JOPLIN | REDEVELOPMENT CORPORATION

MINUTES
TUESDAY, DECEMBER 13, 2022
JOPLIN CITY HALL AT 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. Doug Doll, Mr. William Scearce, Mr. John Hipple, Mr. Stephen Fuller and Ms. Brenda Haddad. Also, in attendance: Mr. Jordan Paul, Mr. Troy Bolander, Ms. Leslie Haase and Ms. Vicky Copeland representing the City of Joplin.

MR. DOUG DOLL MADE THE MOTION AND SECONDED BY MR. STEPHEN FULLER TO EXCUSE ANDREW PERIGO AND LANE CLEVENGER. MOTION CARRIED WITH MR. DOUG DOLL, MR. JOHN HIPPLE, MR. STEPHEN FULLER AND MS. BRENDA HADDAD VOTING "AYE". MR. WILLIAM SCEARCE VOTING "NAY" (4 IN FAVOR, 1 NAY, 2 ABSENT).

II. Approval of the November 8, 2022 Minutes

MR. WILLIAM SCEARCE MADE THE MOTION AND SECONDED BY MR. STEPHEN FULLER TO APPROVE THE NOVEMBER 8, 2022 MINUTES. MOTION CARRIED WITH MR. DOUG DOLL, MR. JOHN HIPPLE, MR. BILL SCEARCE, MR. STEPHEN FULLER AND MS. BRENDA HADDAD VOTING "AYE" (5 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-$963,236.00, Balance Sheet-Total Assets: $8,137,247.00, Total Liabilities: $8,137,247.00, Ending Fund Balance: $8,137,247.00. Income Statement-Current Period: Revenue: (0), Total Profit/(Loss): (0). The 12-month FYTD: Revenue: ($1,078,071.00), Expenditures: $9,006.00 Total Profit/(Loss): ($1,087.077.00).

No further questions on the review of the financials.

b. Resolution 2022-01:

The execution of conveyance documents between Brad DeGraff and Kate Moss-DeGraff and the Joplin Redevelopment Corporation, Inc. for properties generally described as 906 and 912 S. Main St. for the implementation of a redevelopment plan and the abatement of ad valorem property taxes.

Mr. Bolander introduced Ms. Kate Moss-DeGraff. Mr. Bolander stated this is a simple process and everyone is familiar with the project. The City Council did approve the redevelopment plan and tax abatement. Mr. Bolander explained this resolution will allow JRC to do a property exchange. Kate and Brad will sell their property to JRC and a few seconds later JRC will sell it back to them. When JRC sells it back there will be covenants on that property. The redevelopment plan will be that covenant. We will pull that redevelopment plan to be able to get the tax abatement. It runs with the property so if they sell the property before the project is done the new owner would still have to follow that plan. If they do not, then it is spelled out in the deed and the ordinance the Council adopted that the tax abatement is null and void. So, with your approval of the resolution that will give John permission to enter into the contract on behalf of the JRC to do the property exchange. After the agreement and resolution are signed, we will take it to the County to be recorded.

Mr. Bolander referred the discussion to Ms. Moss-DeGraff. She thanked the JRC for all their work on this project.

Ms. Moss-DeGraff stated the metal was on site and currently ahead of schedule.

Mr. Hipple asked for a Motion to Approve Resolution 2022-01.

MR. WILLIAM SCEARCE MADE THE MOTION AND SECONDED BY MR. DOUG DOLL TO APPROVE RESOLUTION 2022-01. MOTION CARRIED WITH MR. DOUG DOLL, MR. JOHN HIPPLE, MR. BILL SCEARCE, MR. STEPHEN FULLER AND MS. BRENDA HADDAD VOTING "AYE" (5 IN FAVOR, 0 NAY, 2 ABSENT).

V. Any Other Business

None

VI. Adjournment

MR. DOLL MADE THE MOTION AND SECONDED BY MS. HADDID TO ADJOURN. MOTION CARRIED WITH MR. DOUG DOLL, MR. JOHN HIPPLE, MR. BILL SCEARCE, MR. STEPHEN FULLER AND MS. BRENDA HADDAD VOTING "AYE" (5 IN FAVOR, 0 NAY, 2 ABSENT).

John Hipple, Chairman

Vicky Copeland

Vicky Copeland, Recording Secretary