JOPLIN CITY COUNCIL
INFORMAL MEETING
MONDAY, AUGUST 1, 2022
5TH FLOOR COUNCIL CHAMBERS
602 S. MAIN ST.
5:15 P.M.

This meeting can be livestreamed at http://www.joplinmo.org/182/Video-Multimedia

AGENDA

1. Downtown Joplin Alliance Quarterly Presentation
2. Capital Improvement Projects (CIP) Summer 2022 Update

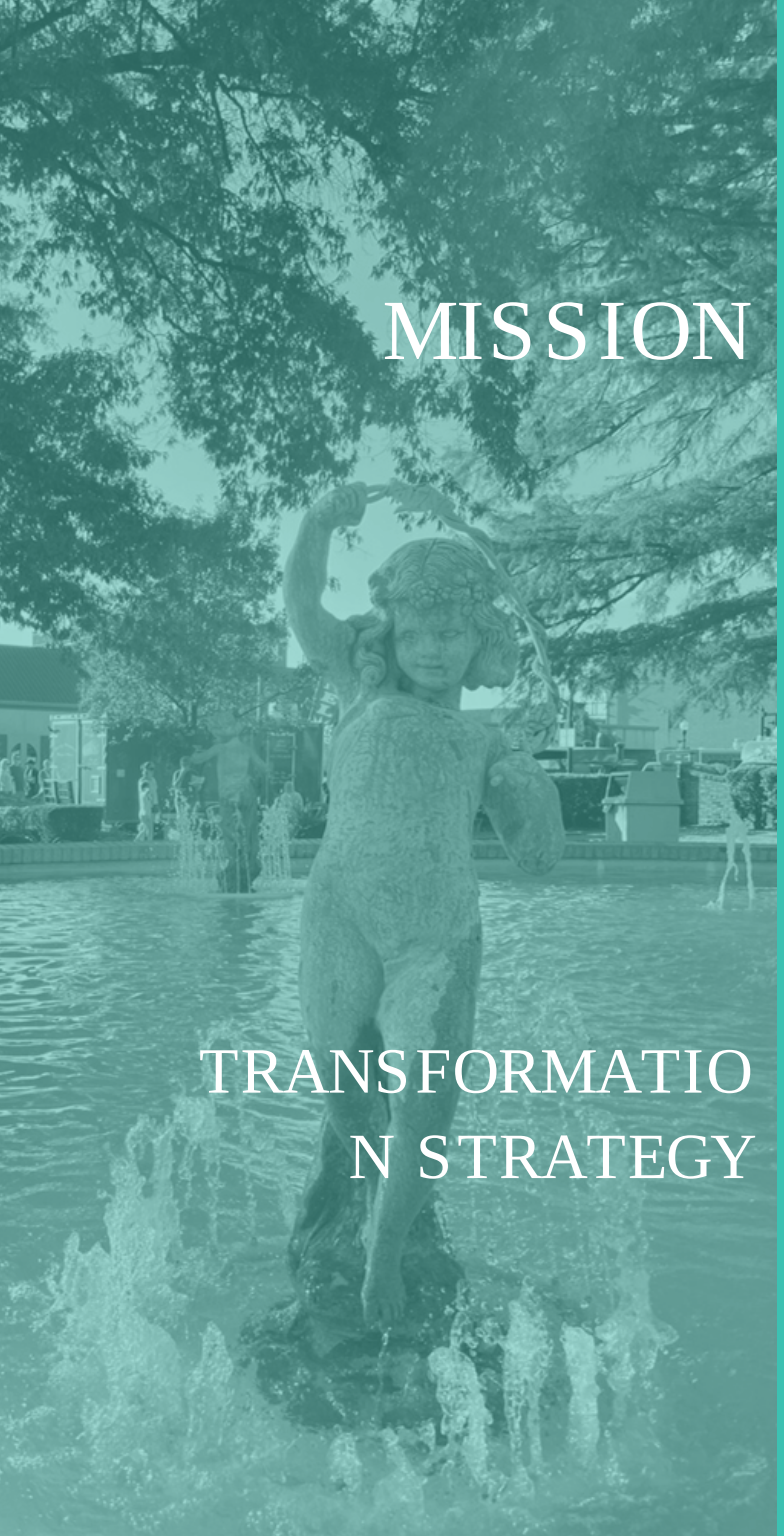
Notice posted at 12:00 pm. on this 28th day of July 2022. (RSMo 610.020)

Ad Omnia Parata



DOWNTOWN JOPLIN ALLIANCE

AUGUST 1, 2022



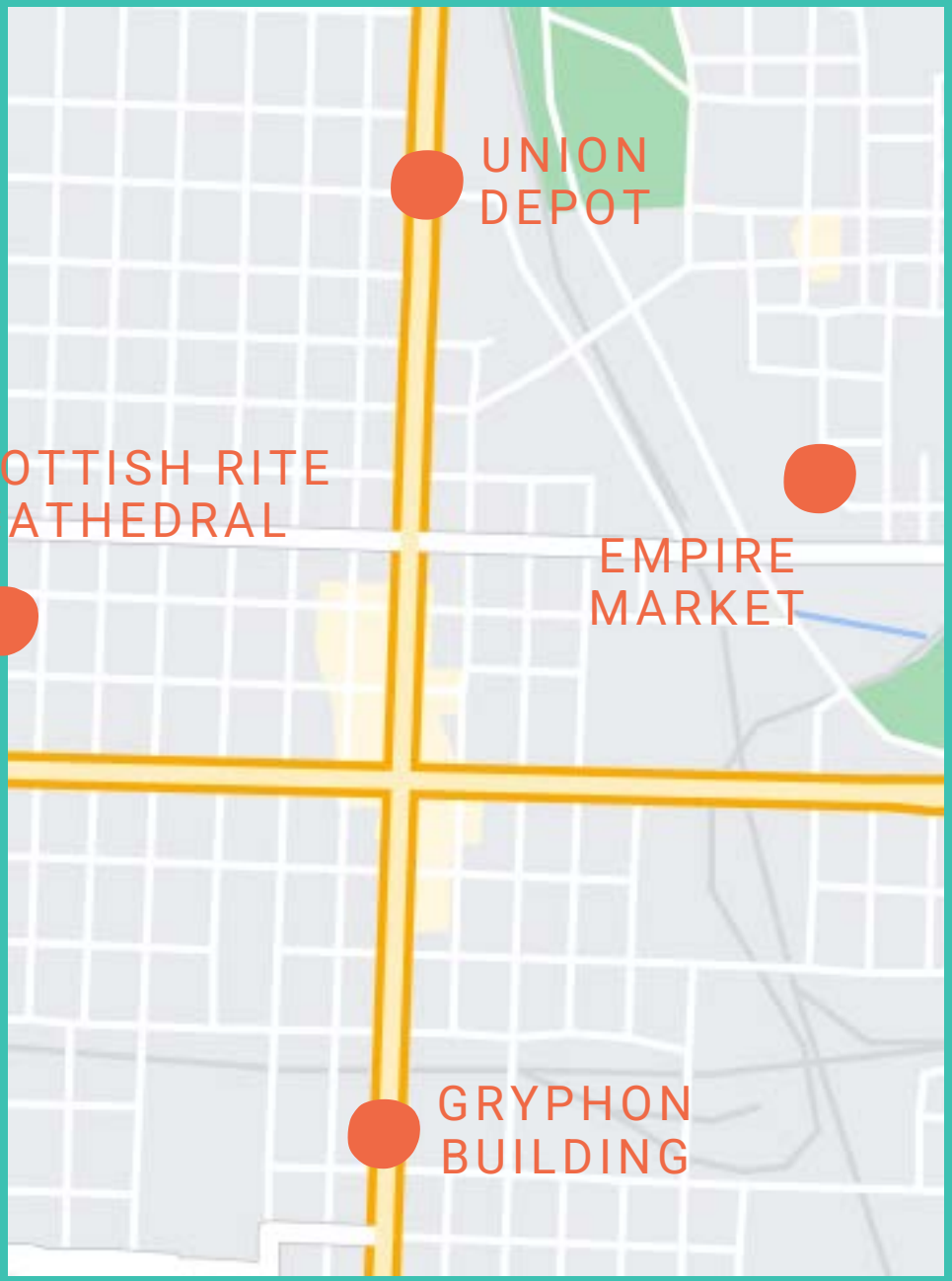
MISSION

- Downtown Joplin Alliance is a not for profit organization dedicated to the revitalization of the downtown community as a thriving, safe, and attractive center of art, history, enterprise, commerce, culture, residence, and entertainment.
- Economic Vitality for Downtown through Historic Preservation.

