

Listening to Joplin –Next Steps

Report of the Citizens Advisory Recovery Team

Implementation Task Force

CITIZENS ADVISORY RECOVERY TEAM
looking ahead moving forward

Contents

Contents....2

Introduction....5

Housing + Neighborhoods Projects....6

1. Pilot Neighborhood....6
2. Pilot Neighborhood Houses....6
3. Create a Neighborhood Architectural Advisory Board....6
4. Increased enforcement of existing nuisance codes....6
5. City wide education campaign regarding insurance information....6

Schools and Community Facilities Sector Projects....7

1. House Franklin Technical Center and New High School....7
2. Build Storm Shelters....7
3. 9th Grade Assimilation....7
4. Build a memorial....7
5. Develop a Center for Arts....7

Infrastructure and Environment Sector Projects....8

1. Require bike lanes....8
2. Sidewalks installed on both sides of street....8
3. Create a Joplin Creek Trail System....8
6. Educate residents and business owners about storm water management....9

Economic Development Sector Projects....10

1. Rezone key corridors for near-term and long-term commercial....10
2. Develop and Enforce Design Standards....10
3. Pursue and support the Development of a medical school....10
4. Develop a Virtual Spec Building....10
5. Establish and Develop Workforce housing projects....10
6. Provide Workforce soft skills training....11
7. Establish the Joplin area as “workforce ready”....11
8. Develop major, mixed use anchor projects....11

Request for Proposal and Qualifications....12

General Information....13

Date of RFP Issuance....13

Public Information....13

Type of Contract 13
Clarifications and Interpretations 13
No Lobbying 13
Deadline for Submission of Interest 14
Point of Contact 14
Evaluation of Qualifications 14
Corporation's Reservation of Rights 14
Acceptance of Evaluation Methodology 15
No Reimbursement for Costs 15
Eligible Respondents 15
Reference Checks 15
Executive Summary 15
Background 15
Goals and Project Description 16
Proposed Location 16
Desired Qualifications 16
Supporting Data 17
Requirements for Proposal 17
Respondent's Interest and Ability to Undertake the Project 17
Respondent's Ability to Provide Services 17
Provide the following information for the Respondent: 17
Respondent's Experience 17
Respondents Vision for Redevelopment 18
Execution of Offer 18
Format for Statement of Qualifications 20
General Instructions 20
Site Map 20
MINUTES CART Implementation Task Force, City of Joplin December 1, 2011 22
MINUTES - CART Implementation Task Force, City of Joplin - December 8, 2011 23
MINUTES - CART Implementation Task Force, City of Joplin - December 22, 2011 24
MINUTES - CART Implementation Task Force, City of Joplin - January 5, 2012 25

Introduction

The Citizens' Advisory Recovery Team presented its plan, "Listening to Joplin" to the City Council on November 7, 2011. After a vote to accept the report, Mayor Mike Woolston recommended the formation of a task force composed of representatives from the primary recovery stakeholders - the City Council, Joplin School Board, Joplin Chamber of Commerce, and the CART. The members are listed at the bottom of this page. Since their appointment, the Implementation Task Force (ITF) has been meeting bi-weekly to assign action steps for the CART projects. Each project has at least one champion. In addition, the ITF prepared a Request for Proposal for a Master Developer to accelerate recovery efforts. That request (see Appendix A) was submitted to the City Council and approved at their December 19th meeting. Requests are due back on January 31, 2012. Requests will be reviewed by the CART ITF as well as the Joplin Redevelopment Corporation. The final recommendation will go to the City Council for its approval.

The ITF plan that follows is a living document. All of us realize that there may be changes and additions over time. The recommended steps listed are actionable items that will continue to move us toward the goal of recovery and past that to a community that is stronger, safer, greener, more attractive, and designed to reflect the dreams and desires of our citizens.

The united endorsement of this implementation plan will signal to everyone involved that every governing body is in agreement with what it will take to move forward. Our recovery has already begun. These projects and ideas will give us a structure to continue and intensify our efforts. Every one of us is ready to work. We hope that you are as well.

In the spirit of recovery,

Jane Cage
CART ITF Chairman

Kim Cox, CART Housing Co-Chair
Doug Doll, CART Schools & Community Facilities Co-Chair
Randy Moore, CART Economic Development Co-Chair
Clifford Wert, CART Infrastructure and Environment Co-Chair

Mark Rohr
Joplin City Manager

Trish Raney, City Council
Mike Seibert, City Council

C.J. Huff
Joplin Schools Superintendent

Anne Sharp, School Board
Jim Kimbrough, School Board

Rob O'Brian
JACC President

Mike Wiggans, JACC Board Chair
Brad Beecher, JACC Board Mbr

Housing + Neighborhoods Projects

1. **Pilot Neighborhood** – Includes green space, walking ability, connectivity, and sense of community.
    a. Assigned: Kim Cox - CART Housing and Neighborhood
    b. Next Steps:
        i. - Explore and use incentive funding to finance the project.
        ii. - Develop a one block project as the pilot.
        iii. - Determine a location and develop a budget
        iv. - Acquire land or have land acquired by a private developer
        v. - Create an RFP or informally locate a willing developer that would include all of the desired characteristics (green space allocation, walking ability, use of pilot neighborhood house designs from project 2)
2. **Pilot Neighborhood Houses** – Includes energy efficient housing, recommended building techniques, and sustainable sizing and proximity.
    a. Assigned: Kim Cox - CART Housing and Neighborhood
    b. Next Steps
        i. - Identify financing for the house designs such as a national competition with an award, use of university students or volunteers
        ii. - Establish project scope and cost estimates
        iii. - Draft the desired physical qualities (square footage, height, setback, accessibility, arch. style)
        iv. - Create an RFQ to hire architects that can create enough plans to fill the Pilot Neighborhood.
3. **Create a Neighborhood Architectural Advisory Board** – Composed of city leaders, architects, builders, and community leaders, Provides expertise on best practices.
    a. Assigned: Matt Moran - CART Housing and Neighborhood, AIA
    b. Next Steps:
        i. - Determine best structure- freestanding group or part of the Design Review Standards board
        ii. - Determine and convey incentives to homeowners that encourage appropriate design
        iii. - Create examples of sustainable best practices for residential buildings to distribute
        iv. - Create examples of context sensitive designs for designated Joplin Neighborhoods
4. **Increased enforcement of existing nuisance codes**.
    a. Assigned: City of Joplin, CART Housing and Neighborhoods
    b. Next Steps
        i. Inform citizens of requirements through public notification
        ii. Review nuisance and zoning codes for possible improvements
5. **City wide education campaign regarding insurance information** to the citizens, both renters and homeowners.
    a. Assigned: CART Housing and Neighborhood
    b. Next Steps
        i. Establish a “branded” campaign from a neutral party (Dept. of Insurance, City)
        ii. - Identify possible funding streams (Dept. of Insurance?)
        iii. - Establish cost of campaign
        iv. - Identify key distribution centers (building dept. counter, rental voucher locations, apt. complexes)
        v. - Choose other media sources (billboards, local t.v., Joplin Citizen, Tid-Bits, and other local print media)
        vi. - Incorporate MSSU Dept. of Communications and/or Joplin H.S. audio/video group

