# CITY OF JOPLIN
# COUNCIL AGENDA ITEM

**ITEM**:

Council Bill No. 2026-600. This Council Bill authorizes the City of Joplin, Missouri, to enter into a Ground Lease Agreement with Liberty Enterprise Group LLC, a Missouri Corporation, to use property located at 1717 W. 7th Street for the 2026 World Street Painting Festival, authorizing the City Manager to execute the same by and on behalf of the City of Joplin.

**MEETING DATE**:

Tuesday, January 20, 2026

**ORIGINATING DEPARTMENT**:

Convention & Visitors Bureau

**ATTACHMENTS:**

CB 2026-600 Ordinance; Ground Lease Agreement between Liberty Enterprise Group LLC; Exhibit A - Site Map

**REVIEWED BY**:

Director of Convention & Visitors Bureau-Patrick Tuttle, Director of Finance-Leslie Haase, City Attorney-Peter Edwards, City Manager-Nicholas Edwards

**SUMMARY**:

This council bill reflects a ground lease of 0.60 acres of real property located at 1717 W. 7th Street, Joplin, Missouri, for the 2026 World Street Painting Festival as part of the Route 66 Centennial celebration. The lease shall begin May 1, 2026, and end October 31, 2027. The site will feature twenty to thirty Route 66-themed 3D Street Paintings. The 2026 Festival will be held from June 2 to 6, 2026. Once the festival ends, "the gallery" of the 3D paintings will be open for public viewing daily from sunrise to sunset.

The Owner shall allow City to use the site rent-free. The City, through CVB funding, shall cover all costs to prepare the site for the festival and restore it to full use as a parking lot once the street painting gallery is completed. The seal coat is estimated to cost approximately $6,000, and the overcoat and striping, which are scheduled for completion after October 2027, are estimated to cost $16,000. (This estimate is based on the public works 2025 cost to seal and stripe the city hall parking lot at .32 per sq ft.). The contract for these costs will be presented later, following the completion of the bidding process.

**BACKGROUND**:

CVB/Visit Joplin and the World Street Painting Foundation of the Netherlands have partnered to celebrate the Route 66 Centennial in a unique way, through a collection of Route 66-themed 3-D street paintings by world-renowned artists.

The World Street Painting Foundation holds annual *World Street Art Festivals* in the Netherlands and Germany. Through this partnership, a version of these festivals will be held in Joplin on Route 66, the foundation's only US event.

The partnership will provide an international connection with an established audience, a community of artists, and a promotional strategy that reaches both domestic and international markets. The international appeal has become a significant draw for Route 66 during the centennial, as well as an attraction for other overlapping events with global interest in 2026, such as USA 250 and the FIFA World Cup.

> **Street Painting** is a performance art that renders artistic designs on the pavement with semi-permanent materials such as chalk or paint. **3D Art** is a three-dimensional expression of applying the dimensions of height, width, and depth.

In June 2024, an introductory street painting event featuring three U.S.-based artists was held on the grounds of Joplin's Harry M. Cornell Jr. Arts and Entertainment Complex. These initial paintings introduced the public to the art form. The works are displayed outside on the complex's west and north porches.

The 2025 World Street Painting Festival featured ten artists, eight of whom were international. Their 3D paintings are on display in Joplin's Schifferdecker Park.

In 2026, the Centennial year, 20 artists will be presented, of whom sixteen will be internationally acclaimed. The location for this gallery, featuring over twenty 3D paintings, is planned for the parking lot at 1717 W. 7th Street.

Though the art creation event spans five days, the 3D paintings will be on exhibit through October 2027, the end of the Route 66 Centennial celebration (the end of the 2027 travel season). The art in all three galleries is sealed every 3-5 months to protect it from the effects of Nature.

The funding for the World Street Painting Festival is included in the Convention and Visitors Bureau FY2026 budget.

**RECOMMENDATIONS**:

The CVB Staff recommends approval of this council bill on first reading.

# GROUND LEASE AGREEMENT

**THIS AGREEMENT,** is made and entered into this ____day of _____, 2025, ("effective date"), by and between the City of Joplin, a municipal corporation of the State of Missouri, with principal place of business located at 602 S Main St, Joplin, Missouri, 64801, hereinafter referred to as the "City," and Liberty Enterprise Group LLC, hereinafter referred to as the "Owner;" and with City and Owner being referred to collectively as "the Parties."

