What have we done recently? A: Just removed 21 for \$119,000.

Put on a future agenda.

IV. Discussion

- a. Review the Neighborhood Exterior Grant as modified.

No additional changes requested - take to the commission.

- b. Review the Downtown Building Grant as modified.

No additional changes requested - take to the commission.

V. Adjournment

Motion:

On the motion of Lori Kelley, seconded by Rod Zinn the Commission Motion to adjourn..

Aye: Jason Curtis, Lori Kelley, Jim Kelly, Rod Zinn, Wayne Stephany, Keith Stone

Nay: None



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AGENDA ITEM Economic Vitality Collaborative presentation by Independence Main Street

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1. EVC Program Overview v3
2. EVC Program Agreement v3[7]



Economic Vitality Cooperative (EVC) – Program Overview

Mission: The mission of the Economic Vitality Cooperative (EVC) is to preserve our downtown by empowering building owners to invest in essential repairs and improvements. By combining grants, historic tax credits, and revolving funds, the EVC helps reduce financial barriers, creating opportunities for small business and property owners to sustain and grow within the community.

Vision: Our vision is to seamlessly blend financial incentives with historic preservation, ensuring Independence’s landmark structures stand proudly for future generations. By breathing new life into historic buildings, the EVC stimulates economic growth, fosters community pride, and strengthens rural Kansas through sustainable investment in our shared architectural heritage.

Program Purpose

Historic commercial buildings are cornerstones of rural economic health, yet the cost of critical repairs often far exceeds their appraised value, making traditional financing difficult or impossible. Many grants and historic tax credits require building owners to pay for work up front, creating barriers for small business owners. The EVC helps overcome these challenges by fostering economic growth through the reuse of historic spaces for businesses and housing, creating jobs in construction, architecture, and professional services, supporting heritage preservation that attracts tourism and investment, and encourages long-term investment in rural Kansas infrastructure.

The EVC addresses this gap by providing low- or zero-interest upfront funding to help building owners access reimbursable grants along with state and federal tax credits. This approach supports our thriving rural community and helps to strengthen rural Kansas.

Funding Model & Revolving Fund

This fund provides upfront capital for historic repairs, which is replenished over time through:

- Repayment of loans as projects are complete.
- Reimbursed by grants or tax credit sales.
- Revenue from tax credit sales, with EVC retaining a percentage of proceeds.
- Grant administration fees: For smaller projects where Independence Main Street serves as the grant administrator, the program retains 5–10% of the project cost to grow the revolving fund.

This model ensures the EVC fund will expand with every successful project, supporting additional building owners and increasing the pace of downtown revitalization.

Funding Amounts

The amount of funding available for each project will be determined on a case-by-case basis. Loan amounts will vary depending on project scope, total project cost, the availability of matching grants or other funding sources, and the applicant’s plan for utilizing tax credits. The EVC allocates resources with the goal of maximizing the impact of the revolving fund while ensuring equitable access for a wide range of building owners and project types.

Types of Eligible Projects

Crucial Building Repairs include structural and exterior improvements necessary to extend the life of the building, such as roof replacement, window restoration, and stabilization—excluding cosmetic upgrades.



Eligibility & Requirements

To participate in the Economic Vitality Cooperative (EVC), building owners must:

1. Own a commercial property located within the Historic District and listed on the National Register of Historic Places.
2. Contribute up to 20% of the total project cost as an upfront payment prior to the start of construction or disbursement of funds (“skin in the game”).
3. Remain current on all property taxes for the building at the time of application and for ten (10) years following project completion.
4. Be a member of Independence Main Street at the time of application and remain a member for five (5) years following project completion.
5. Commit to a five-year Continued Maintenance Plan to ensure the building remains structurally sound and historically appropriate.
6. Submit financial statements verifying financial stability and the capacity to maintain the property.
7. Complete the project within the agreed-upon timeframe and in accordance with historic preservation standards.