TRANSFORMATION STRATEGY

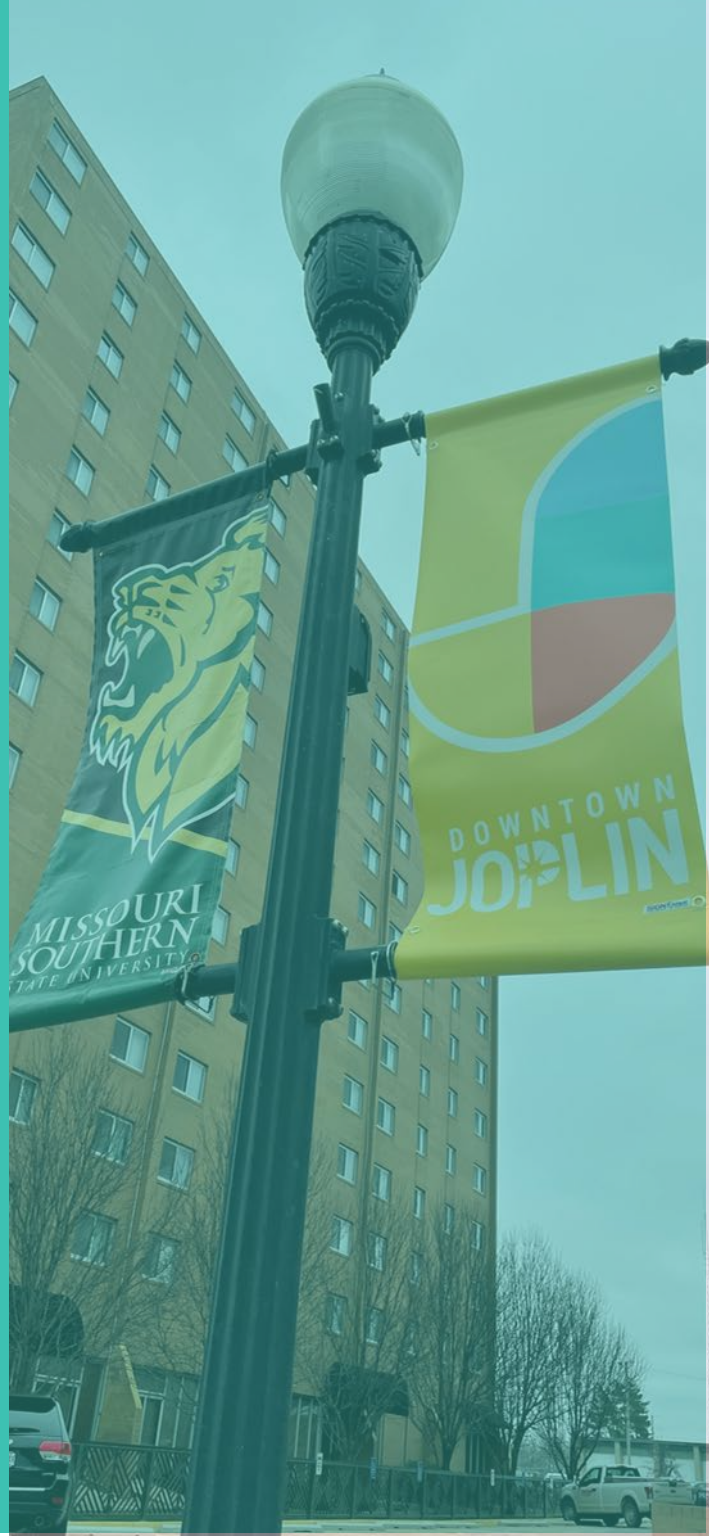
- Creating a Downtown Neighborhood: small businesses and downtown residents

DOWNTOWN JOPLIN



WHY DOES DOWNTOWN MATTER?

- Image and unique character of the the community
- Historic and beautiful; only walkable district
- Incubator for entrepreneurship and local business
- Most prosperous area for the city; dense development and existing infrastructure
- Major employer; over 5000 jobs created by downtown businesses
- Everyone's neighborhood





MAIN STREET AMERICA®

MISSOURI MAIN STREET CONNECTION



What Are the Four Points?




SO HOW DO
WE FILL
THE EMPTY
BUILDINGS?

HISTORIC DOWNTOWN JOPLIN

Business Investment Guide



Collaborating

WITH SMALL BUSINESSES AND ENTREPRENEURS TO CREATE A VIBRANT, UNIQUE DOWNTOWN.

8 REASONS TO CHOOSE JOPLIN

DOWNTOWN JOPLIN ALLIANCE

931 E 4TH STREET, JOPLIN MISSOURI 64801 | 417-501-9649
WWW.DOWNTOWNJOPLIN.COM | INFO@DOWNTOWNJOPLIN.COM



DOWNTOWN DISTRICT

Downtown is generally thought of as the area from the Union Depot (B Street) to the Gryphon Building (10th) and from the Murphysburg residential neighborhood on the west to the Empire Market on the east.

re are several individual ic districts located in own, including the locally ed Sunshine Lamp hich is Main Street from with the 500 and 600 lin Ave. included. lly recognized nd in adjacent n.

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DOWNTOWN JOP
A HISTORIC LOCATION

A good part of what makes up downtown's charm and desirability is its historic structures. If you are locating you business in an historic building, here are some additional resources you might find helpful. Renovation of historic commercial properties is a complex process. Plan on hiring architects and contractors to complete renovation work.

LOCAL INFORMATION

Buildings within the Sunshine Lamp District need a Certificate of Appropriateness f any exterior modifications including signage, windows, paint, etc. These standards maintain the integrity of the historic buildings and the district. Tom Walters, City Planner, is a great resource for these particulars: 417-624-0820 ext 539.

- Historic District Guidelines joplinmo.org/DocumentCenter/View/3287/DRS?
- Certificate of Appropriateness joplinmo.org/DocumentCenter/View/3285/New-COA-Application?
- District Boundaries joplinmo.org/DocumentCenter/View/6840/Sunshine-Lamp-District-Boundaries?
- Facade Grant joplinmo.org/DocumentCenter/View/1550/Facade-Grant-Application--Revised2012?

TAX CREDITS

For a major renovation project, state and federal historic tax credits (HTC) can be an excellent tool to make the finances work. These are a complex 3 step process. You'll want to have pros involved along the way!

- Is your building listed on the National Historic Registry or in a Nationally recognized district? https://dnr.mo.gov/shpo/jasper.htm. If not, you will have to apply for it to be listed. This is "Part 1" of the State and Federal application.
- State HTC are equal to 25% of qualified renovation expenses. These may be sold. Missouri guidelines https://dednmo.gov/programs/business/historic-preservation
- Federal HTC equal 20% of the the qualified renovation expenses. These typically are not sold for most projects in Joplin. Federal guidelines: https://www.nps.gov/tps/tax-incentives.htm

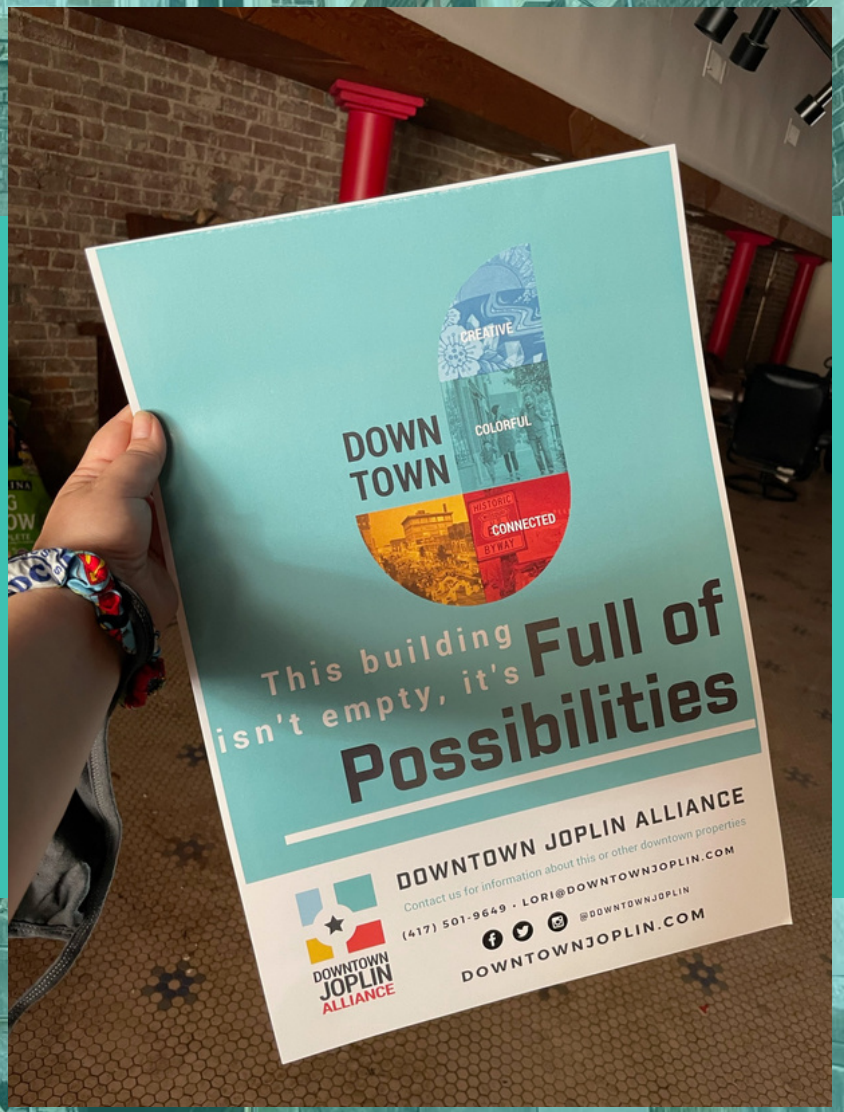
OTHER POSSIBILITIES

There are other possible sources of funding for development that are situation specific.

- Brownfields Remediation Program. To redevelop contaminated commercial/industrial sites, this program provides financial benefits for redemption purposes. These projects must result in the creation of at least 10 new jobs or the retention of 25 jobs. http://ded.mo.gov/programs/community/brownfield-redevelopment-program
- Property Tax Abatement. Some areas considered "blighted" are eligible to apply for property tax abatement under the Urban Redevelopment Corporations Law. http://www.ded.mo.gov/programs/community/chapter-353-tax-abatement
- Joplin Capital Corporation. Provides "gap financing" such as small business loans and/or equity.
- Opportunity Zone. Encourages long-term investment and job creation in low-income areas of the state, by allowing investors to re-invest unrealized capital gains in designed census tracts. A portion of downtown is eligible.

TIF District. TIF is a public financing method that is used most commonly to redevelop lighted areas and make public infrastructure improvements funded in part by future es created by the development itself. A TIF District is usually created in a blighted area re little to no property and sales taxes are currently being generated. A development is built and paid for by the developer.

