CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2026-615 – Approving a Lease agreement with Heart of America Tournaments, LLC. the land and improvements commonly known as Joe Becker Baseball Stadium with Clubhouse; and Wendell Redden Stadium, and the Gene Bassman Softball Complex.

MEETING DATE
June 15, 2026

ORIGINATING DEPT
Parks and Recreation

ATTACHMENTS
CB 2026-615 Ordinance; Exhibit “A” Lease Agreement; Exhibit "B” Heart of America Tournaments, LLC Lease Proposal; Exhibit "C” Stadium Lease RFP

REVIEWED BY
Department Head: Paul Bloomberg; Finance Director: Leslie Haase; City Attorney: Peter Edwards; City Manager: Nick Edwards

SUMMARY
This Council Bill approves a Lease agreement with Heart of America Tournaments, LLC. the land and improvements commonly known as Joe Becker Baseball Stadium with Clubhouse; and Wendell Redden Stadium, and the Gene Bassman Softball Complex. The term of this Lease shall commence on January 1, 2027, and shall end December 31, 2029, unless terminated earlier than that date in accordance with the terms in this Lease Agreement. Tenant’s right to occupy, possess, and use Bassman Complex is further limited to the period between Friday and Sunday. Tenant shall use the premises only for the purpose of playing baseball and softball, baseball and softball practice, promotional events, ticket and merchandise sales, and related baseball/softball events. The 2027 lease payment will be in the amount of Fifty-Five Thousand and 00/100 Dollars ($55,000.00) the 2028 lease payment will be in the amount of Fifty-Six Thousand Three Hundred Seventy-Five and 00/100 Dollars ($56,375.00),and 2029 will be in the amount of Fifty-Seven Thousand Seven Hundred Seventy-Five and 00/100 Dollars ($57,775.00). Tenant shall have the right to extend the term for two, one (1) renewal periods under the same terms and conditions by written notice to Landlord given One Hundred Twenty (120) days prior to the expiration of the term. Tenant shall also pay Landlord an annual utility charge of $25,000.00 per year. At the end of the year, Landlord shall send a reconciliation invoice to Tenant for any utility amounts in excess of $25,000.00, or a refund in the event that the electric utility cost is under $25,000.00.

BACKGROUND
The current Lease Agreement with Parkwood Tournaments, LLC. ending November 30, 2026, the City Manager was given direction by City Council for the Park and Recreation Department to develop an RFP for advertising a new Stadium Lease Agreement for Joe Becker Stadium with Clubhouse; and Wendell Redden Stadium, and the Gene Bassman Softball Complex. This RFP was advertised March 17th with bid proposals due April 17th. We received one bid which was from Heart of America Tournaments, LLC. Heart of America Tournaments, LLC is owned and operated by John Hartley, including partnerships with Joplin Jailbirds and Bee Wright Sports.

FUNDING SOURCE
NA

RECOMMENDATION
Staff recommend approval of this council bill on 1st reading.