Project Process

1. Building owner identifies repair needs.
2. Independence Main Street verifies the building’s historic status (Historic District / National Register).
3. State Historic Preservation Office (SHPO) is notified.
4. EVC researches available grants.
5. EVC works with the building owner to determine their plan for utilizing tax credits — whether they will gift the credits back to the EVC to support future program funding or retain them to sell independently.
6. Executive Director ensures project alignment with the mission.
7. EVC committee meets to determine eligibility.
8. Building owner engages a grant administrator.
9. EVC collaborates with the building owner and architect to develop a comprehensive action plan.
10. Architect initiates the bidding process.
11. Grant administrator applies for grants, manages fund disbursement, and verifies invoices.

Reporting

Quarterly reports will be generated to track the number of entities assisted and the dollar amounts provided to each entity. The committee will track repayment of funds by entity and the revenue generated by the sale of tax credits and/or grant administration fees collected.



Economic Vitality Cooperative (EVC) Participation Agreement

Mission: The mission of the Economic Vitality Cooperative (EVC) is to preserve our downtown by empowering building owners to invest in essential repairs and improvements. By combining grants, historic tax credits, and revolving funds, the EVC helps reduce financial barriers, creating opportunities for small business and property owners to sustain and grow within the community.

Vision: Our vision is to seamlessly blend financial incentives with historic preservation, ensuring Independence's landmark structures stand proudly for future generations. By breathing new life into historic buildings, the EVC stimulates economic growth, fosters community pride, and strengthens rural Kansas through sustainable investment in our shared architectural heritage.

Program Overview

The Economic Vitality Cooperative is a subcommittee of the Main Street Economic Vitality program. Its mission is to empower historic building owners by leveraging grants and tax credit sales to fund critical building repairs, preserving historic structures and stimulating economic growth in Independence, Kansas.

Program Chair: Tabatha Snodgrass, Executive Director, Independence Main Street

Committee Members: Miranda Bruening, Lori Kelley, Lacey Lies, Bryan Clubine, Ryan Goad, Jacey Gillum

Eligibility & Requirements

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2. Contribute up to 20% of the total project cost as an upfront payment prior to the start of construction or disbursement of funds ("skin in the game").
3. Remain current on all property taxes for the building at the time of application and for ten (10) years following project completion.
4. Be a member of Independence Main Street at the time of application and remain a member for five (5) years following project completion.
5. Commit to a five-year Continued Maintenance Plan to ensure the building remains structurally sound and historically appropriate.
6. Submit financial statements verifying financial stability and the capacity to maintain the property.
7. Complete the project within the agreed-upon timeframe and in accordance with historic preservation standards.

Claw Back Provision

Failure to comply with requirements 2–7 will activate the claw back provision, requiring repayment of program funds as follows:

- 100% if the breach occurs within Year 1 of project completion
- 75% if the breach occurs within Year 2
- 50% if the breach occurs within Year 3
- 25% if the breach occurs within Year 4

Repayment is due within 60 days of written notice of default. The Organization may pursue all remedies available under law, including but not limited to filing a lien against the property until repayment is made.



Project Process

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2. Independence Main Street verifies the building’s historic status (Historic District / National Register).
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Funding Amounts

The amount of funding available for each project will be determined on a case-by-case basis. Loan amounts will vary depending on project scope, total project cost, the availability of matching grants or other funding sources, and the applicant’s plan for utilizing tax credits. The EVC allocates resources with the goal of maximizing the impact of the revolving fund while ensuring equitable access for a wide range of building owners and project types.

Continued Maintenance Plan

Participant agrees to a five-year maintenance plan including:

- Annual inspections by qualified professionals.
- Scheduled maintenance tasks such as cleaning, protective measures, and necessary repairs.
- Documentation of all maintenance activities.
- Compliance with local, state, and federal historic preservation standards.

