Southwest Independence 353 Board of Directors

September 16, 2026 5:00 PM

To provide public comment, please contact Tom Scannell at tscannell@indepmo.org or 816-325-7830 for information on attending the meeting.

CALL TO ORDER

ROLL CALL

APPROVAL OF MEETING MINUTES

1. August 19, 2026 Meeting Minutes

OLD BUSINESS

1. Update on Abated Property Audit

NEW BUSINESS

1. New Applicant
2. Review of Draft Amendment to Residential Guidelines

NEXT MEETING DATE

1. October 21, 2026 at 5:00 PM

ADJOURNMENT

INDEPENDENCE

Southwest Independence 353 Board of Directors

August 19, 2026 at 5:00 p.m.

Virtual Meeting via Teams

Minutes

Call to Order: 5:04pm

Roll Call: Laura Dominik, John Kyger, Lance Stout, Conrad Lamb, Liz Baker, Anthony Mondaine (absent), Paul Calahan

City Staff: Tom Scannell, Director (absent), Jodi Baker, Community Development Program Specialist

City Council Liaison: Councilwoman Jennie Vaught (absent)

Minutes from February 1, 2026, Meeting approved as written.

New Business

1. **Discussion of Property Located at 3600 Blue Ridge Blvd -**
   The property at 3600 Blue Ridge Blvd is currently under a Tier II abatement that was approved in 2023. Last year, this property suffered damage as a result of a vehicle plowing into the southeast corner of the house. Because of the significant cost of repairing and adding more square footage to the damaged corner, the property owner has asked if the original abatement can be changed from a Tier II to a Tier III abatement.

   Neither the Residential Guidelines nor the RSMo Chapter 353, addresses this issue. After significant discussion, it was decided the Board supports reviewing a potential amendment to the Residential Guidelines to allow property owners currently under abatement to attain a higher Tier abatement by applying as a new applicant and following all established procedures for attaining an abatement. Laura will prepare a draft amendment for the next meeting.

2. **Discussion of Properties Audit –**
   Laura initiated an audit of the five properties currently under abatement by the Southwest Independence 353 after noticing inconsistencies in the tax bill for her property at 3525 Blue Ridge Blvd. Working in conjunction with Tom and Jodi, a list of audit findings and questions was developed. Unfortunately, Jackson County is currently auditing all 353 abatements in the county so communication has been slow and cumbersome. The audit of the Southwest Independence 353 properties will continue and the board chair will keep the board advised of the findings.

Next Meeting Date

- September 16, 2026

Adjournment – 6:10pm

Proposed Amendment to the *Southwest Independence Redevelopment Corporation 353 Residential Tax Abatement and Program Guidelines for Parcel Specific Properties as Amended on June 14, 2023*, **Section VI. Requirements During the Abatement Period** to add the following subsection: (Note: These sentences would be all in one paragraph but are just spaced out here for ease of discussion.)

C. At any time during the abatement period, a property owner may apply for a higher-tier abatement by submitting a new application and completing the process outlined in Section V of these Guidelines, as amended.

To be considered for a higher-tier abatement, the property and property owner must be in compliance with the current Guidelines.

When applying for a higher-tier abatement, only new investment amounts will be considered; investment amounts used to qualify for a previously approved abatement will not be considered.

If approved, the existing abatement shall be terminated and replaced by the new abatement effective on the date of Board approval. A new seven-year abatement period shall begin on that date.

If not approved, the existing abatement shall remain in effect.