EMPIRE MARKET

TIMELINE TO DATE

January 2017	Property acquisition. Donation valued at 1.7m via Empire Electric.
February 2017	Project workdays. Over 1,000 volunteer community hours.
March 2017	Begin leasing incubator spaces.
	Paragon begins architectural plan.
	First grant application submitted.
August 2017	Master plan completed
	Begin vendor recruitment
November 2017	Fundraising begins
	Continue Vendor recruitment

ANTICIPATED NEXT STEPS

December 2017	*Begin farm visits, Policy and guidelines established*
January 2018	*Vendor meetings begin; hire market manager*
February 2018	*Upgrades in Market Hall*
	As funds allow, begin grounds upgrades and gardens
April 2018	*First Market day, April 28th*
	Capital Campaign continuing
July 2018	*Begin renovation of second floor for classrooms and entrepreneurial hub*
October 2018	*Commissary kitchen and teaching kitchens installed*
January 2019	*Complete renovation of second floor*
April 2019	*All exterior work, gardens, landscaping complete.*

EMPIRE MARKET

SCOPE OF WORK/BUDGET

The property is a 1907 building. While it is in solid condition, the mechanicals and roof membranes need replaced. We will be doing upgrades for ADA compliance and safety. Kitchens will be added to allow for full programming.

The scope of work includes:

- Site work - clean up/redesign parking areas, create outdoor terraced classroom, revitalize rear parking area for festival space.
- Building exterior - clean up and expose original finishes as much as possible
- 2nd floor - selective demolition to increase variety of office sizes and types, reuse/upgrade as necessary existing electrical/HVAC/plumbing, expand restrooms, complete finishes upgrade
- 1st floor - selective demolition to create as much open area as possible, create new entry/lobby/vertical circulation, reuse/upgrade as needed existing electrical/HVAC/plumbing
- Roof - demo existing roof and re-roof
- Sprinkler system - whole building sprinkler system

Scope of Work, Estimated Costs

PERMITTING/FEES	20,000
A/E	225,000
SITE WORK/ PARKING LOTS	420,000
MARKET PAVILION	250,000
INTERIOR RENOVATION	1,300,000
EXTERIOR/LANDSCAPING	185,000
CONTINGENCY	100,000

Expense estimates via Neal Group Construction and Paragon Architects.

EMPIRE MARKET

GIFT GUIDELINES

GIFT ACKNOWLEDGEMENT

At the time the donor makes a gift or a pledge, the donors is encouraged to complete a donor recognition designation form outlining their preferences regarding how we can recognize their gift or pledge. Donors will receive a tax acknowledgement letter upon receipt of their gift. Donors will also receive an end of the calendar year summary for their convenience in preparing for their tax deductions.

NAMING OPPORTUNITIES

A naming opportunity can be reserved at the time a letter of intent is signed. Once the gift or pledge payments have been paid in full, the hand crafted metal designation recognizing the donor will be placed on the space selected or reserved by the donor. Donors are asked to keep lines of communication open if they anticipate the need to delay any portion of their gift or pledge payments. Pledge payments that fall more than one year overdue must be written off of our books in accordance with our financial policies. However, donors who communicate with the organization and sign a revised letter of intent outlining their adjusted payment schedule will continue to be recognized at the same level and can retain their naming opportunity reservation. Donors who are not in communication with the organization about their late pledge payment may lose their naming opportunity reservation and have their gift club adjusted.

ANNUAL REPORT

Gifts, pledges and pledge payments will be recognized in the Annual Report in the Fiscal Year in which they are made. Donors who have made $100,000 or more cumulatively, will be recognized every year in the cumulative donors section.

PAVING TILES

Donors who make a gift of $1,000 or more in support of the Empire Market will receive a paving tile with their name on it. Paving tiles will be located in Outdoor Courtyard areas.