Definitions

Crucial Building Repairs: Exterior improvements and infrastructure work necessary to preserve structural integrity and extend building life. Cosmetic improvements are excluded.

Agreement & Signatures

By signing below, the Participant agrees to all terms of this Agreement, including the claw back provision, and commits to maintaining the property located at _____ in accordance with the Continued Maintenance Plan.

Participant Name: _____

Participant Signature: _____

Date: _____

Independence Main Street Representative: _____

Signature: _____

Title: _____

Date: _____



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Prepared By

AGENDA ITEM Patterson Family Foundation visit recap by Independence Main Street

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AGENDA ITEM Update - 811 W Laurel

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**REQUEST FOR ECONOMIC DEVELOPMENT
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OCTOBER 7, 2025**

Department Admin

Prepared By Kelly Passauer

AGENDA ITEM Housing Update by Independence Housing Authority

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1. KLM PP Presentation 10032025

**BUILDING SOLUTIONS FOR
HOUSING IN
INDEPENDENCE, KANSAS
(POPULATION 8300)**

**A SMALL CITY WITH BIG HOUSING
CHALLENGES IMPLEMENTING INNOVATIVE
COMPREHENSIVE SOLUTIONS**

CITY OF
INDEPENDENCE,
KANSAS

1 DIRECTIVE

HOUSING

2024 and 2025, The Independence City Commission selects housing as the **number one directive** at their annual strategic planning meeting.

Housing is critical to growth, livability, and economic vitality.



Housing Steering Committee Established

2024 - City of Independence partnered with the Independence Housing Authority (IHA) early to form the Housing Steering Committee to develop a comprehensive plan.

Recognizing housing challenge as multi-faceted

Aging houses

Neighborhood decline

Downtown Upper Story Valuable Unused Space

New housing development

STRENGTHENING AND REDEVELOPING OLDER NEIGHBORHOODS



EXTERIOR MAINTENANCE CODE ORDINANCE

Holding Property Owners Accountable

Exterior Maintenance Code Ordinance

Adopted September 2024

Proactive ordinance

Inspect the exterior of house for deficiencies.

Owners are notified of deficiencies found

Given limited time to make repairs.

Failure to respond results in being taken to court and fined.

Or, may **donate house to the Independence Land Bank.**

The goal: **save houses *before* they decline to the point of condemnation.**

Identified **approximately 400 vacant houses.**

NEIGHBORHOOD EXTERIOR GRANT

Empowering Residents to Enhance Neighborhoods

The **Neighborhood Exterior Grant Program** is designed to improve homes valued at \$100,000 or less or rated Average Negative or worse by Montgomery County.

At least **two neighbors, within a 4-block radius, must apply together.**

Eligible projects include roofs, windows, doors, painting, porches, and other exterior repairs.

The City reimburses **50% of costs, up to \$5,000 per home.**

For 2024, 25 applications were approved for a **total of \$282,517.22** in total work with the City total **commitment of \$88,984.49.**

Biggest benefit was 3 different neighborhoods gathered and had multiple participants of between 4 to 6 homes.

\$100,000 annually from franchise fees

NEIGHBORHOOD REVITALIZATION PROGRAM

Encouraging Reinvestments in All Neighborhoods

Neighborhood Revitalization Program

A **tax rebate initiative** encourages investment in existing structures and new builds across the city (excluding the floodplain).

Residential projects: minimum \$5,000 investment.

Non-residential: minimum \$10,000 investment.

Rebates are based on the **increased appraised value after improvements**, compared to a three-year baseline.

Tax Rebates at 100% year 1-5, and 50% year 6-10. Properties in the historic downtown district have a tax rebate of 100% year 1-10.

