



City Council Study Session Minutes

September 22, 2025 6:00 PM

Council Chambers - 111 E. Maple Ave.

PRESENTATIONS

1. Noland Fashion Square Redevelopment

Richard Dube, President of Tri-Land Properties, John Hansen, manager Director of IRR Corp & Public Finance and Davit Frante, Partner of Stinson, LLP spoke on this item.

This is the same team that redeveloped the Hub Shopping Center at 23rd and 291 a few years ago.

CM Perkins recused himself from this item due to his employment with Price Chopper and the Balls Family-owned grocery stores.

One of the proposed businesses to move to this new redevelopment is Price Chopper. The McKeever's have confirmed that the Marketplace Shopping Center Price Chopper store will be closing when the Initial Term of the lease expires in February 2028. McKeever's preference is to be operating a new Price Chopper store at Noland Fashion Square. However, the McKeever's are committed to closing the Marketplace Price Chopper even if a Noland Fashion Square replacement store is not available. Price Chopper will take the space in the former Toys R Us space. Junior Anchor Tenant and shops will occupy stores west of Price Chopper.

The redevelopment plan will include:

- Building façade renovations and new, more visible tenant signage
- Replace roofs, parking lots, sidewalks
- Organize traffic flow and reconfigure the parking lot to include new curbed islands
- Add new high-impact landscaped areas
- Renovate three existing pylon signs
- Add two new outlot buildings

- Add new high-intensity LED site lights and building lights

Noland Fashion Square

- No Operating Retail Tenants – Creates a Greater Redevelopment Risk
- Attracting New Tenants Will Take Longer
- Price Chopper Will Create Daily / Weekly Traffic Patterns to Assist Attracting New Tenants
- Building Condition Extremely Poor
- Complete Interior Demolition of Building 3 Required (Extensive Mold and Water Damage)
- Significantly More Expensive to Renovate

Proposed Timeline:

February 2026 - Development agreements executed and all City of Independence Approvals secured

August 2026 - Bonds sold

October 2026 - Construction commencement

April 2027 - Price Chopper to open

- Delivering the project requires an estimated investment of \$100 million.
- The project's estimated return without incentives is 3.76%, resulting in a gap to financial feasibility.
- Using the requested tools, the estimated rate of return is 10.75% with incentives.

Requests of the City needed to fill the “Gap”

- Approval of a TIF
 - 50% PILOTS / 100% EATS
 - No Price Chopper Base Transfer
 - Agreement to Fund Transfers Between Special & General Sales Taxes to Achieve 100% Redirection of Incremental Sales Taxes
- Amendment of Existing CID
 - Approval of extension of existing 1.0% CID sales tax
 - Approval of a \$1.00 CID Special Assessment
- Support of a 1.0% TDD
- Ch 100 Sales Tax Exemption on Materials
 - Bonding Authority
 - TIF / CID / TDD
 - City will not be responsible for any payment of debt service
 - No payment risk of any kind to the City
 - City is not required to guarantee any revenues
 - City is not required to be the Issuer

Our Redevelopment Proposal does not cost the City money. On average, the City benefits \$120,000 per year.

1. The closure of the existing Price Chopper will occur regardless of the City's decision whether

to support Tri-Land's proposal for the redevelopment of the Noland Fashion Square Shopping Center.

2. We believe that if Noland Fashion Square is not redeveloped, the Price Chopper will relocate to the south side of 40 Highway outside the Independence city limits. The result of that relocation to the City's revenues averages a loss of approximately \$420,000 per year.

3. If the Noland Fashion Square is redeveloped in accordance with the Tri-Land proposal, the average amount of the City's revenue reduction will be approximately \$300,000 per year.

4. As a result, the City is in a better position by \$120,000 per year with the approval of the redevelopment of Noland Fashion Square.

The renovation of Noland Fashion Square will:

- Allow development of a blighted property that will otherwise continue to decline
- Increase the useful life of Noland Fashion Square for the next 50 years
- Preserve and revitalize a Price Chopper store in Independence, south of I-70
- Retain existing jobs and produce opportunities for additional jobs
- Improve the appearance of the shopping center and enhance the appearance of a major entrance into the City of Independence
- Create a more appealing environment to attract new tenants
- Provide additional businesses at which to shop, eat and work
- Produce new businesses that generate increased sales and sales tax revenue
- Increase the real estate tax revenue to the City, setting a new benchmark for other development projects and acting as a catalyst for future investments in other local properties

2. Wally's Presentation (*Sponsored by Councilmember Fears*)

Nathan Hale with Wally's gave this presentation.

Wally's is known for the Great-American Road Trip stop.

Food and merchandise outsell gas 5 to 1.

84 fuel pumps

A traffic study has been completed and submitted to the city and MoDOT.

Time periods that were studied:

- Weekday morning (7:00 AM to 8:00 AM)
- Truman High School Dismissal (2:30 PM to 3:30 PM)
- Elementary School Dismissal (4:00 PM to 5:00 PM)
- Weekday evening (5:00 PM to 6:00 PM)
- Saturday midday (11:30 AM to 12:30 PM)

Recommendations

- Extend the existing acceleration/deceleration lanes along I-70 at the Noland Rd interchange,
- Correct the existing offset at Noland Rd and Lynn Court Dr, and
- Closing the existing southern Hardee's access drive along Noland Road

Trip Generation Potential:

- 84 Vehicle Fueling Positions
- 54KSF Wally's Travel Center
- No Over the Road Trucks (Not a Truck Stop)
- Trip Generation based on Existing Fenton Wally's Store

- Two Types of Trips:
- New Trips – 10%
- Diverted Trips – 90%; predominantly from I-70 via Noland Rd interchange

- Forecasted Conditions Analysis
- Completed for Year 2026 & Year 2046

Recommendations

- Include recommendations from Existing Conditions
- Extend the existing acceleration/deceleration lanes along I-70 at the Noland Rd interchange,
 - Correct the existing offset at Noland Rd and Lynn Court Dr, and
- Closing the existing southern Hardee's access drive along Noland Road

Plus...

