



City Council Study Session

June 8, 2026

6:00 PM, Council Chambers - 20201 E. Jackson Drive

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

COUNCIL SPONSORED ITEMS

1. A resolution directing the City Manager to explore ways to fund and support city-owned Historic Sites (*Sponsored by Councilmember Perkins*)

CITIZEN REQUESTS

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

PRESENTATIONS

1. Ennovation Center Update

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).

BILL NO. _____

RESOLUTION NO. _____

A RESOLUTION REQUESTING THE CITY MANAGER TO EXPLORE WAYS TO FUND AND SUPPORT CITY-OWNED HISTORIC SITES (*Sponsored by Councilmember Perkins*)

WHEREAS, the City of Independence owns several historic properties, including the Bingham-Waggoner Estate and the Vaile Mansion; and,

WHEREAS, these and other city-owned historic sites help define the unique character of Independence and distinguish it from surrounding communities; and,

WHEREAS, these city-owned historic sites have significant deferred maintenance needs for which current General Fund resources are insufficient; and,

WHEREAS, the 2023 Citizen Satisfaction Survey found that 92% of respondents agreed or strongly agreed that it is important to preserve the City's historic sites; and,

WHEREAS, the nation will celebrate its 250th anniversary in 2026; and

WHEREAS, the City of Independence will celebrate the 200th anniversary of its founding in 2027; and,

WHEREAS, the City Council desires to explore ways to fund, support, and manage all city-owned historic sites.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council of the City of Independence expresses its intent to retain ownership of the Bingham-Waggoner Estate and the Vaile Mansion.

SECTION 2. The City Council desires to explore ways to fund and support all city-owned historic sites, including a future General Obligation bond issuance to adequately cover deferred maintenance needs at the Bingham-Waggoner Estate and the Vaile Mansion.

PASSED THIS ____ DAY OF JUNE, 2026, BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI.

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

ATTEST:

City Clerk

APPROVED AS TO FORM AND LEGALITY:

City Counselor

REVIEWED BY:

City Manager



ENNOVATION CENTER

Ennovation Center
City Council & City Staff Briefing Handout
June 2026

Who We Are

- Founded in 2010 through a partnership between the Independence School District (ISD), City of Independence, and the Independence Economic Development Council (EDC).
- Located in the former Independence Regional Hospital and co-located with the ISD Central Office.
- ISD remains our most important community partner.
- As of July 1, 2023 the Ennovation Center operates as an independent 501(c)(3) nonprofit organization. Prior to that we were the Independence Economic Development Council, that we dissolved in 2023.

Business Growth & Economic Impact

- 640+ businesses launched since opening.
- Nearly \$20 million in economic impact in Independence as of 2024 (new Economic Impact Report currently underway).
- Nearly \$40 million in statewide economic impact in Missouri.
- Currently housing 94 businesses.
- Operating at capacity with 17 entrepreneurs on a growing waiting list.
- Proven return on taxpayer investment through business creation, job growth, and tax revenue generation.

Current Capacity Challenges

- We urgently need additional space to continue supporting entrepreneurial growth.
- We have stopped counting after turning away more than 133 businesses seeking support for alcohol, CBD, and cannabis-related ventures.
- Our shared location with ISD prevents us from serving these industries.
- A second location would allow Independence to capture jobs, investment, and tax revenue currently leaving the community.

Facilities & Resources

- 6 Commercial Kitchens
- 1 Food Manufacturing Kitchen
- 8 Bio-Safety Level 1 Laboratories
- Traditional Office Suites
- Conference and Meeting Rooms for up to 200
- Event Space for Business Programming and Community Engagement
- Much of our equipment is now more than 15 years old and heavily utilized.

No-Cost Business Assistance

- Business Planning
- Financial Coaching
- Marketing Strategy
- Distribution Planning
- Startup Guidance
- Available to any business or organization located in Independence, Missouri.

Education, Workforce & Entrepreneurship

- Entrepreneurship curriculum serving grades 4–12.
- Currently serving students in 5 area school districts.
- Real World Learning Partner with the Ewing Marion Kauffman Foundation.
- Nominated by Fort Osage Schools as a top Real World Learning Partner.
- Recipient of the ISD Academies Engagement Award 2025 & 2026.
- Host site for the Kauffman Foundation Pro X Summer Internship Program.
- Provides real-world business and entrepreneurship experience for students.
- All student entrepreneurs can utilize our spaces at no cost.

