Joplin Redevelopment Updates

March 14, 2013

Frequently Asked Questions

How is Joplin's redevelopment process led?

Joplin's overall redevelopment stems from goals identified during the citizen-led CART process and is overseen by the City of Joplin and its elected officials; City leaders activated the Joplin Redevelopment Corporation (JRC) and selected a Master Developer, Wallace Bajjali. The JRC and the Master Developer execute the approved plans of action and make frequent updates to the City. Public input is key, and you are welcome to participate in the various meetings held each month.

When will we see projects under construction?

We've celebrated crucial milestones since the City selected a Master Developer in 2012. City-wide redevelopment features large-scale projects along development corridors, and the process features more steps than do stand-alone projects. The approval of Joplin's Tax Increment Financing (TIF) was a foundational building block for City-wide redevelopment, along with securing the commitment of public and private funding sources. In the news, you've seen the votes and milestones occur that set the stage for the physical construction of approved projects. After due diligence including contracts signed and zoning requests submitted for the various projects, we'll enter the design/build portion which includes construction.

Why is the library one of the first projects?

Joplin's demand for library services has far outpaced the capacity of the current Joplin library. The library was built before ADA standards (American Disabilities Act) and does not offer easy access for all of its patrons. Additionally, the library is landlocked and cannot grow physically in its existing location or solve the need for more parking. The new library/theatre complex planned for the northeast corner of 20th and Connecticut will have modern, updated capabilities and increased capacity for children, school-age students, senior citizens and patrons of all ages. The library's new location will be a catalyst for additional redevelopment along the 20th Street corridor.

How does the JRC select property and areas for redevelopment?

The general scope of the JRC is the tornado-affected zone and the downtown core, and the JRC prioritizes areas or corridors within Joplin based on a variety of urban planning best practices, including the needs of the citizens of Joplin. By consolidating significant redevelopment initiatives in corridors such as 20th Street, or Main Street, the redevelopment team can multiply the positive spill-over effects into adjacent areas, as private capital flows in for new projects. The approved TIF zone encompasses most areas where master-planned redevelopment will occur.

I have an idea, question, concern, suggestion. How do I submit it?

Most immediately, fill out one of our comment cards. We will respond soon. You're invited to participate in City Council updates listed on the City's calendar, as well as join us for monthly public meetings.

For the latest news and updates, visit the Joplin Redevelopment Hub on the City of Joplin's website: http://www.joplinmo.org and click "Joplin Redevelopment Updates" in the middle of the home page. The Redevelopment Hub is updated frequently and will include links to videos and presentations, including from tonight's event.



THE JOPLIN REDEVELOPMENT CORPORATION

Wallace Bajjali Development Partners, LP