JOPLIN | REDEVELOPMENT CORPORATION

MINUTES
TUESDAY, NOVEMBER 14, 2023
JOPLIN CITY HALL
602 S. MAIN STREET
5TH FLOOR STUDY
4:00 P.M.

I. Meeting called to Order:

Mr. Hipple called the meeting of the Joplin Redevelopment Corporation to order. Members in attendance were Mr. John Hipple, Mr. Lane Clevenger, Mr. Andrew Perigo and Mr. Stephen Holt. Also, in attendance: Mr. Troy Bolander, Ms. Leslie Haase, Mr. Phil Stinnett and Ms. Vicky Copeland representing the City of Joplin.

MR. JOHN HIPPLE MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO EXCUSE MR. STEPHEN FULLER AND MS. HADDAD. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. STEPHEN HOLT, MR. ANDREW PERIGO AND MR. LANE CLEVENGER VOTING "AYE". (4 IN FAVOR, 0 NAY, 2 ABSENT).

II. Approval of the August 15, 2023 Minutes

MR. STEPHEN HOLT MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO APPROVE THE AUGUST 15, 2023 MINUTES. MOTION CARRIED WITH MR. STEPHEN HOLT, MR. JOHN HIPPLE, MR. LANE CLEVENGER AND MR. ANDREW PERIGO VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

III. Old Business

None

IV. New Business

a. Review Financials

Ms. Leslie Haase reviewed the financial report as follows-Land Summary-$963,238.00, Balance Sheet-Total Assets: $7,983,675.00, Total Liabilities: $7,983,675.00, Ending Fund Balance: $7,983,675.00. Income Statement-Current Period: Revenue: (0), Total Profit/(Loss): $3,561.00. The 12-month FYTD: Revenue: (0), Expenditures: $3,561.00 Total Profit/(Loss): ($3561.00).

No further questions on the review of the financials.

V. Public Hearing

Commons Based Building Development, LLC. located at 212 S. Joplin Ave., Suite 3, Joplin: Presentation of Redevelopment Plan and Request for the Abatement of Ad Valore Taxed-Jeff Neal.

Mr. Neal to present an update and briefing on what they would like to do with the following projects:

A. Review Redevelopment Plan for the Olivia Apartment Building located at 320 S. Moffet Ave.-Commons Based Development, LLC.

B. Review the Redevelopment Plan for the Pennington Drug Company Building, 512-518 S. Virginia Ave.-Commons Based Development, LLC.

C. Review the Redevelopment Plan for the Hollcroft and Stults Buildings located at 401-411 S. Virginia Ave.-Commons Based Development, LLC.

D. Review the Redevelopment Plan for the A.C. Webb Automotive Building located at 202-204 S. Joplin Ave.-Commons Based Development, LLC.

E. Review the Redevelopment Plan for the Jesse Starr House and Carriage House located at 310 S. Moffet Ave.-Commons Based Development, LLC.

F. Review the Redevelopment Plan for the Christman Building and Christman Annex located at 501 S. Main St. And 506-508 S. Virginia Ave.-Commons Based Development, LLC.

G. Review the Redevelopment Plan for the Pearl Brothers Building located at 615-617 S. Main St.-Commons Based Development, LLC.

Mr. Bolander stated certified letters were sent to the tax jurisdictions and the school district on November 10, 2023. Mr. Bolander stated if you agree to the approvement of the plans and the tax abatement, the next step would be approval by the City Council. If they approve the tax abatement it will come back before the Board and there will be a property transfer. The Board will take ownership of all of the above stated properties and then give it back basically with deed restrictions. Mr. Neal presented a history of the properties and plans for redevelopment. Mr. Bolander further explained that if the City Council approved the abatement there would then be a property exchange with the owners of the properties and then the properties would be transferred back with those restrictions on it. So, that gives this body the guarantee that what is supposed to get built will be built. Mr. Bolander stated, the maximum is what the property owners were applying for, so it is ten years at 100% and 15 years at 50%. Mr. Bolander explained what happened if these projects get stalled, what happened with the abatement since it is locked in and with the land use restrictions. Mr. Bolander stated several things could happen. If it does not proceed the abatement could go away. If it is sold those requirements are still on the property so the new owner would have to finish or start the project as it was adopted by this body. Mr. Hipple asked the next step. Mr. Bolander stated they needed to recommend the abatement to the City Council.

MR. LANE CLEVENGER MADE THE MOTION AND SECONDED BY MR. STEPHEN HOLT TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE OLIVIA APARTMENT BUILDING LOCATED AT 320 S. MOFFET AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. ANDREW PERIGO MADE THE MOTION AND SECONDED BY MR. STEPHEN HOLT TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE PENNINGTON

DRUG COMPANY BUILDING LOCATED AT 512-518 S. VIRGINIA AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. LANE CLEVENGER MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE HOLLCROFT AND STULTS BUILDINGS LOCATED AT 401-411 S. VIRGINIA AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. STEPHEN HOLT MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE A.C. WEBB AUTOMOTIVE BUILDING LOCATED AT 202-204 S. JOPLIN AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. ANDREW PERIGO MADE THE MOTION AND SECONDED BY MR. LANE CLEVENGER TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE JESSE STARR HOUSE AND CARRIAGE HOUSE LOCATED AT 310 S. MOFFET AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. STEPHEN HOLT MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE CHRISTMAN BUILDING AND CHRISTMAN ANNEX LOCATED AT 501 S. MAIN ST. AND 506-508 S. VIRGINIA AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. ANDREW PERIGO MADE THE MOTION AND SECONDED BY MR. STEPHEN HOLT TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE PENNINGTON DRUG COMPANY BUILDING LOCATED AT 512-518 S. VIRGINIA AVE. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

MR. STEPHEN HOLT MADE THE MOTION AND SECONDED BY MR. LANE CLEVENGER TO APPROVE THE PRE-DEVELOPMENT PLAN OF THE PEARL BROTHERS BUILDING LOCATED AT 615-617 S. MAIN ST. AND RECOMMEND THE ABATEMENT TO THE CITY COUNCIL. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

Mr. Bolander stated the first phase of the tax abatement would be for JRC to take possession of four of the properties and the other three at a later date.

VI. Any Other Business

None

VII. Adjournment

MR. LANE CLEVENGER MADE THE MOTION AND SECONDED BY MR. ANDREW PERIGO TO ADJOURN. MOTION CARRIED WITH MR. JOHN HIPPLE, MR. ANDREW PERIGO, MR. LANE CLEVENGER AND MR. STEPHEN HOLT VOTING "AYE" (4 IN FAVOR, 0 NAY, 2 ABSENT).

John Hipple, Chairman

Vicky Copeland, Recording Secretary