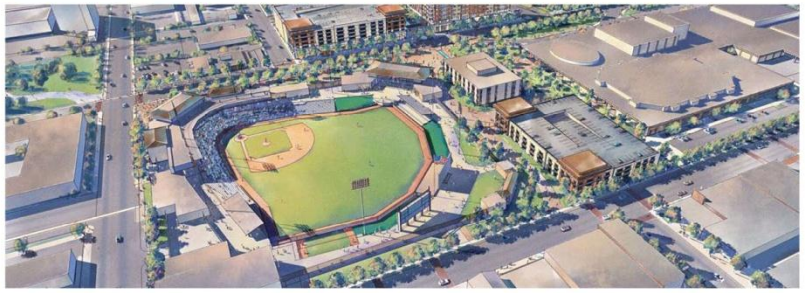
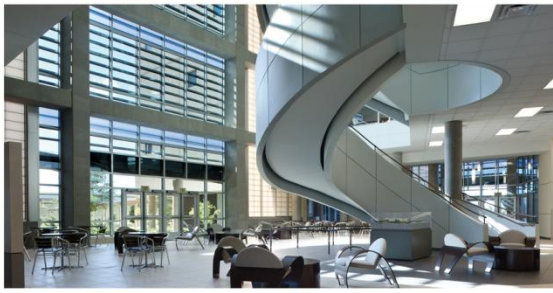


Redevelopment Project Update

Joplin City Council Presentation – January 14, 2013







Wallace Bajjali
Development Partners, LP

Discussion Overview

- Project updates
- Path Forward
- Questions

EDA Grant Application Status

- EDA grant application submitted on November 13
- Weekly conference calls with EDA to answer questions, next call scheduled January 17
- City Attorney reviewing proposed ground lease agreement and library/theater lease agreement
- Joplin Public Library and Post Library Board of Trustees voted to support relocation of library in conjunction with EDA grant on December 28

Library/Movie Theater Complex Capital Structure

- Sources of capital

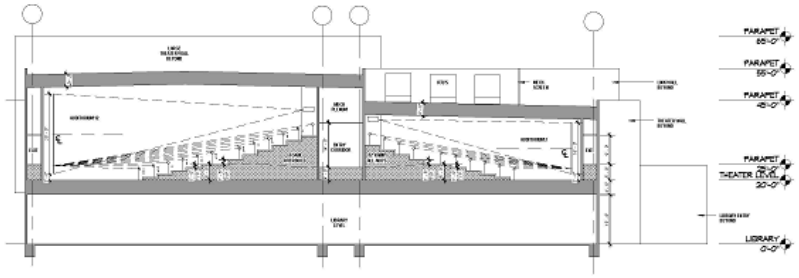
– EDA Grant:	$20.0 MM
– Joplin Land Contribution:	$ .5 MM
– TIF & Revenue Bonds:	$17.5 MM
Total:	$38.0 MM





Library/Movie Theater Complex

- Location to be along 20th street corridor – Library Board epicenter
- Ongoing meetings with neighborhood residents living near project
- JRC and City control approximately 8 acre tract
- Spot rezoning requests within project area will need to be submitted
- Library Board unanimous approval to relocate



Library/Movie Theater Complex

- Ongoing conversations with representatives of major retail entities and co-development partners to locate at complex
- Project Partner is continuing property acquisition to the east of the 8 acres



Downtown Educational Facility

- To be located on the 300 block of Main, current location of the library
- Educational Facility to replace library after relocation to 20th and Connecticut
- Meeting with a post graduate education entity on Tuesday January 15 for due diligence research, decision to be reached within 3 months
- LOI with adjacent property owners to assemble interim site operations
- Capital term sheet ($79 million) secured
- Potential economic impact $50 million per year

Wallace Bajjali
Development Partners, LP



VIEW NORTH ALONG MAIN STREET

Wallace Bajjali
Development Partners, LP





VIEW WEST FROM SPIVA PARK

Loan Consortium Status - $ 8 MM

- Tax ID number and proof of insurance needed, currently in process
- Present information and resolution to approve at the next JRC meeting scheduled for January 29
- Banks participating in Loan Consortium
  - Arvest Bank
  - Commerce Bank
  - U.S. Bank
  - Liberty Bank
  - United Missouri Bank
  - Pinnacle Bank
  - Southwest Missouri Bank
  - Community Bank and Trust