**WITNESSETH:**

**WHEREAS,** the City desires to engage Owner to lease 0.60 acres of real property located at 1717 W. 7th Street, Joplin, Missouri, for the 2026 World Street Painting Festival during the Route 66 Centennial. The section in question is the southwest corner nearest to 7th Street, identified in Exhibit A.

**NOW, THEREFORE,** the parties to the contract agree to the following:

1. **Term and Payment**

   a. Term of the lease shall be May 1, 2026, through October 31, 2027.

   b. The intended use shall be for the 2026 edition of the World Street Painting Festival, where twenty to thirty 3D Route 66-themed murals will be painted.

   c. The 2026 Festival shall be held June 2-6, 2026. Once the festival ends, "the gallery" of the 3D paintings will be open for public viewing every day from sunrise to sunset.

**Use of Premises**

   d. The area required shall be 200 feet north/south and 140 feet east/west. Concrete barriers shall define the painting area and protect the viewing public.

   e. During the festival dates, the City shall require additional space for food trucks.

   f. All marketing and promotion of the festival and gallery would show 1717 W. 7th as the event location.

**Rent**

   g. Owner shall allow City to use the site rent-free.

   h. City shall cover all costs to prepare the site for the festival and restore it to full use as a parking lot once the street painting gallery is finished.

   i. The site is 21,000 sq ft. The seal coat is estimated to cost approximately $6,000, and the overcoat and striping, which are scheduled for completion after October 2027, are estimated to cost $16,000. (This estimate is based on the public works 2025 cost to seal and stripe the city hall parking lot at .32 per sq ft.)

   j. The City shall seal and stripe the lot in November 2027 to its original condition, unless the Owner elects by October 1, 2027, to keep the street art gallery.

**2. Termination**

Either party may terminate the agreement for any reason, providing the other party with 60 days' written notice prior to the end of the lease term. Neither party may terminate the leasehold without good cause and first notify the other party in writing, providing the party with the right to cure.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the first day set forth above.

| **CITY OF JOPLIN** | **LIBERTY ENTERPRISE GROUP LLC** |
| --- | --- |
| By:_____ | By:_____ |
| Nicholas Edwards, City Manager | Michael Teeter, Managing Member |

# World Street Festival Route 66 2026

June 3-6, 2026

Legend



JOPLIN US 66

WORLD STREET PAINTING FESTIVAL

June 2-6, 2026

Allo Office

Food Truck Parking

Domino's Pizza

Beef-a-Roo

Long John Silvers

1717 W. 7th Street

Google Earth

Image Landsat / Copernicus

N

200 ft

COUNCIL BILL NO. 2026-600 ORDINANCE NO.

AN ORDINANCE authorizing the City of Joplin, Missouri, to enter into a Ground Lease Agreement with Liberty Enterprise Group, LLC, a Missouri Corporation, for the purpose of hosting the 2026 World Street Painting Festival during the Route 66 Centennial; and authorizing the City Manager to execute the same by and on behalf of the City of Joplin.

WHEREAS, the Convention & Visitors Bureau desires to lease real property located at 1717 W. 7th Street, Joplin, Missouri, to host the 2026 World Street Painting Festival as part of the Route 66 Centennial celebration; and

WHEREAS, the 2026 edition of the World Street Painting Festival shall feature twenty to thirty Route 66-themed 3D Street Paintings; and

WHEREAS, the festival shall be held June 2-6, 2026, and thereafter the "gallery" of the 3D paintings will be open for public viewing daily from sunrise to sunset through October 2027.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the Ground Lease Agreement by and between the City of Joplin, Missouri, and Liberty Enterprise Group LLC, to lease 0.60 acres of real property located at 1717 W. 7th Street, Joplin, Missouri, for the 2026 World Street Painting Festival during the Route 66 Centennial, a true and accurate copy of said Agreement being attached hereto and incorporated as Exhibit "A," be, and the same is hereby approved.

Section 2. That the City Manager of the City of Joplin, Missouri, is hereby authorized and directed to execute said Agreement by and on behalf of the City of Joplin.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2026, by a vote of _____.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney