



City Council Special Meeting Minutes

December 8, 2025 5:30 PM

Council Chambers - 111 E. Maple Ave.

WELCOME

Mayor Rory Rowland, Presiding Officer of the City Council, called the meeting to order. Upon roll call, the following members were present: Jared Fears, Brice Stewart, Bridget McCandless, Jennie Vaught, John Perkins, and Heather Wiley. Absent – None

PUBLIC HEARINGS

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

The public hearing was opened, and information was presented by David Martin, Attorney with Gilmore and Bell, representing the City. Mr. Martin offered TIF exhibits 1-10. These show the TIF act is being done and proof that notification was given in accordance with the TIF Act, to taxing jurisdictions and the public. Mr. Martin gave a summary of the plan. A presentation was then given by the developers of the Wally's Travel Center. There were no other speakers who came forward for this hearing.

Mr. Martin discussed who is on the TIF Commission and how it works.

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)**

This hearing was previously opened during a regular council meeting on December 1st. The information provided during the first public hearing covered this information as well. No other speakers came forward to speak on this, and the hearing was closed.

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

Meeting adjourned at 5:58 p.m.

Presiding Officer of the City Council
of the City of Independence, Missouri

ATTEST:

City Clerk