ENDANGERED PROPERTIES PROGRAM



THE BOARDROOM

COLEY'S COOKIES





JOPLIN, MISSOURI

EMPIRE

MARKET

CHAD BRUECKNER



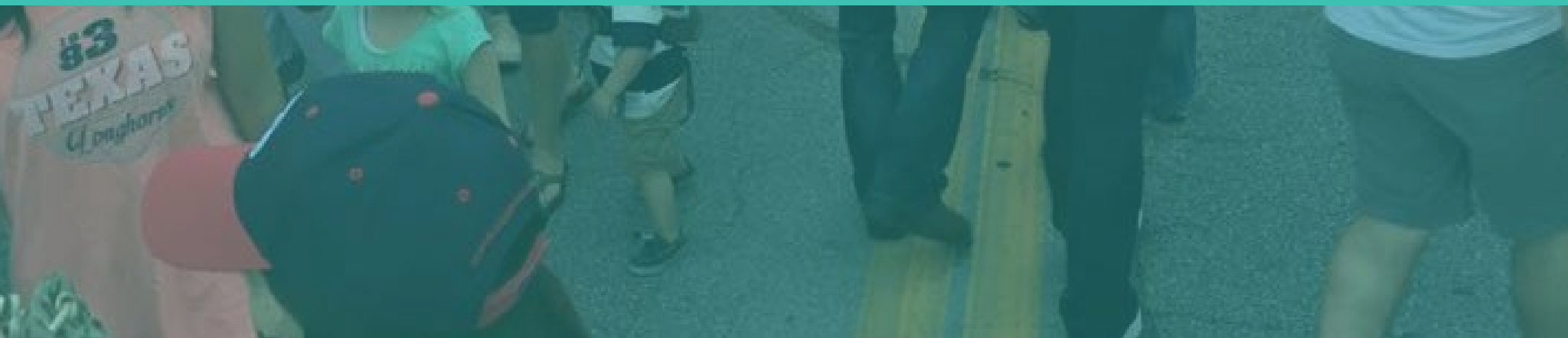
BOARD PRESIDENT, DOWNTOWN JOPLIN ALLIANCE

Trust Officer, Arvest Bank



EVENTS

- Third Thursday: March to October
- Arts Fest: Coming Sept 16-17
- Sidewalk Sale July 30
- Small Business Saturday Nov 26
- Night Markets: Smores and Pours Oct 22
- Weekly Market Events
- Paris Week February



CONNECTING WITH SMALL BUSINESSES

- Weekly Walkabout
- Quarterly B2B Networking
- New Business Welcome
- One on one consulting for location, design, promotion, etc

10 NEW BUSINESSES



Surveys



COMMUNITY



DOWNTOWN BUSINESS

MAKING DOWNTOWN ATTRACTIVE

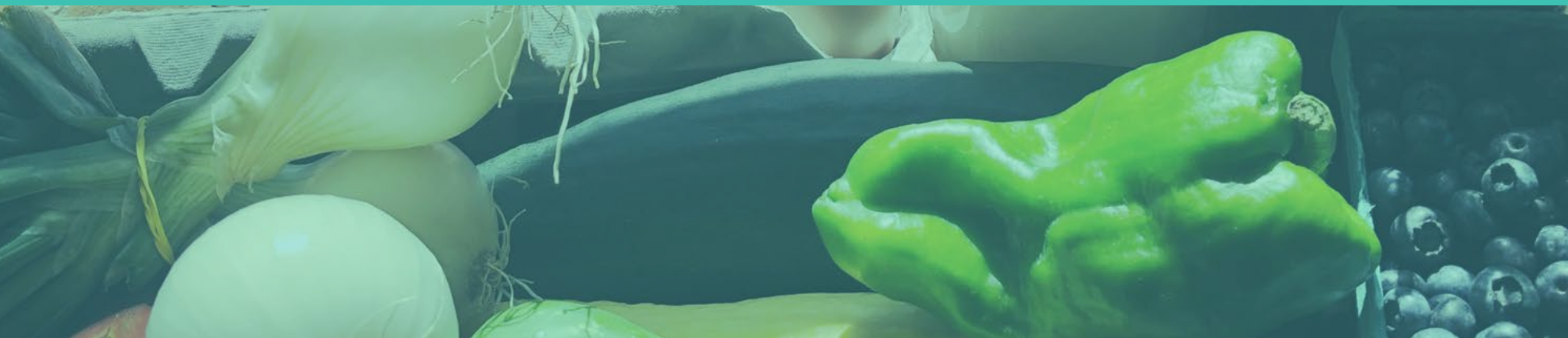
- Clean Team
- Parklet

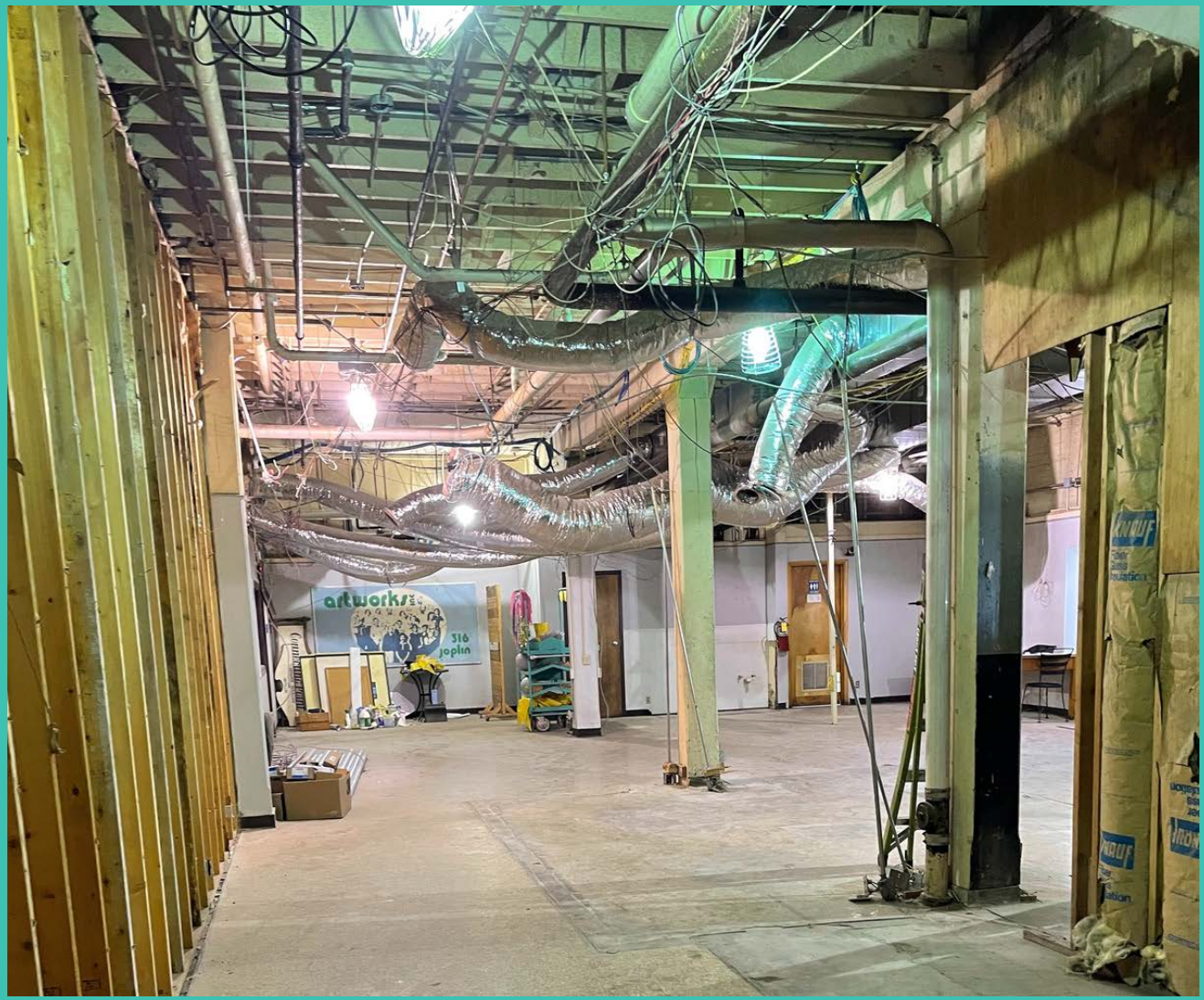




EMPIRE MARKET

- Every Saturday 10-2
- 5th Summer Season
- Kids Programming
- Free Kids Meals
- More vendors, attendees
- Spaces for entrpreneurs
- Community Gardens





EMPIRE MARKET
COMMUNITY KITCHEN

ENDANGERED PROPERTIES PROGRAM

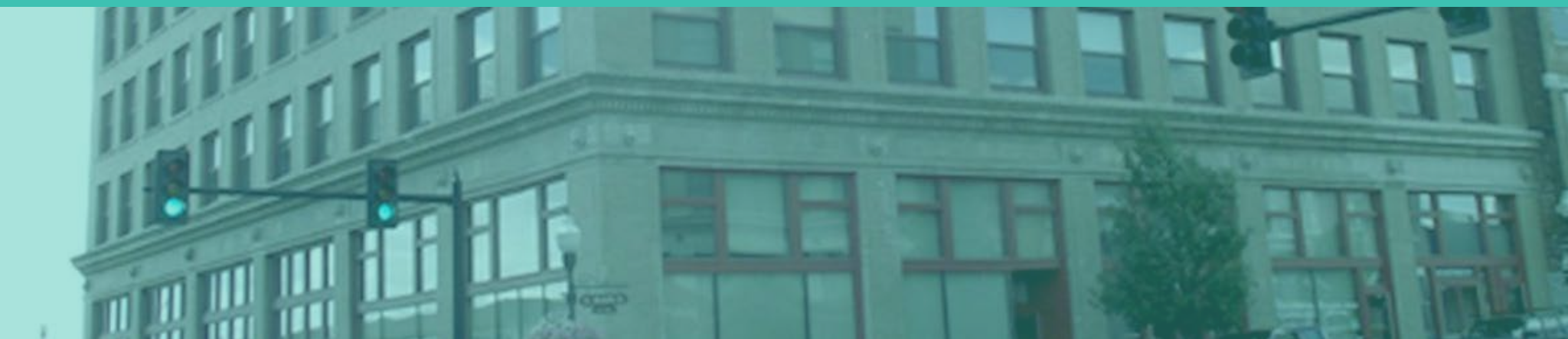
- Union Depot
- Carnegie Library
- Memorial Hall
- Souls Harbor Buildings