INDEPENDENCE LAND BANK

A Solution for Those Who Wish to Walk Away

Independence Land Bank

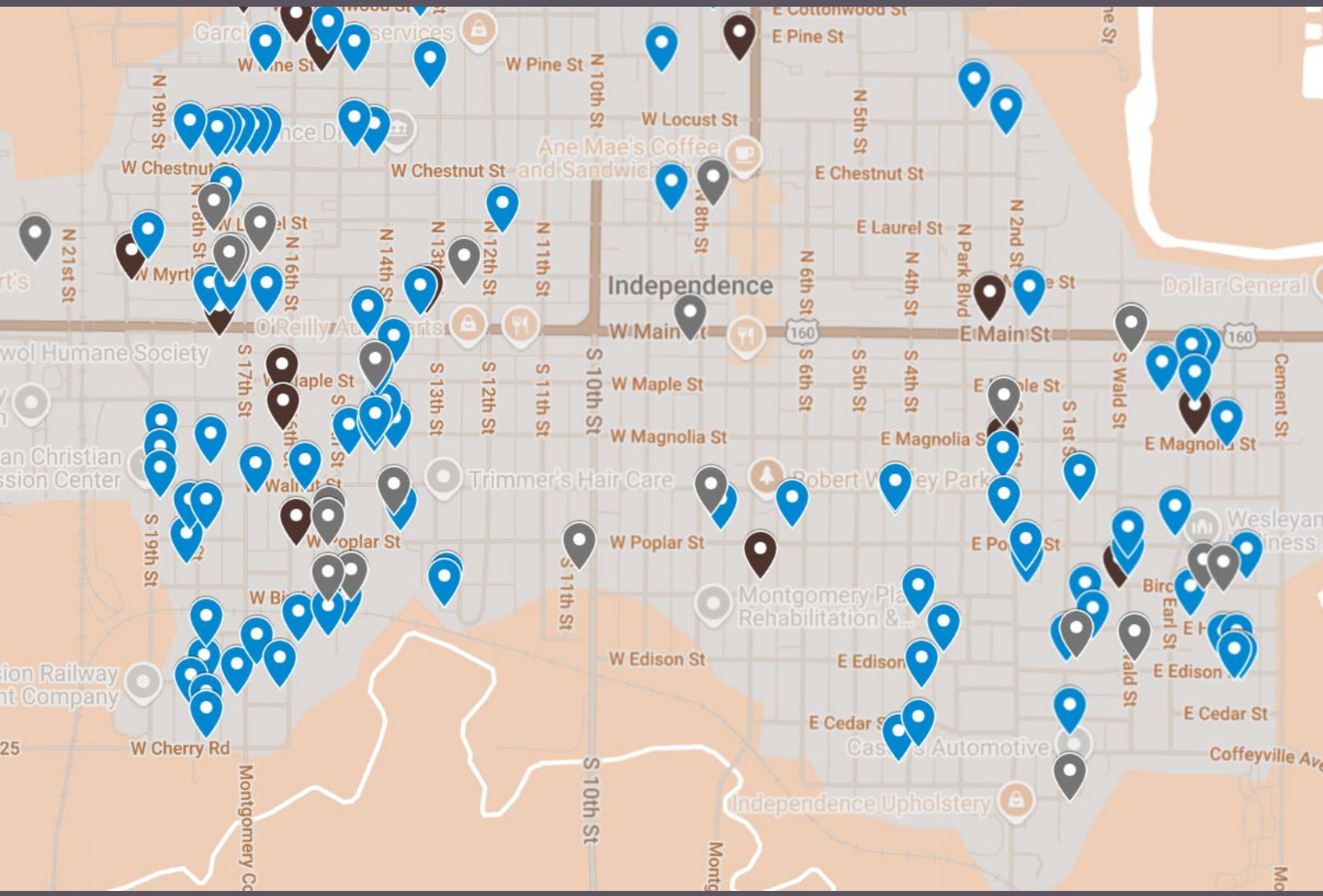
Property Acquisition: Donation, tax foreclosure, purchase, or City transfer (Board may accept/refuse)

Tax Benefits:

Exempt from ad valorem taxes while owned

Past taxes, charges, penalties removed/abated (except special assessments unless waived)

Proceeds: Retained by Land Bank to fund operations



CONDEMNATION AND DEMOLITION

City staff identified approximately 400 vacant homes across Independence. 133 properties identified as beyond repair are slated for removal with 21 removed in 2025

The City Commission funds demolition at \$100,000 annually from the general fund. (~18 homes with \$200,000 budgeted for 2026)

Turning Burdens into Assets

Independence offers property owners the opportunity to **donate their condemned home to the Independence Land Bank.**

In return, they are **forgiven the cost of removal**, turning a burden into a community asset.



