CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
Council Bill No. 2025-017 – AN ORDINANCE approving a Memorandum of Understanding and Agreement (MOU) by and between the City of Joplin, Missouri, a Municipal Corporation, and Friends of Joplin Memorial Hall, for the purpose of renovating Memorial Hall.

MEETING DATE
December 1, 2025

DEPARTMENT
Legal

ATTACHMENTS
Council Bill No. 2025-017
Memorandum of Understanding and Agreement (MOU)
Friends of Memorial Hall Proposal

REVIEWED BY
City Attorney, Peter Edwards; Director of Finance, Leslie Haase; Director Joplin Athletic Complex, Paul Bloomberg; and City Manager, Nicholas Edwards.

SUMMARY
This council bill approves the Memorandum of Understanding and Agreement (MOU) by and between the City of Joplin and Friends of Joplin Memorial Hall. The purpose of the MOU is to outline the Parties respective responsibilities and conditions that have to be met in order for Memorial Hall to be conveyed to Friends and to be fully redeveloped.

BACKGROUND
Friends of Memorial has submitted a proposal to acquire Memorial Hall and redevelop the building, subject to several conditions and contingencies. Friends and the local hotel industry will work with the Missouri State legislators to pass legislation at the state level that increases the lodging tax that the City of Joplin may levy from four percent (4%) to six percent (6%). If this enabling legislation is passed, the City will hold a local election so that the citizens will vote on increasing the lodging tax from four percent (4%) to six percent (6%). The proposal has an overall budget for renovations of approximately $16,740,396.00. Friends plans to apply for State Historic Tax Credits ($4,398,000.00), Federal Historic Tax Credits ($2,298,200.00) and New Market Tax Credits ($3,400,000.00). In addition, Friends will undertake a community fundraising campaign to raise $2,000,000.00. Upon successful fundraising, Friends of Joplin Memorial Hall will provide a financial statement certifying the completion of the $2M capital campaign, and only after the successful capital campaign will the City issue bonds. Friends is requesting city funds in the amount of $7,000,000.00. The City Funds would come solely from the revenue bonds that are issued and repaid solely from the revenue from the increase in the lodging tax as set forth above. This MOU is conditioned on the 2% lodging tax increase being law and the Joplin voters approving the tax increase. Friends would be responsible for any other funds required to complete the

renovations. In the event that Friends ever ceases operating Memorial Hall in the future, ownership of the building and all improvements would revert back to the City. Friends will obtain no rights to sell or lease the property to any third party in the future and any such sale or lease shall void Friends leasehold rights in the building and ownership of the building and/or leasehold in the building shall immediately revert back to City.

FUNDING SOURCE

Lodging tax, $7 million in municipal bonds repaid through a 2% increase to the lodging tax, if approved by voters.

RECOMMENDATION

Staff recommends this Council Bill be approved on First Reading.

MEMORIAL HALL

REHABILITATION PLAN

12/01/2025

Presented by:

Friends of Joplin Memorial Hall



CONTACT

Lori Haun
417-529-3888
lori@downtownjoplin.com

Melodee Colbert Kean
417-437-8141
melocolbert@yahoo.com

EXH. 1

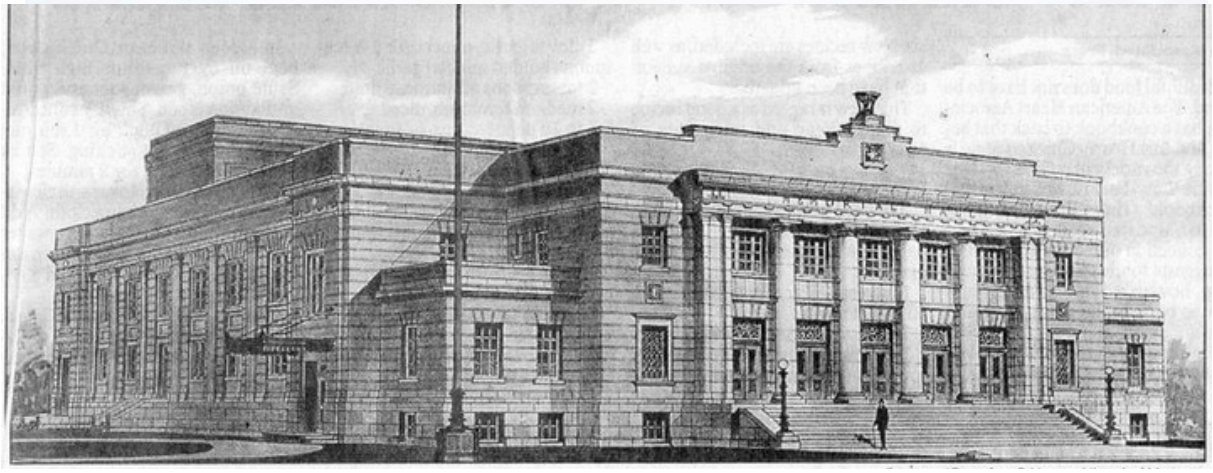
CONTENTS

Introduction	3
Goals and Objectives	4
Challenges	5
Solution	6
Rehabilitation Scope	9
Rehab Cost Summary	10
Financials	11
Timeline	16
Community Support	17
About Us	18

Introduction

Memorial Hall, located at 212 W 8th Street, has played a dynamic role in the community for 100 years. Built as a memorial to honor the men and women who gave their lives for our freedom, this building has been a community centerpiece.

REHABILITATION PLAN



With this plan, the Friends of Memorial Hall propose an alternative to demolition for this community landmark. By evaluating local, state and national incentives, utilizing community support and investment and a public-private partnership, we propose options for rehabilitation and long term sustainability for this community asset.