200+
DOWNTOWN
APARTMENTS
ON THE WAY

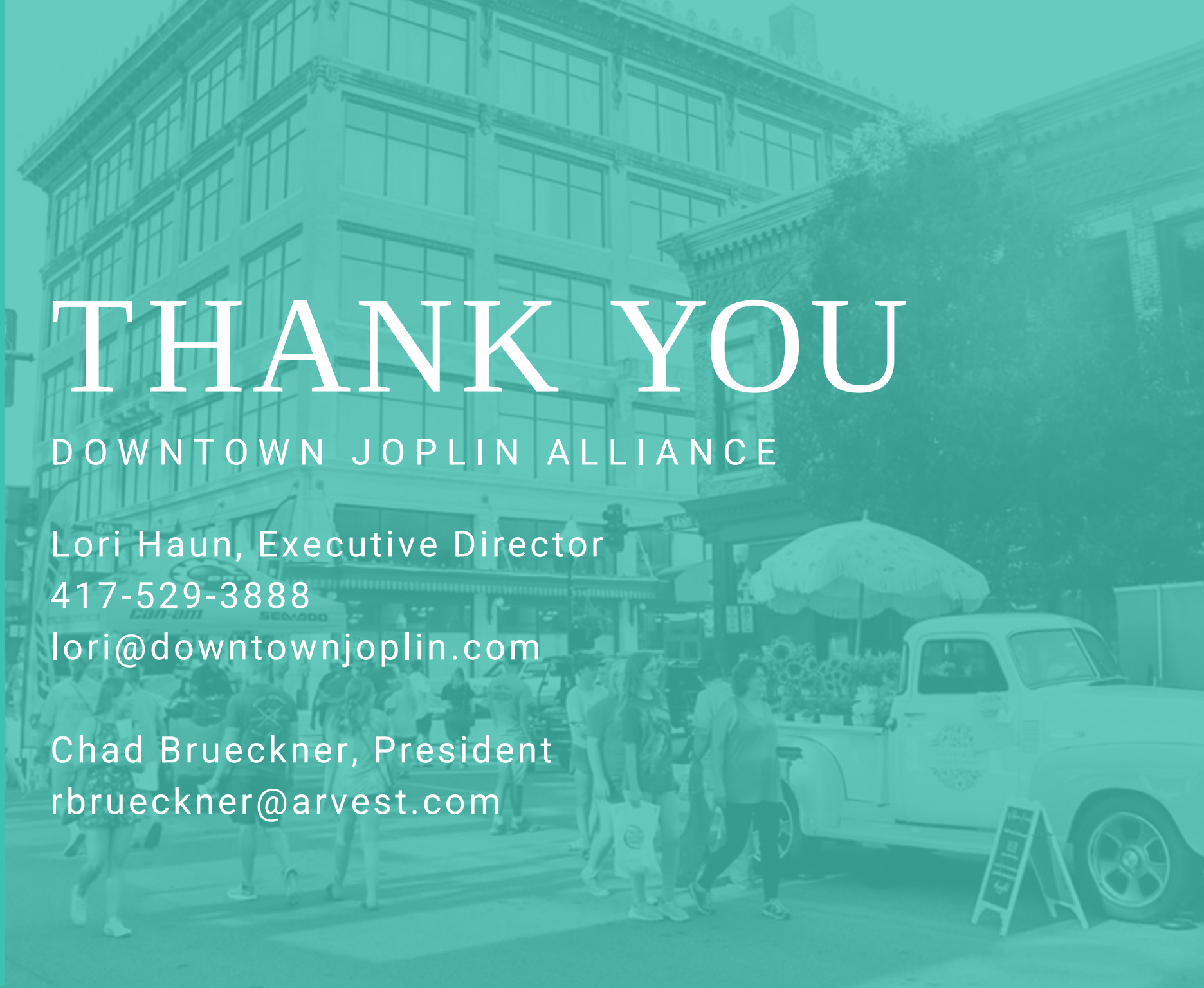
- Olivia
- Frisco
- Muir
- Pennington
- Christman
- Independant
- 826 Main





MORE THAN $12 MILLION

IN BUILDING PERMITS ISSUED 2022 TO DATE



THANK YOU

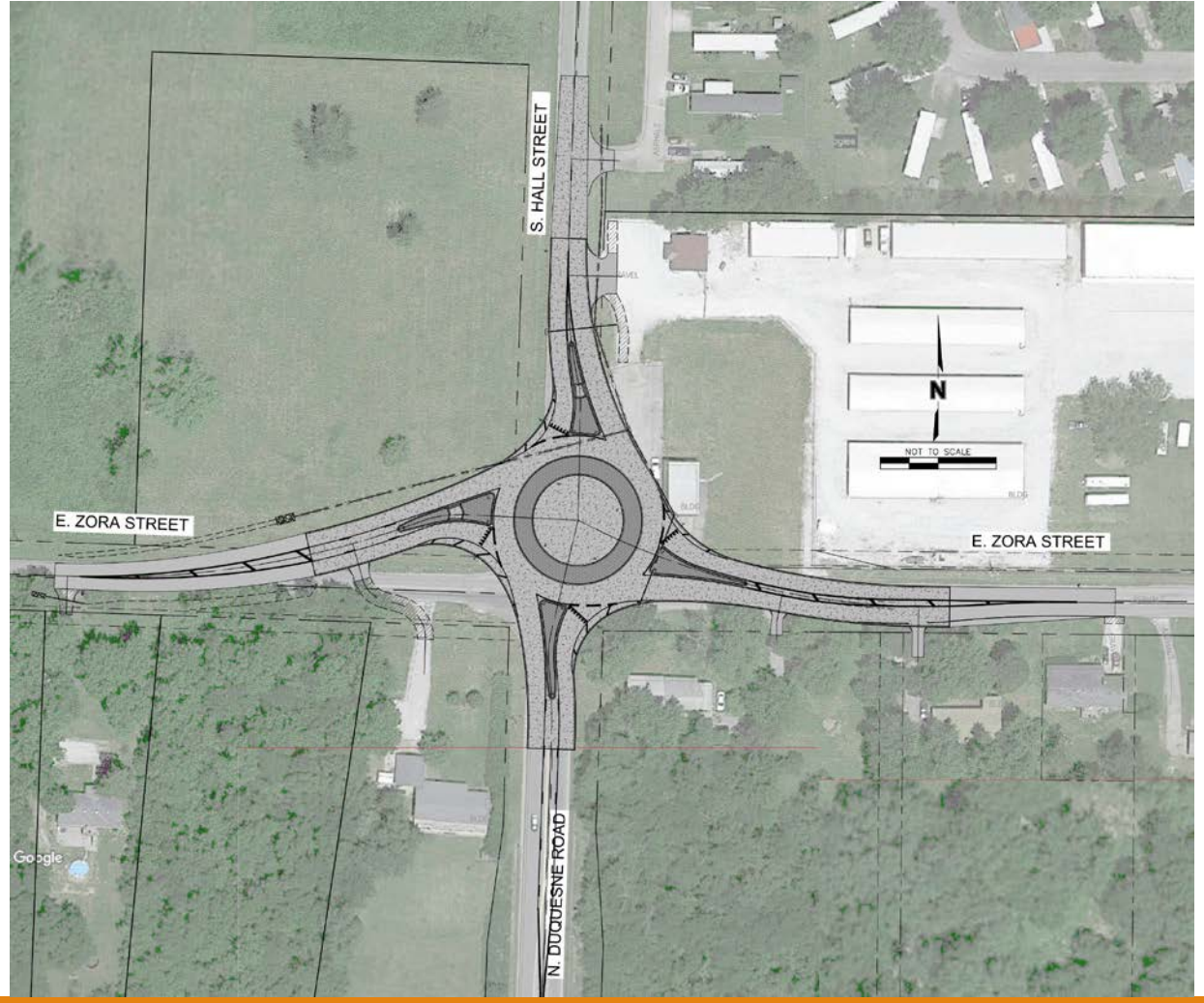
DOWNTOWN JOPLIN ALLIANCE

Lori Haun, Executive Director
417-529-3888
lori@downtownjoplin.com

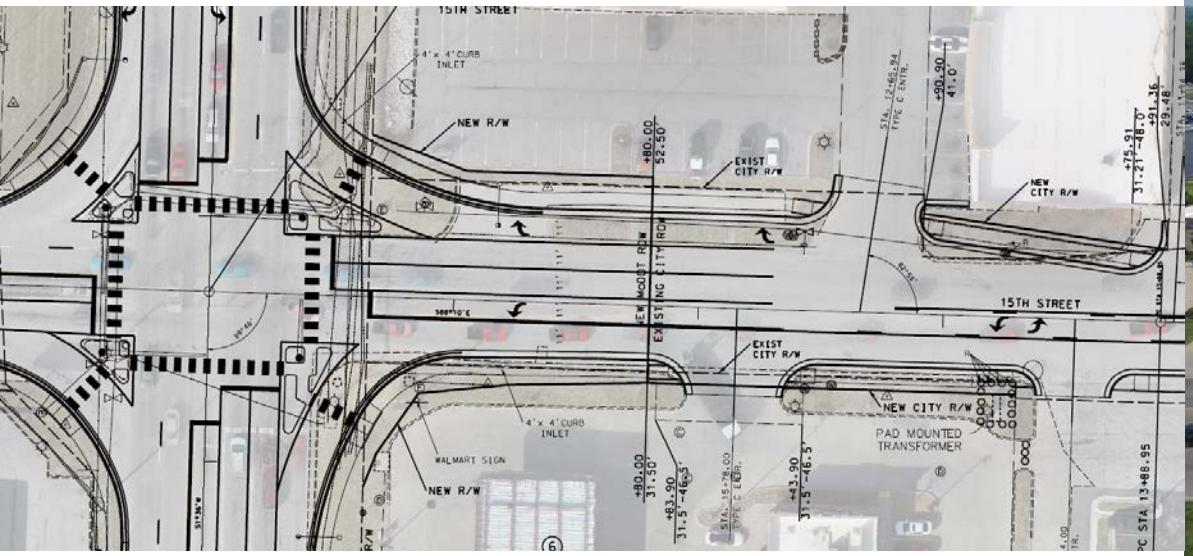
Chad Brueckner, President
rbrueckner@arvest.com

