



- I. CALL TO ORDER
- II. MINUTES
 - a. Consider approving the minutes from the October 7, 2025 meeting.
- III. DISCUSSION
 - a. Discussion with Shane Lamb of Rural ReDevelopment Group who plans to transform the former Mercy Hospital into a mixed-use housing and commercial complex.
- IV. ADJOURNMENT



**REQUEST FOR ECONOMIC DEVELOPMENT
ADVISORY BOARD ACTION
CITY OF INDEPENDENCE
NOVEMBER 4, 2025**

Department Finance

Prepared By

AGENDA ITEM Consider approving the minutes from the October 7, 2025 meeting.

SUMMARY RECOMMENDATION

BACKGROUND

SUGGESTED MOTION

SUPPORTING DOCUMENTS

1. EDAB Meeting Minutes_10.7.25

Minutes of the Economic Development Advisory Board's October 7, 2025 Meeting

I. Call to Order

Wayne Stephany, Vice-Chairperson, called the meeting to order.

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

Absent: Chuck Goad, Rod Zinn

Staff present: Kelly Passauer, Lacey Lies, Kayla Schabel

Ex-Officio present: April Nutt, Melissa Johnson, Lisa Wilson, Tabatha Snodgrass

II. Minutes

- a. Consider approving the minutes from the April 1, 2025 meeting.

Motion:

On the motion of Lori Kelley, seconded by Jim Kelly the Commission Approve the minutes.

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

Nay: None

III. Action Items

IV. Discussion

- a. Economic Vitality Collaborative presentation by Independence Main Street
Tabatha Snodgrass, Executive Director for Independence Main Street presented a new program, the Economic Vitality Cooperative (EVC) designed by Main Street's Economic Vitality committee aimed at assisting building owners to overcome challenges with obtaining funding for building restoration and renovation in the historic district. This program assists by providing upfront capital for historic repairs, which is replenished over time through repayment of loans as projects are completed, reimbursed by grants or tax credit sales, revenue from tax credit sales, and grant administrative fees. Participants must be members of Independence Main Street.
- b. Patterson Family Foundation visit recap by Independence Main Street
Tabatha Snodgrass, Executive Director for Independence Main Street, announced that the Economic Vitality Cooperative (EVC) initiative was made possible by a \$250,000 grant from the Patterson Family Foundation. They hope to use these funds to start a revolving fund to assist them in solving a problem building owners often face. They hope that this program will help fill a gap and empower building owners to make meaningful investments in the Historic Downtown.

Minutes of the Economic Development Advisory Board's October 7, 2025 Meeting

c. Update - 811 W Laurel

April Nutt, Executive Director of the Independence Housing Authority, announced that the City has partnered with Rural ReDevelopment Group to transform 811 W Laurel into a mixed-use housing and commercial complex.

d. Housing Update by Independence Housing Authority

April Nutt, Executive Director of the Independence Housing Authority, gave a presentation regarding housing initiatives in the City of Independence.

V. Adjournment

Motion:

On the motion of Lori Kelley, seconded by Jim Kelly the Commission Adjourn.

Aye: Jason Curtis, Wayne Stephany, Keith Stone

Nay: None



**REQUEST FOR ECONOMIC DEVELOPMENT
ADVISORY BOARD ACTION
CITY OF INDEPENDENCE
NOVEMBER 4, 2025**

Department Admin

Prepared By

AGENDA ITEM Discussion with Shane Lamb of Rural ReDevelopment Group who plans to transform the former Mercy Hospital into a mixed-use housing and commercial complex.

SUMMARY RECOMMENDATION

BACKGROUND

SUGGESTED MOTION

SUPPORTING DOCUMENTS

1. City reaches agreement for sale of former hospital building 09.25.2025-Final
2. Shane Lamb Bio



September 25, 2025

For immediate release

City of Independence Partners with Rural ReDevelopment Group to Transform Former Mercy Hospital into Mixed-Use Housing and Commercial Complex

The City of Independence has taken another major step forward in addressing community housing needs and economic development after City Commission approval Thursday of an agreement with DeSoto, Kansas-based Rural ReDevelopment Group, LLC (RRG) to transfer ownership of the former Mercy Hospital property.

