JOPLIN CITY COUNCIL
INFORMAL MEETING
MONDAY, OCTOBER 3, 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. Review Downtown Library RFP
2. Exemption Request from Michelle Fowler, Joplin Axe Company

Notice posted at 12:00 pm. on this 29th day of September 2022. (RSMo 610.020)

The City of Joplin is committed to comply with the Americans with Disabilities Act. The Joplin City Council Chambers is wheelchair accessible. Request for reasonable special accommodations must be made 48 hours prior to the meeting. Please email the City Clerk's office at hnagy@joplinmo.org or call (417) 624-0820 ext. 1220 for assistance.

Ad Omnia Parata



JOPLIN

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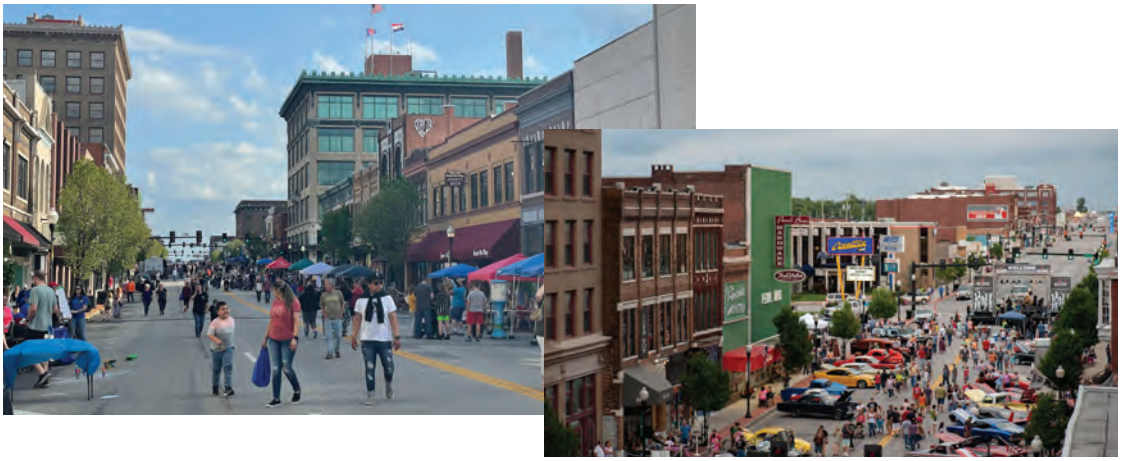
DOWNTOWN JOPLIN HISTORY & FACTS

Joplin, a city of 52,084 residents located in both Jasper County and northern Newton County, serves a region of over 400,000 and is the fourth largest metro area in the state of Missouri. Joplin's daytime census grows to nearly three times its evening population because of a large employment base. Joplin residents and businesses benefit from outstanding transportation infrastructure and assets such as the City operated Joplin Regional Airport and a network of federal and state highways, including I-49, I-44, and the historic Route 66, to name a few. The public has access to excellent medical care with two regional hospitals: Mercy Hospital Joplin and Freeman Health System. It is also served by Access Family Care (a Federally Qualified Health Center) and Community Clinic of Joplin (a free clinic).

The region is home to an outstanding array of educational opportunities with a variety of quality public and private schools. Elementary and secondary public education is provided by the Joplin R-VIII School District, serving more than 7,700 students in grades K-12 across 15 campuses. Private schools in the area include Thomas Jefferson Independent Day School, College Heights Christian School, and the Joplin Area Catholic Schools (JACS) System. Joplin has a wide variety of higher education offerings, including Missouri Southern State University, Crowder Community College, and Ozark Christian College. The City is home to a new medical school, Kansas City-Joplin University Medicine & Bio-Sciences, the first new medical school built in Missouri in more than forty years. Additionally, Kansas City University (KCU), with a 104-year history of successfully impacting the health of the region, has recently announced it will be opening a College of Dental Medicine on its Joplin campus. There are also colleges and universities nearby such as Pittsburg State University, in Pittsburg, Kansas, and Missouri State University, Drury College, and Evangel College in Springfield, Missouri.

Joplin is known for its resilience and "can do" spirit as evidenced by a rebirth and reinvestment following the EF-5 tornado that devastated over 30% of the community in 2011. Outdoor enthusiasts appreciate the abundant recreation opportunities the area offers, from taking a stroll through one of the City's seven parks with trails to hiking along the banks of sparkling Shoal Creek up to the limestone bluffs at Shoal Creek Conservation Center. The community also hosts running events from 5k up to marathon distances, cycling along historic Route 66, and the largest open-water triathlon between Kansas City and Dallas. Grand Falls, Missouri's highest continuously flowing waterfall, is located just south of Joplin on Shoal Creek and is a local favorite. Joplin offers residents and visitors alike a wide range of entertainment and cultural opportunities. Downtown Joplin offers plenty of shopping opportunities at local boutiques, and national department stores can be found at Northpark Mall and Range Line Corridor. Joplin has a strong art scene, with over a dozen public murals on display throughout downtown that tell the story of the history of the community.