EMPIRE MARKET

MAJOR GIFT NAMING OPPORTUNITIES

All names will be of hand crafted laser-cut metal created by local artisan

MARKET HALL 1,000,000
ON THE 4TH STREET SIDE OF THE BUILDING, VISIBLE TO PASSING TRAFFIC

OUTDOOR PAVILION 750,000
ON THE 3RD STREET SIDE, OVERLOOKING THE FESTIVAL COURTYARD

INCUBATOR 500,000
IN THE STAIRWELL ENTRANCE TO THE SECOND FLOOR STARTUP SPACE

CLASSROOM/EDUCATION CENTER 250,000
AT ENTRANCE TO CLASSROOM AND TEACHING KITCHEN

NORTH HALL 250,000
AT OUTDOOR ENTRANCE

METER SHOP 250,000
WEST COMPLEX BUILDING

TEACHING GARDENS 100,000
IN THE FESTIVAL COURTYARD

COMMUNITY GARDENS 100,000
IN WEST LOT





EMPIRE MARKET

SUPPORTER RECOGNITION

Donors who make a gift of $1000 or more in support of the Empire Market will receive a section of paving tile with their name on it. Paving tiles will be located in the outdoor classroom and/or courtyard areas.

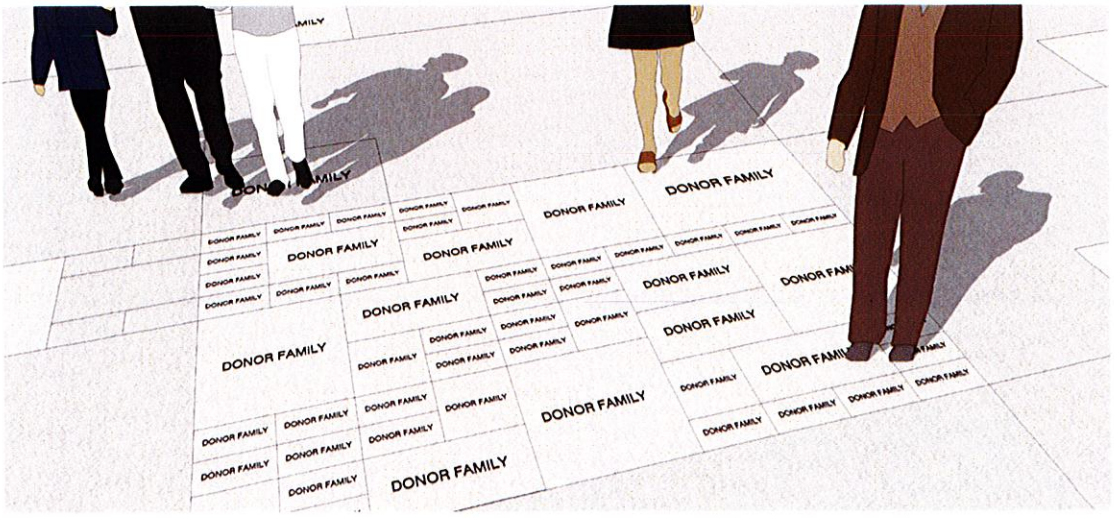
TILE OPTIONS

6X12 $1,000-4,999

12X12 $5,000-24,999

12X24 $25,000-49,999

24X24 $50,000+



EMPIRE MARKET

GIFT INTENTION

I support Downtown Joplin Alliance's vision of strengthening Joplin's local economy, encouraging a healthy community, improving public health nutrition options, and more by making a contribution to the Joplin Empire Market campaign. In the amount of $_____.

☐ As a single donation
☐ Over _____ year(s)

Paid herewith is $_____, with the remainder to be paid as follows:
Number of payments _____

Paid: ☐ Annually $ _____ ☐ Monthly $_____ ☐ Quarterly $_____

☐ CHECK ENCLOSED
☐ CREDIT CARD Number _____Exp_____V-code_____
☐ GIFT OF APPRECIATED STOCK

☐ I would like my donation to be recognized as an anonymous gift.
☐ Please list my name as specified in all appropriate donor recognition:

Name: _____

Please print exactly as you would like your gift to be recognized. For example:
John A. & Margaret D. Smith The Family of John Smith In memory of John Smith

Name (print): _____

Mailing address: _____

City, State, Zip: _____

Home/cell phone: _____ Fax: _____

Email: _____

Signature: _____ Date: _____

Contributions are tax deductible as provided by law.

Please make checks payable to:
Downtown Joplin Alliance
931 E 4th Street
Joplin, MO 64801