JOPLIN | HISTORIC PRESERVATION COMMISSION

MINUTES
REGULAR SESSION
JANUARY 17, 2023

The Historic Preservation Commission of the City of Joplin met on Tuesday, January 17, 2023, at 5:00 p.m. in the Fifth Floor Study at Joplin City Hall at 602 South Main Street, Joplin, Missouri.

MEMBERS PRESENT: Ms. Jill Halbach, Ms. Emily Frankoski, Ms. Lori Haun, Dr. William Fischer, Mr. Robert Brueckner, Ms. Kate Detar and Mr. Greg Huff.

MEMBERS NOT PRESENT: Dr. William Mountz.

CITY STAFF PRESENT: Thomas Walters, Tyler Bellairs and Vicky Copeland were representing the City of Joplin.

Items 1. & 2. Meeting Called to Order and Roll Call
Ms. Halbach opened the meeting and Vicky Copeland called the roll.

MR. BRUECKNER MOVED, SECONDED BY MS. DETAR TO EXCUSE DR. MOUNTZ. MOTION CARRIED, WITH MS. HALBACH, MS. FRANKOSKI, MS. HAUN, DR. FISCHER, MR. BRUECKNER, MR. HUFF AND MS. DETAR VOTING, "AYE". MOTION CARRIED. (7 IN FAVOR, 1 ABSENT).

MR. BRUECKER MOVED, SECONDED BY MS. DETAR TO APPROVE THE MINUTES OF OCTOBER 18, 2022, WITH MS. HALBACH, MS. FRANKOSKI, MS. HAUN, DR. FISCHER, MR. BRUECKNER, MR. HUFF AND MS. DETAR VOTING, "AYE". MOTION CARRIED. (7 IN FAVOR, 1 ABSENT).

Item 3. Public Hearings **None**

Item 4. Budget

Mr. Walters stated the budget is nearly identical to previous years with the only change is the increase in travel allowance. There were no questions from the Commission.

Item 5. Discussion Items

a. 2023 Missouri Preservation Conference – Ms. Halbach stated the conference will be in Joplin, June 7-9, 2023. She stated the conference committee had met a few times and they have accepted most of the sessions that were proposed. She stated they are still working on exactly what that schedule will be. Most likely the Scottish Rite Cathedral will be where they rent to have most of the sessions. There may have to be some breakout sessions and workshops nearby. But things are in motion, it is less than six months away. She stated she would have that information to the Commission as soon as possible. Ms. Halbach asked for any questions. Mr. Huff stated he had not attended anything for the workshops but in the past several days they have moved equipment into the Olivia to give workshops. He stated training would be available and asked who he needed to talk to, whatever. He stated it would not be hands on, but they would basically be able to see something being built. Ms. Halbach stated they have someone doing the window workshops, someone doing plaster and paint. Ms. Halbach asked Mr. Huff if he had something different. Mr. Huff stated they would actually be reconstructing and rebuilding all the doors. Doing the millwork that was destroyed in the fire on the fifth floor. He stated that would be inclusive. They would be taking the materials that was in the building and reprocessing. Ms. Haun stated she thought that had already been submitted. Mr. Huff stated they had just moved in within the past two days. Ms. Halbach asked to see what they already had in place. She stated they were trying to think of some things that would be for members only. She stated like you can go and tour this if you are a member of Historic Preservation. Mr. Huff stated he would talk to Jeff and Caroline. He had a meeting scheduled with them. He stated that was one of the things about bringing the equipment in and having hands on and taking the product and do it in house. Ms. Halbach stated she would look at what has already been submitted and what the other sessions are. Ms. Halbach asked for any other questions about the conference. There were none.

