

PROSPECT VILLAGE – JOPLIN, MO

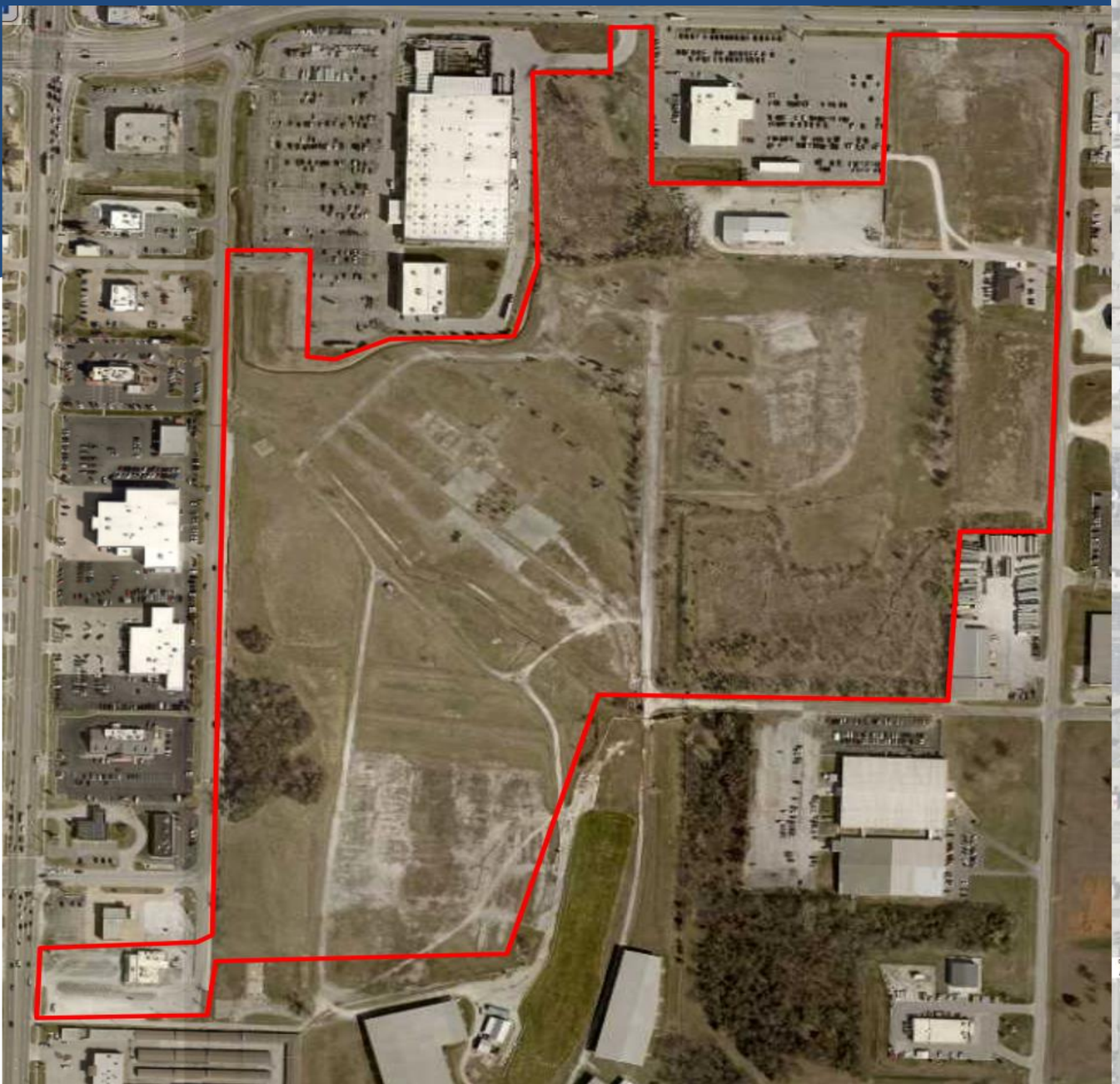
JOPLIN CITY COUNCIL PRESENTATION – NOVEMBER 3, 2025

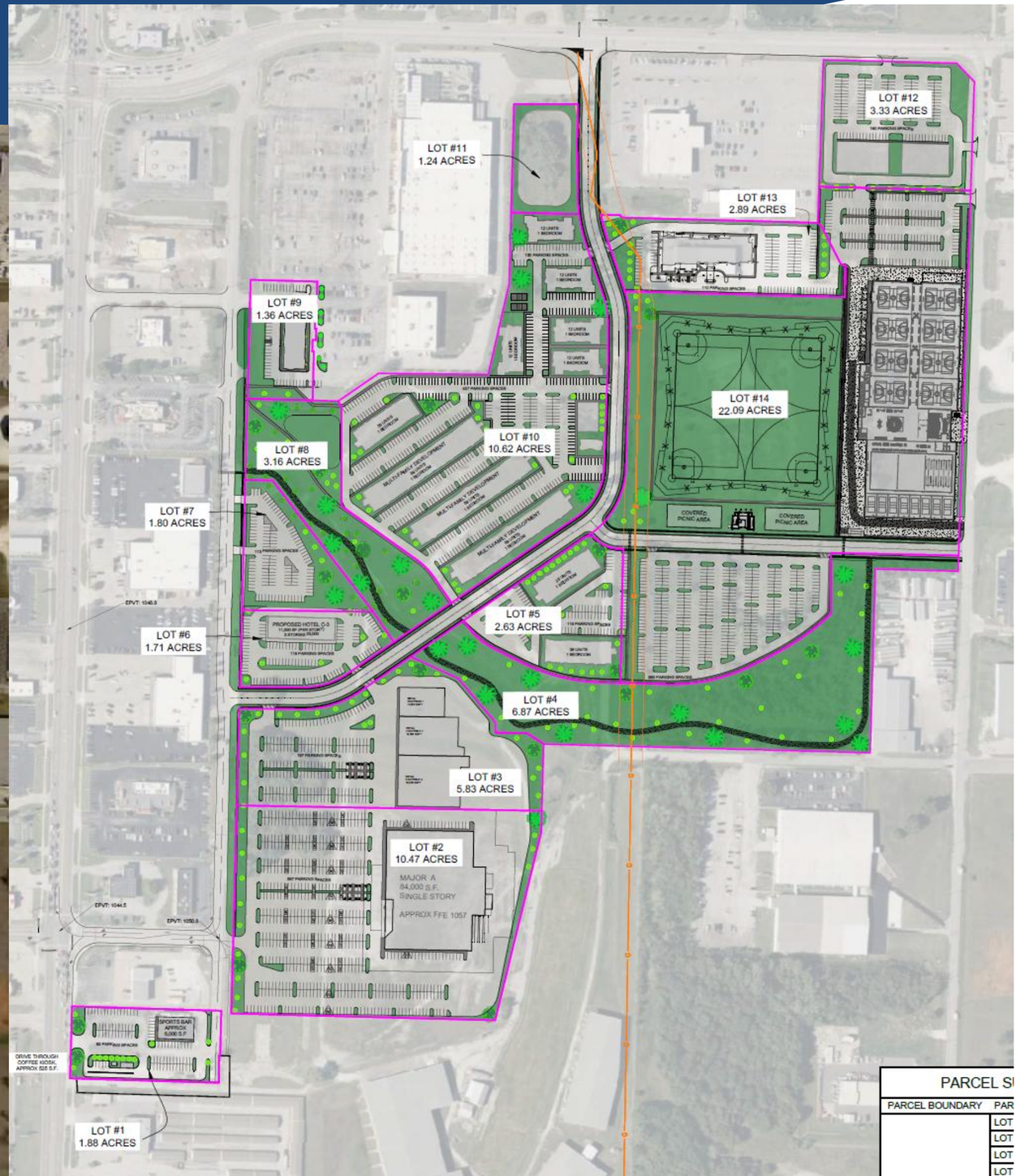
DEVELOPER BACKGROUND

- Woodsonia has a successful history of developing projects in Joplin, including the recent 32nd Street Place development which includes the new Menards, The Boulevard Apartments (250 units) and new B&B Movie Theater and Entertainment Complex. The 32nd Steet Place development also utilized Tax Increment Financing and a Community Improvement District much like is being proposed for Prospect Village. The result was transforming a previously blighted area of Joplin into a vibrant mixed-use development, bringing new retail, housing, entertainment, jobs and recreation to the City of Joplin.
- The experience Woodsonia has developing large scale, transformational projects within the City of Joplin provides a great foundation for the Prospect Village development. We believe we can take a very challenged site that has sat dormant for decades and transform the area into something the City of Joplin and its residents can be proud of while also creating economic and recreational benefits.

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OVERALL SITE PLAN





EXISTING SITE

- This is a Super Fund Cleanup Site as deemed by the EPA in 1990.
- High concentrations of heavy metals present in the waste from mining, milling, and smelting operations which were conducted from the 1850's through the 1970's.
- Wood treatment began on site in 1937.