CAPITAL IMPROVEMENT PROJECTS SUMMER 2022 Update

Transportation Projects



Zora & Duquesne
Phase 1 Budget – $2,750,000
ROW Acquisition Phase





15th & Range Line
Budget - $1,950,000
ROW Acquisition Phase

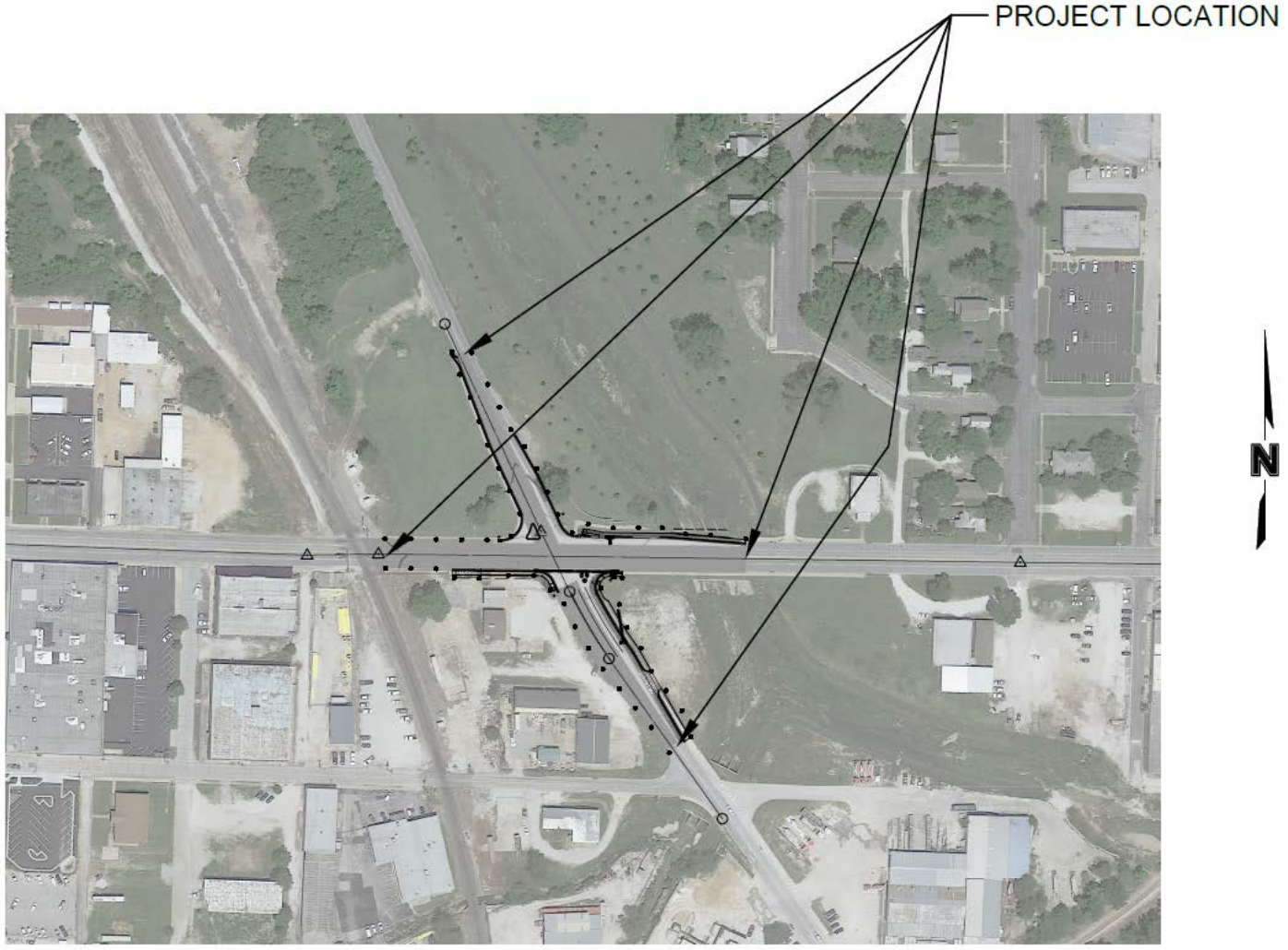


Connecticut Widening 32nd to I-44
Budget - $8,000,000
(Includes work from I-44 to Roundabout)
Utility Relocation Phase





32nd Street Widening
Contract – $8,187,130.29
Scheduled for Completion Summer 2023



4th and Murphy Intersection Improvements
Budget - $500,000
Design Phase

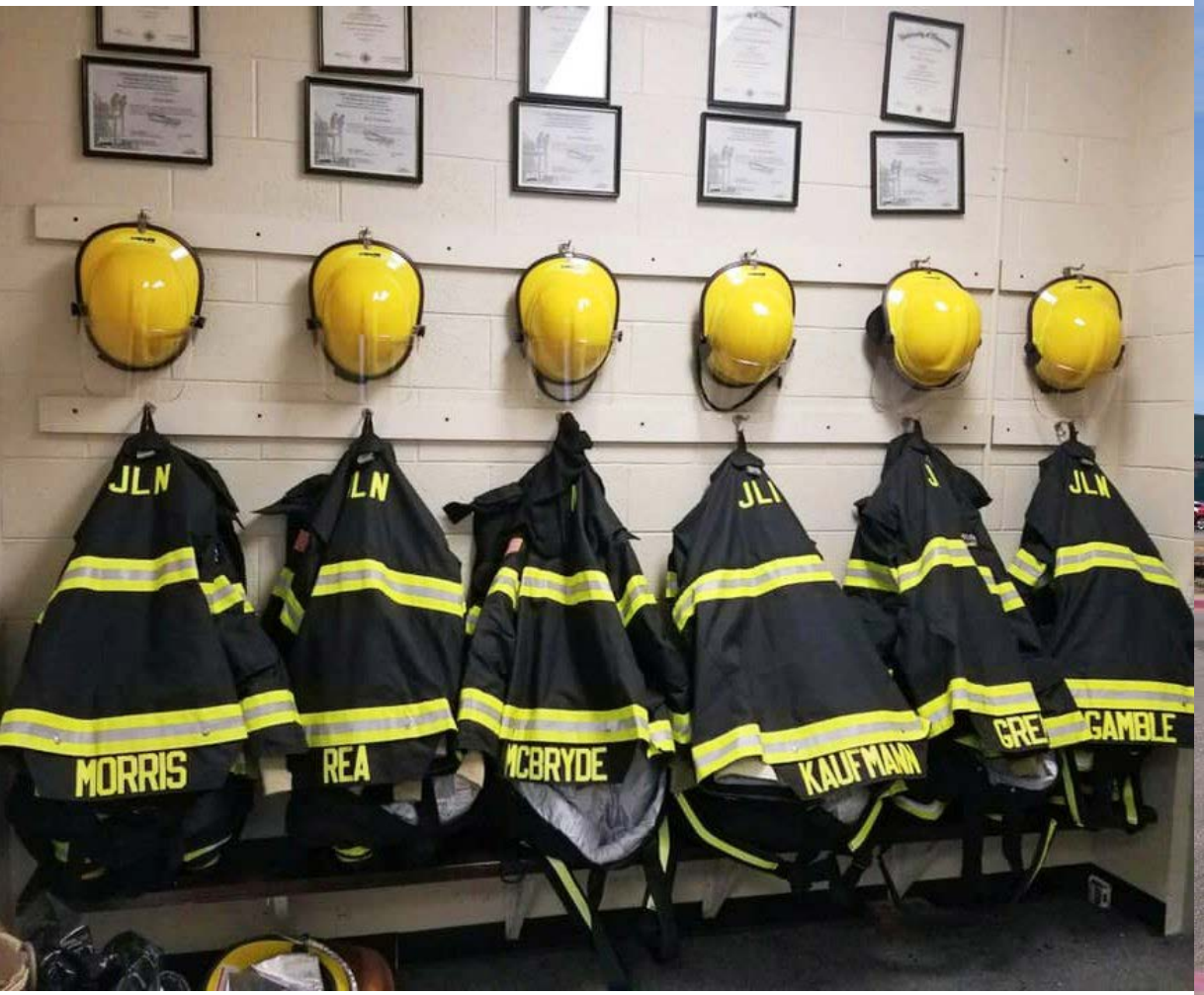
Completed Project
Survey & Design
ROW Acquisition & Utility Adjustments
Construction
On-Going Project (City-Wide)

CIST Program (Sunsets 1/1/25)

		2022		2023		2024		2025	
TC0601	32nd St.-Schifferdecker to Country Club								
TC0602	32nd St.-Country Club to Central City Road								
TC0603	Neighborhood Transportation Improvements (City Wide)								
TC0604	Street Surface Repair (City Wide)								
TC0605	Intersection Improvements (City Wide)								
	Intersection of Murphy & 20th								
	Intersection of 32nd & Connecticut								
	Intersection of 32nd & Indiana								
	Intersection of 32nd & Main								
TC0606	Connecticut Ave.--32nd to 44th								
	Connecticut --I-44 to 44th St.								
	Connecticut --32nd to I-44								
TC0607	44th St.--Rangeline to Connecticut								
TC0608	Zora-Rangeline to MO-249								
	Phase 1 -- Zora & Duquesne Roundabout								
	Phase 2 & 3 -- Zora Widening								
TC0609	Connecticut--Overpass at I-44								
TC0610	6th & Virginia Parking Garage Improvements								
TC0611	20th St. -Schiff. To Country Club ROW								
TC0612	20th ST. -Schiff. To Country Club Improvements								
TC0613	Jackson--Bridge Replacement at Shoal Creek								
TC0614	Schifferdecker--New Bridge at Turkey Creek & Zora								

**As of 7/27/22. General timeline for illustration purposes only. Individual project schedules subject to change moving forward.

