JOPLIN REDEVELOPMENT CORPORATION, INC.
MINUTES
TUESDAY, MAY 8, 2018
JOPLIN CITY HALL AT 602 S. MAIN STREET
5TH FLOOR CONFERENCE ROOM
4:00 PM

I. Meeting called to Order:

Mr. Fred Osborn called the meeting of the Joplin Redevelopment Corporation to order. Members in attendance were Mr. Fred Osborn, Mr. Troy Hill, Mr. Doug Doll, Mr. David Sweeney, and Mr. John Hipple. Also in attendance: Councilman Phil Stinnett, Mr. Peter Edwards, Mr. Troy Bolander, Patty Heagel, and Mr. A.J. Whistler representing the City of Joplin. Mr. Shannon Chew representing Keller Williams and Mr. Zack Dodge representing KOAM/FOX-14.

II. Approve the April 10, 2018 Minutes.

Mr. Fred Osborn stated first item on the agenda is approving the minutes from April 10, 2018. Are there any other corrections to the minutes?

JOHN HIPPLE MADE THE MOTION AND SECONDED BY DOUG DOLL TO APPROVE THE APRIL 10, 2018 MINUTES. MOTION CARRIED WITH, FRED OSBORN, TROY HILL, DAVID SWEENEY, JOHN HIPPLE, AND DOUG DOLL VOTING "AYE" (5 IN FAVOR, 1 ABSENT, 1 VACANCY). MOTION CARRIES.

Mr. Osborn asked for a motion to excuse Mr. McIntyre.

DAVID SWEENEY MADE THE MOTION AND SECONDED BY TROY HILL TO EXCUSE MR. BRAD MCINTYRE. MOTION CARRIED WITH, FRED OSBORN, JOHN HIPPLE, TROY HILL, AND DOUG DOLL VOTING "AYE" (5 IN FAVOR, 1 ABSENT, 1 VACANCY). MOTION CARRIES.

III. Old Business
None.

IV. New Business

A. Review Financials

A.J. Whistler - Land Summary: $6,178,861.00. Balance Sheet – Total Assets: $16,868,035.00, Total Liabilities: $11,801,970.00, Ending Fund Balance: $5,066,065.00. Income Statement - Current Period: Revenue: $226,262.00. Expenditures: $749,624.00. Total Profit/(Loss): ($523,362.00) and for the 4-month FYTD: Revenue: $2,808,060.00, Expenditures: $89,844.00. Total Profit/(Loss): $2,718,215.00. Cash Statement: $2,947,304.00.

B. Discussion on using JRC Property for Staging Construction Equipment near 26th Street and McClelland Blvd.

Peter Edwards stated he sent to the Commission a copy of the license agreement for this property. It follows the same format as we used on east 20th Street. Bennett Construction is working on a sewer project in that part of the City. They have proposed an offer of $200.00 a month to use a portion of that land at 26th Street and McClelland Blvd. There is a map that was attached to agreement.

Mr. Osborn mentioned that it looked like they were going to use most of the asphalted area. Is that agreement comparable to what we asked for last time?

Dr. Sweeney stated that there was a building on the other property they were using and that is why it was $500.00.

Mr. Doll mentioned that is it like the last one, if someone wants to buy that property they will move their trucks and items?

Mr. Edwards stated that there is language in the agreement that states the Commission can terminate the agreement at any time, for any reason by giving 30 days' notice. It is estimated to be a six (6) month project.

DOUG DOLL MADE THE MOTION AND SECONDED BY DAVID SWEENEY TO ACCEPT THE AGREEMENT WITH BENNETT CONSTRUCTION FOR STAGING CONSTRUCTION EQUIPMENT. MOTION CARRIED WITH, FRED OSBORN, JOHN HIPPLE, TROY HILL, AND DOUG DOLL VOTING "AYE" (5 IN FAVOR, 1 ABSENT, 1 VACANCY). MOTION CARRIES.

Other Business
None.

Adjournment

Vote to go into closed session, which shall pertain to causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives, therefore as set forth in Section 610.021(1) RSMo, also, leasing, purchasing or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefore as set forth in Section 610.021 (2) RSMo, as amended, 2015. This meeting, record, and vote to be closed to the extent provided by law. The Joplin Redevelopment Corporation shall adjourn at the end of the session.

TROY HILL MADE THE MOTION AND SECONDED BY DAVID SWEENEY TO ADJOURN AND GO INTO CLOSED SESSION. MOTION CARRIED WITH, FRED OSBORN, JOHN HIPPLE, TROY HILL AND DOUG DOLL VOTING "AYE" (5 IN FAVOR, 1 ABSENT, 1 VACANCY). MOTION CARRIES.

Meeting adjourned at 4:30pm.

Fred Osborn, Chairman

SPECIAL MEETING
JOPLIN REDEVELOPMENT CORPORATION, INC.
TUESDAY, MAY 29, 2018 AT 4PM
5th FLOOR INFORMAL CONFERENCE ROOM
602 SOUTH MAIN STREET
JOPLIN, MISSOURI 64801

I. Meeting called to Order:

Mr. Fred Osborn called the meeting of the Joplin Redevelopment Corporation to order. Members in attendance were Mr. Fred Osborn, Mr. Brad McIntyre, Mr. David Sweeney, Mr. Troy Hill, and Mr. John Hipple. Also in attendance: Councilman Phil Stinnett, Mr. Peter Edwards, Mr. Troy Bolander, Ms. Leslie Haase, and Mr. A.J. Whistler representing the City of Joplin. Mr. Todd Chambers representing Chambers Real Estate.

II. Vote to go to Closed Session

Vote to go into closed session, which shall pertain to leasing, purchasing or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefore as set forth in Section 610.021 (2) RSMo, as amended, 2016. This meeting, record, and vote to be closed to the extent provided by law. The Joplin Redevelopment Corporation shall adjourn at the end of the session.

TROY HILL MADE THE MOTION AND SECONDED BY JOHN HIPPLE TO ADJOURN AND GO TO CLOSED SESSION. MOTION CARRIED WITH, FRED OSBORN, JOHN HIPPLE, BRAD MCINTYRE, DAVID SWEENEY AND TROY HILL VOTING "AYE" (5 IN FAVOR, 1 ABSENT, 1 VACANCY). MOTION CARRIES

Meeting adjourned at 4:10pm for closed session.

Fred Osborn, Chairman