- Creosote, a pentachlorophenol (PCP) treating solution consisting of diesel and PCP was added to the process in 1955.
- Numerous structures, waste piles, landfills, wastewater retention ponds and treated pole storage areas are still present on the site today as shown in the pictures attached.











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BLIGHT STUDY

Summary of Blighting Factors
The following table summarizes the three blighting factors analyzed during the inspection of property within the Study Area.

As evidenced from the table below, the parcel within the Study Area satisfies each of the three blighting cause factors, and all are evident in more than 50% of the Study Area.

Prospect Village
Redevelopment Area
Summary of Blighting Factors

Study Area	Parcels	Pct.	Area (acres)	Pct.
Total	11	100%	74.99	100%
Blighting Factors				
Insanitary or unsafe conditions	9	81.8%	72.88	97.2%
Deterioration of site improvements	6	54.5%	57.12	76.2%
Existence of conditions which endanger life or property by fire and other causes	5	45.5%	62.17	82.9%
Parcels with Preponderance of Blighting Factors	**7**	**63.6%**	**64.83**	**86.5%**

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BLIGHT STUDY

Effect Component 1: Retards the Provision of Housing Accommodations
As noted previously, the environmental liabilities that exist at the International Paper Company property has resulted in the Missouri Department of Natural Resources and the U.S. Environmental Protection Agency prohibiting residential use as a future land use.

