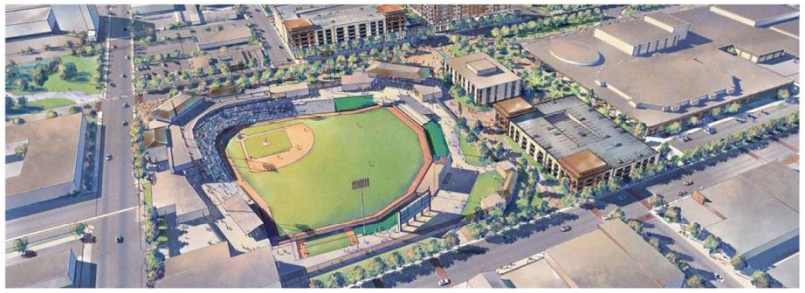
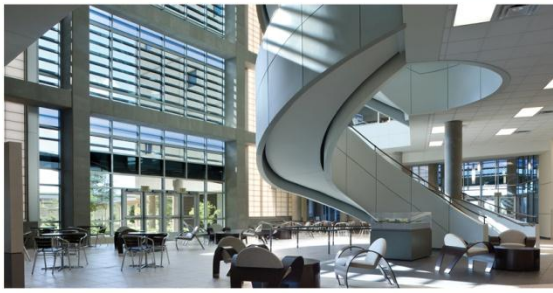


# Redevelopment Project Update

Joplin City Council Presentation – February 11, 2013







Wallace Bajjali
Development Partners, LP

# Discussion Overview

- Project updates
- Path Forward
- Questions

# EDA Grant Application Status

- Lease – final negotiated lease to be finalized by February 13th for weekly EDA call on Thursday
- Appraisal of site to be completed by February 15th
- Insurance - Director's and Officer's insurance has been secured, allowing the JRC to sign the EDA grant as a co-applicant - General liability coverage is still being sought, which will provide coverage for a multitude of land transactions pending (not critical to the grant submittal)

# EDA Grant Application Status

- Library / City MOU is completed and submitted to EDA
- Site Lead Remediation Plan has been approved by Jasper County Health and submitted to EDA
- City Council Assurance Resolution has been submitted
- Submittal target date is March 1st per EDA

# JRC Land Bank

- Director's & Officer's Insurance requirement has been met
- Next meeting is scheduled for February 12th at 4 p.m.
  - Discussion to include:
    - JRC as Co-applicant for EDA application
    - Resolution to Ratify Loan Participation Agreement
    - Execution of Promissory Note
    - Closed session - Acquisition - >$8 MM



# Library/Movie Theater Complex

- Ongoing meetings with neighborhood group, City staff
- Public Works — Jack Schaller
  - Street lights
  - Traffic studies
- Public Safety — Joplin Police Department
  - Crime Prevention Through Environmental Design Certification (NICP)
  - Discussion of current library and movie theater activities
  - Design features to consider
  - Community issues approach by Wallace Bajjali



# Library/Movie Theater Complex

- Community Development and Planning — Troy Bolander
  - City codes
  - Sound buffering
  - New design standards
  - Landscaping
  - Zoning
- Architectural studies
- Viewpoints from 18th Street and beyond



# Library/Movie Theater Complex






**20th & Connecticut**

View From Adjacent Property

*Notes:*
*Building masses shown in red. Cone on site plan indicates view as shown from elevation of 5'6". Berm height illustrated at 5'0" in height, with 6"0" fence on top.*

# Loft over Retail

- Estimated size of 100,000 sq ft of retail and up to 50 residential units
- Ongoing conversations with potential tenants
- Potential anchor tenants of library / theater to the West and major grocery chain to the East





# Downtown Educational Facility

- Due diligence performed by KCUMB
- KCUMB heard two proposals MSSU and Wallace Bajjali
- Decision to be made by April 1st



# Super TIF Legislation

- Legislation introduced by Senator Ron Richard, Senate Bill #74 and Representative Tom Flannigan,  House Bill #158
- Letters of support were received from all taxing entities in Jasper/Newton country and from Joplin Area Chamber of Commerce
- Brian Head and David Wallace testified in Jefferson City last week



# Super TIF Legislation

- Respective Senate and House committees expected to approve and move bills to the floor for debate within next two weeks
- Both bills will be moved simultaneously in respective chambers
- RFP went out on February 5th for bond underwriter, due back on February 26th
- City has retained Piper Jaffray as Financial Advisor



# Senior Transitional Housing – Independent/Assisted/Memory Care Living

- Land at 26th and McClelland has been secured
- Local architect has been engaged





# Senior Transitional Housing – Independent/Assisted/Memory Care Living



# Path Forward

- Complete Joplin Loan Consortium, Commencement of execution of communications plan/program
- Begin land acquisition
- Lobby to secure positive vote for legislation for Super TIF, Museum and Cultural District.
- Execution on Senior Transitional Housing
- Finalize Contract with Salvation Army on the PRP
- Await response from KCUMB
- Continue architectural concepts for first MOB, SPARK and Consolidated Post Office and Government Office Building
- Continue public input sessions

Wallace Bajjali
Development Partners, LP

# QUESTIONS?