



Project Data

Key Scope Items:

- Downtown Redevelopment Plan & Funding Package, Impact
- Meeting & Hotel Facilities Market, Financial and Site Analysis
- Arena Operational Review & Improvement Plan
- Casino Relocation and Mixed-Use Development Plan; Existing Site Reuse

HSP Professionals Involved in Project: Rob Hunden, Rob Smitherman, Ethan Olson

Time of Service: 2007 – Present

Downtown Redevelopment & Mixed-Use Project Studies

Saint Joseph, Missouri

Hunden Strategic Partners has been retained on multiple occasions to assist St. Joseph with its downtown redevelopment. First, in 2007, 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.

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 included numerous downtown improvements. HSP's analysis focused on models of successful downtown redevelopment plans as well as a financing plan for the entire downtown project.

The largest and latest study, completed in 2013, included moving the St. Jo Frontier casino downtown, adding a new entertainment venue to the convention center, hotel and arena complex and determining potential funding sources. It also included a reuse analysis of the current casino site.