MINUTES
TAX INCREMENT FINANCING COMMISSION
December 12, 2024
5:30 P.M.

The Tax Increment Financing Commission met on Thursday, December 12, 2024 in the 5th Floor Council Chambers of the Joplin City Hall Building, 602 South Main Street.

I. Meeting called to Order:

Mr. Alcorn called the meeting of the Joplin Tax Increment Finance Committee to order at 5:30 p.m. Members present were Russ Alcorn, Jim West, Nicole Shoaf, Derek Edwards, Lisa Perry, Dr. Kerry Sachetta, Mike Seibert, and Shelly Toft. Also in attendance: Troy Bolander, Planning, Development, and Neighborhood Services Director; Johan Bullington, Planning, Development, and Neighborhood Services Assistant Director; Leslie Haase, Finance Director; and Zoe Hamilton representing the City of Joplin. Also in attendance was Chris Williams, Attorney. Michael McGavran, Darieus Adams, and Jim Willis were absent.

II. Approval of Minutes:

A motion was made to approve the April 27, 2023 Tax Increment Finance Committee meeting minutes. The motion carried (8 approval, 0 against).

III. Public Hearing:

Mr. Alcorn read the procedures for the Public Hearing. Ms. Hamilton administered the oath.

Applicant Drew Snyder provided a PowerPoint to the committee to review the Prospect Village sports complex.

a. Discussion and Questions:

A question was asked about funding of the sports complex through a Community Improvement District and once that expires will funding come from the city.

A question was asked about site cleanup. Drew Snyder responded that cleanup has been ongoing for a year already. Hope is for a late summer/fall groundbreaking.

A representative from Kolbe, Baker, and Tilly provided an overview of the "But For" analysis.

Ms. Haase, Finance Director, provided the City Staff Report summary.

There were no public comments or testimony.

Public hearing closed.

IV. Exhibits Entered into the Record:

Resolution 2024-001 – Blight. Was approved (8 in favor, 0 opposed)

Resolution 2024-002 – Finding. Was approved (8 in favor, 0 opposed)

Resolution 2024-003 Plat & Projects. Was approved (8 in favor, 0 opposed)

Resolution 2024- 004 Designation of Developer. Was approved (8 in favor, 0 opposed)

V. Adjournment

A motion was made to adjourn the meeting. Was approved (8 in favor, 0 opposed).

Russ Alcorn, Chairman

Recording Secretary