Our Goals & Objectives

The mission of the Friends of Memorial Hall is to revitalize and preserve our historic Memorial Hall as a thriving community hub that fosters intergenerational engagement, empowers youth, supports veterans, and enriches the lives of all residents and visitors through tourism, activities, education, entertainment, and connection.



SFS Rendering from 2021 Report

This report will show the following for the rehabilitation of Memorial Hall

01 Cost of Rehabilitation is significantly less than previous projections.

02 A variety of incentives for redevelopment make investment in the Hall affordable and attainable.

03 Positive economic and quality of life benefit is derived from a revitalized Hall.

04 Public-private partnership creates a lasting collaborative environment that utilizes the passion and expertise of the community with the resources and stability of the City government.

05 Robert S Thurman Post 13 American Legion return to rightful home

Challenges

Memorial Hall, while a long faithful and well-loved member of the community, has reached a point like many of our 100+ year old downtown buildings and is in need of rehabilitation. Issues with the roof structure, foundation/wall damage related to the elevator and aged general infrastructure require addressing. Cosmetic and operational updates are needed.

Funding for these improvements and a sustainability plan to continue long term maintenance and operations of the facility are required to return this facility to use.



Solution

Public Private Parnership

The Friends of Joplin Memorial Hall propose a public-private partnership for the revitalization of the Hall. As a public building and a community asset, a shared responsibility for Memorial Hall will ensure the greatest success.

Through numerous community surveys conducted by City of Joplin consultants, it is clear that the Joplin community and its veterans wish for Memorial Hall to remain as a shared civic space and community hub. In addition, the community has shown up for council meetings and conducted planning sessions to formulate a plan to create a shared responsibility for the rehabilitation of this community asset.

Future programming for Memorial Hall should support and compliment Connect2Culture and Spiva Center for the Arts operating the Cornell Complex, creating a long envisioned synergy between the facilities. Mutual support and collaboration will prove to be the key to the success of both endeavors.

Instead of spending $3.5-5 million to demolish and replace a structure that has stood as a pillar to the sacrifice of our veterans and a hub of civic activity for over 100 years, let's envision repurposing that same investment towards creating a thriving, revenue-generating community asset that benefits all our community for generations to come. This is not just a building; this is an opportunity—a chance to preserve a historical landmark, while building a community-driven, future-focused hub for tourism, activities, workforce development, entertainment, enrichment, and economic growth.

City Council Request

To ensure success, we ask for the following:

- Council support of continued development of public-private partnership--This partnership will create a shared vision and shared responsibility for the rehabilitation and success of the facility.
- Approve 2% increase in lodging tax to be put forth to Joplin voters. This tax applies to overnight stays for Joplin visitors only and will not impact either the City's funds or residents' tax rates.
- Issue a bond for seven million dollars to go toward the rehabilitation expenses of Memorial Hall. Funding for repayment of the bond to come from a 2% increase in lodging tax.
- City Infrastructure Support – Assistance with items such as site utilities and any zoning adjustments to make the space fully operational.

For generations this building has stood as a witness to our city's evolution and growth as well as a recognition of our veterans. This is an opportunity to include it as a vital part of the future instead of a forgotten "used to be" of the past? This is more than just preservation—it's transformation. Let's provide our youth a space to learn, our seniors a place to gather, our veterans a community home, and our businesses an opportunity to thrive.

Key Elements



Community Demand #1

Need for a dedicated, central facility offering multigenerational programs, meeting space for veterans, affordable community engagement opportunities, and ability to serve as emergency hub in times of disaster.

Economic Impact #2

A revitalized Memorial Hall would generate an economic return through sales tax revenues, while also bringing the community and visitors to shop, dine and stay—versus spending millions on demolition with no return on investment.





Historical and Cultural Asset #3

Cities that protect and revitalize historical landmarks see higher civic pride, increased tourism, and greater economic sustainability. This in turn leads to higher quality of life and improves talent attraction and retention.

Public-Private Partnership #4

Instead of spending taxpayer dollars on destruction, repurposing this funding will complement current investments being done to grow the area through infrastructure improvements, beautification efforts and connectivity.