Schools and Community Facilities Sector Projects

1. **House Franklin Technical Center and New High School** in one building
    a. Assigned: Joplin Schools
    b. Next Steps
        i. A committee to tour and review technical high school programming at a number of school facilities in the Midwest that reflect that philosophy. In addition to staff and Board members, include community members.
        ii. Exploration of programming opportunities and construction methods. Select architects for the design of the new technical high school.
        iii. A series of "dream" meetings with parents, community members, staff, higher education institutions, and experts in the field of 21st century teaching and learning. Develop a final vision for this new school concept based on the feedback and direction from these meetings.
2. **Build Storm Shelters** within new schools
    a. Assigned: Joplin Schools
    b. Next Steps:
        i. Work closely with SEMA and FEMA to take advantage of 404 and 406 mitigation funds for the construction of safe rooms at all facilities, both new and those schools that currently don't have safe rooms.
        ii. Work with SEMA for 404 mitigation on all sites being considered for safe rooms. Total of 16 at this time are being considered at both new and existing facilities.
        iii. Investigate a reverse 9-1-1 system to allow for 24/7 access to the safe rooms in the event of a storm. Consider working with and training identified neighborhood citizens to provide key and supervisory responsibilities at each location in the event the reverse 9-1-1 system fails.
3. **9th Grade Assimilation** into High School
    a. Assigned: Joplin Schools
    b. Next Steps:
        i. 9th grade transition has been a focus of efforts these last few years related to strategic plan. The challenge and opportunity now exists to build a facility to create a supportive environment for 9th graders in the transition from middle school. The programming vision will drive the design.
4. **Build a memorial** of some kind to commemorate tornado and its victims
    a. Assigned: City of Joplin, CART Schools and Community Facilities
5. **Develop a Center for Arts** and Entertainment
    a. Assigned: RFP developed by Task Force
6. Improve and Expand **Farmers Market**
    a. Assigned: RFP developed by Task Force

Infrastructure and Environment Sector Projects

1. **Require bike lanes** for all new street construction where streets are functioning as a collector level or greater.
    a. Assigned: City of Joplin
    b. Next Steps
        i. Incorporate Complete Streets elements as appropriate
        ii. Amend Comprehensive Plan
        iii. Amend Subdivision Regulations
        iv. Amend Zoning Regulations
        v. Review Long-Range Transportation Plan and amend as necessary
        vi. Involve CIP Committee
        vii. Identify resources (Transportation Enhancement Funds, Surface Transportation Program-Urban funds, etc.)
        viii. Identify specific corridors and prioritize
        ix. Identify Level of Service (LOS) thresholds for adding bike lanes to roadways.
2. **Sidewalks installed on both sides of street** in new developments of all types (residential, commercial, industrial) as well as in existing Expedited Debris Removal area whenever possible.
    a. Assigned: City of Joplin
    b. Next Steps
        i. Amend Subdivision Regulations
        ii. Amend Procedures Manual
        iii. Explore CDBG funds as funding source.
3. **Create a Joplin Creek Trail System** that links into parks/green areas of all types, especially in conjunction with flood plain areas. Focus upon development of a significant trail system within our community to foster walking, jogging, running,, and biking by our residents
    a. Assigned: RFP developed by City of Joplin, Task Force
    b. Next Steps
        i. Review Long-Range Transportation Plan -Trails Plan and amend as necessary
        ii. Seek funding opportunities (Transportation Enhancements, Recreational Trails Funds)
        iii. Involve Parks Board
        iv. Involve Metropolitan Planning Organization
        v. Involve Joplin Trails Coalition
4. Create **Water retention and bioswale areas in public parks** (where appropriate) to capture and slow storm water runoff. Add rain gardens with planting of native species and appropriate tree plantings
    a. Assigned: City of Joplin, RFP developed by Task Force
    b. Next Steps
        i. Involve Parks Board
        ii. Review Subdivision Regulations and amend as necessary
        iii. Review Procedures Manuals and amend as necessary
        iv. Review Storm Water Management Plan and amend as necessary
        v. Evaluate and incorporate Best Management Practices (BMPs) for alternatives
5. Obtain proposals for **city-wide curbside recycling,** adding more neighborhood recycling and more recycling receptacles at public facilities and events
    a. Assigned: City of Joplin
    b. Next Steps

i. Involve Solid Waste Commission
ii. Investigate neighborhood recycling drop-off facilities and locations
iii. Investigate and educate public on cost of curbside recycling.

6. **Educate residents and business owners about storm water management**, recycling, and reforestation practices
    a. Assigned: CART Infrastructure and Environment
    b. Next Steps
        i. Involve experts to assist in information gathering/distribution, i.e. Audubon Center, Missouri Department of Conservation; Joplin Tree Board; Arbor Day Foundation; Allied Waste; area consultants
        ii. Involve the Young Professionals Network for recycling programs/presentations; i.e. Pepsi-Co Dream Machine Recycle Rally
        iii. Present to Joplin Globe guest editorials on benefits of reforestation, recycling, and storm water management
        iv. Involve MSSU and Joplin High Media Classes for creation of PSA's for communication of benefits
        v. Investigate other communities that have effective storm water management practices and improvements and use their projects as models in educational material
7. Evaluate **feasibility of underground utilities and telecommunications resources**
    a. Assigned: Brad Beecher, City of Joplin Planner
    b. Next Steps
        i. Encourage underground utilities from pole to house
        ii. Involve utility companies
        iii. Seek cost offset funding opportunities
        iv. Prioritize corridors or geographic areas
        v. Examine alternatives
        vi. Identify incentives for developers
        vii. Educate public