Ongoing Community Partnerships

- Executive Director serves on the ISD Business Academies Advisory Board.
- ISD Superintendent serves on the Ennovation Center Executive Board.
- ISD Facilities Director serves on the Ennovation Center Board.
- Councilwoman Heather Wiley serves on the Executive Board.
- Committed to strengthening Independence's entrepreneurial ecosystem while serving the broader Kansas City region.

Key Requests for Consideration

- Renew the City's commitment to entrepreneurship as a core economic development strategy.
- Support expansion through a second Ennovation Center location.
- Explore city-owned properties that could be donated, sold for a nominal amount, or leased for \$1 annually for entrepreneurial development.
- Help us serve industries currently excluded from our facility, including alcohol, CBD, and cannabis-related businesses.
- Invest in entrepreneurship infrastructure, including equipment replacement, freezer and cooler capacity, and facility improvements.
- Strengthen operational capacity so staff can meet increasing demand for business assistance.

How the City Can Help Without Writing a Check

- Donation of surplus city-owned property for entrepreneurial development.
- Sale of city-owned property at a nominal cost.
- Long-term \$1 annual lease arrangements for underutilized facilities.
- Transfer or donation of surplus equipment and furnishings.
- Exploration of unused freezer and cooler units from GEHA in the Municipal Commons for food business expansion.
- Joint grant applications and economic development initiatives.
- Support letters for state and federal funding opportunities.
- Entrepreneurship-friendly permitting and policy improvements.

Examples of Immediate Partnership Opportunities

- Identify city-owned properties suitable for a second Ennovation Center location.
- Evaluate transfer of surplus freezer and cooler units from Municipal Commons.
- Review surplus equipment that could support food manufacturing and workforce development.
- Collaborate on grant applications that bring outside funding into Independence.
- Create a City–Ennovation Center working group to evaluate expansion opportunities.
- Develop a long-term entrepreneurship growth strategy with City Manager Troy Anderson and staff.

Regional Entrepreneurship Leadership & Representation

The Kansas City region is currently engaged in a regional entrepreneurship planning initiative known as **Forging the Future of Entrepreneurship in Kansas City**, led by KCSOURCELINK and supported through funding from the Missouri Technology Corporation.

This initiative is bringing together entrepreneurs, business support organizations, economic development professionals, city managers, elected officials, educational institutions, investors, and community leaders to develop a coordinated strategy for strengthening entrepreneurship throughout the Kansas City metropolitan area.

While many organizations from across the metro are actively participating, Eastern Jackson County—and particularly Independence—has limited representation in these important regional discussions.

As one of the region's largest and most successful business incubators, the Ennovation Center believes Independence should have a stronger voice in shaping the future of entrepreneurship, innovation, workforce development, and small business growth in the Kansas City region.

Opportunity for the City of Independence

We respectfully encourage the City of Independence to actively participate in this regional planning effort through elected officials, city administration, economic development staff, and community stakeholders.

Participation would provide opportunities to:

- Ensure Independence's priorities are represented in regional entrepreneurship strategies.
- Advocate for increased investment in Eastern Jackson County.
- Strengthen connections with regional business support organizations.
- Position Independence for future state, federal, and philanthropic funding opportunities.
- Increase visibility for Independence entrepreneurs and small businesses.
- Support long-term economic development and workforce growth.

Upcoming Regional Planning Session

Forging the Future of Entrepreneurship in Kansas City

Hosted by the Ennovation Center

Date: August 4, 2026

Time: 10:00 AM – 2:00 PM

Location: Ennovation Center
201 N. Forest Avenue
Independence, Missouri 64050

We invite members of the City Council, City Manager Troy Anderson, city staff, and community stakeholders to attend and participate in this important regional conversation.



Ennovation Center

The Ennovation Center: Business Incubator

Independence City Council Study Session
June 2026



ENNOVATION CENTER

Independence's Engine for Entrepreneurship

City Council Presentation • City of Independence, Missouri

640+

Businesses Launched

\$20+M

Local Economic Impact

\$40+M

State of Missouri Impact

15 yrs

Serving Independence



Fifteen years ago, the city of Independence transformed a former hospital into a place where ideas could take root and businesses could thrive.

— Danielle DuPree, Executive Director, Ennovation Center

Today's Presentation

01

Who We Are

History, mission, and founding partnership

02

Impact by the Numbers

Economic output, jobs, tax revenue

03

Economic Development Role

Where Ennovation fits in Independence's growth strategy

04

The Funding Story

City/EDC history — and why we need support now

05

Programs & Services

Kitchen, labs, co-working, mentorship

06

Graduate Success Stories

Real businesses we've helped build

07

Media Coverage

What KC news has independently reported

08

Public & Community Voice

What entrepreneurs and residents say

09

Looking Ahead

Second location, growth, and the ask



01

Who We Are



Our history, mission, and the foundation we were built on

Founded on a Vision for Independence



Founded as a tri-part partnership: City of Independence • Independence School District • Independence Economic Development Council (ICED)



Our Mission is simple...

The Ennovation Center is
helping business grow...

*Have an idea? We can help turn that idea
into a business!*

Our Board of Directors



Dan O'Neill
KC Realtor Assoc
Board Chair



Ron Finke, JD, ChFC, CMT
Stewardship Capital
Chair Elect



Sonci Bleckinger
Central Bank
Treasurer



Heather Wiley
City of Independence
Executive Board



Dr. Cynthia Grant
Fort Osage Schools
Executive Board

Teresa Dorsch – Englewood Arts
Christina Leakey – Truman Heritage Habitat for Humanity
Dr. Bridget McCandless – Community Leader
Greg McGhee – Independence School District
Bob Glaser – Community Leader
Senator Joe Nicola – Missouri State Senate

Team



Danielle DuPree

Executive Director



Myron Powell

Executive Chef



Jennifer Hurst

Development Director



David Pennington

Entrepreneur Support Specialist



Business Assistance

We are a one-stop shop for assisting your business. Whether you are looking for a new location, need licensing and permitting help, or needing assistance to support your growth, our team is here to help.

Our Mission & What We Provide

Empower people to build sustainable businesses that strengthen our local economy and create lasting community impact.

Commercial Kitchen

24/7 Six commercial certified kitchens, 1 Food manufacturing Kitchen — shared by 100+ food entrepreneurs annually. Hundreds of thousands in shared equipment. Month-to-Month Membership packages that are well below market rates.

Co-Working & Labs

Private offices, open co-working, 8 bio-safety level 1 labs, event space, and production spaces at below-market rates.

Free Business Coaching

No-cost coaching on business planning, licensing and compliance, marketing, distribution plans, and financial coaching from day one to graduation.

Funding Connections

Access to grants, SBA programs, CDFIs, and local investors. Staff navigate funding options at every stage.

Mentorship Network

Connections to experienced entrepreneurs, industry mentors, and professional networks across KC metro. Partners with Score KC, KCSOURCELINK, MCPL, UMKC, K State, and more.

K-12 Entrepreneurship

Real World Learning partnerships with Independence School District, Fort Osage Schools, and three other districts— entrepreneurship education for the next generation. Pro X Summer Intern Employer



Our Impact by the Numbers

15 years of measurable economic returns for Independence and Missouri

15 Years of Measurable Economic Impact

645+

Businesses Launched

\$20M

Economic Impact, Independence

\$40M

Economic Impact, Missouri

\$30M+

New Salaries, KC Metro

87%

Business Survival Rate

500+

Entrepreneurs Mentored

Sources: Ennovation Center 15th Anniversary press release (Oct 2025) · KSHB 41 (2021, 2024) · KCUR NPR (2025–2026) · Ennovation leadership



Where We Fit in Economic Development

Ennovation Center as a strategic pillar of Independence's growth plan

Independence's Economic Development Ecosystem

The Ennovation Center sits at the intersection of all three pillars of Independence's economic strategy:

Business Development

ENNOVATION ROLE

- Incubates 90-120 active businesses at any time
- Current Clients employ over 200 people locally
- Reduces failure rate from 80% to 13% vs. national avg
- Graduate companies to brick-and-mortar locations in Independence
- Creates local supply chains for Independence procurement
- 75%-95% Women and Minority Owned Businesses at the Ennovation Center

Workforce & Talent Retention

ENNOVATION ROLE

- Retains entrepreneurs who would leave for Kansas City
- Trains underrepresented entrepreneurs (Hispanic, Black-owned)
- K-12 pipeline via school partnerships — next-gen entrepreneurs
- Created \$30M+ in new KC metro salaries from graduates in 11 yrs

Neighborhood Revitalization

ENNOVATION ROLE

- Graduates open storefronts on Independence Square
- Current Client often move into the area
- Supports Englewood Arts District activation goals
- Reduces commercial vacancy through new business creation
- Proposed second location anchors the Englewood Arts corridor

Why This Investment Matters — Independence's Economic Context

Negative Job Growth

Independence has averaged -0.4% annual job growth since 2010. With only 4% of KC metro jobs despite 6% of its population, the city is classified as a 'bedroom community.' Business creation is the highest-leverage tool we have.

The World Cup Moment

With 2026 FIFA World Cup matches in KC, Exec. Director DuPree testified to the Missouri legislature that licensing barriers are 'pushing jobs and taxpayer dollars across the state line.' (KCUR, Mar 2026) Ennovation is the solution.

Small Business = Job Creation

Small businesses create 2 of every 3 new U.S. jobs. Each Ennovation graduate generates \$28K-\$54K in annual tax revenue (Kauffman Foundation) — far exceeding the cost of their incubation.

Talent Is Leaving

Residents commute to Kansas City for work. The Ennovation Center directly addresses this by creating local employment destinations — keeping entrepreneurs and their economic activity in Independence.

Underserved Entrepreneurs

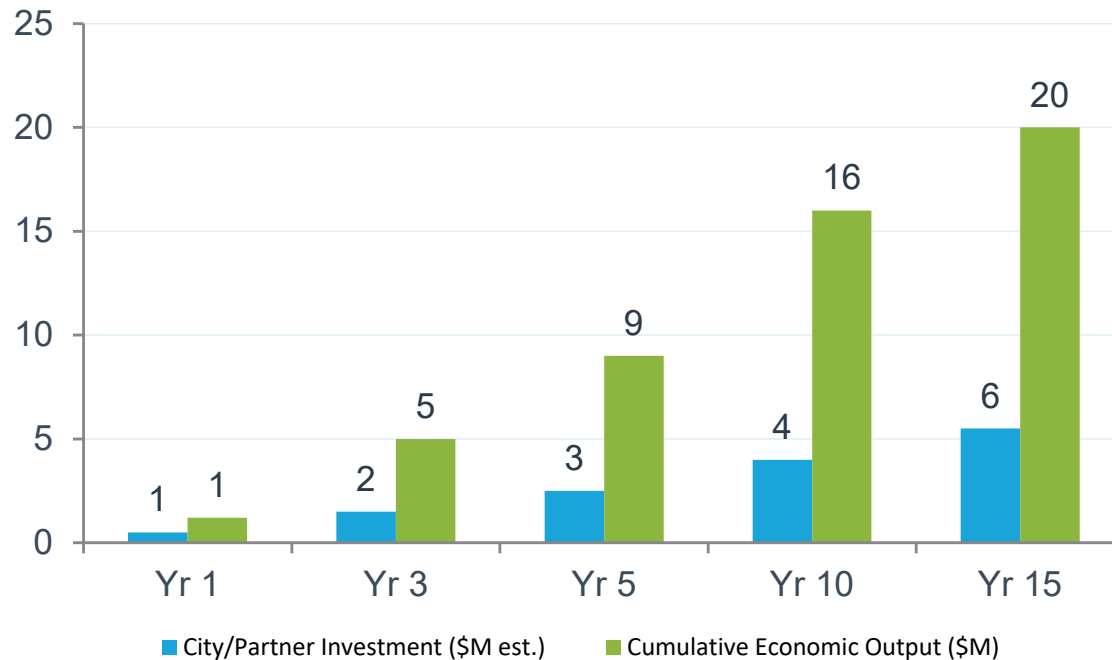
Hispanic entrepreneurs are 14.5% of all U.S. business owners (SBA). The Ennovation Center provides affordable kitchen and lab access to founders who cannot afford brick-and-mortar startup costs — creating equity in wealth-building.