Other vacant property/tax parcels have not been developed since the tornado impacted the Study Area in 2011, although millions of dollars of investment have occurred in multifamily and commercial development in the vicinity of the Study Area. Underlying factors have impacted the ease with which the vacant properties in the Study Area could be developed, due largely to flooding issues and environmental liabilities.

The blighting conditions within the Study Area have retarded the provision of housing accommodations.





BLIGHT STUDY

Effect Component 2: Constitutes an Economic or Social Liability
The following are generally considered economic characteristics of blighted areas:

- Reduced or negligible income;
- Impaired economic value;
- Depreciated values;
- Impaired investments;
- Negligible income

The Missouri Supreme Court has determined that "the concept of urban redevelopment has gone far beyond 'slum clearance' and the concept of economic underutilization is a valid one."

As indicated in Appendix B: Property Valuation and Taxes, the assessed value of the Study Area has increased by 3.94% since 2019, and by 1.00% in 2023. In comparison, assessed valuation of commercial real estate in Jasper County increased by 20.0% since 2019 and increased 5.3% in 2023. Growth is occurring in Jasper County and in Joplin, but not within the Study Area.

Economic underutilization of the property within the Study Area is evident in the following manner:

- Vacant land in the Study Area is excessive. While one parcel is utilized as a detention basin and another as stormwater mitigation, other vacant land that could be developed is excessive and has a negative impact on the remainder of the Study Area. That vacant land includes the International Paper Company, whose soil management plan adds considerable cost to development, particularly since a fair share of the property is in a floodway. The lack of development on these parcels, when growth is taking place within the adjacent S. Range Line Road corridor, is an indication that blight exists.

- The improved properties located in the Study Area, due to physical condition, utilization, and age, as evaluated by the Jasper County Assessor, when compared to comparable properties indicate assessed values of the improvements are generating reduced tax revenue to the various taxing jurisdictions and are an indicator of blight. The restaurant on S. Range Line Road has been vacant for about two years and is generating much less in tax revenue than when it was operating. One other parcel, used to mitigate stormwater drainage, is owned by the city and does not generate any tax revenues for the taxing jurisdictions.

The presence of unsafe conditions, particularly those that endanger life, is a social liability. That includes the contaminated International Paper Company property, as well as those parcels that violate the city's property nuisance code, which are evident primarily along S. Geneva Avenue and S. Davis Boulevard.

The redevelopment of the area has been hindered primarily by the deterioration of site improvements that has also resulted in unsafe conditions throughout the Study Area and the existence of environmental liabilities and a floodway. Addressing the deterioration and unsafe conditions is a cost that is prohibitive for a private sector developer (or property owner) to take on independently and remain competitive in the market. Doing nothing will only result in further deterioration of building and site improvements and little action with respect to the contaminated vacant land, resulting in the potential for underperformance with respect to sales tax income and property assessments. For the existing businesses to provide a safe environment for customers and employees, and to continue to grow and attract new economic activity to the Study Area and surrounding areas, some form of external financial assistance that is not currently being utilized will be required to make improvement of the Study Area economically feasible.

Economic underutilization – deteriorating site improvements, underutilized property, unsafe conditions, and the lack of development – in a high-traffic location on S. Range Line Road – indicates the Study Area is blighted.

BLIGHT STUDY

Conclusion

A predominance of the components that make up the definition of blight per the TIF Act was present in the proposed Prospect Village Redevelopment Area.

The dominant blighting factor is the physical deterioration of site improvements and unsafe conditions throughout the Study Area. The low assessed values of the International Paper Company property due to environmental contamination and the low assessed values of those properties in the remainder of the Study Area due to the deterioration of improvements, and the underutilization of those properties, indicate blight is present within the proposed Prospect Village Redevelopment Area. The above combine to create economic underutilization and an inability to pay reasonable property taxes, and endanger life, thereby creating an economic and social liability for the City and other taxing jurisdictions.

Therefore, the Consultant has determined that the proposed Prospect Village Redevelopment Area, as of August 26, 2024, is a "blighted area" according to the definition provided in the TIF Act and constitutes an economic and social liability, and is a menace to the public health, safety, or welfare in its present condition and use.

PROJECT OVERVIEW

Housing:

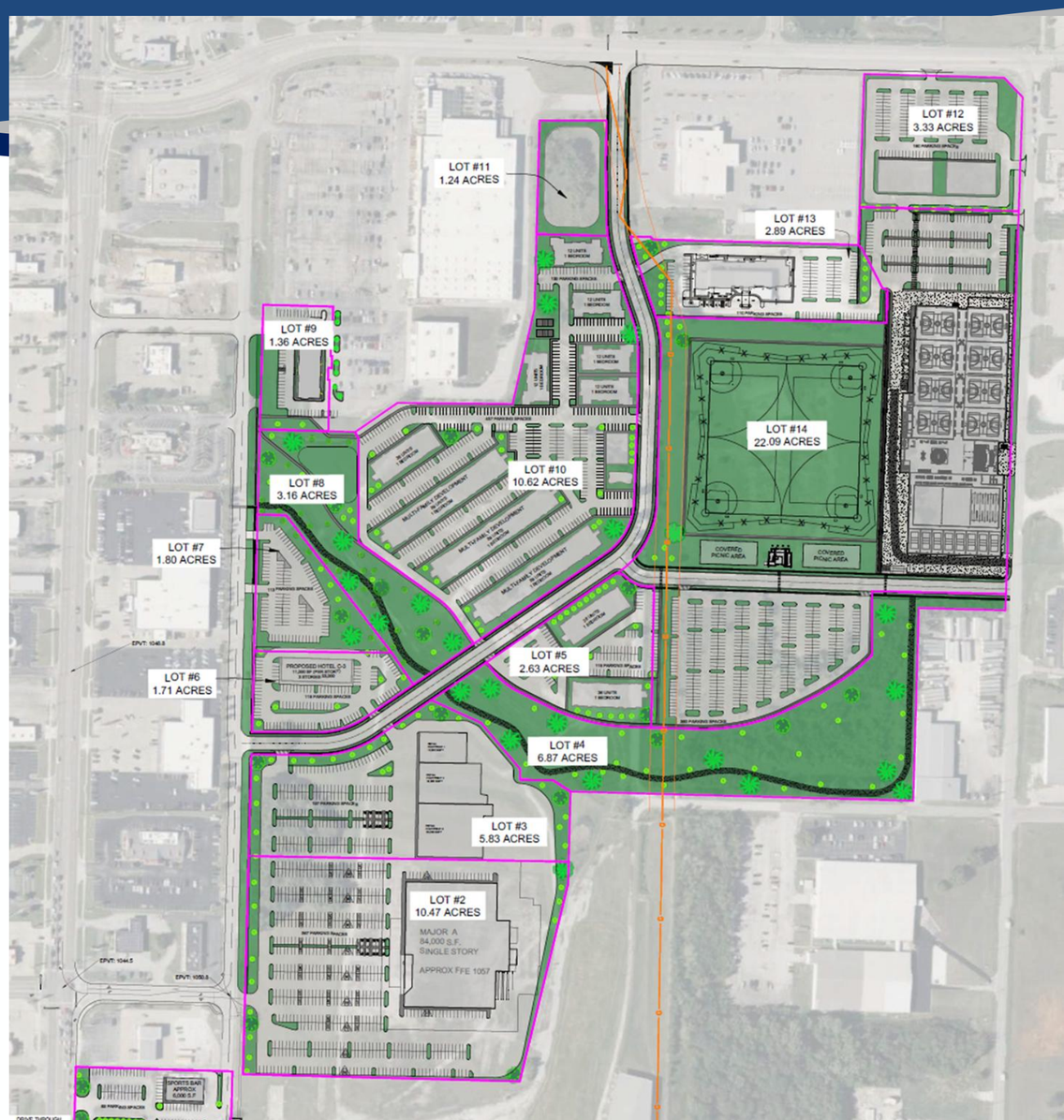
The housing component of the Project offers first class multifamily residences to a community facing a significant housing shortage. The housing segment is designed to accommodate multiple product types for different family sizes and price points with up to an estimated 350 units between two different phases. The community layout is intentionally designed to encourage an active lifestyle, with community space that includes: green spaces, walking paths, and proximity to meaningful amenities. The residences would also include amenities such as fitness areas, swimming pool, dog park and community rooms.

Retail / Hospitality / Commercial / Entertainment:

In conjunction with the housing and sport segments, the Project will include approximately 30 acres of retail, hospitality, and commercial offerings. An “anchor” retailer, multiple hotels and several unique retail and restaurant concepts not currently in Joplin are planned to be included within this area of the Project. The goal is to strengthen Joplin’s retail / commercial trade area and continue the positive momentum underway with the 32nd Street Place project Woodsonia is actively developing that includes Menards, B&B Movie Theater and The Boulevard Apartments.

Sports Complex:

Prospect Village will be home to Southwest Missouri’s latest state-of-the-art sporting, event and entertainment destination. Spanning nearly 20 acres, this modern indoor and outdoor sports facility will offer a wide variety of both local and regional wide sports tourism use with an anticipated draw of over **80,000 - 100,000 annual out-of-state visitors**, hosting best-in-class youth & amateur sports tournaments to attract teams and families outside of Missouri. Youth Sports (a $45 billion industry) will serve as a major catalyst to draw in both in-state and out-of-state visitors to the Joplin market. The



ESTIMATED REDEVELOPMENT COST

DEVELOPMENT COST BUDGET - "TIF & CID Reimbursable Project Costs"

DATE: October 8, 2025

			TIF	Woodsonia Marketplace - Community Improvement District (CID)		Joplin Sports Facility - Community Improvement District (CID)	
DEVELOPLMENT COSTS	TOTAL PROJECT COST	PRIVATE	PILOTS / EATS	CID NON-CAPTURED (TIF CAPTURING)	CID REIMBURSEMENT	CID NON-CAPTURED (TIF REDIRECTING BACK TO CID DISTRICT)	CID REIMBURSEMENT
Acquisition							
International Paper Property	$10,000,000.00	$5,500,000.00	$0.00	$0.00	$4,500,000.00	$0.00	$0.00
Duane Hukill	$250,000.00	$0.00	$0.00	$0.00	$250,000.00	$0.00	$0.00
Red Hot Blue	$3,150,000.00	$0.00	$0.00	$0.00	$3,150,000.00	$0.00	$0.00
Dave Chrisitie - Chris Robert's Future Location	$1,000,000.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00	$0.00
Home Depot ROW / Pinnacle Bank ROW / Future Public Road and Detention Facilities Property	$3,000,000.00	$0.00	$0.00	$0.00	$3,000,000.00	$0.00	$0.00
Metal Shed Building	$2,600,000.00	$0.00	$0.00	$0.00	$2,600,000.00	$0.00	$0.00
Fletcher Vacant Land	$2,000,000.00	$0.00	$0.00	$0.00	$2,000,000.00	$0.00	$0.00
Total Acquisition Cost	$22,000,000.00	$5,500,000.00	$0.00	$0.00	$15,500,000.00	$1,000,000.00	$0.00
Building Construction and Enhancements							
Sports Complex Facility							
~ Acquistion - 22 acres @ $12 PSF	$11,500,000.00	$0.00	$0.00	$0.00	$11,500,000.00	$0.00	$0.00
~ Soft Costs	$4,275,579.00	$0.00	$0.00	$0.00	$0.00	$0.00	$4,275,579.00
~ Hard Costs + Outdoor Fields	$35,294,646.00	$0.00	$0.00	$0.00	$0.00	$0.00	$35,294,646.00
~ Furniture Fixtures Equipment	$11,100,983.00	$0.00	$0.00	$0.00	$0.00	$0.00	$11,100,983.00
Total Sports Complex Facility	$62,171,208.00	$0.00	$0.00	$0.00	$11,500,000.00	$0.00	$50,671,208.00
Anchor Store							
~ Acquistion - CID Purchase of Parking Lot Area	$4,000,000.00	$500,000.00	$0.00	$3,500,000.00	$0.00	$0.00	$0.00
~ Parking Lot Improvements	$5,000,000.00	$0.00	$0.00	$0.00	$5,000,000.00	$0.00	$0.00
~ Vertical Improvements	$27,500,000.00	$10,000,000.00	$17,500,000.00	$0.00	$0.00	$0.00	$0.00
~ Furniture Fixtures Equipment	$8,500,000.00	$8,500,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total Anchor Store	$45,000,000.00	$19,000,000.00	$17,500,000.00	$3,500,000.00	$5,000,000.00	$0.00	$0.00
Multi-Family (375 units)							
~ Acquistion - $0.00 PSF	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
~ Parking Lot Improvements	$2,750,000.00	$0.00	$0.00	$2,750,000.00	$0.00	$0.00	$0.00
~ Vertical Improvements	$78,625,000.00	$70,000,000.00	$8,625,000.00	$0.00	$0.00	$0.00	$0.00
~ Amenity Package	$6,000,000.00	$6,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total Multi-Family	$87,375,000.00	$76,000,000.00	$8,625,000.00	$2,750,000.00	$0.00	$0.00	$0.00

ESTIMATED REDEVELOPMENT COST (Continued)

			TIF	Woodsonia Marketplace - Community Improvement District (CID)		Joplin Sports Facility - Community Improvement District (CID)	
DEVELOPLMENT COSTS	TOTAL PROJECT COST	PRIVATE	PILOTS / EATS	CID NON-CAPTURED (TIF CAPTURING)	CID REIMBURSEMENT	CID NON-CAPTURED (TIF REDIRECTING BACK TO CID DISTRICT)	CID REIMBURSEMENT
Fletcher Parking Improvements	$1,000,000.00	$1,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Lot #5 Hotel on Pad Site							
~ Acquistion - $0. PSF	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
~ Parking Lot Improvements	$13,000,000.00	$10,000,000.00	$1,000,000.00	$0.00	$2,000,000.00	$0.00	$0.00
~ Vertical Improvements	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total Lot #5 Hotel on Pad Site	$13,000,000.00	$10,000,000.00	$1,000,000.00	$0.00	$2,000,000.00	$0.00	$0.00
Commercial Buildings on Lot 3							
~ Acquistion - $0. PSF	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
~ Parking Lot Improvements	$3,000,000.00	$3,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
~ Vertical Improvements	$20,000,000.00	$20,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total Commercial Buildings on Lots 3	$23,000,000.00	$23,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Commercial Bldg. in front of Planet Fitness							
~ Acquistion - $0. PSF	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
~ Parking Lot Improvements	$1,000,000.00	$0.00	$0.00	$500,000.00	$0.00	$500,000.00	$0.00
~ Vertical Improvements	$6,700,000.00	$0.00	$0.00	$0.00	$2,500,000.00	$4,200,000.00	$0.00
Total Commercial Bldg. in front of Planet Fitness	$7,700,000.00	$0.00	$0.00	$500,000.00	$2,500,000.00	$4,700,000.00	$0.00
Commercial Buildings on Lots 12 & 13							
~ Acquistion - $0. PSF	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
~ Parking Lot Improvements	$2,000,000.00	$2,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
~ Vertical Improvements	$15,000,000.00	$15,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total Commercial Buildings on Lots 12 & 13	$17,000,000.00	$17,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Red Hot Blue Improvements							
~ Acquistion - $0. PSF	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
~ Parking Lot Improvements	$500,000.00	$0.00	$0.00	$0.00	$500,000.00	$0.00	$0.00
~ Vertical Improvements	$8,500,000.00	$5,000,000.00	$0.00	$0.00	$3,500,000.00	$0.00	$0.00
~ Furniture Fixtures Equipment	$500,000.00	$0.00	$0.00	$0.00	$500,000.00	$0.00	$0.00
Total Red Hot Blue Improvements	$9,500,000.00	$5,000,000.00	$0.00	$0.00	$4,500,000.00	$0.00	$0.00
Prospect Village Public Park Improvements	$11,000,000.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00	$10,000,000.00