INDEPENDENCE HOMEOWNERSHIP DEVELOPMENT PROGRAM

IT'S NOT Out With the Old and In With the New

Independence Homeownership Development Program

To spur new construction in older neighborhoods, builders constructing new homes in designated areas receive a **\$5,000 grant** from the City.

The program is funded at **\$10,000 from franchise fees.**

NEW PUBLIC/PRIVATE PARTNERSHIP WITH TRIDENT 3D HOMES

Thinking Outside the Box



Recently, IHA partnered with a private developer, **Trident 3D Homes**, along with the city, to apply for a **Federal Home Loan Bank Affordable Housing Program (FHLB AHP) grant**.

Through this grant, IHA, the City, and the Independence Land Bank will **donate vacant lots in older established neighborhoods**.

The goal: Construct **40 new 3D-printed homes**, adding innovative, affordable housing solutions to Independence's housing stock.



George Jetson is Moving to Independence

GRASSROOT PARTNERSHIPS

We are Better Together

Community Mission for Improved Housing



Independence is home to **Community Mission for Improved Housing (CMIH)**, a local grassroots nonprofit assisting families with financially out of reach repairs.

Love Independence Day

Each April, the community celebrates Love Independence Day, organized by the Independence Chamber of Commerce. The day is centered on random acts of kindness. For Independence Housing Authority and Community Mission for Improved Housing, this has meant partnering with other organizations and businesses to repair and paint homes. Since the event began 10 years ago, approximately 45 homes have benefited.



705 North Pennsylvania Avenue

Joint Project : IHA and CMIH are currently rehabilitating a home that sat vacant for 7 years. Volunteers and staff meet weekly to restore it, transforming what was once a “cat house” into a livable residence. The project is still in progress.

Funding Model: Once sold, proceeds will first reimburse IHA for materials and professional services. Remaining funds are split **50/50 between IHA and CMIH**, ensuring both reinvestment in housing and support for the nonprofit.



ADAPTIVE REUSE

Sustainable Solutions by Repurposing Buildings

Rural Redevelopment Group

The City of Independence sold the old hospital building to a private developer, RRG, who plans to repurpose the building into 2nd floor market rate apartments with 1st floor and basement for commercial use. The building will have approximately 22-24 apartments.



UPPER STORY HOUSING

Where Old Historic Meets New Modern



DOWNTOWN HISTORIC DISTRICT

Reinvestment Housing Incentive District (RHID)

RHID captures incremental increases in property tax from new housing developments and rehabilitation of downtown historic buildings over 25 years old. Funds can be used to finance infrastructure or pay debt service on bonds. This tool is critical for both **new subdivisions** and **downtown housing redevelopment**.

Downtown Commercial Building Grant

▣ **Downtown Commercial Building Grant:** provides 25% reimbursement, up to \$25,000, for structural preservation. (roof, windows, doors, tuckpointing, roof rafters, floor joists, and main electric meter upgrade.