Englewood Arts District

The City has invested 15+ years in the Englewood corridor. A second Ennovation location there would compound that investment with an anchor generating daily foot traffic, new businesses, and measurable ROI.

Return on City Investment — What \$1 Invested Returns

Est. Investment vs. Economic Output (\$M)



Why the Model Works

\$6–\$14

Returned per \$1 invested in mixed-use centers (ICIC)

87%

Business survival rate vs. 50% national average

\$28K–54K

Annual tax revenue per launched startup (Kauffman)

2–3x

Leverage: city dollars unlock private & federal grants

\$30M+

New salaries created in KC metro by graduates in 11 yrs

At \$20M in local economic output against an estimated \$5.5M cumulative investment over 15 years — the Ennovation Center has already returned approximately \$3.60 for every \$1 invested in Independence.



The Funding Story

How city and EDC support evolved — and where we stand today

Our Funding History — From Partnership to Gap

Understanding how we got here and what we need now

Funding Timeline

2010–Early Fully Funded

City of Independence, Independence School District, and ICED (Independence Council for Economic Development) co-fund operations. ICED served as the organizational home — Danielle DuPree's salary was processed through ICED.

Mid Years Active Partnership

EDC/ICED actively co-promotes the Ennovation Center as part of Independence's business development infrastructure. iNtech program funded via City HUD dollars, Missouri Technology Corporation, and ICED.

Recent Years Support Reduced

ICED's revenue declined — IRS 990 data shows FY2023 revenue of \$130,789 against \$235,709 in expenses, a net loss of \$104,920. ICED is no longer listed as a current IRS tax-exempt organization, indicating it has wound down.

Today Funding Gap

The Ennovation Center now operates primarily on earned revenue (kitchen fees, space rental, programming fees). The city/EDC institutional funding that underwrote core operations — including staff salaries — is no longer in place.

The Funding Gap — What Is at Stake

The Ennovation Center has delivered \$20M in local economic impact — while the institutional funding partnership that made it possible has ended. We are operating on earned revenue alone.

What Was Lost When EDC/ICED Wound Down

- Institutional salary support for the Executive Director
- Dedicated EDC staff time for business development referrals
- Co-branding and co-marketing of Ennovation as city resource
- City's organizational commitment to entrepreneurship infrastructure
- Grant co-sponsorship leveraging federal and state funding programs
- iNtech program funding (via HUD, Missouri Technology Corp, ICED)

What Renewed City Investment Would Restore

- Stable operational funding — staff, programming, maintenance
- Renewed co-ownership of Independence's entrepreneurship narrative
- Leverage to unlock 2–3x in matching private and federal grants
- Capacity to serve more entrepreneurs and launch more businesses
- Foundation for a second Ennovation location in the Englewood Arts District
- Continued \$28K–\$54K/yr tax revenue per business launched

Leaving Ennovation to operate without institutional support risks the continuity of \$20M in economic output built over 15 years of public investment.



Programs & Services

What entrepreneurs find when they walk through our doors

The Commercial Kitchen — A Regional Asset

The Ennovation kitchen is one of Independence's most unique economic assets — and why the center features prominently in KC media coverage.

Kitchen Facts

Availability	24/7 access for registered entrepreneurs
Equipment Value	Hundreds of thousands in shared commercial equipment
Certified	Commercial-grade; gluten-free certified area available
Cost to Users	Starting at \$20/hr — a fraction of market rate
Min. Spend	\$200/month — low barrier to entry
Kitchen Staff	Chef Myron on staff for guidance and food safety

Kitchen Graduate Stories

Pan Caliente

Started 2012; now supplies 7 major KC café clients (KCUR, 2025–2026)

Palomino's Salsas

250 bottles/week; now in 25 local grocery stores incl. Hy-Vee (KSHB, 2024)

