Community Support Services of Missouri
2312 Annie Baxter Avenue | Joplin, MO 64804
(417) 624-4515 | www.cssmo.org

Leslie Haase, City Finance Director
City of Joplin
602 Main Street
Joplin MO 64801

Dear Leslie,

The Community Support Services of Missouri (CSS) respectfully submits the enclosed Property Sale Bid Form for the sale of 2202 S Jackson Ave, Joplin Missouri. CSS will utilize the facility to expand community-based services and programs to persons with developmental disabilities in the Joplin area. These services meet the National Objective as stated in the Property Sale Bid Form.

Community Support Services of Missouri, a Joplin based non-profit 501c3 organization with 44 years of service to Joplin and Southwest Missouri. CSS provides a comprehensive community-based program for over 1,500 persons with developmental disabilities in Southwest Missouri. We employ over 300 professional and para-professional staff. We are nationally accredited by CARF since 2004 and meet all state licensing and certification standards. CSS ongoing funding is well established through the Missouri Division of Developmental Disabilities Medicaid Waiver programs and the Jasper and Newton County SB 40 Boards.

CSS has operated from the Alcott School at 2312 Annie Baxter since the mid-eighties. It has been an anchor for the Blendville Neighborhood. In addition to the main offices at Alcott, we also provide an activity center and an accessible playground. Recently CSS purchased the Empire Church at 2330 Empire to expand program space. CSS also operates from offices at 1115 Illinois Ave, in Joplin, as well as program sites in Carl Junction, Nevada and Cassville. We are a good neighbor and an asset to the Joplin Community.

CSS will utilize 2202 S Jackson to expand Adult Day Program Center services. In addition to providing habilitative training at the Center, it will be a hub for community integration and similar activities. The Center will allow us to expand CSS adult vocational services and behavioral therapy. This facility will allow CSS to expand services to over 100 persons with developmental disabilities in various programs throughout the month.

The building at 2202 S Jackson is solid but it shows the wear of almost 50 years of service. CSS plans to renovate the property to meet the needs of persons with developmental disabilities. Individuals served may have mobility issues or may be non-ambulatory. These renovations will bring the building to ADA compliance and up-date the building and property to be a handsome, well maintained asset to the neighborhood and to the City of Joplin. We have examined the building. With renovations, this building can be an asset to the neighborhood and the City of Joplin.

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Renovations we have identified to up-date the building, grounds and parking lot include but not are not limited to:

New 5 Ton Split Heat Pump
New Flooring
Furnishings & Equipment
New Hot Water Tank
Replace inside low voltage lighting to current standards)
Outside Building Lighting
Complete remodel of the commercial kitchen to usable program space
Room enclosures (Walls, doors, Ceiling tile, cabinets, Electrical, Heat & Air)
Internet, Security and fire systems
Renovation and additional accessible restrooms
Signage (Inside & Out)
Parking Lot Seal coat and parking blocks
Interior painting
Landscaping

Estimated renovation costs $275,000 - $300,000
(Draft floor plan is included with our proposal)

The corner of 22nd and Jackson has been a site of service to the Joplin community for over 100 years. First as St. John's Hospital and then as the Joplin Senior Citizen's Center. We wish to continue this legacy as a service center for persons with developmental disabilities. Community Support Services is a good community and neighborhood partner. CSS services to persons with developmental disabilities meets the national objective as set forth in bid requirements. CSS has the experience, the resources and the expertise to develop this needed community-based program at 2202 S Jackson for persons with developmental disabilities. The decision to pursue this facility for CSS received unanimous approval from our Board of Directors. For your convenience a list of our Board Members and our Missouri Certificate of Good Standing are attached. If you need any additional information about our agency, we will be happy to provide any details needed.

Thank you for your consideration of our proposal. Please contact me if you have questions regarding our proposal.

Sincerely,

Jhan R. Hurn
President/CEO

The City of Joplin is offering for sale real property located at 2202 S Jackson Avenue, which was acquired and approved in excess of $25,000.00 with Community Development Block Grant funds from the United States Department of Housing and Urban Development. The property was formerly known as the Joplin Senior Citizens Center. The property will be changing use or sold in accordance with 24 CFR (Code of Federal Regulations) 570.505 following consultation with the public. The City of Joplin provided affected citizens with reasonable notice of, and opportunity to comment on the proposed change in use or sale of the property and no comments were received.

Change in use of the property may occur if the new use of such property qualifies as meeting one of the national objectives in CFR 570.208 or the property may be disposed of by the recipient, if the recipient determines after consultation with affected citizens, that it is appropriate to change the use to a use that does not meet a national objective.

Following reimbursement of the value of the real property to the Community Development Block Grant Program, the property will no longer be subject to any CDBG requirement.

2202 S Jackson Ave

The property described as all of Lots 17-22, inclusive, in Murphy's First Addition to the City of Joplin, Jasper County, Missouri AND the North 29.27' of Lot 185 and all of Lots 186-188, inclusive, and including all of the vacated alley located to the West of said lots in A F Frye's Addition to the City of Joplin, Jasper County, Missouri.

This City will evaluate bids based on one of the following two alternatives:
Bid Alternative (1): Cash offer with a Minimum Bid Price of $297,000.00.
Bid Alternative (2): Cash offer may be less than the Minimum Bid Price of $297,000.00, along with a detailed proposal for the intended use of the facility that meets the above cited national objective.

Leslie Haase, CPA, CMA
Finance Director

Publication Date: Friday, April 30, 2021

CITY OF JOPLIN
2021-01
Property Sale Bid Form

The City will accept sealed bids on the following parcels until 10:00 am Wednesday, June 30, 2021 at the Finance Department located at 602 S Main St, 3rd Floor, Joplin, Missouri, 64801. There will be a mandatory pre-bid meeting for anyone choosing to bid on this property. The mandatory pre-bid meeting will be held at the above location on Thursday, May 27, 2021 at 10:00 a.m. No bid will be accepted from any bidder that does not attend the pre-bid meeting. Any bids received after the specified deadline will be returned to the vendor.

BID ALTERNATIVE ONE:

2202 S Jackson Ave (Cash Offer) $_____

Minimum Bid Price is $297,000.00

Bid one is ***not required*** to meet a national objective as set forth above.

BID ALTERNATIVE TWO:

2202 S Jackson Ave $10,000.00

Cash offer may be less than minimum bid price of $297,000.00. However, bid proposal must include detailed proposal for the intended use of the facility that meets the above cited national objective.

MARK BID ENVELOPES: "BID 2021-01 SALE OF 2202 S JACKSON AVE 10:00 A.M. June 30, 2021"

Questions concerning the specifications and bidding procedures should be directed to Leslie Haase, Finance Director at 602 South Main Street, Joplin, MO, 64801 or by phoning 417-624-0820 ext. 1251. Questions concerning the national objective or federal requirements should be directed to Troy Bolander, Director of Planning, Development & Neighborhood Improvement at 417-624-0820 ext. 1510.

Bidder Name: Jasper County Sheltered Facilities Association, DBA Community Support Services of Missouri

Bidder Address: 2312 Annie Baxter Ave, Joplin, MO 64804

Bidder Telephone Number: 417-624-4515

Bidder Email Address: jhurn@cssmo.org

Bidder Signature: _____

Community Support Services Board of Directors
FY 2021/2022

Mark Elliff - Chairperson	**Jim Willis**
Carthage Chamber of Commerce	Retired
1511 Grand Ave, Carthage, MO 64836	706 N. Wall, Joplin, MO 64801
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Business: 417 358-2373	Business:
Cell: 417 359-3662	Cell: 417 438-2823
Home: 417 358-3613	Home:
Luke Boyer - Chairperson Elect	**Larry Warren**
Boyer Law Firm	Self-employeed
1 S Main St, Ste A, Webb City, MO 64870	204 Foxridge Dr, Joplin, MO 64801
e-mail: lboyerlaw@sbcglobal.net	e-mail: lwarren@atlasbackground.com
Business: 417 673-3747	Business: 417 206-2228
Fax: 417 673-5308 Cell: 479 422-7090	Cell: 417 483-0977
Home:	Home: 417 673-1616
Brad Baker - Treasurer	**Jaime Boyes**
US Bank	Head of R&D Systems, Mars Incorporated
402 S Main St, Joplin, MO 64801	3932 SE 105th St, Galena, KS 66739
e-mail: brad.baker@mobakers.com	e-mail: Jaime.Varble@effem.com
Business: 417-625-3235	Business:
Fax: 417 624-0948 Cell: 417 392-0021	Cell: 614 496-2680
Home: 417 673-3897	Home:
Jane Hoover - Secretary	**Ryan Melton**
Retired	Freeman Health Systems - Director of Service Excellence
2621 S Adele Ave, Joplin, MO 64804	115 S Greystone Square, Webb City, MO 64870
e-mail: eyah111@att.net	e-mail: rsmelton@freemanhealth.com
Business: none	Business: 417 347-7929
Cell: 417 850-5434	Cell: 417 529-9608
Home:	Home:
Nancy Good	**Sherry Genisio**
Bright Futures	Springfield Grocers
925 W Hampton Place, Joplin, MO 64801	2415 W. Battlefield, Springfield, MO 65807
e-mail: nancy@brightfuturesusa.org	email: sherrygenisio@yahoo.com
Business: none	Business:
Cell: 417 529-8676	Cell: 417 850-0225
Home: 417 781-3077	Home:
Bryan Shallenburger	**Rob O'Brian**
Carthage R-9 Schools	Consultant
1515 W. Hazel Ave, Carthage, MO 64836	1016 N. Sergeant Ave., Joplin, MO 64801
email: shallenburgerb@carthagetigers.org	e-mail: rob@obrianassociates.com
Business: 417 758-0798	Business:
Fax: 417 758-0797 Cell: 417 438-6255	Cell: 417 438-0100
Home:	Home:
Janel Harding	**Tom Franz**
Joplin R-8 Schools	T.J. Franz & Associates
101 E 41st St, Joplin, MO 64804	3715 Chelsea, Webb City, MO 64870
e-mail: janelharding@joplinschools.org	email: tjfranz@cpa.com
Business: 417 625-5375	Business:
Cell: 417 291-0881	Cell: 479 422 7090
Home:	Home:
Kyle Hickam - Past Chairperson	Jhan Hurn / Chief Executive Officer
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2606 East 32nd St, Joplin, MO 64804	Sarah Parker / Executive VP - COO
e-mail: kyle.hickam.j136@statefarm.com	Mary Heger / VP Quality Assurance
Business: 417 624-8443 and 417 673-2500	Rebecca Rivette / VP Targeted Case Management
Fax: 417 624-4536 Cell: 417 540-3477	Janet Thompson / VP Community Services
Home: 417 673-9514	Kirstie Smith / VP Administration
	Kassie Conrad / VP Residential Services

STATE OF MISSOURI

John R. Ashcroft
Secretary of State

CERTIFICATE OF GOOD STANDING

I, John R. Ashcroft, Secretary of State of the STATE OF MISSOURI, do hereby certify that the records in my office and in my care and custody reveal that

JASPER COUNTY SHELTERED FACILITIES ASSOCIATION

N00020780

A Missouri entity was created under the laws of this State on 3/24/1978, and in Good Standing, having fully complied with all the requirements of this office.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, the 14th day of April, 2021.

Secretary of State

Certification Number: CERT-IN75811