Economic Development Sector Projects

1. **Rezone key corridors for near-term and long-term commercial**, multi-family and mixed use development including
    a. 20th Street : Duquesne Road to Schifferdecker
    b. South Main: 15th Street to 50th Street
    c. 26th Street: Main Street to Maiden Lane
    d. Connecticut: 20th Street to 32nd Street
    e. Assigned: Randy Moore, CART Economic Development Sector, City of Joplin
    f. Next Steps
        i. Have CART and city staff present to the Planning & Zoning Commission and City Council an amendment to the City's existing Comprehensive Development Plan that identifies proposed land use changes along key corridors that would permit commercial, multi-family and mixed use developments.
        ii. Have City investigate the creation of a planning overlay district to help encourage quality design and development.
2. **Develop and Enforce Design Standards** Committee
    a. Require sufficient depth from the corridor street to allow for quality development (recommend at least one block)
    b. Encourage consistency of construction materials and appearance
    c. Require a higher level of landscaping around buildings and parking lots than currently exists
    d. Assigned: Randy Moore - CART Economic Development, City of Joplin
    e. Next Steps
        i. Have city staff work with consultant that is currently updating the City's Comprehensive Development Plan to determine depth of new zoning districts along key corridors that will permit commercial, multi-family and mixed use developments.
        ii. Develop Commercial Design Standards that will encourage a better appearance of the city's commercial building stock, including, 360 degree design that encourage a better appearance on all sides of a commercial building as well as protect adjoining residential areas.
        iii. Review and amend the City's Comprehensive Development Plan and Zoning Code to require more landscaping of commercial buildings, property and parking lots.
        iv. Have City investigate the creation of a planning overlay district to help encourage consistency of construction materials and appearance.
3. **Pursue and support the Development of a medical school**, possibly in partnership with MSSU or other host
    a. Assigned: Rob O'Brian – JACC, Med School Committee (name confirmation)
    b. Next Steps
        i. Support the efforts of the existing med school alliance organization
4. **Develop a Virtual Spec Building**
    a. Assigned: Rob O'Brian – JACC, JREDC
    b. Next Steps
        i. Assess and contract with a suitable architect to develop reviewable plans for the building
5. **Establish and Develop Workforce housing projects** to re-establish and maintain a quality workforce.
    a. Assigned: JREDC, JACC, CART Housing and Neighborhoods
    b. Next Steps

6. **Provide Workforce soft skills training** through adult and student programs.
    a. Assigned: Joplin Schools, WIB
    b. Next Steps
        i. Review the results / input from employer surveys on required soft skills and align current programs to train those skills.
        ii. Develop, through heavy community support, strategic partnerships for students to apply those skills in a real-life work environment.
        iii. Adopt employer-proven programs that teach soft skills, such as Alchemy, into the curriculum
7. **Establish the Joplin area as "workforce ready"** by strongly supporting the state efforts on "work ready" certification at the adult and student levels.
    a. Assigned: Joplin Schools, WIB, Chamber
    b. Next Steps:
        i. Work with the State Workforce Development and Career Center to have all students participate in the "work ready" certification program to the level required to make Joplin a "work ready" community,
        ii. Provide additional training at the high school level that would allow for strategic partnerships with higher education institutions, including opportunities to receive an associate's degree upon completion of the requirements of a high school diploma.
8. **Develop major, mixed use anchor projects** to encourage redevelopment in key areas, with an emphasis on maintaining quality of living concepts expressed in other CART areas.
    a. Assigned: RFP developed by Task Force
    b. Next Steps:
        i. Seek a master developer to address key geographic areas and projects
            1. Publish RFP by December 31, 2011 with January 31, 2012 Return Date
        ii. Review Proposals through February 28, 2012
        iii. Formalize relationship with Master Developer no later than March 1, 2012



Request for Proposal and Qualifications

By the Joplin Redevelopment Corporation

Regarding Selection of Master Developer
For Joplin Redevelopment Effort
Qualifications Submittal Deadline: Tuesday, January 31st 2012, 5:00 P.M.
Prepared by: Troy Bolander, Planning & Community Development Manager

General Information and Requirements

General Information

Joplin Redevelopment Corporation (the "Corporation") is soliciting statements of interest ("Responses") from private developers (the "Respondents") for selection of a Master Developer ("Developer") for the further evaluation, programming, funding and redevelopment of the area damaged in the May 22, 2011 Joplin tornado (the "Project"), all in accordance with the terms, conditions, and requirements set forth in this Request for Proposal & Qualifications (RFP).

Responses to this RFP will be used by the Corporation to identify and then make the selection of the Developer for a Public Private Partnership to execute the Project. The RFP provides the information necessary to prepare a response for consideration and initial ranking by the Corporation. Based on the initial ranking, the Corporation may select up to three (3) of the top ranked qualified Respondents to attend interviews prior to selection.

The Corporation intends to use the Joplin Redevelopment Advisory Committee (Committee), comprised of representatives of the City Council, Joplin School Board, Chamber of Commerce and citizens from the Citizens Advisory Recovery Team to assist in evaluating the responses and making recommendations to the Corporation

Date of RFP Issuance

This RFP is being issued on: December 28, 2011

Public Information

All information, documentation, and other materials submitted in response to this solicitation are considered non-confidential and/or non-proprietary and are subject to public disclosure.

Type of Contract

The final contract form shall be negotiated between and be mutually acceptable to the parties. Any contract(s) resulting from this effort will be in the form of a public-private partnership and will be negotiated at the sole discretion of the Corporation, City of Joplin (the "City"), and/or their agents

Clarifications and Interpretations

Any clarifications or interpretations of this RFP that materially affect or change its requirements will be provided by the Corporation as an addendum. All such addenda issued by the Corporation shall be issued before the proposals are due as part of the RFP, and all Respondents shall acknowledge receipt of and incorporate each addendum in its Responses.

Respondents shall consider only those clarifications and interpretations that the Corporation issues by addenda five (5) days prior to the submittal deadline. Interpretations or clarifications in any other form, including oral statements, will not be binding on the Corporation and should not be relied upon in preparing its Responses.