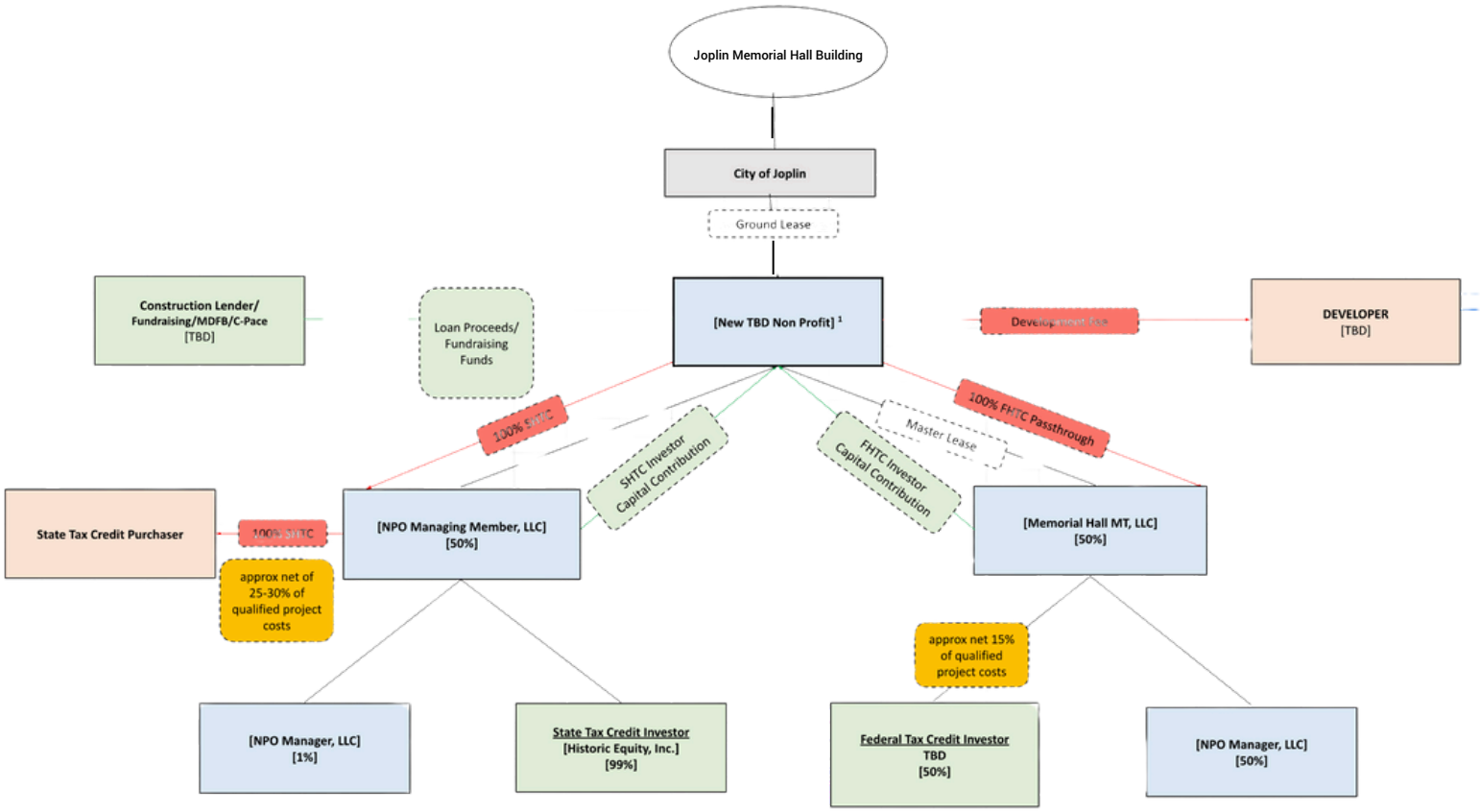


Solution

Public Private Parnership

DESCRIPTION

The recommended public-private partnership for the redevelopment of Memorial Hall is for the City of Joplin to establish a ground lease with a yet-to-be-formed Friends of Joplin Memorial Hall non-profit organization. The Friends of Joplin Memorial Hall would take control of the building itself. The diagram below shows what the organizational structure would look like in order to take advantage of Missouri Historic Tax Credits and Federal Historic Tax Credits.



BENEFITS

- By the city retaining partial a ground lease, support from the city is simplified
- Facility remains available for city purposes such as emergency disaster services
- Non-profit partnership opens up opportunity for grants and donations
- Positive return on investment over greenspace
- Cost benefits for improvements to be completed by non-profit entity

Solution

Rehabilitation Scope

Rehabilitation to include updated systems, structural repairs, modern seating and theatrical needs to return Memorial Hall to full operations on all levels of facility.

Restoration

- Structural Repairs to NE corner
- Mitigate environmental issues
- New HVAC
- New Plumbing

Facility

- Planned seated capacity approx 2200
- New seating: flexible floor and fixed mezzanine and balcony
- Dock to accomodate 53' trailers loading/unloading
- Kitchen updates
- Reconfigured backstage/dressing rooms

Access

- Exterior ramp replaced with stairs and ADA access
- New Elevator
- Expanded and Updated Restrooms
- Wheelchair access to main floor

Veterans

- New 2nd Floor Post 13 meeting space
- Memorials retained

Programming

- Improved ticket booth, lobby and concessions access
- Erect over stage fly
- New sound and light equipment
- Direct access from stage to floor

Rehabilitation Cost Estimate

Cost Opinion Summary

Project: Memorial Hall Remodel - Joplin, MO
Date: March 13, 2025

Building SF
43,600

CROSSLAND CONSTRUCTION COMPANY, INC.
Basement = 5,200 sf
Main Level = 24,700 sf
Balcony Level = 13,700 sf

Trade Package #	Trade Package Description	Current $/SF 43,600	Current SD Budget 3/13/2025
02A	Demolition	$ 10.72	$ 467,600
02B	Foundation Stabilization	$ 8.03	$ 350,000
03A	Cast In Place Concrete	$ 12.84	$ 560,000
04A	Masonry	$ 4.59	$ 200,000
05A	Structural Steel	$ 5.73	$ 250,000
05B	Misc. Metals & Railings	$ 3.67	$ 160,000
06A	Architectural Millwork	$ 2.29	$ 100,000
07A	Roofing	$ 5.55	$ 241,800
07B	Joint Sealants & Waterproofing	$ 1.15	$ 50,000
08A	Doors & Hardware	$ 1.72	$ 75,000
08C	Glass & Glazing/Storefront	$ 1.15	$ 50,000
08D	Overhead Doors	$ 0.23	$ 10,000
09A	Gypsum Assemblies	$ 24.00	$ 1,046,400
09B	Flooring & Wall Tile	$ 11.00	$ 479,600
09C	Painting & Wall Coverings	$ 4.25	$ 185,300
09F	Polished Concrete	$ 0.80	$ 34,850
10A	Specialties (Supply & Install)	$ 2.15	$ 93,740
11A	Food Service Equipment	$ 1.15	$ 50,000
11B	Theatrical Equipment	$ 11.47	$ 500,000
11D	Multiple Seating	$ 22.71	$ 990,000
14A	Elevators	$ 3.10	$ 135,000
21A	Fire Suppression	$ 6.00	$ 261,600
22A	Plumbing	$ 11.00	$ 479,600
23A	HVAC	$ 32.00	$ 1,395,200
26A	Electrical	$ 55.28	$ 2,410,000
31A	Earthwork	$ 4.59	$ 200,000
32A	Site Concrete	$ 11.47	$ 500,000
32D	Landscape & Irrigation	$ 1.72	$ 75,000
33A	Site Utilities	$ 1.15	$ 50,000
SUBTOTAL DIRECT COSTS		**$ 261.48**	**$ 11,400,690**
	Gen. Conditions	$ 11.19	$ 487,860
	Project Requirements	$ 5.66	$ 246,660
	Plan Review & Building Permit	$ 1.72	$ 75,000
1.00%	Insurance	$ 3.32	$ 144,903
0.85%	Bonding	$ 2.85	$ 124,400
6.00%	Construction Mgmt. Fee	$ 20.31	$ 885,579
TOTAL ESTIMATED CONSTRUCTION COST		**$ 306.54**	**$ 13,365,092**
7%	Architect & Engineering Fee	$ 25.12	$ 1,095,166
TOTAL ESTIMATED PROJECT COST		**$ 331.66**	**$ 14,460,258**
10.0%	Contractor Contingency	$ 26.15	$ 1,140,069
10.0%	Design/Estimating Contingency	$ 26.15	$ 1,140,069
TOTAL ESTIMATED PROJECT COST w/ CONTINGENCY		**$ 383.95**	**$ 16,740,396**

