



Project Data

Key Scope Items:

- Downtown Redevelopment Plan & Funding Package, Impact Study
- Meeting & Hotel Facilities Market, Financial and Site Analysis
- Arena Operational Review & Improvement Plan

Development Budget: \$47,000,000 (Convention Center & Hotel)

HSP Professionals Involved in Project: Rob Hunden, Rob Smitherman

Time of Service: 2007 – Present

Downtown Redevelopment; Conference Center & Hotel Plan

Saint Joseph, Missouri

Hunden Strategic Partners was retained on multiple occasions to assist St. Joseph with its downtown redevelopment. First, HSP completed the feasibility of expanding and improving the Civic Center to include an adjacent meeting facility as well as the feasibility of a hotel. Improvements to the existing Civic Arena are also included in the study. The current facility includes 19,000 square feet of exhibit space via the arena floor, seating for up to 4,200, no dedicated ballroom and approximately 4,000 square feet of meeting rooms.

Hunden Strategic Partners completed the initial feasibility study in early 2008 and recommended the development of a small convention and conference facility adjacent to the Civic Arena, as well as the development of a small full-service hotel of 120-rooms within an existing historic building. Finally, an expansion was recommended for the existing Holiday Inn in order to create a balanced hotel package for the downtown.

In the second analysis, HSP produced an overall downtown redevelopment plan that includes the recommended improvements, plus streetscape, retail, parking and other improvements. HSP's analysis focuses on models of successful downtown redevelopment plans as well as a financing plan for the entire downtown plan.

The final study included moving the casino downtown, adding a new entertainment venue to the convention center, hotel and arena complex and estimating the impact of all components.