b. Union Depot – Ms. Haun provided the Commission with a Union Depot Community Roundtable flyer. She stated the ECO will be in town tomorrow starting on Phase I with the environmentals on it. She stated they are also working through the State to get an area done outside the environmentals. The students from the Kansas State University and the South Dakota Architectural Design Departments will be in town touring the depot and meeting with the different business groups. There will be a Chamber business meeting at 10:30 a.m. at the Chamber offices for them. There is an open to the public meeting that evening. This will be a facilitated round table discussion. The earlier one will be a question-and-answer conversation. On Saturday

they will be set up at the market with something real quick like a one or two questions survey. There are several different opportunities for people to engage and give some input on the concept of what the property could be. Then we are hiring a company called Place of Main to do a feasibility study for the project. They will coordinate with what comes out of the results of the community input session. He will be here in April for that. She stated the EPA is very slow so that will be the last piece that we get. By early summer we should have the feasibility and design work done and then the environmentals later in the summer. They are doing Phase 1 and 2. They will be back to do Phase 2 later. She stated that by the end of the summer they should have a full packet that is a concept for the developer that we can take and run with as far as what it could be and what the community wants and what is feasible. Dr. Fischer asked how the students at the Universities got involved. Ms. Haun stated it is through the Missouri Brownfield program. She stated this is a little different because it is a State-owned property and that is why the EPA is doing the Brownfield assessment. Ms. Haun stated she assumed it was higher level students being brought in. They are driving down on Thursday evening and staying until Sunday morning. They are staying two full days and we will see what comes out of it. Ms. Detar asked Ms. Haun if the feasibility studies would be done by June. Mr. Huff stated to Ms. Haun that what the two of them spoke about, they were both very interested. Mr. Huff stated he had received two phone calls or two emails. He stated, so, are we just waiting now for, and Ms. Haun stated no, anyone can put in a proposal at any point if you know of someone who is interested. Ms. Haun stated the developers were not hinged on this. She stated this is just our next step. If you know of someone interested, they just need to contact the realtor. Everything is going through a real estate agency. They are vetting people. The State would ultimately have the say in what they do with that. Mr. Huff asked if he could say what they want to do. Ms. Haun stated sure. Mr. Huff stated they want to put in a restaurant and a hotel in it. He stated they are willing to put the money up and whoever runs it runs it, but they manage it. Ms. Haun stated they should be connected to the realtor. Mr. Huff asked so Dave Glenn. Ms. Haun stated yes. Mr. Huff stated they would want to put a boutique in as well. Ms. Haun stated all of that is a goal and she thought it would be interesting to see what comes out of this. She stated she thought some of this would float to the top as far as what downtown needed. There will be a downtown gap analysis. She stated some of the gaps are really obvious. Mr. Huff stated this group is who developed the whole boutique hotel concept. He stated it is a big group. Ms. Haun stated the State did not want it to go to anyone else until they made sure they could do it. Mr. Huff stated he understood. Mr. Walters stated there is a reason the State has it because it failed. Dr. Fischer stated so this is to figure out how to best pitch the location to developers. Ms. Haun stated the entire packet will do that. The biggest question is what it should be. She stated once this is already done if we do not have a developer in the works then any other developer that comes up or even a developer that had been interested but really did not have all the pieces together it

short cuts the process of them trying to do all the studies. Mr. Walters stated the property will have to be rezoned. If there was a possibility that it could be rezoned in advance to make it more marketable. He stated it is $550.00 in time to rezone. It would be appropriate depending on. Ms. Halbach asked how the property was currently zoned. Mr. Walters stated M-2, heavy industrial highly restricted. He stated he could verify that by looking at a web map to be sure. Mr. Walters stated little things like that would help. Mr. Huff asked don't you think it would immediately need to be put in commercial of some nature. Mr. Huff stated that without that commercial application which all of this is inclusive. He asked are there more than two things for commercial. Mr. Walters stated that downtown was C-2 which is great for a lot of reasons. That was mix use. Mr. Huff stated if it was a brewery, it would have a retail side to it and the other one has people coming in for a botanical garden. Mr. Walters stated the Post Office would have an exemption. The gas place was M-2 and back in the day the convenience stores could have been built in M-2. Now, there is a different zoning. Mr. Walters stated that storage was appropriate for M-2. A lot of the uses had been industrial because it had not been used for a long time and this property had been vacant. Mr. Huff stated a question that he would have was there any other access. Mr. Walters stated this is Joplin Union Depot and Kansas City Southern Railroad. Mr. Huff asked if they had relinquished the property and what was the set back on that. This is where we have zero power to do hardly anything without their consent. This ownership is not right of way. It is owned by the railroad and whatever defunds Joplin Union Depot. Dr. Fischer asked so you could not use all that space. He stated you would probably need to put up some kind of wall, so people are not wandering on to the tracks. Mr. Walters stated not necessarily. SHPO would have to sign off on it as being the owner. He stated it would be one more thing to make it more marketable if we could resolve the rezoning issue. Mr. Huff stated that we know whatever it is going to be used for, we are trying to get it developed in some commercial or retail usage. Mr. Huff asked Ms. Haun, did you say the EPA had come out. Ms. Haun stated they were coming out tomorrow. Mr. Huff stated so, no report had been done at this point. Ms. Haun stated there had been a structural report. Mr. Huff asked none of the grounds. Ms. Haun stated in 2001 and it was clean. Mr. Walters stated if they are doing a Phase II, they would be testing the soil. Ms. Haun stated it would depend on what the property was being used for, if it was residential there is a much higher standard. Mr. Huff asked for the timeline on the package. Ms. Haun stated probably the end of summer after Phase I and II.