Above numbers are provided by Crossland Construction in March of 2025.

Solution

Financials

Possible Rehab Funding Scenario

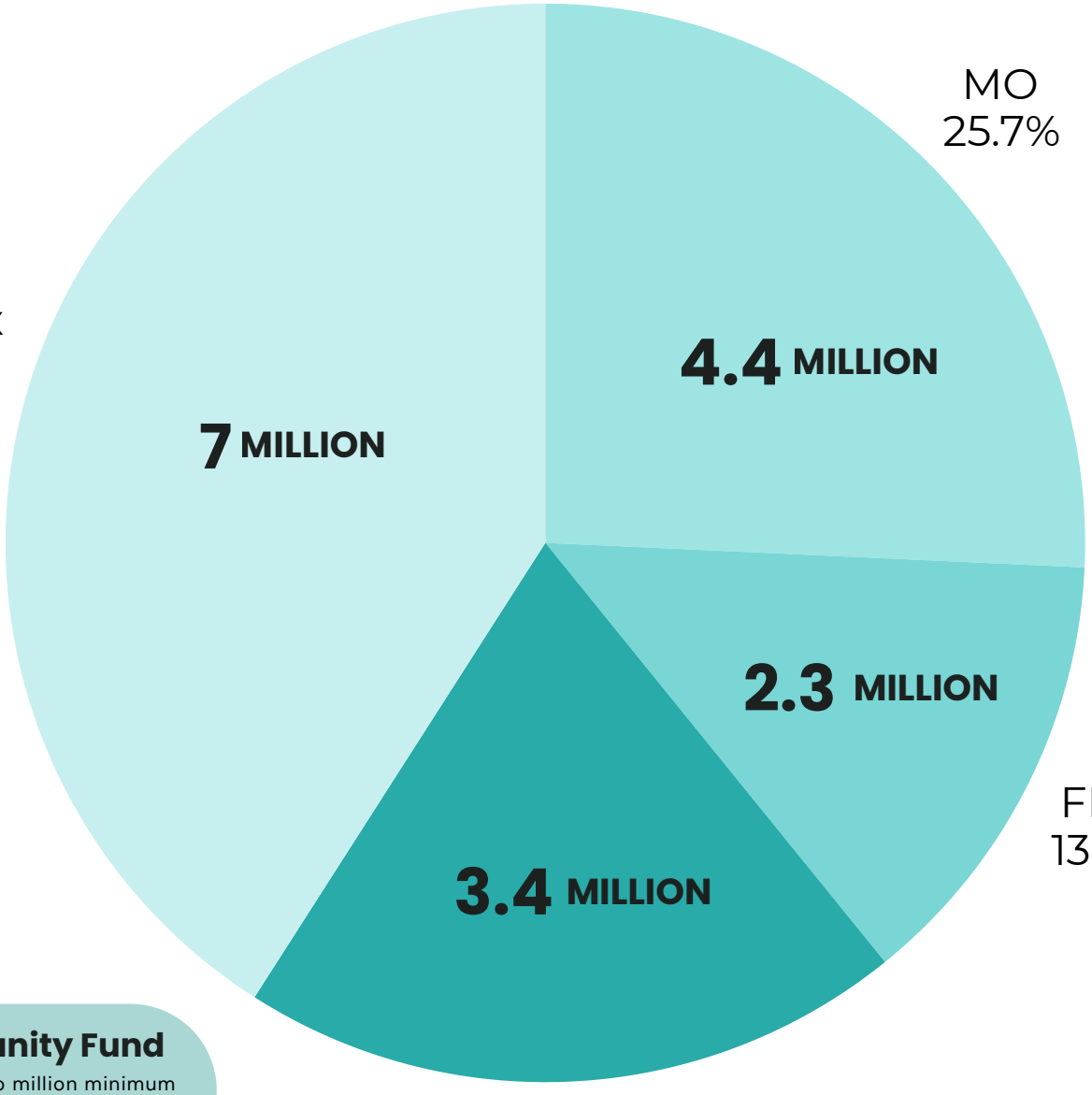
	NOTES	DETAILS	TOTAL
ANTICIPATED CONSTRUCTION COSTS		includes all soft costs plus 20% contingency	16,740,396
STATE HISTORIC TAX CREDIT	Assuming QRE of 15,000,000	35% MO Credit on QRE	4,398,000
FEDERAL HISTORIC TAX CREDIT	Assuming QRE of 15,000,000	20% Federal credit on QRE	2,298,200
NEW MARKET TAX CREDIT		15-20% of total project costs	3,400,000
PUBLIC FUNDS		Bond that will be paid off via 2% increase in lodging tax.	7,000,000
TOTAL FUNDS GENERATED			17,096,200
COMMUNITY FUNDRAISING		Two million minimum for bridge interest, start up costs and long term support	2,000,000