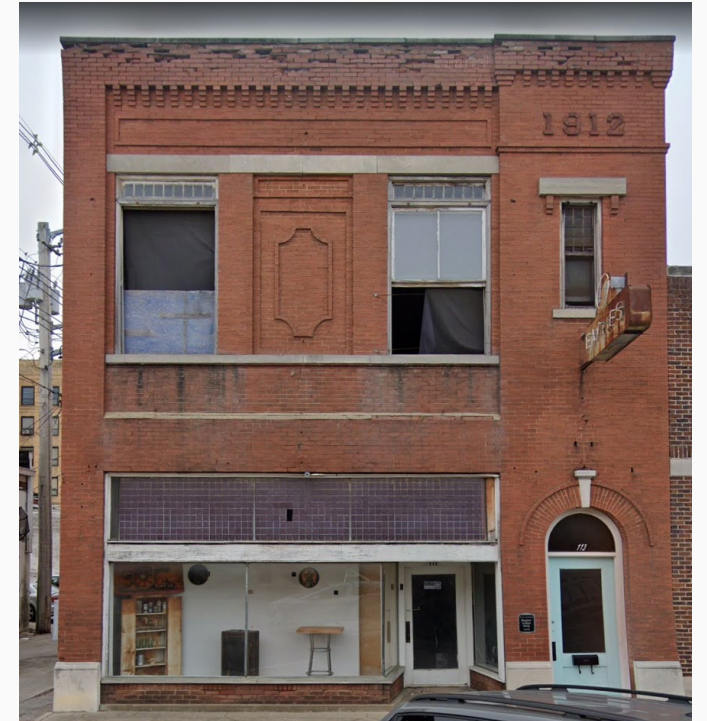
○ The program, funded at **\$100,000 annually from franchise fees**, has seen overwhelming participation, with many projects reaching the maximum match.



Trident Partnership LLC \$12M Project



6 Vacant Buildings



LAYERED FUNDING SOURCES

Federal & State Historic Tax Credits.

Kansas Housing Resources Corporation's Moderate Income Housing Grant and Kansas Housing Investors Tax Credits.

Kansas Department of Commerce's HEAL Grant, ROOMS Grant, and Community Development Block Grant.

City of Independence Grants Downtown Commercial Building Grants, Upper Story Housing Grant, Reinvestment Housing Incentive District, and Neighborhood Revitalization Program.



