JOPLIN | TAX INCREMENT FINANCE (TIF) COMMITTEE

MINUTES
THURSDAY, JULY 7, 2022
JOPLIN CITY HALL AT 602 S. MAIN STREET
COUNCIL CHAMBERS
5:30 P.M.

I. Meeting called to Order:

Mr. Franz called the meeting of the Joplin Tax Increment Finance Committee to order at 5:30 p.m. Members in attendance were Tom Franz, Mike McGavran, James Richard, Russ Alcorn, Dan McCreary, Charlotte Ward, Bill Reiboldt, Dr. Kerry Sachetta and Shelly Toft. Also, in attendance: Troy Bolander, Planning Development Director, Leslie Haase, Finance Director, and Vicky Copeland representing the City of Joplin. Also in attendance was Chris Williams, Attorney. Sherry Genisio was absent.

II. Approval of Minutes:

MR. RICHARD MADE THE MOTION AND SECONDED BY MR. ALCORN FOR APPROVAL OF THE OCTOBER 29, 2020 MINUTES. MOTION CARRIED. (9 AYE, 0 NAY, 1 ABSENT)

III. Annual Financial Update on Existing TIF Districts:

Ms. Haase presented annual financial reports. Ms. Haase asked for questions.

There were none.

IV. Open Public Hearing for the proposed First Amendment to the 32nd Street Place Tax Increment Financing Redevelopment Plan and Projects:

Mr. Franz read the procedures for the Public Hearing. Ms. Copeland administered the oath.

Mr. Carson Stratman, Woodsonia Joplin, LLC provided the presentation.

V. Discussion and Questions by TIF Commissioners regarding the proposed First Amendment to the 32nd Street Place Tax Increment Financing Redevelopment Plan and Projects.

Dr. Sachetta questioned whether the number of units would be the same as originally submitted.

Mr. Stratman stated that originally it was presented at 300 units and now it is 244 units.

Mr. Richard asked about the office space that was originally presented.

Mr. Stratman stated the changes reflect all multi family units and no office concept plan at this time.

Mr. Richard asked if there was still intent on building the movie theater but just relocating the theater.

Mr. Stratman did not have update.

Mr. Alcorn wanted to know thoughts on old Holiday Inn.

Mr. Stratman stated they initially had discussion with hotel group.

Mr. Bolander stated the property went back to the Investment Group and it looks like the property will be demolished.

Dr. Sachetta wanted to confirm there would be more rental units rather than units collecting sales tax.

Mr. McCreary asked about the progress of the 244 units.

Mr. Stratman was optimistic the project would begin earlier than expected.

Mr. Alcorn asked for an update on Menards.

Mr. Stratman stated he did not have a specific update. The building climate is challenging right now, not a favorable cost environment.

Ms. Haase stated the Menards project is not TIF ground.

No further questions or discussion by TIF Commissioners.

Mr. Chris Williams, legal counsel for Williams & Campo, P.C. entered exhibits into the public record. The public hearing is now closed with no further questions.

VI. Commission consideration of Resolution regarding Recommendations to the City Council.

Resolution 2022-001: A Resolution recommending to the City Council of the City of Joplin, Missouri approval of the First Amendment to the 32nd Street Place Tax Increment Financing Redevelopment Plan and the Reconfigured Redevelopment Projects and Projects Areas included therein.

VII. Adjournment

DAN MCCREARY MADE THE MOTION AND SECONDED BY MR. ALCORN TO ADJOURN THE MEETING. MOTION CARRIED. (9 AYE, 0 NAY, 1 ABSENT).

Meeting adjourned.

J. Russell Alcorn

~~Mr. Tom Franz,~~ Chairman

S. Russ Alcorn

Vicky Copeland

Vicky Copeland, Recording Secretary