Solution

Financials

Possible Rehab Funding Scenario

Funding Percentages



Community Fund

Additional two million minimum for bridge interest, start up and long term support

Lodging Tax Funding

The majority of Joplin Hoteliers are in support of the submitted proposal using an increase in the lodging tax to help fund the Memorial Hall Improvements via a bond:

- The present occupational license tax shall be increased from four percent (4%) to six percent (6%)
- Funds to be used solely for the construction and maintenance of capital projects to specifically increase tourism in the city
- Composition of CVB advisory board members be a majority from hotel/motel industry, and to be protected
- This tax is paid by overnight visitors at Joplin hotels
- Memorial Hall will be the first project

Solution

Additional Rehabilitation Incentives

Incentive	Description	Benefit	Likelihood
Missouri Historic Tax Credit	State historic tax credits are equal to 35% of qualified renovation expenses.	35%	High
Federal Historic Tax Credit	Federal historic tax credits equal 20% of the qualified renovation expenses.	20%	High
New Market Tax Credit	Managed through the U.S. Department of the Treasury, New Markets Tax Credits (NMTCs) are awarded to CDEs who, in return, deploy the credits to high-impact projects including those that create quality jobs for low-income individuals and provide goods and/or services to low-income communities. The NMTCs can finance up to 20% of a project's total qualifying cost, helping fill a project's capital stack.	Up to 20%	Medium
MDFB Infrastructure Tax Credit	Missouri Development Finance Board provides financial assistance, like loans and tax credits, for public infrastructure projects that benefit local communities. These projects aim to improve local facilities, address health and safety concerns, and support economic development.	Typically $250,000-$500,000	Medium
C-Pace	Commercial property-assessed clean energy (CPACE) is a financing structure in which building owners borrow money for energy efficiency, renewable energy, or other projects and make repayments via an assessment on their property tax bill.	cost of energy efficiency infrastructure improvements	Medium
Brownfield Redmediation Grant	Provides financial incentives for the redevelopment of commercial/ industrial sites that are contaminated with hazardous substances & have been abandoned or underutilized for at least 3 years.	Up to 4 million to remediate environmental issues	Unknown cost/possible funds until Phase 1 and 2 completed
Neighborhood Assistance Tax Credit Program	The Neighborhood Assistance Program (NAP) allows Missouri taxpayers to direct how their taxes are used by donating to state approved charitable organizations. Eligible donors will receive a state tax credit equaling 50%-70% of their gift.	Up to $350,000 in 70% tax credits for donors	Medium
CDBG	From addressing local health and safety concerns to improving local facilities such as senior centers and community centers, CDBG programs are designed to support your community's wellbeing and greater capacity for growth. Grants are available in a variety of categories and can be utilized for a variety of community development initiatives.	Exterior and landscaping improvements may be eligible	Medium
Historic Preservation Fund Grant	Funds of up to $50,000 towards planning documents for rehabilitation; application has already been submitted; $50,000 matching has been committed via DJA EPP fund.	Offset costs of design documents	Awarded
National Trust for Historic Preservation	Funding of $5000 towards professional services related to the redevelopment of Memorial Hall	$5000	Awarded

Solution

Operations Projections

Annual ProForma

REVENUE			TOTAL
PROGRAMMING, RENTALS, DONATIONS, CONCESSIONS			510,000
TOTAL REVENUE			**510,000**
EXPENSES			
PROGRAMMING			36,000
OPERATING			267,889
STAFFING			203,060
TOTAL EXPENSES			**506,949**
PROFIT			3,051

Revenue Model: Sustaining Vision

- Facility Rentals/Special Events: Weddings, local business retreats, community gatherings, touring exhibits, entertainment
- Paid Programs/Memberships: Classes, wellness programs, youth mentoring, senior activities, skills classes
- Community Support: Sponsorships, naming rights, individual donations
- Entrepreneur/Business Incubation: Supporting start-ups, pop-up markets, conferences and workforce training

Solution

Timeline

Fall 2025

- MOU with City and FOJMH completed
- Meeting with public held to update on proposal
- Environmental Assessments Phase 1 completed; phase 2 begun
- New non-profit organization created
- Bill for Lodging Tax increase filed

2026

Spring

- Architectural/conceptual plans begun
- Historic tax credit application prepared

Summer

- Downtown Master Plan underway; integrate MH operations and functions based on results; Parking study as part of plan
- Fundraising activities begin
- Historic Tax Credit Application submitted

Fall

- Bill for Lodging Tax passed (August)
- HTC application approved
- New Market Tax Credit process begin
- Finalize funding mechanisms, bridge loans, etc.
- Application for Brownfield Remediation Grant submitted if applicable





2027

Spring

- Public approval of lodging tax increase (April)
- Bond for construction issues
- Construction drawings complete; contractor selected

Summer

- Construction begins
- Fundraising complete

2028

Fall

- Construction Complete
- Host a fantastic concert to welcome the community back to the revitalized MH
- File Final Report on HTC, other funding

2029

Fall

- Receive HTC proceeds
- Receive NMTC proceeds

Community Support

The following support has already been committed to the project.

- Estimated 350 volunteer hours to date with a value of $11,721
- Crossland time investment of cost summary, value of $5960
- DJA committed funds for legal and financial services up to $10,000
- SHPO HPF Grant awarded: $50,000 for design and planning services
- DJA EPP fund: providing match for the HPF grant up to $50,000
- National Trust grant of $5000 awarded for planning services

Total to date: $132,681

AMERICAN LEGION
Robert S Thurman
American Legion Post 13

Southwest Missouri Lodging Association

DOWNTOWN JOPLIN ALLIANCE

C2C
Connect2Culture

Harry M. Cornell
Arts & Entertainment Complex

JOPLIN
Area Chamber of Commerce

JOPLIN COMMONS

About
Friends of Joplin Memorial Hall



The Friends of Memorial Hall consist of a group of concerned citizens representing a cross section of community members and organizations who believe that rehabilitation of Joplin's Memorial Hall to be in the best interest of the community and the City of Joplin.

