

MEMORIAL HALL

REHABILITATION PLAN

PRESENTED BY FRIENDS OF
JOPLIN MEMORIAL HALL



Mission

The mission of the Friends of Joplin Memorial Hall is to revitalize and preserve Joplin’s historic Memorial Hall as a thriving community hub that fosters intergenerational engagement, empowers youth, supports veterans, and enriches the lives of all residents and visitors through tourism, activities, education, entertainment and connection.

Public Private Partnership

BENEFITS

- By the city retaining partial control through the ground lease, support from public source is simplified
- Facility remains available for city purposes such as emergency disaster services
- Non-profit partnership opens up opportunity for grants and donations
- Positive return on investment over greenspace
- Cost benefits for improvements to be completed by non-profit entity
- Save $3.5 to 5 million in city general operating reserves for demolition and replacement



Friends of Joplin Memorial Hall; a newly formed 501c3, represented by community and partner organizations. Will own the building and manage the rehabilitation and operations



Tourism Funding

- Two percent (2%) increase to be used solely for the construction of capital projects
- Composition of CVB advisory board members be a majority from hotel/motel industry, and to be protected
- Subject to MO legislative process and City of Joplin vote to approve increase



Rehabitation Incentives; including Missouri and Federal historic tax credits, New Market tax credits, others



Community Support; funds of two million to be raised from community support

Rehab Scenario

Lodging Tax Allotment

A 2% increase in lodging tax will provide repayment for a bond issued for the rehabilitation of the Hall

New Market Tax Credits

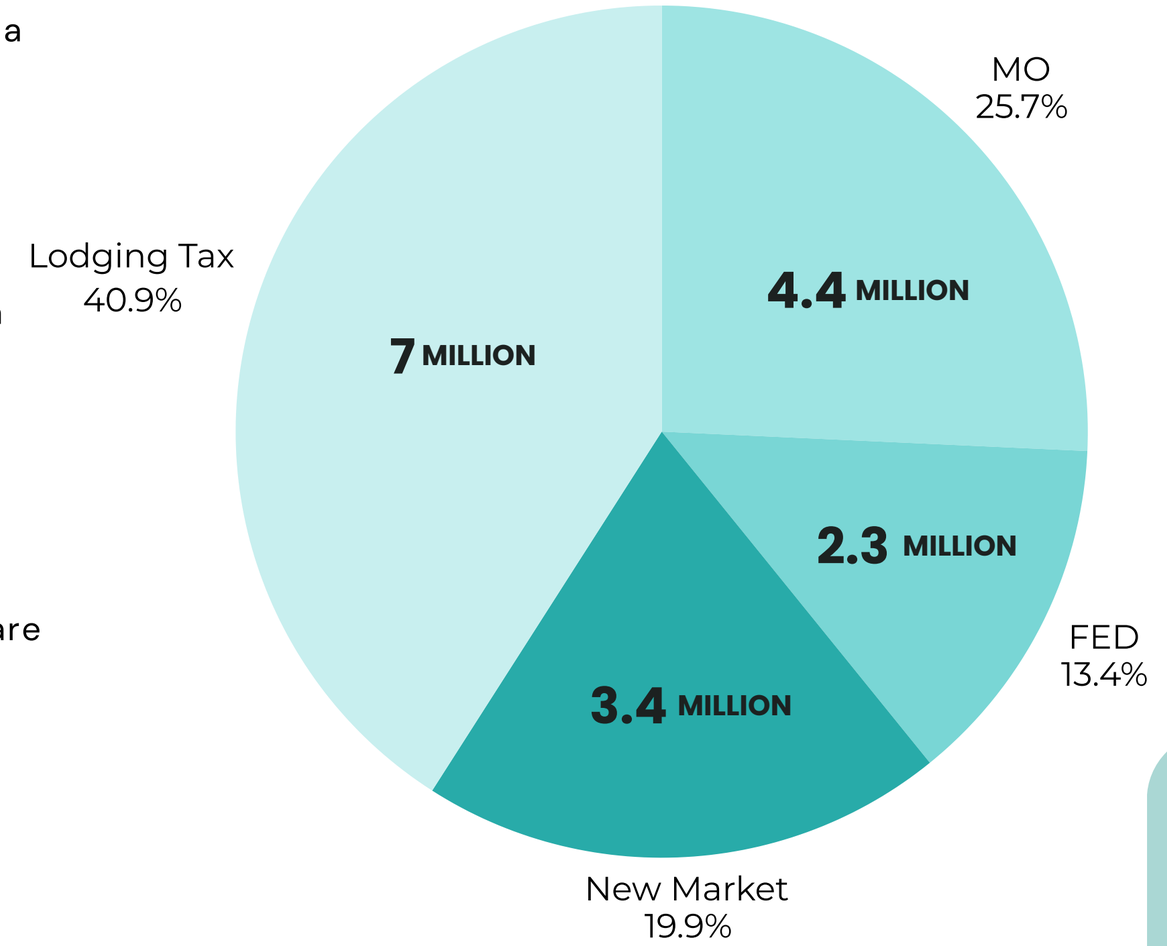
Can finance up to 20% of a project's total qualifying cost

MO State Tax Credits

State historic tax credits are equal to 35% of qualified renovation expenses.

Federal Tax Credits

Federal historic tax credits equal 20% of the qualified renovation expenses.



Total Rehabilitation Cost

$16,740,396

*Actual estimate by Crossland Construction March 2025
*Includes all soft costs and 20% contingency

Community Fund

Additional two million minimum for bridge interest, start up and long term support

Rehabilitation Scope



Restoration

- Structural Repairs to NE corner
- Mitigate environmental issues
- New HVAC
- New Plumbing

Facility

- Planned seated capacity approx 2200
- New seating: flexible floor and fixed mezzanine and balcony
- Dock to accomodate 53' trailers loading/unloading
- Kitchen updates
- Reconfigured backstage/dressing rooms

Access

- Ramp replaced with stairs and ADA access
- New Elevator
- Expanded and Updated Restrooms
- Wheelchair access to main floor

Veterans

- New 2nd Floor Post 13 meeting space
- Memorials retained

Programming

- Improved ticket booth, lobby and concessions access
- Erect over stage fly
- New sound and light equipment
- Direct access from stage to floor



Operations/ Revenue

- **Facility Rentals/Special Events**: Weddings, local business retreats, community gatherings, touring exhibits, entertainment
- **Paid Programs/Memberships**: Classes, wellness programs, youth mentoring, senior activities, skills classes
- **Community Support**: Sponsorships, naming rights, individual donations
- **Entrepreneur/Business Incubation**: Supporting start-ups, pop-up markets, conferences and workforce training

Committed Community Support to Date:

- Estimated 350 volunteer hours to date with a value of $11,721
- Crossland time investment of cost summary, value of $5960
- DJA committed cost for professional legal and financial services up to $10,000.
- SHPO HPF Grant awarded: $50,000 for design and planning services
- DJA EPP fund: providing match for the HPF grant up to $50,000
- National Trust grant of $5000 awarded for planning services

Southwest Missouri Lodging Association

AMERICAN LEGION
Robert S Thurman
American Legion Post 13

Harry M. Cornell
Arts & Entertainment Complex

DOWNTOWN JOPLIN ALLIANCE

C2C
Connect2Culture

JOPLIN COMMONS

Thank you!

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