No Lobbying

Respondent acknowledges and accepts that from the Date of Issuance of the RFP until a final decision has been made by the Corporation, it will not take any action, make any effort or support or engage others on it's behalf to take actions or efforts with attempt to influence the decision making process for this RFP in the favor of the Respondent. This includes direct contact with the City Council, City Manager and City staff of the City of Joplin, the members of the Corporation, board members of CART, board members of the Committee, board members of the Joplin Chamber, board members of the Joplin School Board, and others who may be engaged in the process. Additionally, the Respondent acknowledges and accepts that it will not attempt to use public communication such as the news media, social media, etc. as a means of attempting to

influence the RFP evaluation or decision making process. Any Respondent violating any of the aforementioned conditions is subject to immediate disqualification from consideration

Deadline for Submission of Interest

The Developer will submit its Responses at the time and location described below:

TIME/DATE: **RECEIVED BY 5:00 P.M. ON TUESDAY, JANUARY 31ST 2012**
RFPs RECEIVED AFTER THIS TIME AND DATE WILL NOT BE ACCEPTED.

TO: **CITY OF JOPLIN**
ATTN: MR. TROY BOLANDER
PLANNING & COMMUNITY DEVELOPMENT
602 S. MAIN ST.
JOPLIN, MO 64801

The Developer shall submit one (1) original with (16) identical copies of the Response in print and with one PDF copy provided on CD or USB drive. An original signature must be included on the "Respondent's Request for Proposal and Ability to Undertake the Project" document submitted with original document.

Late received Responses will be returned to the Respondent unopened.

Properly submitted Reponses by the Respondents will not be returned.

Hard copies of RFP materials must be enclosed in a sealed envelope (box or container) addressed to the Point-of-Contact; the package must clearly identify the submittal deadline and that the response is for the Joplin Redevelopment Project.

Point of Contact

The Corporation designates the following person as its representative and Point-of-Contact for this RFP.

Mr. Troy Bolander, Planning & Community Development Manager
Joplin City Hall
602 S. Main Street
Joplin, Missouri, 64801
(417) 624.0820 Ext. 510
tbolande@joplinmo.org

Respondents shall restrict all contact with the Corporation and direct all questions regarding this RFP, including questions regarding terms and conditions and technical specifications, to the Point of Contact.

Evaluation of Qualifications

The evaluation of the Responses shall be based on the requirements described in this RFP. All properly submitted Responses will be reviewed, evaluated, and ranked by the Corporation, with input from the Committee as noted above. The top three or fewer ranked Respondents may be selected by the Corporation to participate in an interview.

Corporation's Reservation of Rights

The Corporation may evaluate the Responses based on the anticipated completion of all or any portion of the Project. The Corporation reserves the right to reject any and all Responses and re-solicit for new Responses, or to reject any and all

proposals and temporarily or permanently abandon the Project. The Corporation makes no representations, written or oral, that it will enter into any form of agreement with any respondent to this RFP for any project and no such representation is intended or should be construed by the issuance of this RFP.

Acceptance of Evaluation Methodology

By submitting its Responses to this RFP, Respondent accepts the evaluation process and acknowledges and accepts that the determination of the "most qualified" firm(s) will require subjective judgments by the Corporation.

No Reimbursement for Costs

The Respondent acknowledges and accepts that any costs incurred from the Respondent's participation in this RFP shall be at the sole risk and responsibility of the Respondent.

Eligible Respondents

Only individual firms or lawfully formed business organizations may apply (this does not preclude a Respondent from using consultants). The Corporation will contract only with the individual firm or formal organization that submits its Responses.

Reference Checks

Respondent acknowledges and accepts that the through the RFP evaluation process reference checks and background investigation may be conducted as a part of the due-diligence process.

Executive Summary

Background

Joplin is located in southwest Missouri in the "four states" region encompassing Oklahoma, Kansas, Missouri and Arkansas. At the edge of the Ozark Mountain plateau region, Joplin has a current population of 50, 150 (2010 census). Joplin is the hub of the two-county (Jasper & Newton) Metropolitan Statistical Area. The MSA population is 173,000, making it Missouri's fourth largest MSA. The daytime population swells to 220,000, while the population within a 40-mile radius of Joplin is 400,000. Joplin combines the beauty and hospitality of smaller town living with the convenience and commerce of larger city vitality**.**

Joplin was devastated by an EF5 tornado which touched down at 5:41pm on May 22, 2011. The massive tornado cut a path of destruction 3/4 to a mile wide and nearly 10 miles long through the city limits and the neighboring village of Duquesne. The overall storm path was estimated by the National Weather Service at nearly 14 miles in length.

Nearly 8000 structures were estimated to be impacted by the tornado. Many homes, along with churches, schools, businesses and one hospital, were completely destroyed in the wake of the tornado.

In responding to the disaster, the City created the Citizen Advisory Recovery Team (CART) to provide the Joplin Area citizen's with a forum where ideas could be brought to the table, consensus formed and ideas and/or projects can be taken to City Council or other appropriate organizations for consideration.

The members of CART are a diversified group of local Citizens. They have been selected to help guide the way for the Joplin Area citizens on this journey of recovery. Their job is to assist in obtaining citizen input, analyze the input and formulate ideas and/or projects which can be presented to the appropriate organization(s).

On November 7, 2011, following an involved public process, the CART presented its recommendation to the Joplin City Council for their consideration and adoption. The City adopted the CART's report and then created the Committee with the responsibility of working on behalf of the community to be the lead public/private entity in the redevelopment. The

Committee is formed from the leadership of CART and representatives of the City of Joplin, Duquesne, Joplin Schools and Joplin Area Chamber of Commerce.

In furtherance of achieving the adopted vision, the City Council appointed the Joplin Redevelopment Corporation to select and retain a master developer to participate in a public private partnership and coordinate the redevelopment of the Project.

Goals and Project Description

The goal of the Project is to utilize a Public-Private-Partnership to redevelop and invigorate the area most devastated by the May 22, 2011 tornado by

- Replacing lost residential housing, office, commercial, medical, etc.
- Creating ties from the redeveloped area to downtown Joplin
- Expanding opportunities for employment
- Creating destination activity center(s)
- Establishing a memorial to those lost in the storm
- Addressing other projects and goals as developed by the CART (see attached report), and that are within the scope of the final agreement.
- Using the redevelopment efforts as a catalyst to build upon existing goals for development and redevelopment in Joplin, including a parkway or series of neighborhood parks supporting the recovering neighborhoods, development of a performance and visual arts center, creation of a community and/or event center, and extension of the walk/bike paths.
- Other efforts as may be jointly determined by the developer, Corporation, Committee and City Council(s)

Proposed Location

The area of greatest concentration for this effort will be an area which is bounded by 7th street on the North and 32nd street on the South as well as by Schifferdecker Avenue on the West and Reinmiller Road on the East.

Desired Qualifications

The Corporation desires to find a partner that can demonstrate experience and capacity in creating and executing Public-Private-Partnerships for real estate developments and redevelopment strategies which successfully achieve the stated goals and objectives. The ideal candidate will be able to demonstrate that they:

- Possess a successful track record of public and private sector experience in real estate and economic development.
- Have financial capacity and stability to undertake the project and can show it has a successful track record of experience in the ownership, development, and operation of wide variety of real estate sectors.
- Is willing to dedicate the appropriate corporate resources, including experienced staff, to the Project to ensure the greatest likelihood of its success.
- Is willing to consider participating financially in the pursuit costs, development and operations of the various project assets as may be warranted by the economics of the Project and negotiated in formal Project documents.
- Will provide, once the project is complete, a qualified on-site leadership team as well as take necessary actions to institute appropriate administrative processes, financial management oversight and reporting systems for the project.

- Has experience working with the Federal, state and local governmental entities, economic development organizations, chambers of commerce, convention and visitor services entities, etc., to achieve local development and redevelopment goals.

Supporting Data

Considerable additional information on the Project is available through CART. For more information see following website http://joplinareacart.com

Requirements for Proposal

Respondents shall carefully read the information contained in the following criteria and submit a complete Statement of Interest to all questions. Incomplete Responses will be considered non-responsive and subject to rejection.

Respondent's Interest and Ability to Undertake the Project

(Maximum of two (2) printed pages per question)

Provide a statement of interest for the project including a narrative describing your firm and project team's unique qualifications as they pertain to this particular project.

Provide a statement on the availability and commitment of your firm and its principal(s) and assigned professionals to undertake the project.

Respondent's Ability to Provide Services

Provide the following information for the Respondent:

- Legal name of the company
- Address of the office that will be providing services
- Number of years in business
- Type of Operation (Individual, Partnership, Corporation, Joint Venture, etc.)Is your company currently for sale or involved in any transaction to expand or to become acquired by another business entity? If yes, please explain the impact both in organizational and directional terms.

Provide any details of all past or pending litigation or claims filed against your company that would affect your company's performance under a contract with the Corporation and/or City of Joplin.

Is your company currently in default on any loan agreement or financing agreement with any bank, financial institution, or other entity? If yes, specify date(s), details, circumstances, and prospects for resolution.

Does any relationship exist by relative, business associate, capital funding agreement, or any other such kinship between your firm and any Corporation or City employee? If so, please explain.

Respondent's Experience

- Provide a summary of your company and specifically either the public or private sector experience, solely in Public-Private-Partnership real estate developments, contained by the senior leadership team of the Respondent (NOT any of the sub-team members such as architects, engineers, consultants, etc.).
- Please describe the real estate related public-private-partnerships in which the Senior Leadership Team of the Prospective Master Developer (NOT any of the sub-team members such as architects, engineers, consultants, etc.) has been responsible for from either the public sector or the private sector standpoint in the past five years.

- Please describe the economic development tools, programs, and other legislative initiatives that the Senior Leadership Team of the Respondent (NOT any of the sub-team members such as architects, engineers, consultants, etc.) has been responsible for from either the public sector or the private sector standpoint. Specifically point out how these economic development tools have been utilized by the Respondents Senior Leadership in the capital structure of Public-Private-Partnership real estate developments.
- Please provide company summaries of the private sector, co-development partners that you have already secured to develop and bring private sector capital to the Project. Please describe the order of magnitude of private sector capital which will be invested from such private sector co-development partners. Please provide contingent letters of intent to participate from each co-development partner.
- Please describe the architectural, engineering, investment banking, legal, consulting, etc. professionals that you have already secured as part of your Joplin Redevelopment Team. Please provide a letter of intent to participate from the above firms and/or individuals.
- Outline the specific action item plan and time frame that you envision the Project taking to completion.
- What is the anticipated budget process and anticipated (high level) out-of-pocket Pursuit Cost that the City or Corporation would be required to budget as it participates in the Project.
- What is the anticipated fee arrangement for the Respondent and their Professional Team

Respondents Vision for Redevelopment

Respondent will provide in this document, or in a separate supporting document, its vision for the Project. The document will contain:

- An executive summary
- Summary list and description of any proposed team members
- Identification of the challenges and opportunities as identified by the developer
- Conceptual development plan including
- Map(s) of the redevelopment area,
- Proposed major elements and their location
- Any connection with downtown and other City/community initiatives
- Outline for how and when public input will be obtained on the plan and how and when communication will be made with the public, with elected officials and with stakeholders in the Project
- Proposed possible transaction structure, including legal and political implications
- Preliminary high-level estimate of project costs and funding strategies for each
- Preliminary high-level schedule and major project steps

Execution of Offer

NOTE TO RESPONDENTS: SUBMIT ENTIRE SECTION WITH RESPONSE. THIS EXECUTION OF OFFER MUST BE COMPLETED, SIGNED, AND RETURNED WITH THE RESPONDENT'S QUALIFICATIONS. FAILURE TO COMPLETE, SIGN AND RETURN THIS EXECUTION OF OFFER WITH THE QUALIFICATIONS MAY RESULT IN REJECTION OF THE QUALIFICATIONS.

SIGNING A FALSE STATEMENT MAY VOID THE SUBMITTED QUALIFICATIONS OR ANY AGREEMENTS OR OTHER CONTRACTUAL ARRANGEMENTS, WHICH MAY RESULT FROM THE SUBMISSION OF RESPONDENT'S QUALIFICATIONS, AND THE RESPONDENT MAY BE REMOVED FROM ALL PROPOSER LISTS. A FALSE CERTIFICATION SHALL BE DEEMED A MATERIAL BREACH OF CONTRACT AND, AT THE JRC'S OPTION, MAY RESULT IN TERMINATION OF ANY RESULTING CONTRACT.

By signature hereon, Respondent acknowledges and agrees that (1) this RFP is a solicitation for Interest and is not a contract or an offer to contract; (2) the submission of Responses by Respondent in response to this RFP will not create a contract between the City or the Corporation and Respondent; (3) Neither the City, Corporation or the Committee, or any

of their representatives, have made a representation or warranty, written or oral, that one or more contracts with the City or Corporation will be awarded under this RFP; and (4) Respondent shall bear, as its sole risk and responsibility, any cost which arises from Respondent's preparation of a response to this RFP.

By signature hereon, Respondent offers and agrees to furnish to the Corporation all of the products and/or services more particularly described in its Responses, and to comply with all terms, conditions and requirements set forth in the RFP documents and contained herein.

By signature hereon, Respondent affirms that they have not given, nor intends to give at any time hereafter, any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor or service to a public servant, elected officials, leadership or staff of the City, Corporation or partner organizations in connection with the submitted Responses.

By signature hereon, the Respondent hereby certifies that neither the Respondent nor the firm, corporation, partnership or Developer represented by the Respondent, or anyone acting for such firm, corporation, or institution has violated the antitrust laws of this state, or the Federal antitrust laws, nor communicated directly or indirectly the Responses made to any competitor or any other person engaged in such line of business.

By signature hereon, Respondent represents and warrants that:

Respondent is a reputable company regularly engaged in providing products and/or services necessary to meet the terms, conditions and requirements of the RFP;

Respondent has the necessary experience, knowledge, abilities, skills, and resources to satisfactorily perform the terms, conditions and requirements of the RFP;

By signature hereon, Respondent certifies that the individual signing this document and the documents made part of the RFP is authorized to sign such documents on behalf of the company and to bind the company under any agreements or other contractual arrangements, which may result from the submission of the Response.

By signature hereon, Respondent affirms that no compensation has been received for participation in the preparation of the specifications for this RFP.

By signature hereon, Respondent affirms that it has not violated any of the noted No-Lobbying provisions or specification contained in this RFP.

By signature hereon, Respondent agrees to defend, indemnify, and hold harmless the City, Corporation and the Committee, all of their officers, agents and employees from and against all claims, actions, suits, demands, proceedings, costs, damages, and liabilities, arising out of, connected with, or resulting from any acts or omissions of Respondent or any agent, employee, subcontractor, or supplier of Respondent in the execution or performance of any agreements or other contractual arrangements which may result from the submission of these Responses.

Submitted and certified this ___ day of

_____

BY: _____

ITS: _____

_____

_____

_____

(Street Address)
(City, State, Zip Code)
(Telephone Number) / (Fax Number)

Format for Statement of Qualifications

General Instructions

Qualifications shall be prepared SIMPLY AND ECONOMICALLY, providing a straightforward, CONCISE description of the Respondent's ability to meet the requirements of this RFP. Emphasis shall be on the QUALITY, completeness, clarity of content, responsiveness to the requirements, and an understanding of the Corporations needs.

Responses shall be a maximum of eighty (80) printed pages. The cover, table of contents, divider sheets, and Execution of Offer do not count as printed pages.

Respondents shall carefully read the information contained in this RFP and submit a complete response to all requirements and questions as directed. Incomplete Qualifications will be considered non-responsive and subject to rejection.

Responses and any other information submitted by Respondents in response to this RFP shall become the property of the Corporation.

The Corporation and the City will not compensate Respondents for any expenses incurred in Response preparation or for any presentations that may be made, unless agreed to in writing in advance or required by law. Respondents submit the Responses at their own risk and expense.

Responses that are qualified with conditional clauses, alterations, items not called for in the RFP documents, or irregularities of any kind are subject to rejection by the Corporation, at its option.

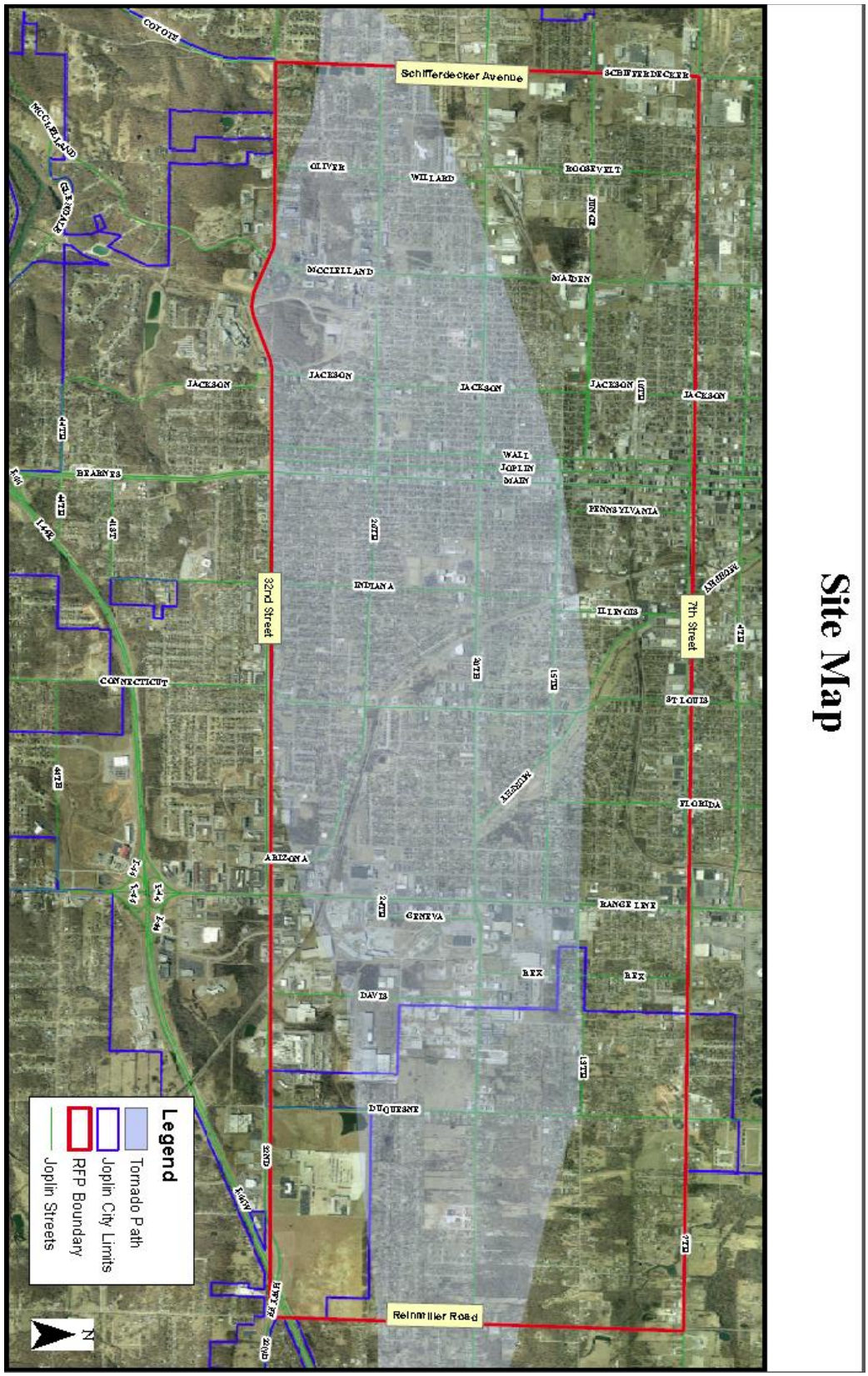
The Corporation makes no representations of any kind that an award will be made as a result of this RFP or subsequent interview or recommendation. The Corporation reserves the right to accept or reject any or all Responses, waive any formalities or minor technical inconsistencies, or delete any item/requirements from this RFP when deemed to be in Corporation's best interest.