**20 New Upper Story Apartments
& 8 to 10 Commercial Spaces
((\$12M w/7.5M in tax credits, grants, and tax rebates))**



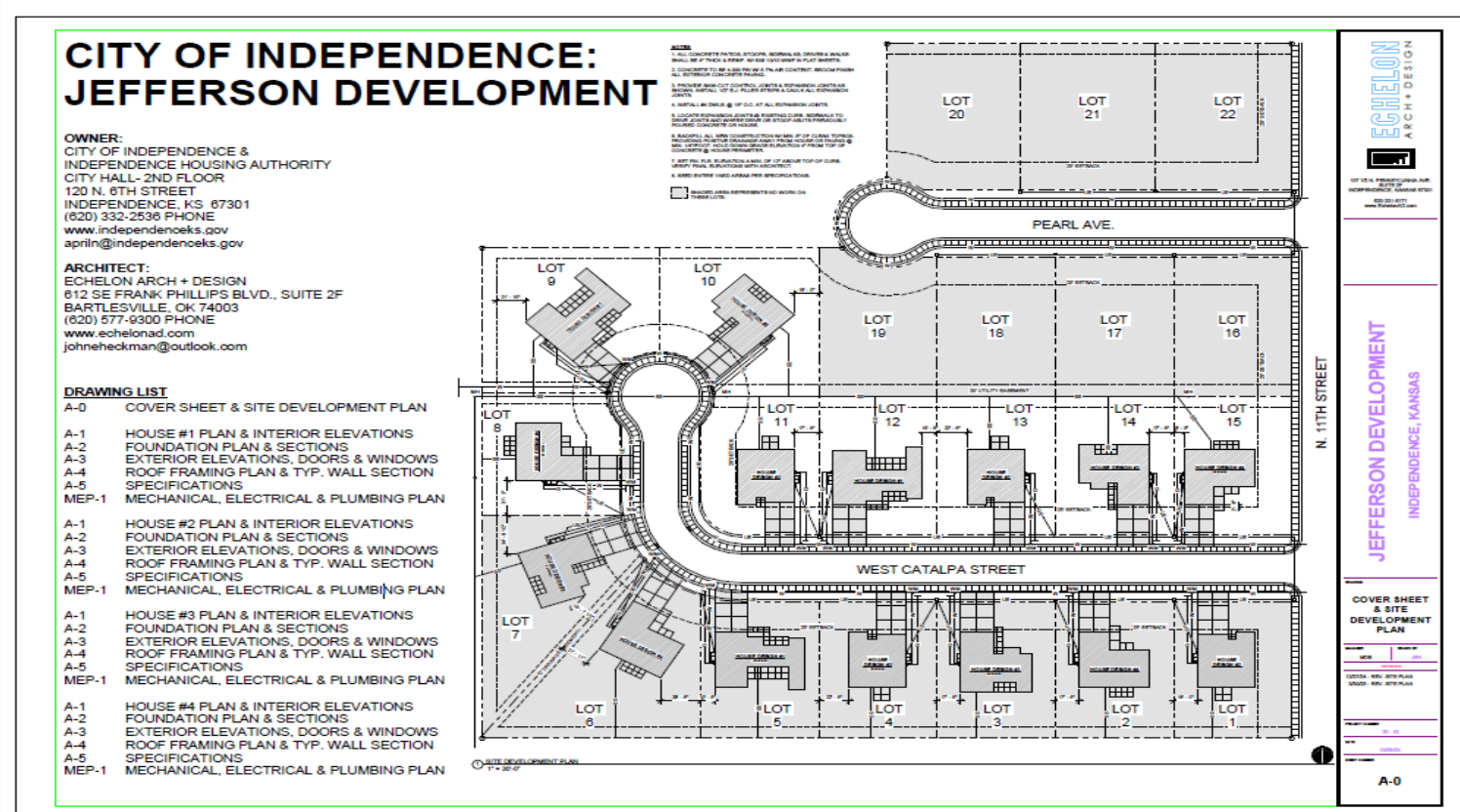
Morrison Builders

10 Upper Story Apartments w/ 1 short term apartment first floor

NEW HOUSING DEVELOPMENT

Jumping Into the Frying Pan

Jefferson Subdivision





New 22 Single-Family Housing Development

A joint venture between the City of Independence and the Independence Housing Authority

Funds came from the IHA's Development Fund and the City of Independence's water/sewer fund with an approved RHID.

Lots priced at \$20,000, with a \$10,000 reimbursement if the home is built within 12 months.

Independence Housing Authority-8 homes under construction.

First Step Building-2 homes completed with 3 more homes planned.

Mission Real Estate LLC-breaking ground on 2 of 9 homes by October.

Executive Housing Development

The City and IHA partnered to open 9 additional lots in a well-positioned neighborhood.

Funds for this project came from the IHA's Development Fund and the City's water/sewer fund.

The City agreed to install missing sewer infrastructure, creating an opportunity for higher-end executive housing.



