



Tax Increment Financing Commission Minutes

November 24, 2025 10:00 AM

IUC, 17221 E. 23rd Street, Conference Room 117, Independence, MO 64057

WELCOME & INTRODUCTIONS

A meeting of the Tax Increment Financing Commission was held at 10:00 AM on 11/24/2025, in the 17221 E. 23rd Street Room 117 (First Floor), Independence, MO 64057. The meeting was called to order.

Upon roll call, the following members were present - Aaron Mason, Wendy Baird, Denise Fears, Charlie Franklin, Grant Watkins-Davis, Ron Bruch, James Conley, Allie Zaroor, John Szturo, Chris Whiting. Absent - Amanda McIntyre.

APPROVAL OF MEETING MINUTES

1. November 12, 2025

Motion

Commissioner Franklin made a motion to approve the minutes. Commissioner Baird seconded the motion. The motion was approved Yes 10, No 0, Abstained 0.

CONTINUED PUBLIC HEARING FOR WALLY'S TAX INCREMENT FINANCING PLAN

1. Submission of Exhibits
2. Additional Presentations regarding the Plan

Curt Petersen, 900 W. 48th Place, Kansas City, representing Wally's reviewed the changes that were discussed at the November 12, 2025 meeting. He noted Wally's was no longer requesting a new Community Improvement District and the Cost Benefit Analysis was corrected.

3. Additional Public Comments

No public comments.

4. TIF Commission Questions and Discussion

The public hearing was closed.

RESOLUTION

1. Consider Resolution Recommending Approval of TIF Plan, Approval of the Redevelopment Area, Designation of Blight within the Redevelopment Area, Approval of the Redevelopment Project and Approval of the Developer of Record to the City Council.

Motion

Commissioner Denise Fears made a motion to approve the Resolution. Commissioner James Conley seconded the motion. The motion was approved Yes 10, No 0, Abstained 0.

OTHER BUSINESS

ADJOURNMENT

The meeting was adjourned at 10:11 a.m.

I HEREBY CERTIFY THAT THIS NOTICE WAS POSTED ON NOVEMBER 14, 2025.

Susanne Holland Signature: _____