Responses shall consist of answers to the questions asked in the RFP. It is not necessary to repeat the question in the Responses; however, it is essential to reference the question number with the corresponding answer.

Failure to comply with requirements contained in this RFP may result in the rejection of the Responses.

Site Map

Attached


Schifferdecker Avenue
32nd Street
7th Street
Reinmiller Road
Legend
Tornado Path
Joplin City Limits
RFP Boundary
Joplin Streets
N
COYOTE
SCHIFFERDECKER
OLIVER
WILLARD
ROOSEVELT
MCCLELLAND
MADEN
JACKSON
BRANYAN
PENNSYLVANIA
INDIANA
ILLINOIS
CONNECTICUT
ST LOUIS
FLORIDA
ARIZONA
GENEVA
RANGE LINE
REX
DAVIS
DUQUESNE

Site Map

MINUTES CART Implementation Task Force, City of Joplin December 1, 2011

The meeting of the CART Implementation Task Force was held on Thursday, December 1, 2011 at Joplin City Hall in the 5th floor conference room. Chair Jane Cage called the meeting to order at 5:35 p.m. Members in attendance were Brad Beecher, Mike Wiggins, Jim Kimbrough, Jane Cage, Anne Sharp, Clifford Wert, CJ Huff, David Weaver, Rob O'Brian, and Mark Rohr. Members who were not in attendance were Doug Doll, Kim Cox, Mike Seibert, Randy Moore, and Trisha Raney. Also attending the meeting were Troy Bolander and Steve Castaner.

First point of business was review of the minutes from the meeting held on November 17, 2011. Motion by Mr. Beecher and seconded by Ms. Sharp to accept the minutes from the November 17th meeting. Motion carried by unanimous voice vote.

Chairperson Cage distributed documents to those in attendance entitled" Listening to Joplin" and then a tabulation of priorities as developed by responses given to her on internet poll of committee's members.

At this time, Chairperson Cage asked if there was any new information to share with the Task Force members.

Mr. Bolander provided an update on the meeting held on Wednesday, November 30th of the Joplin City Council with the purpose of prioritizing LIHTC (Low-Income Housing Tax Credit) projects. The City Council ranked their choices, which were forwarded to the State.

Mr. Beecher gave an update on Empire's service restoration efforts and returning customers.

Dr. Huff updated the Task Force on the possibility of getting more FEMA funding for high school and technical school based on need to meet educational standards.

Mr. Rohr stated he had a conference call on Monday, December 5th to discuss CDBG funding and how we can access that money for the implementation of the CART ideas.

(Mayor Mike Woolston arrived at the meeting at 6:05 p.m.)

Rob O'Brian went over documents that he had prepared in draft form entitled "Request for Statement of Interest" to solicit responses by master developers interested in helping Joplin to rebuild. The points contained within the document included qualifications, partners, experience, expectations of Joplin, etc. There was discussion about the entity that would lead the process to work with developers. The issue was raised regarding how specific the request should be. Brad Beecher said for the interest of time that maybe it should be general, which was the group's consensus.

The Task Force members then talked about timetables for the presentation of recommendations. The consensus was that the "Request for Interest" document would be presented to the Joplin City Council at their second meeting in December (December 19th) and that the two City Council members of this task force would present the recommendation to get this request process started. A discussion was then held and a consensus arrived at that the Task Force should have all 4 groups (Chamber, CART, Joplin Schools and Joplin City Council) at a joint meeting in January to hear recommendations and vote whether to accept these recommendations or not. Mr. Rohr was asked to explore the legalities and logistics of such a meeting.

The CART Implementation Task Force next meeting will be on December 8th at Joplin City Hall. The meeting adjourned at 7:15 p.m.

Approved

Jane Cage, Chairperson Mark Rohr, Secretary CART Implementation Task Force

MINUTES - CART Implementation Task Force, City of Joplin - December 8, 2011

The meeting of the CART Implementation Task Force was held on Thursday, December 8, 2011 at Joplin City Hall in the 5th floor conference room. Chair Jane Cage called the meeting to order at 12:07 p.m. Members in attendance were Mike Wiggins, Kim Cox CJ Huff, Jane Cage, Trisha Rainey, Randy Moore, Clifford Wert, Jim Kimbrough, Anne Sharp, Rob O'Brian and Mark Rohr. Also in attendance was Mike Woolston. Members who were not in attendance David Weaver, Doug Doll, Mike Seibert.

The first action of business was to review the minutes from the meeting held on December 1, 2011. Motion by Ms. Sharp and seconded by Mr. Kimbrough to accept the minutes from the December 1, 2011 meeting. Motion carried by unanimous voice vote.

Discussion ensued relative to a joint meeting in January between the board members of the Chamber, CART, Joplin Schools and the Joplin City Council. It is anticipated that there would be 60-70 board members and members of the public in attendance. It was mentioned that all boards would need to provide at least one week's notice of the meeting. Due to the anticipated number of attendees it was felt that Missouri Southern State University would be a better location for this meeting. Chairperson Cage will contact MSSU about dates that are available and report back to the Task Force.