Capital Improvement Sales Tax Program Balance





Aircraft Rescue and Firefighting (ARFF) Facility
Budget - $3,000,000
Design Phase



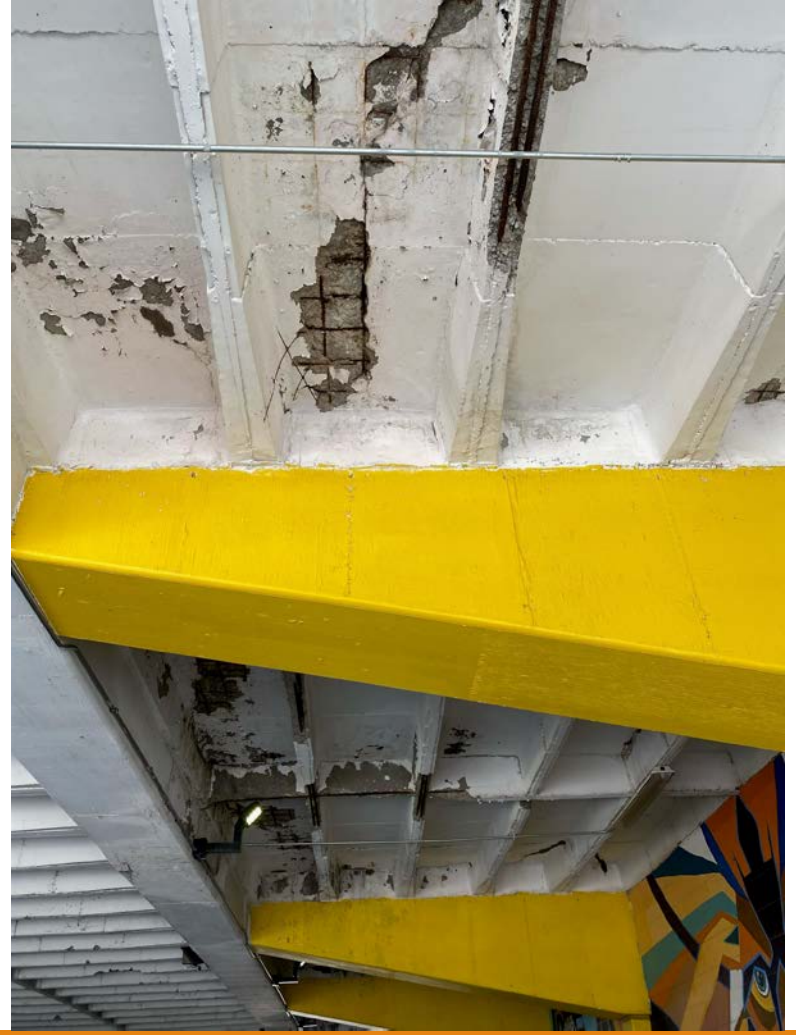
Snow Removal Equipment Building
Budget - $750,000
Design Phase

Trails
Parking Lots
Paving





Tin Cup Phase 1 and Grand Falls Trails
Budget - $1,650,000
Design Phase





6th and Virginia Parking Garage
Design Phase



Mill and Overlay, Microsurfacing, and Sealing
Budget - $2,250,000
Construction Phase

Stormwater Projects



2nd and Oliver Estimate - $175,000 Substantially Complete



Channel Improvement Canterbury Ditch 3rd to 7th Street
Budget - $1,163,000
Bid Phase – Bid opening August 2nd 2022

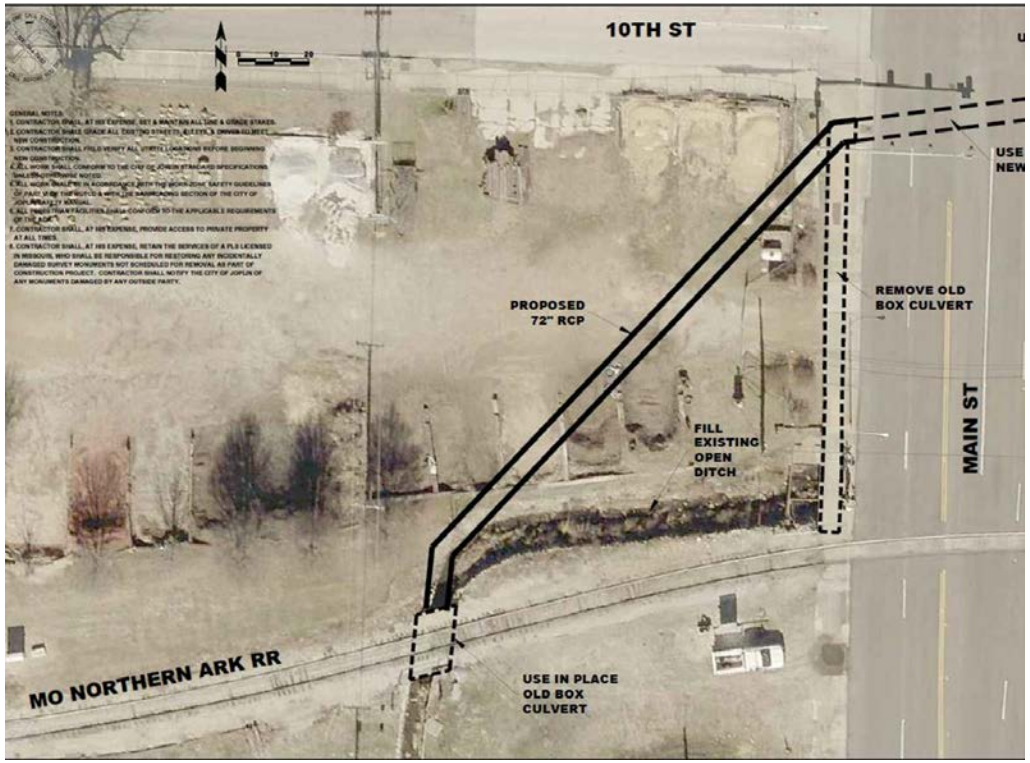


Culvert Improvements Lone Elm and Murphy
Contract - $307,418
Construction Phase – Notice to Proceed July 25th 2022





Ditch and Culvert Improvements 4th & School
Contract - $1,139,032.80
Substantially Complete





10th & Main Culvert Replacement
Contract - $225,180
Substantially Complete

Murphy Blvd Automated Gates

Contract - $186,496

Construction Phase – Materials on Order.



SURVEY & DESIGN

R/W ACQUISISITON & UTILITY ADJ.

CONSTRUCTION

COMPLETED PROJECT

ONGOING PROJECT (CITY-WIDE)

PARKS & STORMWATER SALES TAX PROGRAM

This Schedule is for informational purposes only and is subject to change

		Budget	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
TS0601	Minor System Improvements ($96,185 Annual Exp.)	$961,850										
TS0602	Ditch and Detention Pond Maintenance ($300,000 Annual Exp.)*	$3,000,000										
TS0603	Catch Basin and Closed System Maint. ($250,000 Annual Exp.)	$2,500,000										
TS0604	Regional Detention, NE side of Murphy Blvd. & S. of 15th** (including grant)	$828,004										
TS0605	Regional Detention, W. of Arizona & N. of 32nd	$2,404,011										
TS0606	7th and Illinois Stormwater Project	$2,139,146										
TS0608	Culvert Improvements, Lone Elm & Murphy Blvd.	$565,000										
TS0609	Ditch & Culvert Improvements, Connecticut between 32nd & 35th	$656,000										
TS0610	Ditch & Culvert Improvements, Connecticut between 35th & 37th	$518,000										
TS0611	Channel Improvement, Canterbury Ditch 3rd to 7th	$1,163,000										
TS0612	Ditch & Culvert Improvements, 4th & School Ave. (combined with Joplin Creek, East Drainage Basin)	$3,039,000										
TS0613	Ditch Improvements, Euclid & Odessa/Rolla	$486,988										
TS0614	Ditch & Culvert Improvements, 10th & Peters Ave.	$968,998										
TS0615	New Culvert System, Michigan between 30th &27th (including grant)	$1,099,574										
TS0616	Ditch Improvements, 2nd & Oliver/McCoy	$175,000										
TS0617	New Culvert System, Hill between Division & Mineral	$473,312										
TS0618	Curb Inlet Improvements, 4th & Tyler/Adele	$207,313										
TS0601	10th and Main Ditch and Culvert Improvements	$300,000										
TS0601	10th and Chestnut Culvert Replacement	$388,000										
TS0601	B & Byers/ Florida avenue Stormwater Improvements	$162,712										
TS0601	4th and Porter Culvert Replacement	$1,192,500										
TS0601	Stormwater Masterplan	$300,000										
TS0601	Minorsystem Improvement 2020	300,000										