We present to Joplin City Council a proposed path for a public-private partnership that will rehabilitate the Hall into an economic driver and quality of life asset for Joplin.

Thank you for your consideration and your commitment to our community.

CONTACT

Lori Haun
417-529-3888
lori@downtownjoplin.com

Melodee Colbert Kean
417-437-8141
melocolbert@yahoo.com

Committee Member Bios



Lori Haun is the Executive Director of Downtown Joplin Alliance. This organization is focused on economic vitality for Downtown Joplin through historic preservation. As an accredited Main Street program, DJA advocates and educates and works to create a thriving downtown. In addition to her work with DJA , Lori has personally redeveloped three award winning downtown mixed use historic buildings. Lori believes that your place is what you make it and that the actions of involved citizens can truly make a difference in the community.

Melodee Colbert Kean is a dynamic leader, strategist, and community advocate with a proven track record of service and impact. With over 14 years as a Joplin MO council member and as the Joplin MO Mayor helping guide tornado recovery efforts, Melodee has demonstrated unwavering leadership in times of crisis and growth.



Beyond public service, Melodee has owned and operated MEs Place Soulfood Kitchen for over 10 yrs and has been a licensed MO Realtor since 2002. She has held influential roles across multiple sectors, serving as board president and member for organizations such as a national park, a cultural center, a credit union, the youth enrichment program, and a college business advisory board to list a few. Her commitment to economic and community development is further reflected in her service with the Downtown Joplin Alliance and the local Chamber of Commerce.

With over 20 years of experience in customer service, negotiations, and strategic relationship-building, Melodee has excelled in leadership roles, including President of National League of Cities and as Assistant Manager of a major shopping mall. Her expertise in establishing connections, fostering engagement, and driving fundraising efforts has made a lasting impact in the nonprofit sector, where she serves as a director, championing initiatives that empower communities.

As a state and federal recognized leader and inspirational speaker, Melodee is an experienced resource in governance, business advisory, and community revitalization. Her ability to navigate complex challenges, inspire action, and drive meaningful change continues to shape the organizations and individuals she serves.

Committee Member Bios



Sharon Beshore has been a citizen of Joplin for 45 years. She has served as a member of the statewide Missouri Arts Council since 2005 and served as chairman of the Missouri Arts Council since 2017. She continues to serve the State of Missouri. She brings considerable additional experience as a board member, trustee, community leader, and advocate for the arts. Her leadership helped create Connect2Culture in 2009 to lead a grassroots initiative to build a new home for the arts in Joplin, and in 2013 to develop Connect2Culture as a community arts agency. She served as Connect2Culture's president from 2009 to 2015 and as its chair since 2018. In 2019, she was elected board president of the Harry M. Cornell Arts & Entertainment Complex, the new visual and performing arts center in downtown Joplin that opened in November 2022.

She has served as a Trustee for George A. Spiva Center for the Arts since 2007 and served for nearly 20 years as a Spiva board member. She has served as a founding board member for the Joplin Rotary Sculpture Garden since 2017 and has been a board member of the statewide Mid-America Arts Alliance since 2017. She was the project manager of two community-based murals in Joplin in 2011 and 2016. She has also served on the boards of Stephens College, Thomas Jefferson Independent Day School, the Friends of the Missouri Governor's Mansion, and Missouri Citizens for the Arts.

Clifford Wert is a Joplin native and a current Webb City resident.He obtained his Business Administration degree from Missouri Southern State University in May 1975. He retired in July of 2013 as the Joplin Region President of U.S. Bank after nearly 40 years with the Bank. Past community Board service includes the Joplin Regional Prosperity Initiative, Joplin Area Chamber of Commerce, Joseph Newman Innovation Center, Joplin Capital Corporation, Victory Ministry and Sports Complex, and the MSSU Alumni Association. He served from December 2016 through May 2017 as the Voluntary Chair of the citizen-driven Vision Joplin 2022. He was part of the leadership group that successfully raised more than $19.5 million from Joplin and area individuals, businesses, organizations and foundations for the construction of the Harry M. Cornell Arts & Entertainment Complex.



Present community service includes President and CFO of Connect2Culture, Treasurer of the Cornell Complex, and Trustee and Board Vice Chair of Ozark Christian College, Joplin, Missouri. During the tornado recovery, Wert served as co-chair of the Infrastructure and Environment Sector of the Joplin Citizens Advisory Recovery Team. In 2013, he was named Joplin Area Chamber of Commerce's Citizen of the Year. In October 2023 he was recognized as a Distinguished Alumnus of Missouri Southern State University. He and his wife, Pam, who is also a 1975 Elementary Education degree graduate of MSSU and retired from the Webb City Schools after a 32-year teaching career, have two married daughters and five grandchildren.

Committee Member Bios



As the Co-Owner of Neal Group Construction and four other sister companies, Carolina's mission intertwines sustainability with restoring historic properties. She has been at the forefront of eco-sustainable development. Her award-winning companies have transformed the face of Joplin, MO, turning century-old buildings into vibrant hubs for business and community growth. She is a Costa Rican Lawyer with a Master's in Global Affairs from the Fletcher School of Law and Diplomacy at Tufts University in Boston and is proud to call Joplin her home.

Neal Group Constructions' dedication to reusing and recycling nationally registered historic properties has contributed to the economic revitalization of Route 66 and preserved its unique character. In collaboration with her team, she has successfully created spaces where new entrepreneurs can thrive and new neighbors can meet each other, all while honoring our commitment to the planet and our community heritage.

