CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
Council Bill 2025-291 – Approving an agreement per the Enhanced Enterprise Zone Abatement Guidelines with AM Properties Two, LLC.

ORIGINATING DEPARTMENT:
Planning, Development, and Neighborhood Services

MEETING DATE;
December 1, 2025

REVIEWED BY;
Director of Planning, Development and Neighborhood Services- Troy Bolander, Director of Finance-Leslie Haase, City Attorney- Peter Edwards, Assistant City Manager-Tony Robyn, City Manager-Nick Edwards.

SUMMARY;
The following council bill is a request by AM Properties Two, L.L.C. doing business as Allgeier Martin and Associates, Inc. (AMA). AMA is requesting a partial abatement of the ad valorem taxes on a new addition they are currently constructing onto their existing building in the Crossroads Industrial Park at 7231 E. 24th St. The taxes would be abated through the Joplin Area Enhanced Enterprise Zone (EEZ) Program.

BACKGROUND;
AMA is currently completing an addition onto their existing building. Part of the incentive packaged offered to AMA includes the partial abatement of ad valorem taxes through the EEZ program.

AMA is an established consulting engineering firm providing civil engineering, surveying and related services in the Midwest. With a staff of over 120 employees representing diversified disciplines, they currently provide expertise and assistance for a wide variety of clients and projects.

AMA built a new 32,000 sq. ft. facility in the Crossroads Industrial Park in 2012. They are currently constructing a 12,900 sq. ft. addition. The expanded business operation and will create 12 new jobs within 6 years. The company projects they will create four new full-time jobs within two years. The average annual wage of the newly created jobs is approximately $70,000 with benefits which is approximately 138% of the average county average wage ($50,627). The investment by the company into the new addition (real property) is approximately $3.7 million. An additional $400,000 will be spent on FF&E (furnishings, fixtures, & equipment). Under the State of Missouri regulations for the Enhanced Enterprise Zone program, communities must offer a minimum of 50% tax abatement of the ad valorem taxes for 10 years to companies that create at least two jobs. This amount and term is identified as the "base" in the Enhanced Enterprise Zone Tax Abatement Guidelines (see Exhibit B) that was adopted by the Joplin Area Enhanced Enterprise Zone Board.

FUNDING SOURCE
N/A

RECOMMENDATION
Staff recommends approval of this agreement and offer the base amount of abatement per the Enhanced Enterprise Zone Tax Abatement Guidelines on an emergency basis per Section 2.12, (5) of the Home Rule Charter of the City of Joplin, Missouri, since the ordinance determines the tax rate and assessments, and as such, is considered an emergency.

ATTACHMENTS
CB 2025-291
Exhibit A – Legal Description
Exhibit B – EEZ Tax Abatement Guidelines
Notice of Intent (NOI)
Map