



City Council Special Meeting

December 8, 2025

5:30 PM, Council Chambers - 111 E. Maple Ave.

To view a Council meeting agenda, visit <https://independencemo.portal.civicclerk.com/> and select 'Most Recent Council Agenda'.

WELCOME

PUBLIC HEARINGS

1. A public hearing for the application approving Wally's Tax Increment Financing Plan (**Full Public Hearing**)

25-126 **1R** An ordinance approving the Wally's Tax Increment Financing Plan, establishing a redevelopment area, designating the redevelopment as a blighted area, making other required findings for the redevelopment plan, designating a developer, approving a redevelopment agreement with that developer, and directing staff to implement the redevelopment plan. **1R Read**

25-123 **1R** An ordinance approving a redevelopment project for the Wally's Tax Increment Financing Plan and initiating tax increment financing therein. **1R Read**

2. A public hearing approving a plan for an industrial development project for the Wally's Redevelopment Project. (**Full public hearing**)

25-125 **1R** An ordinance approving a plan for an industrial development project for the Wally's Redevelopment Project; authorizing the City of Independence, Missouri to issue taxable industrial development revenue bonds in a principal amount not to exceed \$52,050,000; and authorizing certain documents and actions in connection therewith. **1R Read**

FIRST READING(S)

1. 25-124 **1R** An ordinance supporting the formation of the Wally's Transportation Development District and approving a cooperative agreement. **1R Read**

INFORMATION ONLY

1. Municipal Court Report for November 2025
2. **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).

ADJOURNMENT