Stormwater Sales Tax Program Balance

Sanitary Sewer Projects



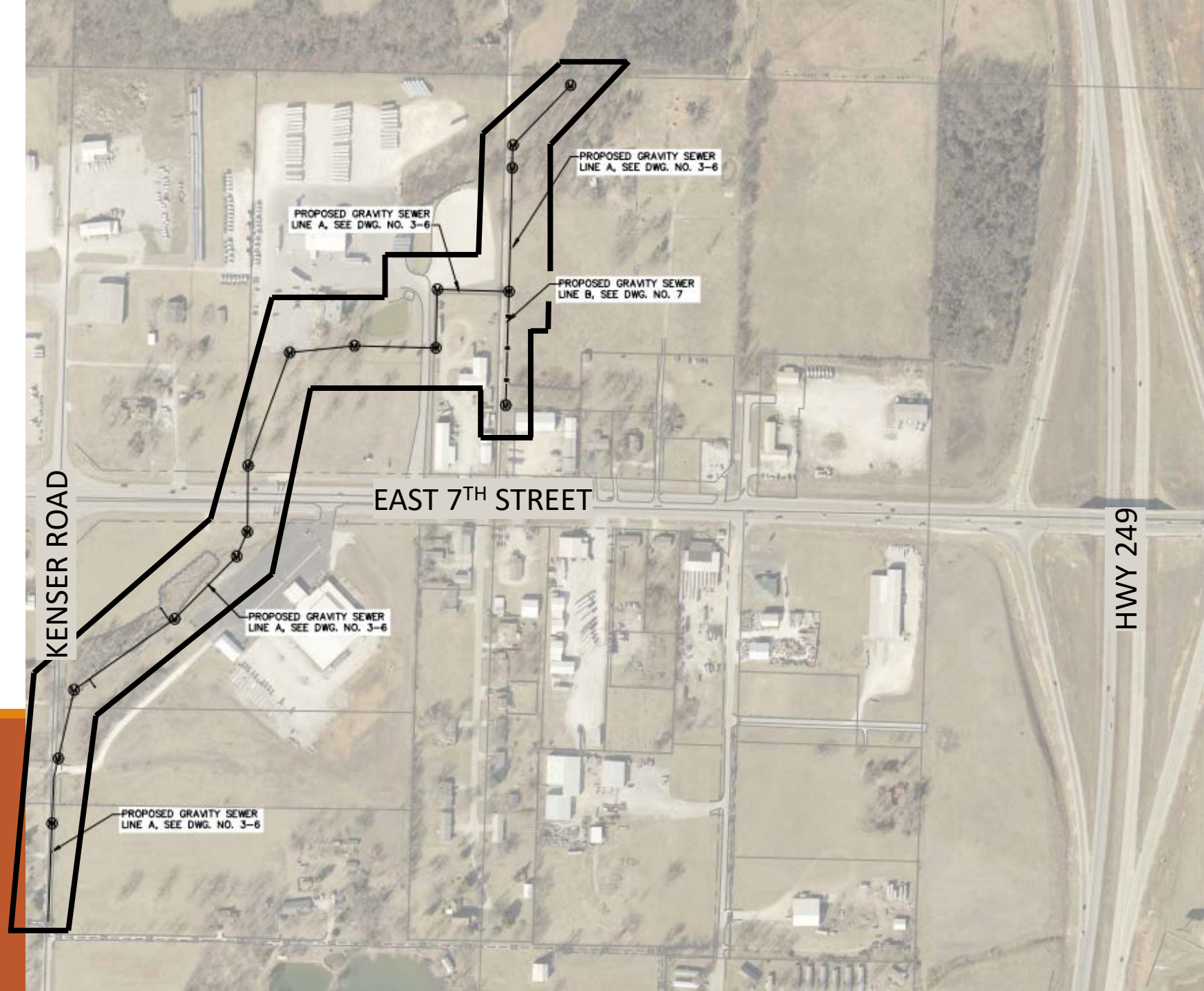


Bakers Branch Interceptor Replacement
Budget - $1,040,000
Construction is Substantially Complete

East 7th Street Sanitary Sewer Extension

Budget - $815,000

Construction is Substantially Complete

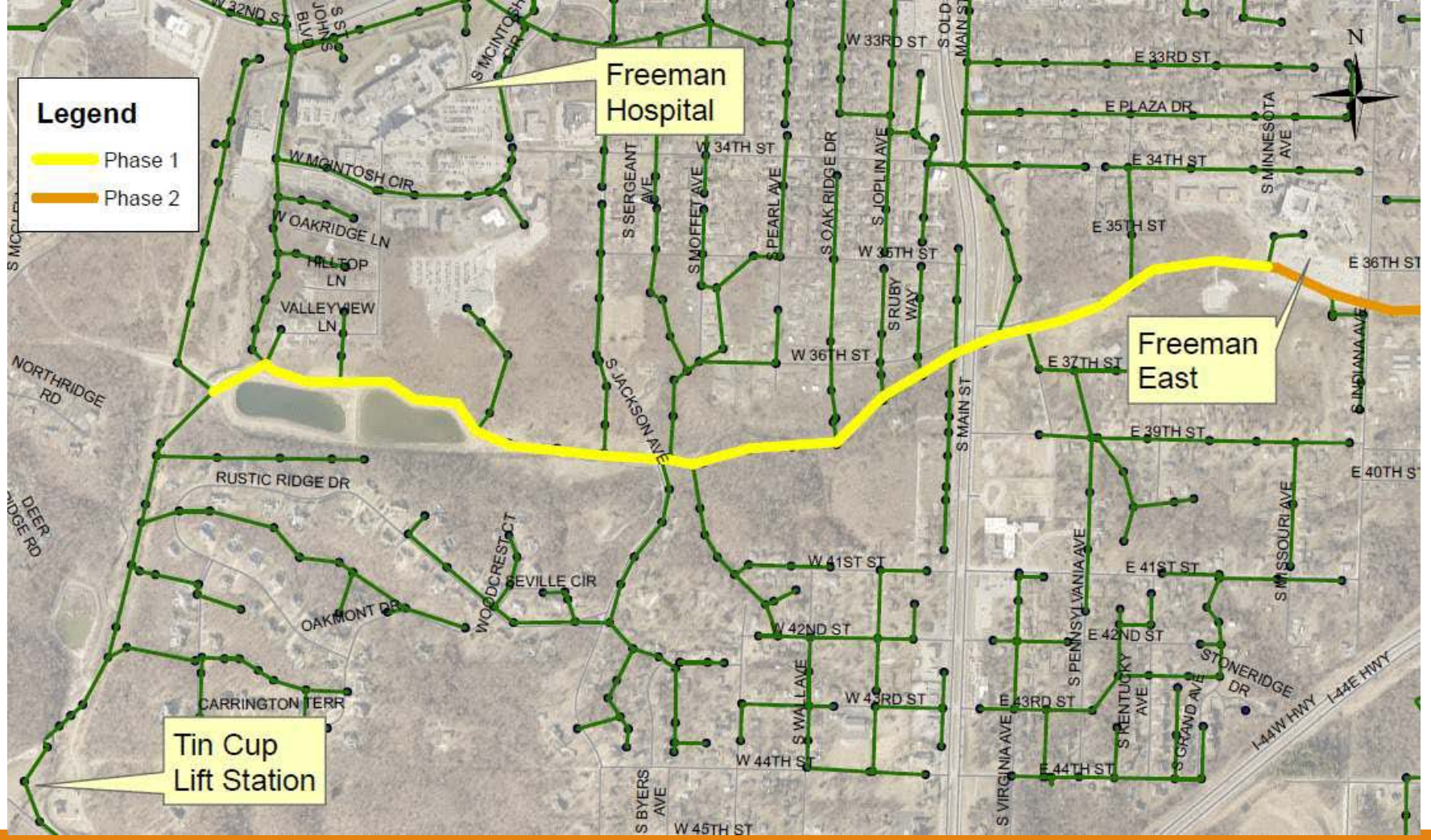




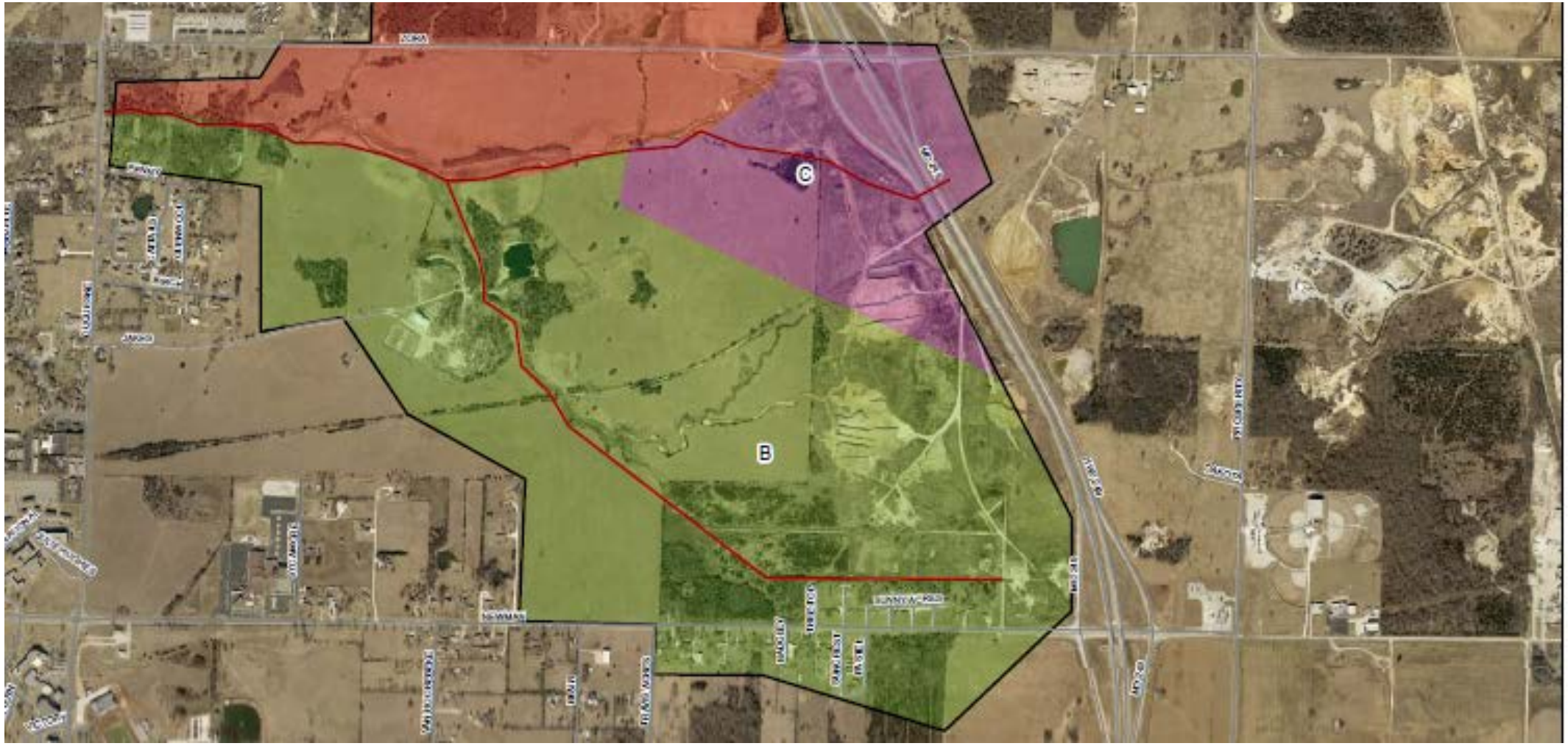
Glendale Parallel Interceptor Upper Reach