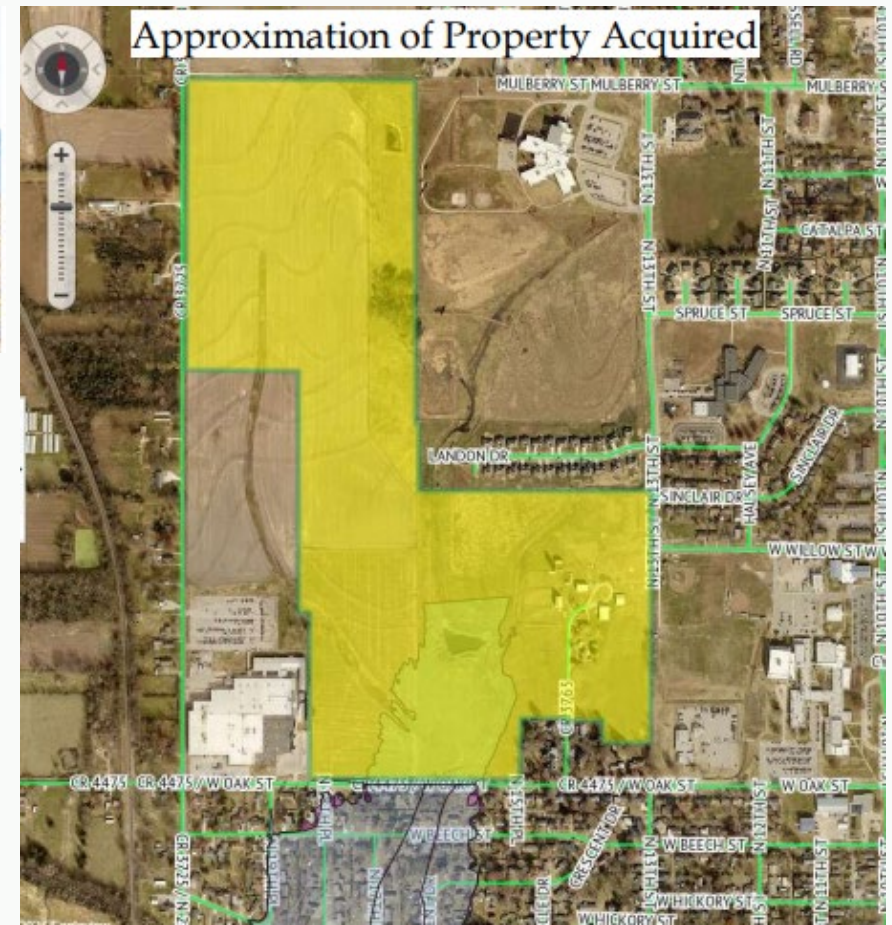
AMBITIOUS FUTURE PLANS

Making Lemonade Out of Lemons

Flood Mitigation + Infrastructure + Housing = Economic Development



Independence has purchased approximately 100 acres, with potential for expansion, to develop the Bright Lake Project. Its primary purpose is to mitigate flooding, but it also creates opportunities for housing of varying types near the lake and schools, as well as recreational amenities such as parks, trails, and water-based activities. This multi-benefit project is designed to enhance community resilience, support sustainable growth, and improve quality of life by combining flood control with housing and recreational development.



Bright Lake Development

IN CONCLUSION:
MISS KIDD, AN OLD HIGH
SCHOOL ENGLISH TEACHER IS
WHISPERING, SUM IT UP GIRL
THEY ARE DONE

Throwing Everything at it and Seeing What Sticks

Summing Up the Numbers

	Single-Family	Downtown Upper Story	Adaptive Reuse	Investment
2015-2024	10 <i>Not Included in totals</i>	8 <i>Not Included in totals</i>	0	\$2.7M <i>Not Included in totals</i>
2025	3	11	0	\$1.15M
2026	22	20	20-24	\$22.2M
Active Potential Projects	40	32	16-20	\$16.2M
TOTAL UNITS	65	63	36-44	\$39.55M

INDEPENDENCE, KANSAS, SHOWS THAT
EVEN SMALL RURAL CITIES CAN TAKE
BOLD, INVENTIVE, AND COOPERATIVE
STEPS TO TACKLE HOUSING SHORTAGES.

COVERING EVERYTHING FROM
DEMOLITION AND REHABILITATION
TO NEIGHBORHOOD RENEWAL AND
NEW CONSTRUCTION.

THIS EXAMPLE HIGHLIGHTS NOT ONLY
INDEPENDENCE'S DEDICATION TO ADDRESSING
HOUSING ISSUES BUT ALSO OFFERS A MODEL
FOR OTHER RURAL COMMUNITIES
CONFRONTING SIMILAR CHALLENGES

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