- Noland Rd & I-70 EB Ramp Terminal
- Extend the existing four-lane section of the eastbound approach to a total of 400 ft measured from the stop-bar
 - Approx 170 ft additional
- Noland Rd & I-70 WB Ramp Terminal
- Provide additional WB right-turn lane on off ramp, signalized.
 - Provide three southbound lanes immediately south of Lynn Court Drive and extending to the I-70 WB ramp terminal.

Noland & Lynn Court Drive

- Reconstruct the intersection to correct the existing offset and to allow for the eastbound and westbound approaches to run concurrently.
- EBLT & EBTH/RT
- 2 WBLT, WBTH, WBRT
- NBLT, 2 NBTH, NBRT
- SBLT, SBTH, SBTH/RT
- Extend the striping for the SBLT to increase the storage length
- Upgrade traffic signal equipment

39th Street & Canterbury Place

- Restripe to provide NBLT, NBRT
- Retain Full Access OR
- Restrict to $\frac{3}{4}$ Access and prohibit NBLT onto 39th (channelized island)
- Canterbury Place • Narrow to provide 3 lanes (55' – 72' down to 40')

Lynn Court & Canterbury Place

- Provide stop-controlled intersection
- NB & SB stop
- EB & WB don't stop
- EBLT/TH, EBTH/RT
- WBLT/TH, WBTH/RT
- NB & SB can be single lanes

Noland & 42nd Street

- City/MoDOT consider converting to ¾ Access – prohibit the EB & WB LTs
- Noland Rd Corridor (35th to 42nd Terrace)
- Signal timing progression analysis and implementation.
- Coordination w/ Operation Green Light (OGL).

Forecasted Analysis

- Completed for Year 2026 & Year 2046
- The Noland Rd corridor (35th Street to 42nd Terrace) would operate at acceptable levels
- Side-street approaches would continue to operate with long delays similar to the 2026 No-Build conditions.
- The I-70 and Noland Rd interchange would be expected to operate acceptably with the Wally's Travel Center in place.
- Queuing between ramp terminals would remain
- Average queue length would not be expected to extend past Lynn Court Drive
- The realigned intersection of Noland Rd and Lynn Court Dr would operate better than today's conditions
- I-70 crashes are reduced due to increased acceleration/deceleration lengths

Concluded that with the recommended improvements in place, the roadway network can accommodate the increased traffic volumes attributable to the proposed Wally's through the year 2046.

COUNCIL SPONSORED ITEMS

1. Discussion of Municipal Court Facilities (*Sponsored by Mayor Rowland*)

This is a follow-up to the September 8th conversation about where the municipal court should go as other offices transition to the new location on Jackson Drive and the Mid-Continent Library works toward the purchase of the current City Hall.

Currently, there is no room for municipal staff at IUC or at the IMC

- Can't move to IPD until the records unit moves out
- Could go to IUC if the records unit doesn't move there
- Could do IPD temporarily, but what if the next bond proposal does not pass? Where would they go?
- Safety concerns — furniture needs to be bolted down
- Public restrooms need to be available on the first floor
- The prosecutor officer needs to be separated from the court and secured
- Youth Court would need space for training and offices. They cannot share space with the other court personnel.
- Juvenile records must be kept in a separate, locked room.
- Where would people park as well as staff?
- Judges chamber for private conversations
- Hope House needs a safe space to meet with domestic violence victims

Most of these issues can be addressed between the court staff and the city manager's office.
The relocation budget would be very minimal.
There is no set date for demolition. The city staff would move to the municipal commons at the end of November 2025.
IUC will be renovated by February 2026.

Municipal Court can stay in the current City Hall for the next few months.
Staff will continue looking at needs and options.

CITIZEN REQUESTS

1. Citizen Requests - Per Council Rules, Sec. 6.4 Only "Council Sponsored Items" are eligible

Lucy Young spoke about the municipal court item.
Becky Hake spoke about Wally's and the municipal court items.

Councilmember Perkins made a motion to suspend the rules to allow non-residents to speak.
This was seconded by Councilmember Fears.

Yes: CM Fears, CM Perkins, CM McCandless, CM Wiley, CM Vaught, Mayor Rowland
No: None

Absent: CM Stewart

Bob Sorenson spoke about the municipal court item.
Mike Johann spoke about the municipal court item.

Meeting adjourned at 8:15 p.m.

INFORMATION ONLY

1. **Please Note:** In accordance with RSMo. 610.021, the City Council may convene in a Closed Executive Session during or after the meeting, on matters of litigation, legal action, and/or attorney client communications, as permitted by Sec. 610.021(1), on matters of personnel, as permitted by Sec. 610.021(3) and personnel records, as permitted by 610.021(13), on matters of contracts, as permitted by 610.021(12), on matters of real estate, as permitted by 610.021(2) and/or matters of labor negotiations, as permitted by 610.021(9).