Budget - $466,000

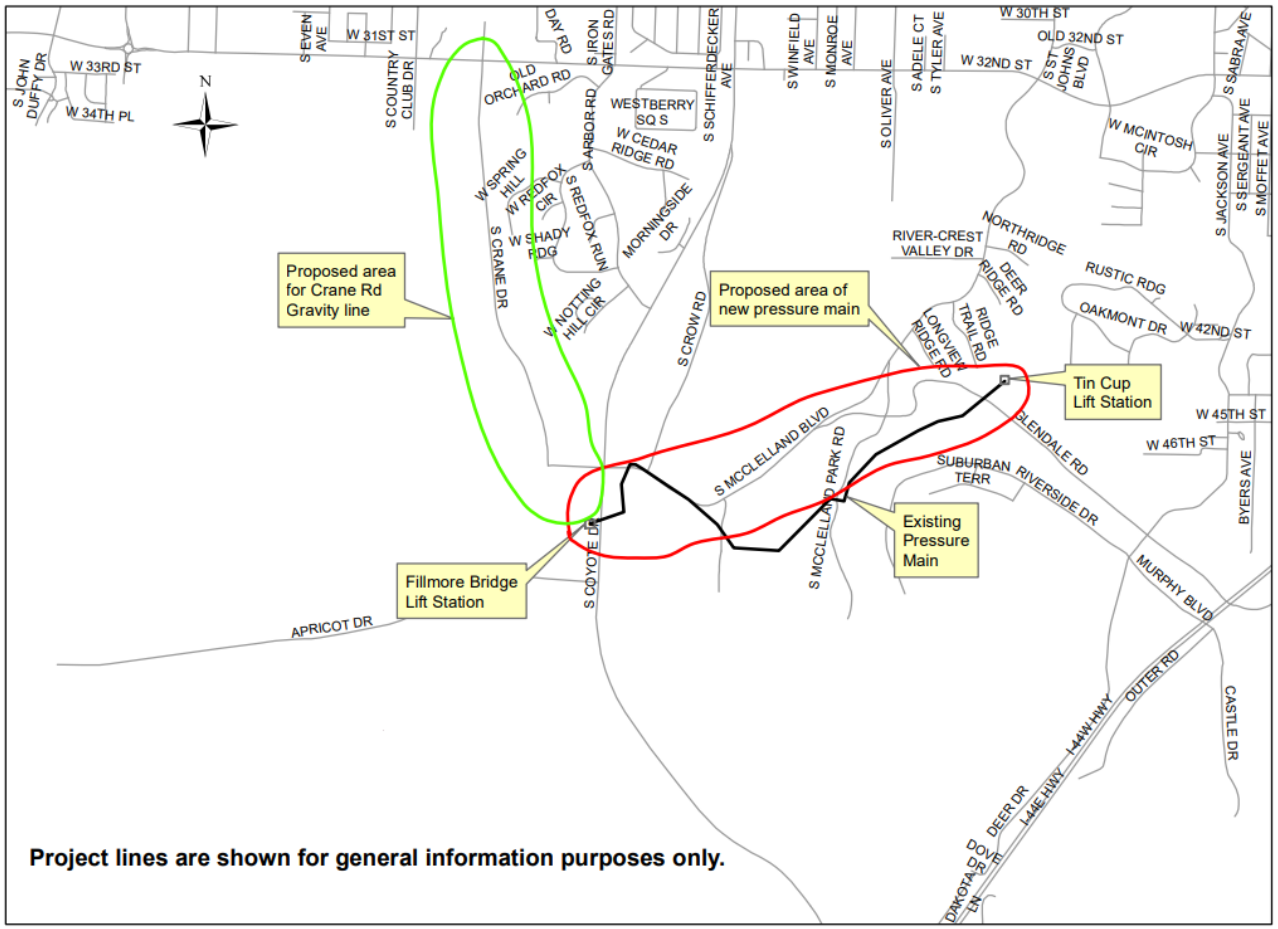
Construction is 100% complete ahead of Connecticut Ave. Widening project



Glendale Parallel Interceptor Phase 1
Budget - $ 1,900,000
Easement Acquisition Phase



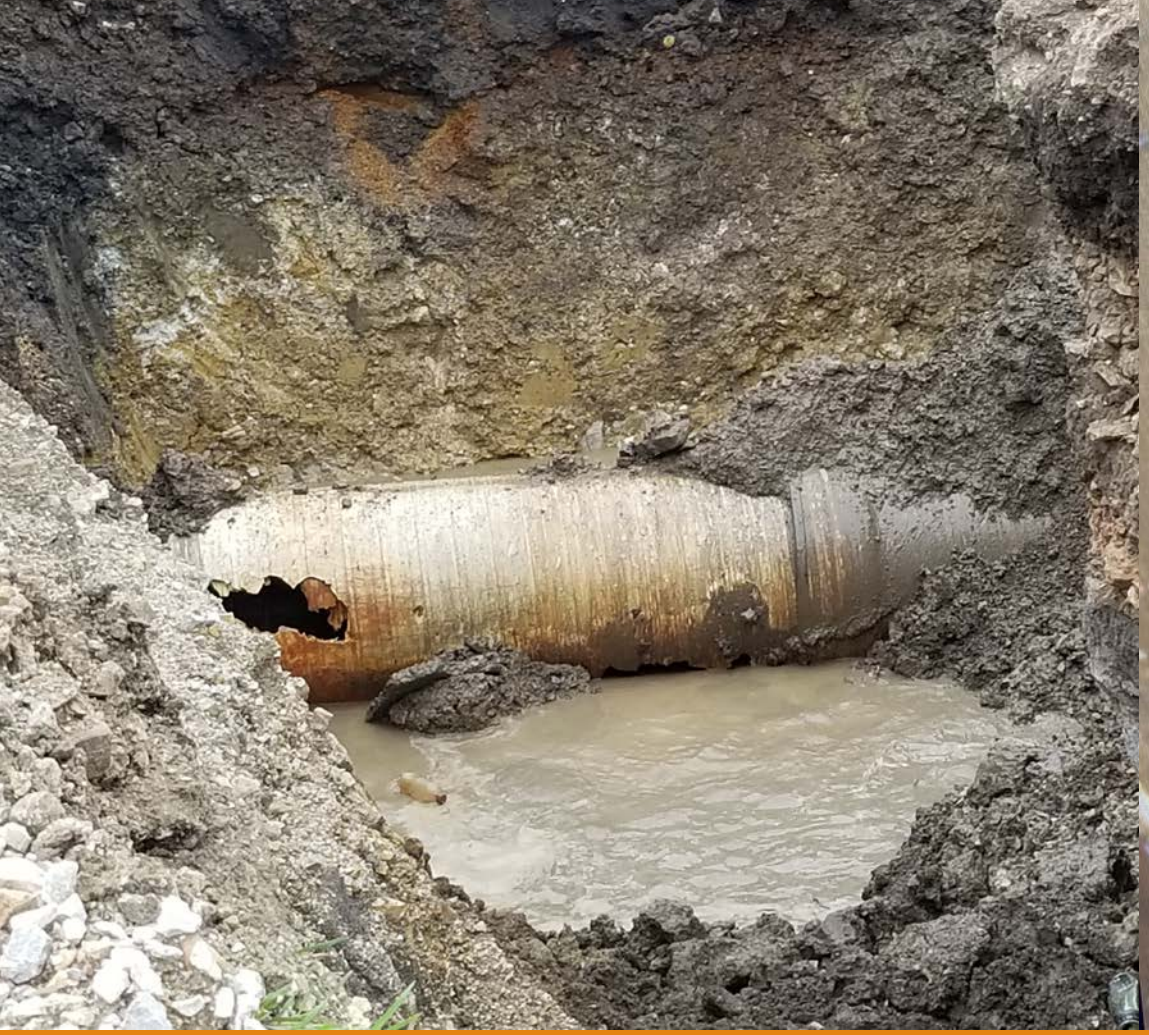
East Bakers Branch Sanitary Sewer Extension
Budget - $3,400,000
Easement Acquisition Phase



Tin Cup Parallel Force Main and Crane Road Lift Station Elimination

Budget - $5,500,000

Easement Acquisition Phase





Public Sewer Rehab
Annual $1,500,000
Ongoing

Questions?