The project will redevelop the existing structure at 811 W. Laurel into a mixed-use complex of commercial and residential units, directly advancing the Commission's established goals to expand quality housing opportunities and encourage private investment in Independence.

The redevelopment aligns with the City Commission's priorities, including:

- **Creating new housing units** to meet demand, particularly for middle-income families.
- **Accelerating housing initiatives** to provide quality, affordable living options.
- **Partnering with private developers** through innovative incentives and public-private collaboration to address housing and commercial needs.

The project also meets the goals of the City's Community Development Plan adopted in 2024, including:

- Supporting **Future Land Use Goal 1: Grow efficiently and promote a healthy mix of land uses** by promoting a mix of residential uses for increased housing choices.
- Achieving **Economic Development Goal 2: Encourage new and updated housing as a form of economic development** by introducing medium- and high-density residential units and supporting **adaptive reuse of existing large structures**.

Per the agreement, the City will convey the former Mercy Hospital building and adjacent lots to RRG. The purchase will be completed via a \$500,000 second place forgivable note from the City to RRG. The City is not providing any cash to the buyer. Note forgiveness is strictly contingent upon RRG completing the development of apartment units in the building; otherwise, the note must be repaid. According to the plan, the project also will include development of commercial spaces on the property.

City Manager Kelly Passauer said the project is the result of extensive collaboration between the Independence Housing Authority (IHA), City staff, the City Attorney, Montgomery County Action Council, and representatives of the Economic Development Advisory Board, all of whom

worked closely with the developer to create a framework that benefits both the community and private investors.

“This project is a clear example of how collaboration and creative partnerships can bring lasting benefits to Independence residents. The agreement also shifts the ongoing operational costs from the City to RRG while transforming an underutilized building into productive use, Passauer noted.

“Special recognition is given to IHA Executive Director April Nutt, who served as the City’s direct contact with the developer. Her dedication and hard work were instrumental in bringing this agreement together.”

“The redevelopment of the former Mercy Hospital into modern housing and commercial space represents an important step forward in meeting our community’s housing needs,” Nutt said.

Independence Mayor Scott Smith also praised the initiative.

“This redevelopment is more than just a housing project — it’s about transforming a primarily vacant facility into a vibrant hub of community activity. It will bring new energy to one of our older neighborhoods, attract investment, and demonstrate how Independence is building a stronger future for generations to come.”

The agreement stipulates that a construction timeline of 24 months will be allowed for completion of the housing units.

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Shane Lamb

Founder & Principal, Rural Redevelopment Group LLC

Shane Lamb is the founder and principal of **Rural Redevelopment Group LLC**, a privately held real estate company dedicated to revitalizing rural communities through adaptive reuse and thoughtful redevelopment. With more than fifteen years of experience in real estate investment, redevelopment, and property management, Shane brings a deep commitment to creating affordable, high-quality housing opportunities in areas that are too often overlooked.

Under his leadership, Rural Redevelopment Group has developed a reputation for transforming single-use and underutilized properties—such as former schools, nursing homes, and hospitals—into vibrant, affordable housing communities. Guided by the company’s motto, *“Re-imagining housing to be affordable, creative, and uncompromising in quality,”* Shane and his team focus on projects that combine innovation with practicality, breathing new life into rural spaces while preserving their unique character and community value.

Over the course of his career, Shane has successfully acquired, redeveloped, and managed more than 500 single- and multi-family properties in urban markets, in addition to completing more than 20 complex redevelopment projects in rural communities. His work exemplifies how thoughtful design, public-private collaboration, and a commitment to affordability can reshape housing accessibility and strengthen local economies.

Shane is passionate about using real estate as a tool for community revitalization and long-term sustainability. Through Rural Redevelopment Group, he continues to champion creative, inclusive approaches to housing—ensuring that every project not only meets market needs but also uplifts the communities it serves.