Pickens Sweet Treats

7 yrs in kitchen; own storefront on Independence Square (KSHB, 2024)

Wake & Bacon KC

Now in a dozen KC metro cafes and expanding (KCUR, 2025)

Ginger's Bread & Treats

Graduated in record time; storefront across from Hy-Vee on 23rd St

06

Graduate Success Stories

Real businesses, real jobs, real tax revenue for Independence

From Ennovation Center to Independence's Economy

Novus Power

Technology / Energy

Started in Ennovation labs after moving from St. Charles in 2014 with EDC assistance. Grew to the point of needing their own facility — the Independence EDP helped them find and move into their own building.

Own facility in Independence • Local jobs created • New tax base

Pickens Sweet Treats

Food / Retail

Sisters Natalie and Nanette Pickens developed family candy recipes in the Ennovation kitchen for 7 years — learning licensing, labeling, and distribution — before opening on Independence Square in December 2023.

Retail on Independence Square • Community icon • KSHB 41 feature (2024)

Pan Caliente

Food Manufacturing

Silvia Miguel launched formally at Ennovation in 2018. The Center provided equipment, connections, and structure to scale from catering to a B2B wholesale operation supplying cafés across the KC metro.

7 café clients across KC metro • Full-time jobs • KCUR World Cup feature (2026)

Musketeer Home Care

Health and Wellness

Sara Smith, RN, raised in Independence, started her Home Health Care company by herself, in one of our cubical at the Ennovation Center. In November 2024, she graduated and moved into a building she purchased on Truman Road. Sara now employees around 150 women in Independence. Musketeer has made significant charitable contributions to local nonprofits, such as CSL and Special Olympics.

Business Property Purchase • Major Job Creator • Now supporting local nonprofits



Media Coverage & Validation

Independent KC news reporting that validates our community impact

What Kansas City Media Has Reported

Third-party coverage from KC's most trusted news outlets — independently confirming Ennovation's community impact.

KSHB 41 • Oct 11, 2024

Ennovation Center in Independence helps small businesses get on their feet

"DuPree said it's brought in millions in tax revenue to the city and the state of Missouri."

→ City ROI proof · commercial kitchen as Independence community asset

KSHB 41 • Aug 30, 2021

Independence's Ennovation Center seeing record enrollment

"In 11 years, companies that left created more than \$30M in new salaries across KC."

→ Proves demand exceeds capacity · makes case for expansion

KCUR NPR • Mar 8, 2026

Argentine-born KC chef making empanadas for World Cup visitors

"Ennovation Center access to equipment, mentorship and connections transformed catering into wholesale."

→ World Cup timeliness · kitchen-to-wholesale pipeline · regional visibility

KCUR NPR • Mar 11, 2026

Missouri bill to simplify food truck licenses before World Cup

"DuPree: 'We're pushing jobs, taxpayer dollars and good food across the state line.'"

→ Exec. Director as state-level policy voice · urgency of sustained support

KCUR NPR • Aug 2025

Pan Caliente serves Argentinian treats across the KC metro

"Palomino's products now in 25 grocery stores; Wake & Bacon KC in a dozen metro cafes."

→ Kitchen pipeline = regionally distributed brands + ongoing tax revenue

KSHB 41 • Oct 3, 2024

Hispanic entrepreneurship is on the rise in KC

"DuPree: 'The most powerful way to change the world is to focus on the small business center.'"

→ Equity & inclusion programming · underrepresented entrepreneur support



Public & Community Voice

What entrepreneurs, residents, and partners say

Voices from the Community

Entrepreneurs, reporters, and community members on the Ennovation Center

"They take it to the next level to make sure you get what you need to succeed."

— Bailey Noguez, The Mac Shack • KSHB 41, 2021

"It's almost like a big hug in the community."

— Natalie Pickens, Pickens Sweet Treats • KSHB 41, 2024

"When we started at the Ennovation Center, we started from zero. They gave us information, connections. We started building our business step by step."

— Silvia Miguel, Pan Caliente • KCUR, March 2026

"I feel like we're pushing jobs, we're pushing taxpayer dollars and we're pushing good food across the state line." Mobile Food Legislation in Missouri is needed.