JRC Land Bank

- 200+ potential residential properties examined within the disaster zone from Jefferson to Highview
- Awaiting HUD approval of administrative process for $8 MM of CDBG funds to be released
- Working with City staff and HUD contractors to review procedures. After HUD approval, will enter into contracts for purchase

JRC Land Bank

- $12-$15 million in offers outstanding
- Initial capital funding of $8 MM loan consortium
- Second round of funding of $8MM TIF funding
- Third round of funding $22MM of MDFB backed bonds
- First set of potential residential properties have been submitted to the City for environmental review

Senior Transitional Housing – Independent/Assisted/Memory Care Living

- LOI received from large national company for such firm to bring private sector equity and debt capital to participate in Senior Independent Living and Assisted Living/Memory Care facility
- Numerous potential sites have been identified, offers extended and contracts under negotiation. Property subject to JRC capitalization
- Conceptual design to include 30 plus acre, gated community complete with green space, walking trails, transitional living
- Potential partner, architect, operator and investor meetings scheduled on January 16

Principle Reduction Plan

- Negotiating contract with The Salvation Army
- Home builder “Invitation to Participate” issued to HBA, lumberyards etc. Several local builders have expressed interest in participating
- Lender “Invitation to Participate” has been issued to local banks and residential lenders. Several local banks have expressed interest in participating



Principle Reduction Plan

- Marketing plan has been developed
- Policies and procedures have been developed
- First round of potential residential properties have been submitted to the City for environmental review
- Meeting with Director of MHDC scheduled for January 23 to request increase in grant funding



Consolidated Post Office/ Government Office Building

- Potential sites have been evaluated
- Property owners have been identified
- Met with co-development partner
- Numerous conversations with United States Postal Service and Missouri Office of Administration – Division of Purchasing and Materials
- Offers to acquire substantial parcels of land have been made
- Capital term sheet ($45 million) secured



TIF Timeline

January		
Wednesday	23	Kick-off meeting; determination of issuer (CITY, DEV, BC, UC, UW)
February		
Wednesday	6	Circulate First Draft of Bond Documents (BC); Meet with Staff/Information Gathering (UC)
Tuesday	12	Comments due on Bond Documents (All)
Thursday	21	Circulate Second Draft of Bond Documents (BC)
Monday	25	Comments due on Second Draft of Bond Documents (All)
Wednesday	28	Underwriter's Counsel to Circulate First Draft of POS (UC)
March		
Tuesday	5	Comments due on First Draft of POS (All)
Wednesday	13	Issuer - approve bond documents
Thursday	14	Effective Date of State Legislation
Friday	15	Circulate Financial Analysis (UW); Finalize Documents (BC, UC)
Wednesday	20	Print POS (UC)
April		
Tuesday	2	Sell Bonds
Friday	5	Print Final OS
Thursday	11	Close

Key:

CITY	City of Joplin	
DEV	Developer	(353 Corp/Wallace Bajjali)
BC	Bond Counsel	
UC	Underwriter's Counsel	
UW	Underwriter	
ISSUER	Issuer (TBD)	

Draft Dated 1-8-13

Path Forward

- Complete Joplin Loan Consortium, TIF Plan execution and MDFB funding request to capitalize JRC and execute property acquisition strategy
- Commencement of execution of communications plan/program
- Lobby to secure positive vote for legislation filed in December for Super TIF, Museum and Cultural District. Letters of support obtained from taxing entities for Senator Ron Richard
- Policies, procedures and definitive agreements with Salvation Army being drafted and CDBG to be completed

Path Forward

- Execution on Principle Reduction Plan
- Execution on Senior Transitional Housing
- Secure economic development target and execute on Downtown Education Facility
- Finalize EDA grant award and execute on Library/Movie Theater complex
- Continue public input sessions

QUESTIONS?