

12/08/2021

Shamir Bhakta  
Kansas Hospitality Management  
6516 W 106<sup>th</sup> St  
Overland Park, KS 66212

Planning Division  
Independence Community Development  
111 E Maple Ave  
Independence, MO 64050

TO WHOM IT MAY CONCERN:

**RE: 4535 S HERMAN CT Rezoning Informational Letter**

I bought this property in hopes of developing a hotel on this site. We are working with our neighbors on the north to purchase some of their land to possibly develop a dual branded hotel. If we are not successful purchasing the additional property then we would build a single branded hotel and regardless of single or dual branded hotel it will be one of Marriott's many available brands.

We know there are many hotels in the area but there is still a need for long-term stay rooms in the area and as a new Marriott hotel we will be able to generate a lot of new tax revenue. We will be building our business by providing superior product and service and targeting loyal Marriott BonVoy members. Although we may take some business from surround hotels in the area, at a higher rate. We will be focused on taking much more business from Marriott hotels in surrounding communities, which will bring new hotel occupancy tax and sales revenue from our location and will bring new people to the City of Independence to eat, drink and shop.

I know this is a great location for a hotel because of the access, adjacent business and attractions. It will help bring additional development to the corridor and increase everyone's property values. I literally grew up in the hotel business and have owned and managed many different brands and as I get older we are reducing the number of different brands we manage and want to work with. We currently manage the Fairfield Inn Belton, MO and the former Fairfield Inn near WOF which we converted into a Best Western. We would love the opportunity to develop this site, build a new Marriott, and generate new revenues not only for my company but also for the City of Independence.

Sincerely,



Shamir Bhakta  
785-342-7352  
[Shamir.bhakta@kansashospitality.com](mailto:Shamir.bhakta@kansashospitality.com)