DOWNTOWN REVITALIZATION

Downtown Joplin shopping and living has experienced a resurgence; Joplin is on the verge of adding even more living space to the blossoming food, entertainment, and arts scene. Downtown Joplin, the heart of the City, is surging through the return of living spaces, a new cultural arts center and courts facility, as well as the increase in the restoration of historic structures and the iconic Spiva Park.

Downtown Joplin is also surrounded by historic neighborhoods and continues to attract residents from those areas to be part of its vibrant scene. This location and its downtown residents are within walking distance of a great mix of restaurants, coffee shops, boutiques, vintage shops, business services, and events and activities. Downtown is the only walkable retail district in Joplin. The synergy of complementary small and locally owned businesses is really what makes it special.



Throughout 2021, Downtown Joplin Alliance saw public and private investment of over $45 million in the historic district from 36 projects.



Downtown Joplin offers the most unique shopping and dining experiences in the region.



There are a number of incentives to downtown development, including historic tax credits.



200 new apartments in the coming 24 months, nearly doubling the number of downtown residents.



The district saw a net gain of 19 new businesses and 54 new jobs.



Downtown supports the biggest concentration of locally owned businesses.



Third Thursday is Joplin's signature event and brings approximately 5,000 people to Main Street every month.



Community surveys show demand for more restaurant/food services, grocery stores, pharmacies, and entertainment for all ages in the downtown area.

Downtown Joplin Library - 302 S Main St.

302 S Main St. | Joplin, MO | Jasper County



Building Type:	Industrial, Commerical, & Office
Parcel #:	19200340035001000
Available SF:	35,838
Total SF:	35,838
Number of Stories:	1.5
Zoning:	C-2
Site Size:	74,488 Sq. Ft.
Site Dimensions:	1.71 Acres
Street Frontage:	300 ft on Main Street
Year Built:	1976
Former Use:	Joplin Public Library
Specialty Features:	On-Site Parking
Within City Limits:	Yes
Construction Type:	Average
Floor Type:	Concrete, Carpet, Tile
Last Updated:	Early 1990

Economic Development Contact

Troy Bolander
Director of Planning, Development & Neighhorhood Services
602 S. Main St.
Joplin, MO 64801
TBolande@joplinmo.org

Property and Area Description

Located in the heart of Downtown Joplin 302 S. Main St offers immense potential to bring new opportunities to town. The options are end-less, with over 35,000 sq. ft. and 54 parking spots. Additional public parking is available nearby. Previously known as The Connor Hotel and the former Joplin Public Library, this space is rich with history. The building is a one-and-a-half-story concrete structure with a brick/Dryvit exterior. It features a front entrance on the east side and an entrance on the west side from the parking lot.

Population

52,084	30,120	17,994
Total Population	Adult Population	Workers Age 16+

Households

21,000	3.0	$44,357
Total Households	Average Family Size	Median Income

Transportation

Nearest Interstate: I-44 (3.8 mi.), 1-49 (5 mi.)
Nearest Airport: Joplin Regional Airport (4.5 mi.)
Rail Served: No**Rail Accessible:** No
Rail Infrastructure in Place: No

Utilities

Electric: Empire
Natural Gas: N/A
Water: MO American Water
Sewer: City of Joplin
Telecommunications: AT&T

REQUEST FOR PROPOSAL PROCESS

The City of Joplin is soliciting proposals for the redevelopment or repurposing of the former Joplin Public Library located at 302 S Main St. Joplin, MO 64801.This is a sealed bid process.

All RFP responses are due by February 1, 2023. All responses must be received by mail to the City Managers Office: Attn: Tony Robyn 2nd Floor - 602 S Main St. Joplin, MO 64801.

Proposal must include the following:

1. Offer Price for 302 S. Main St.
2. Description of Intended Use for the location
3. Any Proposed Incentives to be Requested of the City
4. Financial Pro-Forma for intended use
5. Company Background & Past History of Similar Projects
6. Description of Anticipated Economic Impact to Tax Jurisdictions
7. Optional: Respondents may be requested to do a 15 minute interview with City Council.

Disclaimer: The City may require earnest money. A walk through of the property will be held at 10:00 am on November 9, 2022 and 10:00 am on December 7, 2022. Any clarification or updates to this proposal will be posted by January 4, 2023.