Carolina was a founding member of the Creative Learning Alliance, a local 501 (c) (3) organization dedicated to establishing a new STEAM destination in the downtown district. Her leadership facilitated the acquisition of the old Joplin Library as the permanent site for this new attraction.

Her civic leadership supports initiatives such as the Joplin Regional Commission for Homelessness, the Equity, Diversity, and Inclusion workgroup, and the BOLD Women Leadership Summit from the Joplin Area Chamber of Commerce. For over a decade, she has been a member of DJA's Economic Vitality Committee.



Jeff Neal has spent 20 years helping revitalize Joplin's Historic Downtown. He and his wife/business partner, Carolina, received the first City of Joplin Façade Grant in 2005 and have since led one of the region's most experienced historic renovation companies.
The Neal's, working as both the general contractor and developer, have demonstrated that "the greenest building is usually the one already built" (C. Elefante). Working in conjunction with talented craftsmen, they strive to give 100-year-old buildings a better next century.

Jeff is a graduate of the U.S. Air Force Academy (13-year veteran) and has a Master's Degree from the Fletcher School of Law and Diplomacy at Tufts University. He uses his extensive knowledge of how government works to his clients' advantage, garnering over $19 million in State Historic Tax Credits, over $14 million in Federal Tax Credits, over $2 million in Brownfield Environmental Tax Credits, and $500,000 in Community Development Block Grant funds.

As an active speaker and a past-president of the Downtown Joplin Alliance, Jeff promotes economic revitalization through historic preservation. He encourages audiences to assemble the right mix of Historic Tax Credits, property tax abatement, and other government programs combined with private investment to bring downtowns back to life. His and Carolina's work has won many awards. Most recently, their work on the Pennington Drug Company Building was recognized by awards from both Missouri Preservation and Historic Revitalization for Missouri.

Committee Member Bios



Luke Gibson is a Commercial Real Estate Broker with Glenn Gibson Commercial Real Estate, bringing over 10 years of experience in the industry. He currently serves as Board President for the Downtown Joplin Alliance and actively contributes through the Organization Committee and the Endangered Properties Program, and currently serves as Outgoing Chair for the Joplin Area Chamber of Commerce Young Professionals Network, being named the 2022 Young Professional of the Year. Luke is deeply invested in the preservation of Joplin's history as well as its growth into the future, and is proud to call Joplin his home.



Todd Patterson is the CEO of Patterson Collaborative based in Joplin and the President of Public Progress based in Kansas City. Patterson Collaborative spearheads neighborhood redevelopment by restoring and renovating both residential and commercial structures. Established in 2020, Patterson Collaborative has successfully completed 26 projects in ten distinct Joplin neighborhoods. Public Progress builds government relations programs and spearheads ballot initiatives for organizations that are committed to generating new revenue for our nation's cities and towns. In the last 17 years, Public Progress has spearheaded efforts across the country that have generated a combined $2.7 billion in new local revenue. Prior to founding Public Progress, Patterson served in various capacities on Capitol Hill.

He worked closely with the Obama Administration in developing and securing resources for the Office of Adolescent Health. Earlier, he served as Chief of Staff for Congressman Russ Carnahan and special assistant to Chairman Dale Bumpers of Arkansas on the U.S. Senate Committee on Small Business. In Missouri, he was part of the Carnahan Administration team where he served as a consultant for several political action committees. As a student at Brown University, Todd Patterson concluded his academic tenure as a research assistant at the Brookings Institution in Washington, D.C., in compiling The New Urban Reality, a book that delves into the evolving relationships between technology, labor, and race. He is a native of Joplin and currently resides in the East Town neighborhood with his dog Sarge.



Robert Harrington - a retired Director of Facilities, brings 50 years of construction and maintenance management experience to the Board, having set up and managed the maintenance departments in multiple hospitals, universities and hotels. Experience includes the management responsibility for $150M in construction at Missouri Southern State University and $180M at St. Johns Regional Medical Center, in Joplin.

He is actively involved in the Joplin community, serving in various leadership roles, including on the City Council and as a member and President of local organizations and boards.

Bob is also a 20-year member of the American Legion, where he has served as Post Commander of Joplin Post 13 for the past four years. Post 13 was instrumental in raising the funds to originally build Memorial Hall in 1923 and Memorial Hall has been the Post's home for the past 100+ years.

MEMORANDUM OF UNDERSTANDING AND AGREEMENT

This MEMORANDUM OF UNDERSTANDING AND AGREEMENT, is made and entered into this _____ day of _____, 2025, by and between the City of Joplin, Missouri, a Municipal Corporation, (hereinafter referred to as "City"), and Friends of Memorial Hall, (hereinafter referred to as "Friends"), with the City and Friends being referred to collectively as the "parties".

W I T N E S S E T H :

WHEREAS, City owns certain real estate in fee simple commonly known as Memorial Hall, (hereinafter referred to as "the Property").

WHEREAS, Friends has submitted a proposal to acquire Memorial Hall and redevelop the building, subject to several conditions and contingencies as provided herein.

WHEREAS, the parties desires to adopt this Memorandum of Understanding and Agreement (MOU) to outline their respective responsibilities and conditions that have to be met in order for Memorial Hall to be conveyed to Friends and to be fully redeveloped.

NOW, THEREFORE, in exchange for valuable consideration each received from the other, the parties do hereby agree as follows:

1. The Friends of Memorial Hall will form a not-for-profit corporation and this MOU will be assigned to that corporation at a future date. Friends of Joplin Memorial Hall, shall have one board seat designated for City representative.

2. City, Friends and the local hotel industry will work with the Missouri State legislators to pass legislation at the state level that increases the lodging tax that the City of Joplin may levy from four percent (4%) to six percent (6%).