Rob O'Brian discussed the Statement of Interest (SOI) with the members. Mr. O'Brian also discussed the Frank Alexander property acquisition memo dated September 20, 2011 (memo attached). Further, Mr. O'Brian felt that based on the Alexander's memo it made sense to run the SOI through the Chapter 353 Joplin Redevelopment Corporation, Inc.., chaired by Mr. Alden Buerge. All members in attendance felt this was a good idea. Mr. O'Brian distributed a revised SOI to the members. Mr. Rohr mentioned including all of CART projects from their report in SOI and the Task Force members agreed. Following a discussion the Task Force members felt it was better to call it an RFP rather than a SOI.

The Task Force discussed the upcoming presentation to the Joplin City Council on December 19th. Mr. O'Brian will develop information on Chapter 353 Joplin Redevelopment Corporation, Inc. and send to Chairperson Cage who will then draft a cover letter for the RFP. Ms. Rainey will then see that this information is sent to the Joplin City Council members prior to the agenda packet going out to them. This will allow the City Council advance time to review the information. It was also decided by the Task Force to include the City of Duquesne in the RFP.

Chairperson Cage will send a notice via email to the entire membership of the CART committee to attend a breakfast meeting on Friday, December 16th at Granny Shaffer's Restaurant. The next meeting of the CART Implementation Task Force will be held on December 22, 2011 at noon at City Hall on 5th floor in the study room.

Meeting adjourned at 1:10 p.m.

MINUTES - CART Implementation Task Force, City of Joplin - December 22, 2011

The meeting of the CART Implementation Task Force was held on Thursday, December 22, 2011 at Joplin City Hall in the 5th floor conference room. Chair Jane Cage called the meeting to order at 12:10 p.m. Members in attendance were Mark Rohr, David Weaver, Jane Cage, Brad Beecher, Doug Doll, Jim Kimbrough, Rob O'Brian, Mike Seibert and Randy Moore. Also in attendance were Steve Graddy, Jonathan Raiche and Mike Woolston. Members not in attendance were Anne Sharp, C.J. Huff, Kim Cox, and Trisha Raney.

Minutes from December 8th meeting were presented for review. Motion made by Mr. Wert and seconded by Mr. Kimbrough to approve minutes which were approved by a unanimous voice vote.

At Chair Cage's request, Mr. O'Brian discussed the RFP process saying it would be sent to all interested developers and a notice sent to the Missouri Economic Development office. Mr. O'Brian noted the RFP was unanimously approved by Joplin City Council on December 19, 2011. He said all interested parties would have 30 days to respond and it would likely take another 30 days to have a contract in place. Joint interviews could be conducted by this group and Joplin Redevelopment Corporation to talk to applicants and to forward a recommendation on to the Joplin City Council.

It was mentioned that on January 19, 2012 the BCLC (a division of the US Chamber of Commerce) will be in Joplin for a discussion on finances regarding Joplin's rebuild. This group will talk about corporate foundations interested in helping Joplin. There was discussion about merging this event with a Resource Forum scheduled to be held on January 18th and 19th to be more efficient. At this point (12:35 p.m.) a conference call was conducted for 10 minutes with Steve Castaner from FEMA, Rebecca Estes from SEMA, Brad Streeter from HUD and Elizabeth Roberts regarding their event, which is intended to explain best practices for community rebuilding in other cities and accessing other resources to create synergy in rebuild. All involved in call thought combining two events made good sense.

Next the meeting progressed to discuss action steps of CART Plan. The discussion centered on the most controversial projects and whether to be specific or general in terms of recommendations to their respective boards. Consensus from the group was to be specific wherever possible. With that in mind Chair Cage discussed two of four categories with the group. A decision was made that the CART Implementation Task Force would schedule their next meeting for January 5, 2012 at noon.

The meeting adjourned at 1:30 p.m.

Approved
Jane Cage, Chairperson Mark Rohr, Secretary CART Implementation Task Force

MINUTES - CART Implementation Task Force, City of Joplin - January 5, 2012

The meeting of the CART Implementation Task Force was held on Thursday, January 5, 2012 at Joplin City Hall in the 5th floor conference room. Chair Jane Cage called the meeting to order at 12:00 p.m. Members in attendance were Mike Seibert, Trisha Raney, Jim Kimbrough, Randy Moore, Mike Wiggins, Doug Doll, Kim Cox, Jane Cage, Brad Beecher, Anne Sharp, Rob O'Brian, Clifford Wert, and Mark Rohr. Also present were Mike Woolston, Steve Castaner, and Troy Bolander. Members not in attendance were C.J. Huff and David Weaver.

Minutes from January 4th meeting were presented for review. Motion made by Mr. Doll and seconded by Mr. Moore to approve minutes which were approved by a unanimous voice vote.

Chair Cage asked Mr. Castaner for an update on the call regarding Resource Forum. Resource Forum was to involve two meetings later in the month with US Chamber of Commerce and another with federal and state officials regarding programs to help residents. During the phone call discussion was held and a decision was made to combine the meetings into one large meeting and schedule this meeting on January 19th.

Chair Cage then introduced a press release that was developed for the January 19th joint meeting. There was no input by the members in attendance into possible changes to the press release. Mr. Bolander then gave an update on the RFP saying that the advertisement had been sent to 8-9 developers and placed in a location(s) where developers were likely to see it. Chair Cage asked Mr. Rohr to talk about an email from City Attorney, Brian Head regarding specifics for the agenda for January 19, 2012. The group decided to call the document presented that evening as Joplin Area-Next Steps. The City 1

Discussion then ensued regarding the January 19th meeting. In addition, a decision was made to add words "provide protection to surrounding neighborhoods" to the project on the recommended document that refers to zoning changes.

Chair Cage then took the group through wording changes on the first two categories in the report- Housing needs in neighborhoods and Schools and Community facilities. A general discussion took place regarding the action steps contained within each and proposed changes.

It was decided by the members to meet on last time on January 12th and the discussed the possibility of inviting public input at that meeting. Chair Cage will send the members an email providing the specifics for the meeting on January 12th.

The meeting adjourned at 1:15 pm.

Approved_____
Jane Cage, Chairperson

Approved_____
Mark Rohr, Secretary
CART Implementation Task Force