— Danielle DuPree, Exec. Director • KCUR, March 2026

"Danielle is an amazing resource to our community. The center is an asset to the city of Independence and the economic benefits are great."

— Community reviewer • CoworkingCafe, Oct 2024

"I have the best job in the world because I get to help people start their dreams."

— Danielle DuPree, Executive Director • Ennovation Center

Community Recognition & 96% Recommendation Rate

96% of reviewers recommend the Ennovation Center (Facebook — 16+ verified community reviews)

Partner Endorsements

- City of Independence — official economic development partner
- Independence School District —
- Kauffman K-12 Real World Learning partner
- Independence Economic Development Council — founding co-investor
- Independence Chamber of Commerce — 15th Anniversary event
- Nonprofit Connect — certified 501(c)3 member in good standing
- Provide entrepreneurship programming to 5 area school districts

Community & Media Recognition

- KSHB 41 feature stories — 2021 and 2024 (multiple segments)
- KCUR NPR coverage — 3 independent features in 2025–2026
- \$1,000 recognition from committee for Black entrepreneur support
- Global Entrepreneurship Week KC — annual host and participant
- Food Biz Con — annual food entrepreneurship event organizer
- Global Entrepreneurship Congress Missouri Representative for Missouri 2025
- Hosted 16 foreign countries, alongside MO DED, as they were interested in program replication.
- ISD Engagement Award 2025 & 2026

Operational Credentials

- 24/7 commercial kitchen — health department certified
- 8 Bio-safety level 1 labs — certified and maintained
- Business Suites
- Mailbox Services
- Accredited business advisors providing SBDC-style coaching
- Business Financial Coach
- Event Space
- Meeting rooms for 6 – 200 people
- Serving clients across KC metro — not limited to Independence
- Annual revenue \$200,000 (IREC entity, 2025 — ProPublica 990)



Looking Ahead

The next chapter for Independence's entrepreneurial ecosystem

Expanding Our Reach — Second Location Options

Option A — 11200 E. Winner Road

Near-Term · Lower Capital

- 4,200 SF former medical facility — available now
- Lease at \$2,000/mo (~\$6.86/SF) — 30–43% below market
- 12 rooms + large lobby — direct co-working fit
- 35,087 SF lot with ample parking
- Build-out financing: \$50K at 5% via Promissory Note
- Commercial kitchen must be installed (\$67K–\$188K)
- Can be operational within months of authorization

Option B — Ben Franklin Building

Transformational · District Anchor

- 30,000 SF (2 floors) — adjacent to Englewood Theater
- Acquisition: \$250K / Rehab: \$8.645M (PGAV study)
- Phased renovation — PGAV explicitly endorses community-group model
- Full commercial kitchen viable in Phase 3 (30K SF = room)
- Creates a true campus with the Englewood Theater next door
- Activates the district's most visible vacancy gap
- Long-term anchor for 15+ years of city investment in Englewood

Path C

Blue Springs Downtown has expressed interest in the Ennovation Center expanding there.

Our Ask of City Council — Three Actions

1

Renew the Partnership

Reestablish the City of Independence's institutional commitment to the Ennovation Center as a core economic development asset — restoring the co-ownership and co-investment that made 15 years of \$20M in local impact possible.

2

Restore Operational Funding

Authorize annual city/EDC contribution to Ennovation operations — including staff support. The ICED funding that underwrote the Executive Director's salary and programming infrastructure is gone; direct city support is needed to fill that gap.

3

Invest in Expansion

Authorize a Year 1 investment package of approximately \$400,000 (direct funding, building support, and tax incentives) to establish a second Ennovation Center location in the Englewood Arts District — compounding 15 years of city investment there.

With 15 years of proof, a 14.2x projected return, and 600+ businesses launched — this is one of the highest-impact investments available to Independence today.



Independence's Launchpad. Independence's Future.

For 15 years, the Ennovation Center has been Independence's most direct investment in the people who build our economy — one business at a time. We are asking the City Council to renew that partnership, restore the funding gap left by the dissolution of ICED, and help write the next chapter of this story together.

645+

Businesses started

\$20M

Returned to Independence

15 yrs

Of community partnership