c. JHPC Honor Awards – Ms. Halbach stated we do those on the odd numbered years now. She stated she had a press release almost done. She just needed to add a few quotes. She stated she was also doing some graphics that she would place on social media to share. Ms. Halbach stated they do not have a date for the awards set yet. She stated they were going to ask the mayor to do a proclamation on Monday, May

1st for Preservation Month. She stated she did not know if they wanted to consider doing the awards at the same time. She would like to do the awards separate from the Council meeting to make it its own event. She stated the Proclamation should be its own event and the Preservation Awards at a separate time. But the press release would go out this month and they would accept nominations through February and March and then the committee would meet in April before the Commission meeting. Recommendations would be made to the Commission during the April meeting. She stated she knew they wanted to do something in June during the conference to recognize the Landmark Builds. Mr. Walters stated that any logistically details such as increased traffic in unsignalized areas would suggest we put information out to operations to assure an abundance of caution. So, Lynden Lawson, currently the Deputy Director of Public Works would presently be your contact to discuss the plans. Ms. Halbach stated she thought it would depend on how the actual sessions are laid out and they were still working on that.

Item 6. Old Business

None

Item 7. New Business

None

ITEM 8. ANNOUNCEMENTS

Ms. Halbach stated the Carnegie Library will be in the next issue of Preservation magazine under their transitions section.

Mr. Huff stated the Olivia is working on cleaning up the columns so they would have a nice view for tours and before conference a lot of the front would be processed. They have started on the 5th floor refabricating all that is necessary. The Alliance Building had already started taking the top off it. They are supposed to be taking out the windows to sand and start being rehabbed. They are in the process of adding an extension to the roof.

Ms. Halbach stated at the library on February 11th they are hosting the Buffalo Soldiers from Kansas City for Black History Month. The library will also host a Black History Fair.

Mr. Walters stated the Council had approved the plan for several additional positions for the Planning and Zoning Department.

Ms. Frankoski announced two historically separate events at the Cornell Complex. The first event would occur on Saturday, January 21st for kids and families who love books. On January 28th the presentation of Freedom Flight a story about the underground railroad. On the day before the show, they will be busing all Joplin 8th grade students to see two different shows at no charge. Both are theatrical style matinee shows.

Dr. Fischer coordinates history day at MSSU on Friday, March 3rd. He needs judges 2-3 hours in the morning of March 3rd. If anyone is interested, please reach out to Dr. Fischer.

DR. FISCHER MOVED, SECONDED BY MR. BRUECKER TO ADJOURN, WITH MS. HALBACH, MS. FRANKOSKI, MS. HAUN, DR. FISCHER, MR. BRUECKNER, MS. DETAR AND MR. HUFF VOTING, "AYE". MOTION CARRIED. (7 IN FAVOR, 1 ABSENT).

Approved Jill Halbach
Jill Halbach, Chairperson

Approved Vicky Copeland
Vicky Copeland, Recording Secretary