ESTIMATED REDEVELOPMENT COST (Continued)

			TIF	Woodsonia Marketplace - Community Improvement District (CID)		Joplin Sports Facility - Community Improvement District (CID)	
DEVELOPLMENT COSTS	TOTAL PROJECT COST	PRIVATE	PILOTS / EATS	CID NON-CAPTURED (TIF CAPTURING)	CID REIMBURSEMENT	CID NON-CAPTURED (TIF REDIRECTING BACK TO CID DISTRICT)	CID REIMBURSEMENT
Total Cost - Building Construction and Enhancements	$276,746,208.00	$151,000,000.00	$27,125,000.00	$6,750,000.00	$25,500,000.00	$5,700,000.00	$60,671,208.00
Environmental Cleanup / Remediation (see environmental budget tab for additional details)	$7,000,000.00	$0.00	$0.00	$0.00	$7,000,000.00	$0.00	$0.00
Public Improvements (on & offsite) - (see OWN - Estimate Tab for additional details)	$18,500,000.00	$0.00	$0.00	$0.00	$18,500,000.00	$0.00	$0.00
Soft Costs							
Professional Services (Eng./Arch/Consult/Legal/PM/Other)	$6,500,000.00	$0.00	$3,250,000.00	$0.00	$3,250,000.00	$0.00	$0.00
Commissions & Marketing	$2,500,000.00	$2,500,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Financing Costs (Interest Carry/Closing/Fees/Other)	$20,000,000.00	$20,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Development Fee	$5,000,000.00	$0.00	$2,500,000.00	$0.00	$2,500,000.00	$0.00	$0.00
Contingency and Misc. fees	$8,000,000.00	$200,000.00	$5,000,000.00	$0.00	$2,800,000.00	$0.00	$0.00
Travel	$300,000.00	$150,000.00	$150,000.00	$0.00	$0.00	$0.00	$0.00
Total Soft Costs	$42,300,000.00	$22,850,000.00	$10,900,000.00	$0.00	$8,550,000.00	$0.00	$0.00
Total Development Costs	$366,546,208.00	$179,350,000.00	$38,025,000.00	$6,750,000.00	$75,050,000.00	$6,700,000.00	$60,671,208.00

(1) Any amounts paid to the City for payment or reimbursement of its professional fees and other charges of any kind related to these project are deemed Reimbursable Project Costs in addition to any cap reimburseable amounts established for the project.

(2) This Development Project Cost Budget is an estimate of the development costs to implement the Project. The amounts set forth in the TIF and CID columns may allocate any cost savings to other line items with reimbursable expenses for cost overruns and shall only be subject to statutory restrictions for reimburseable costs.

(3) The reimbursable amounts set forth in this Development Project Cost Budget are reasonable best estimates at the time of approval of this budget and it is agreed to and understood that such estimates are subject to change as part of the development process. The reimbursable amounts may be applied to any one or all of the stated line items, irrespective of the costs set forth in this exhibit, up to the maximum reimbursable amount as determined by the TIF Contract and CID Cooperative Agreement.

(4) All certified reimbursable CID (including CID Non-Captured Costs) costs will be subject to an interest expense as contemplated in the cooperative agreement.

(5) All certified reimbursable TIF costs shall be subject to a 7.0% interest expense from the date of certification until the reimbursement amount is paid in full.

(6) Eligible TIF reimbursement amounts will be paid back under the earlier of: (a) TIF maximum reimbursable amount plus eligible interest or (b) 20 years. Eligible CID reimbursement amounts will be paid back under the earlier of: (a) CID reimburseable amount plus eligible interest or (b) 27 years

INCENTIVE TOOLS

Tax Increment Financing along with the creation of two Community Improvement Districts (CID) will be necessary to fund the project.

- **Tax Increment Financing (TIF)**: Used to help offset costs associated with bringing in new retailers to the Joplin market. An example would be TIF dollars used towards construction cost of an anchor retailer. This would allow an anchor retailer to limit their upfront costs, making it more appealing to build a new store in a community the size of Joplin. This is also a positive for the city, as they will be receiving substantial future tax revenue from the anchor retailer on a site that currently produces minimal revenue for the city. Approved by City Council February 3, 2025.

- **Sports Complex Community Improvement District:** Funds from this CID will be used exclusively towards the land acquisition and construction of the new Joplin Sports Complex that will be owned by the city. Approved by City Council February 3, 2025.

- **Woodsonia Marketplace Community Improvement District:** Funds from this CID will be used toward public infrastructure within the project such as roads, utilities, etc. These CID funds will also be used toward the environmental cleanup necessary on site which is substantial.

*A financing breakout of the project is shown on the next slide.

PROJECT FINANCING

SOURCES OF FUNDS FOR ALL
ESTIMATED REDEVELOPMENT COSTS (ALL AMOUNTS ARE NPV)

Developer Equity and/or Debt	$179,350,000
Amount of Reimbursable Costs from Payments in Lieu of Taxes and Economic Activity Taxes	$38,025,000
Community Improvement District Costs	$149,171,208
TOTAL	$366,546,208

Woodsonia Real Estate Inc

SPORTS COMPLEX RENDERING



SPORTS COMPLEX RENDERING



Woodsonia Real Estate Inc | PINNACLE SPORTS Facility Development, Marketing & Management | Holland Basham Architects

SPORTS TOURISM & ECONOMIC AND FISCAL IMPACTS: HIGHLIGHTS

- The proposed facility would generate sports tourism in the market and generate economic impact for the area from visitor spending.
- The region will benefit from out-of-town visitor spending on lodging as well as spending at local restaurants and other retail establishments.
- The developers anticipate hosting 28 indoor tournament event weekends and 22 outdoor tournament event weekends each year.
- Out-of-town visitors are expected to support 26,972 hotel nights and ultimately $12.4 million in total off-site visitor spending.

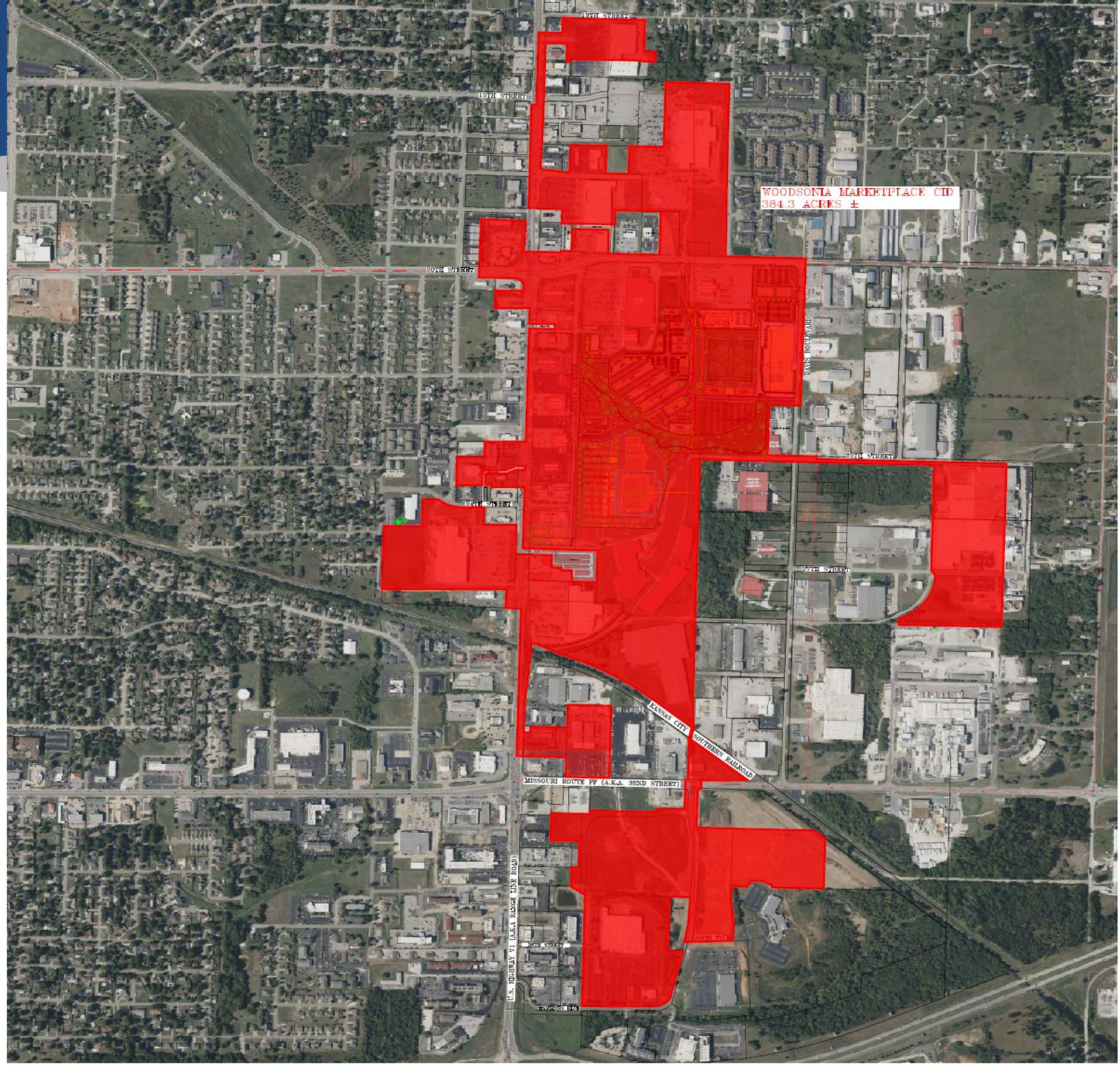
LOCAL ANNUAL ECONOMIC IMPACT	
$18.1 M SPENDING	167 Jobs $4.7 M Household Earnings
*Including direct, indirect, and induced efforts	

- Over the next 20 years, the tournament visitor spending is projected to be $345.0 million.
- In total, the Project is estimated to support 167 permanent jobs, $4.7 million in annual household earnings, and $18.1 million in annual economic output in Jasper County.

PINNACLE SPORTS
Facility Development, Marketing & Management

Woodsonia Real Estate Inc

MARKETPLACE CID MAP



Woodsonia
Real Estate Inc

PROSPECT VILLAGE RENDERINGS









PROSPECT VILLAGE RENDERINGS









PROSPECT VILLAGE RENDERINGS

plan view



green space views



1 LOOKING WEST AT THE SEATING AREA



2 LOOKING SOUTH TOWARDS THE CREEK AND SEATING AREA

green space views



3 LOOKING SOUTH TOWARDS THE CREEK AND BENCH PODS



5 LOOKING SOUTH OVER THE CREEK TO THE GATHERING PLAZA

landworks STUDIO

PROSPECT VILLAGE RENDERINGS

green space views



7 LOOKING SOUTH AT THE GAME PLAZA



8 LOOKING WEST ALONG THE MULTI-USE TRAIL AND REST AREA



LOOKING NORTH AT SEATING AREA AND BOULDER PLAYSCAPE



9 LOOKING SOUTH TOWARDS THE CREEK AND BENCH PODS



10 LOOKING SOUTH TOWARDS THE CREEK AND SEATING AREA



LOOKING EAST AT THE GATHERING PLAZA AND AMPITHEATER STYLE SEATING

SCHEDULE – CRITICAL DATES

Woodsonia Marketplace CID Key Dates	
Woodsonia Marketplace CID City Council Approval	~November 3, 2025
Woodsonia Marketplace CID Adoption at City Council	~November 17, 2025
Missouri Department of Revenue begins sales tax collection in Woodsonia Marketplace CID	~April 1, 2026
Environmental and Corps of Engineering Key Dates	
Voluntary Cleanup Program (VCP) Application Submitted to MoDNR	~November 10, 2025
Site Characterization Work Plan submittal to MoDNR	~December 20, 2025
Corps of Engineers 404 Permit Approval	~January 15, 2026
Site Characterization Field Work Done and Report submitted to MoDNR and subsequent MoDNR Approval of Site Characterization Report by MoDNR	~April 15, 2026
Approval of Remedial Action Plan by MoDNR	~August 1, 2026
Remediation Work Completed and Letter of No Further Action granted by MoDNR	~March 1, 2027
Key Construction Dates	
Site work and Construction to begin on new building for Roberts Dentistry in front of Planet Fitness	~April 1, 2026
Construction to begin on new multi-tenant retail building (former Red, Hot & Blue site) along Rangeline Rd.	~April 1, 2026
Site work to begin on main portion of overall project	~April 1, 2026
Improvement to Geneva Street	~May 1, 2026
Construction to begin on new hotel within project	~October 1, 2026

PROJECT TEAM

Woodsonia Real Estate: Led by Drew Snyder, Woodsonia is an experienced development firm having completed over $1 billion in development across the Midwest over the last decade. Woodsonia has proven their ability to perform in Joplin specifically through their existing 32nd Street Place development where Menards, The Boulevard Apartments and B&B Theaters are all under construction or slated to begin very soon.

OWN Engineering: The Joplin office of OWN, led by Jerrod Hogan and Cody White, is working with Woodsonia on Woodsonia Marketplace. With boots on the ground in the local community and years of experience and knowledge of the area, OWN has proven to be an invaluable resource as part of the project team.

Legal: Bill Moore and Kim Spies with Route Frets White Goss Gentile Rhodes, P.C. is serving as legal counsel for Woodsonia. Bill aided Woodsonia in their 32nd Steet Place development and has a wide knowledge base and experience working on incentive-based projects throughout the state of Missouri.

Environmental Works and Cattails Environmental: With the known environmental challenges of the International Paper site, it is paramount that the project has a proven environmental consultant team in place. Environmental Works and Cattails Environmental are both proven leaders in the industry with a track record of aiding the redevelopment of environmentally challenged sites across the country in a safe and responsible manner.

City of Joplin: With a project of this nature, the City of Joplin will be as important of a member of the project team as anyone. We have always enjoyed working with the City on our previous projects and look forward to another successful development.

Pinnacle Sports: Industry leader in the development of indoor and outdoor sports complexes.