3. If this enabling legislation is passed, the City will hold a local election so that the citizens will vote on increasing the lodging tax from four percent (4%) to six percent (6%).

4. The increase to the lodging tax by the City is conditioned on the following:

(a) that the City Council realign the board seats on the Convention and Visitor's Bureau Board of Directors so that a simple majority of seats is held by members of the hotel/motel industry. This restructuring aligns with the original intent of the CVB Board with the hoteliers have a majority voice on the Board since the tax is collected directly from their customers. It is the desire of all of the parties to this Agreement that this majority of seats on the Board for the hoteliers stay in place in perpetuity; and

(b) that the two percent (2%) additional tax revenue, if the tax is passed by local voters, only be used for new capital projects to generate tourism in the City. Tax revenue may be used for

maintenance of those new capital projects as the City Council may determine. The capital projects shall be funded one at a time, with the first project being Memorial Hall.

5. Friends has submitted a detailed proposal and budget for the renovation of Memorial Hall, a copy of which is attached hereto as Exhibit 1. The proposal has an overall budget for renovations of approximately $16,740,396.00. Friends plans to apply for State Historic Tax Credits in the following estimated amounts: ($4,398,000.00), Federal Historic Tax Credits ($2,298,200.00) and New Market Tax Credits ($3,400,000.00). In addition, Friends will undertake a community fundraising campaign to raise $2,000,000.00, to be completed by October 1, 2027. Upon successful fundraising, Friends of Joplin Memorial Hall will provide a financial statement certifying the completion of the $2M capital campaign, including pledge agreements, and only after the successful capital campaign will the City issue bonds. Friends is requesting city funds in the amount of $7,000,000.00. The City Funds would come solely from revenue the revenue bonds that are issued and repaid solely from the revenue from the increase in the lodging tax as set forth above. This MOU is conditioned on the 2% lodging tax increase being law and the Joplin voters approving the tax increase. Friends would be responsible for any other funds required to complete the renovations.

6. The City will retain ownership of the land that Memorial Hall is built on and will lease the Memorial Hall building to Friends under a long-term lease for $1.00/year, or some similar arrangement so that Friends is able to apply for and obtain state and federal historic tax credits. In the event that Friends ever ceases operating Memorial Hall in the future, ownership of the building and all improvements would revert back to the City. Friends will obtain no rights to sell or lease the property to any third party in the future and any such sale or lease shall void Friends leasehold rights in the building and ownership of the building and/or leasehold in the building shall immediately revert back to City. Any deed or lease shall be recorded and shall contain reversionary language consistent with these terms and conditions.

8. After Memorial Hall is renovated, Friends will be responsible for the operation and maintenance of Memorial Hall.

9. Memorial Hall would be available for use by the City in emergency or disaster situations.

10. The American Legion would have dedicated space on the second floor of Memorial Hall and the right to use the facility as it has historically. All war memorials stay on site and will be preserved during the renovation.

11. This MOU is conditioned on Connect2Culture declining its first right of refusal to purchase Memorial Hall within sixty (60) days from the date this MOU is executed by the parties, it being understood that if this Friends of Memorial Hall project does not succeed, then their right of first refusal would be reinstated.

12. Friends of Joplin Memorial Hall agree to maintain the same existing character and function of the building through renovation and preserve seating for approximately 2,200 seats and its use as a multi-use auditorium with stage. Friends shall consult with the City and the City shall

give written approval to all redevelopment and renovation plans for Memorial Hall.

13. Amendments. The covenants and obligations herein contained are the full and complete terms of this Agreement, and no alteration, amendments, or changes to such terms shall be binding unless first reduced to writing and executed with the same formality as this Agreement.

14. Assignment. This Agreement shall not be assigned by Friends to any entity without the prior written consent of the City.

15. Choice of Law and Venue. This Agreement has been made, and its validity, performance and effect shall be determined, in accordance with the laws of the State of Missouri and venue for litigation between the parties shall be solely and exclusively in Jasper County, Missouri.

16. Counterparts. This Agreement may be signed in counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. Facsimile signatures shall be given the same force and effect as original signatures.

17. Entire Agreement. This Agreement (including any Exhibits) contains the entire understanding of the parties with respect to the subject matter hereof. It may not be altered or amended except by an agreement in writing signed by both parties.

18. Headings. The headings of paragraphs in this Agreement are for convenience only. The headings form no part of this Agreement and shall not affect its interpretation.

19. Effective Date. This Memorandum shall be effective upon the approval of the City Council. It may be amended at any time by written agreement executed pursuant to authority granted by the City Council and the not-for-profit corporation.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first above written.

CITY OF JOPLIN, MISSOURI, a
Municipal Corporation

By: _____
Nicholas Edwards,
City Manager

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

"**CITY**"

FRIENDS OF MEMORIAL HALL

By: _____

Robert L. Harrington

ATTEST:

_____
Secretary

"**FRIENDS**'

COUNCIL BILL NO. 2025-017 ORDINANCE NO.

AN ORDINANCE approving a Memorandum of Understanding and Agreement (MOU) by and between the City of Joplin, Missouri, a Municipal Corporation, and Friends of Joplin Memorial Hall, a not-for-profit corporation, for the purpose of renovating Memorial Hall.

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

Section 1. That the Memorandum of Understanding and Agreement (MOU) by and between the City of Joplin, Missouri, and Friends of Joplin Memorial Hall, for the purpose of renovating Memorial Hall, a true and accurate copy of said agreement being attached hereto and incorporated as "Exhibit A," or copy in similar form to that, be, and the same is hereby approved.

Section 2. That the City Manager of the City of Joplin, Missouri, or his designee, is hereby authorized and directed to execute said Memorandum of Understanding and Agreement (MOU) by and on behalf of the City of Joplin upon the recommendation and approval of the City Attorney.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2025, by a _____ vote.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney