

PROSPECT VILLAGE – JOPLIN, MO

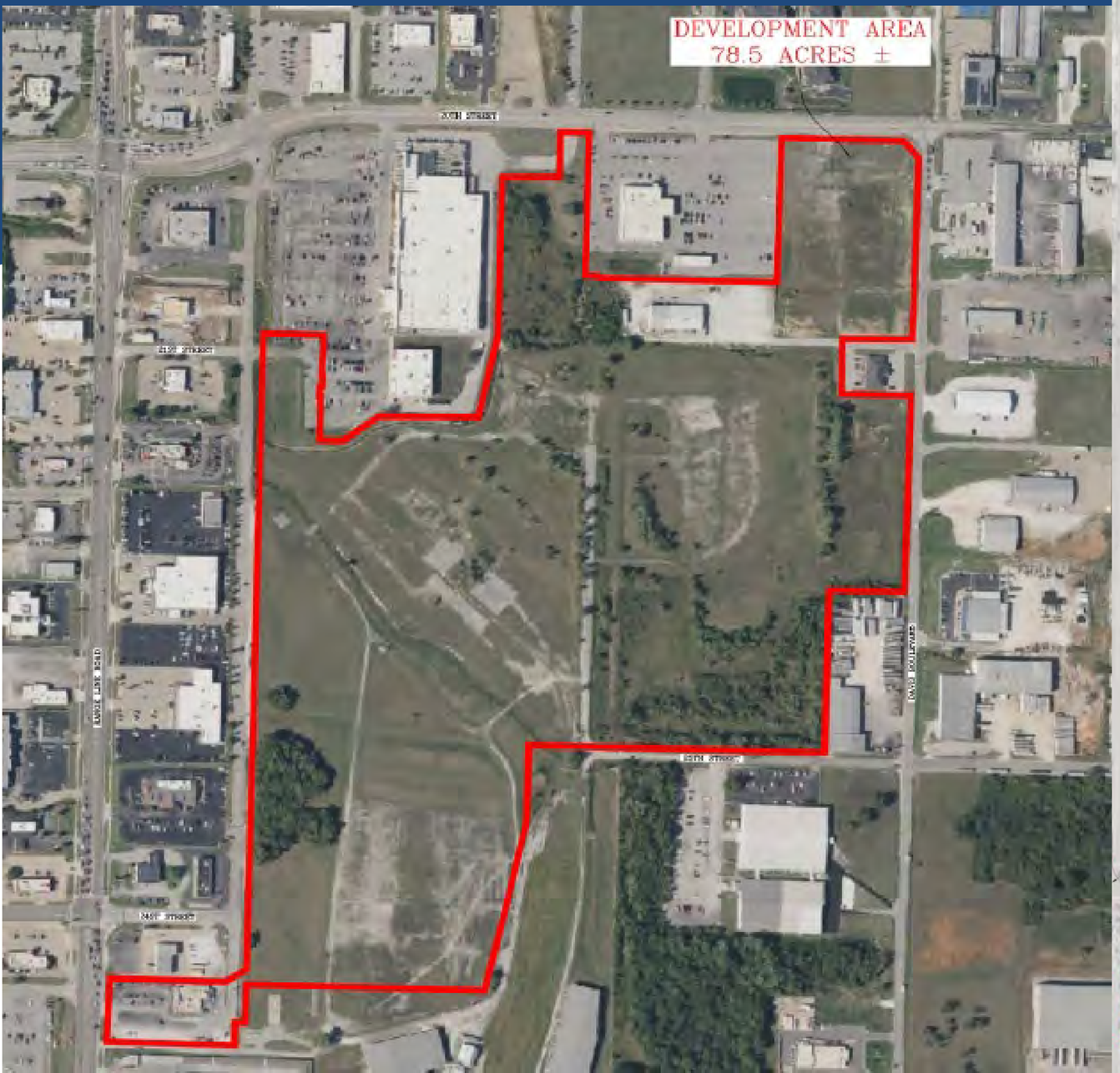
JOPLIN CITY COUNCIL PRESENTATION – JANUARY 21, 2025

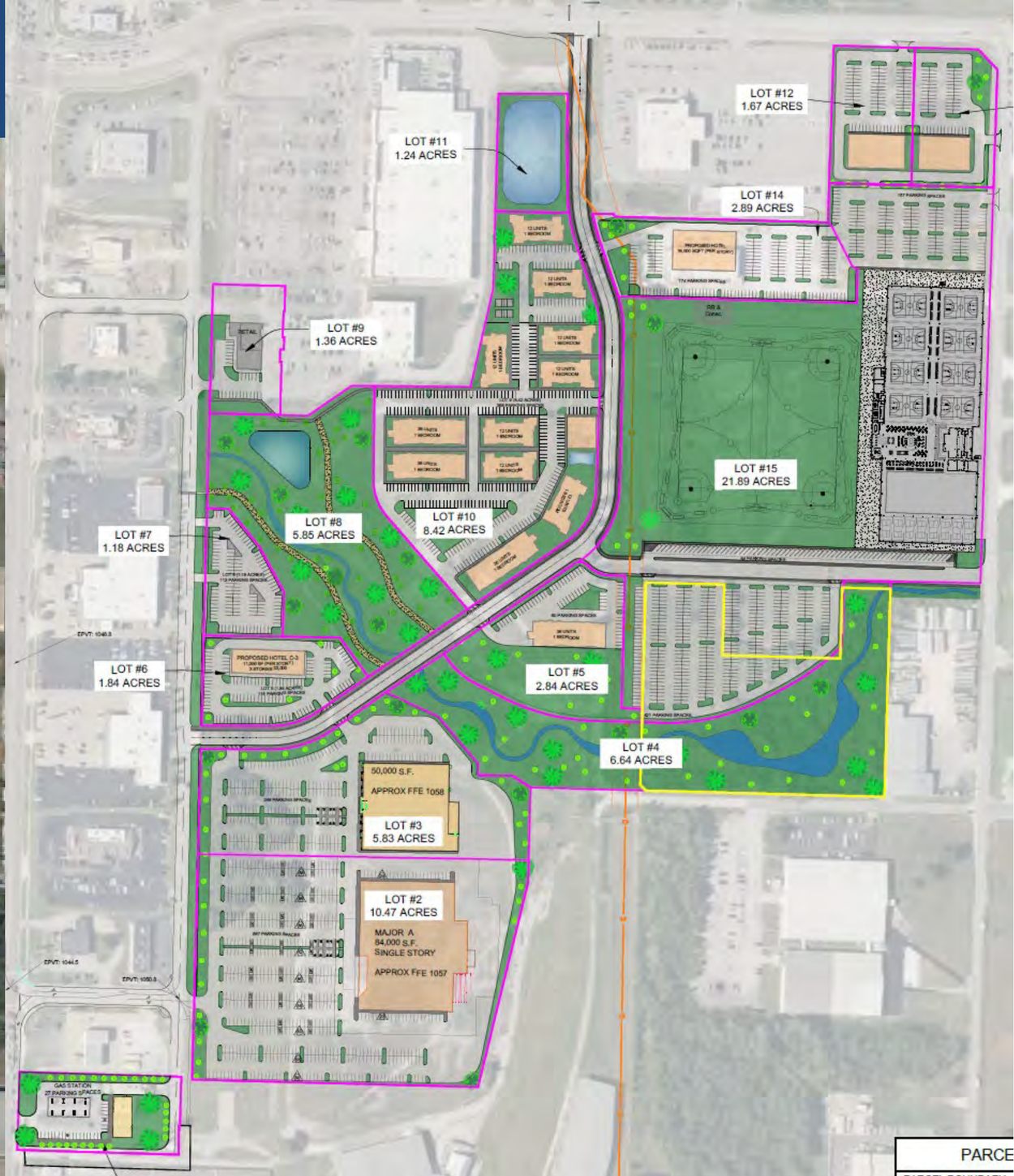
DEVELOPER BACKGROUND

- 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 future 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 21, 2024

			TIF	Prospect Village - 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 REIMBURSEMENT**
Acquisition						
International Paper Property	$10,000,000	$5,500,000			$4,500,000	
Duane Hukill	$250,000			$250,000		
Red Hot Blue	$3,150,000				$3,150,000	
Dave Chrisitie - Chris Robert's Future Location	$1,000,000	$0			$1,000,000	
Home Depot ROW / Pinnacle Bank ROW / Misc property needed to complete development	$1,000,000				$1,000,000	
Metal Shed Building	$2,600,000				$2,600,000	
Fletcher Vacant Land	$2,000,000	$1,250,000		$750,000		
Total Acquisition Cost	**$20,000,000**	$6,750,000		$1,000,000	$12,250,000	
Building Construction and Enhancements						
Sports Complex Facility	$62,499,840	$0	$0	$0	$0	$62,499,840
~ Acquistion - 22 acres @ $12 PSF	$11,499,840					$11,499,840
~ Hard Costs + Outdoor Fields	$42,500,000					$42,500,000
~ Furniture Fixtures Equipment	$8,500,000					$8,500,000
Anchor Store	$39,000,000	$15,200,000	$17,500,000	$0	$6,300,000	$0
~ Acquistion - CID Purchase of Parking Lot Area	$4,000,000				$2,300,000	
~ Parking Lot Improvements	$4,000,000				$4,000,000	
~ Vertical Improvements	$25,000,000		$17,500,000			
~ Furniture Fixtures Equipment	$6,000,000					
Multi-Family (375 units)	$86,500,000	$71,375,000	$8,625,000	$2,750,000	$3,750,000	$0
~ Acquistion - $0.00 PSF	$0					
~ Parking Lot Improvements	$5,500,000			$2,750,000		
~ Vertical Improvements	$75,000,000		$8,625,000		$3,750,000	
~ Amenity Package	$6,000,000					
Fletcher Parking Improvements	$1,000,000	$1,000,000	$0	$0	$0	$0
Lot #5 Hotel on Pad Site	$15,000,000	$12,000,000	$1,000,000	$0	$2,000,000	$0
~ Acquistion - $0. PSF	$0					
~ Parking Lot Improvements	$2,000,000		$1,000,000		$2,000,000	
~ Vertical Improvements	$13,000,000					
Commercial Buildings on Lots 3 & 4	$3,000,000	$3,000,000	$0	$0	$0	$0
~ Acquistion - $0. PSF	$0					
~ Parking Lot Improvements	$500,000					
~ Vertical Improvements	$2,500,000					
Commercial Bldg. in front of Planet Fitness	$3,500,000	$0	$0	$0	$3,500,000	$0
~ Acquistion - $0. PSF	$0				$0	
~ Parking Lot Improvements	$500,000				$500,000	
~ Vertical Improvements	$3,000,000				$3,000,000	
Commercial Buildings on Lots 12 & 13	$15,000,000	$15,000,000	$0	$0	$0	$0
~ Acquistion - $0. PSF	$0					
~ Parking Lot Improvements	$3,000,000					
~ Vertical Improvements	$12,000,000					
Red Hot Blue Improvements	$3,500,000	$0	$0	$0	$3,500,000	$0
~ Acquistion - $0. PSF	$0					
~ Parking Lot Improvements	$500,000				$500,000	
~ Vertical Improvements	$2,500,000				$2,500,000	
~ Furniture Fixtures Equipment	$500,000				$500,000	
Total Cost - Building Construction and Enhancements	**$228,999,840**	$117,575,000	$27,125,000	$2,750,000	$19,050,000	$62,499,840
Environmental Cleanup / Remediation (see environmental budget tab for additional details)	**$1,961,100**			$980,550	$980,550	
Public Improvements (on & offsite) - (see OWN - Estimate Tab for additional details)	**$14,049,903**				$14,049,903	
Soft Costs						
Professional Services (Eng./Arch/Consult/Legal/PM/Other)	$6,500,000	$0	$3,250,000		$3,250,000	
Commissions & Marketing	$2,500,000	$2,500,000				
Financing Costs (Interest Carry/Closing/Fees/Other)	$20,000,000	$20,000,000				
Development Fee	$5,000,000	$0	$2,500,000		$2,500,000	
Contingency and Misc. fees	$8,000,000	$200,000	$5,000,000		$2,800,000	
Travel	$300,000	$150,000	$150,000			
Total Soft Costs	**$42,300,000**	$22,850,000	$10,900,000		$8,550,000	
Total Development Costs	$307,310,843	$147,175,000	$38,025,000	$4,730,550	$54,880,453	$62,499,840
Percentages to Total Development Cost by Category		47.89%	12.37%	1.54%	17.86%	20.34%

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.

- **Sports Complex Community Improvement District:** Funds from this CID will be used exclusively towards the land acquisition and construction of the new $60 million dollar Joplin Sports Complex that will be owned by the city.

- **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	$147,175,000
Amount of Reimbursable Costs from Payments in Lieu of Taxes and Economic Activity Taxes	$38,025,000
Community Improvement District Costs	$122,110,843
TOTAL	$307,310,843

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TIF - REDEVELOPMENT PROJECT AREAS

Project Area 1	Building SF
Anchor Retailer - Phase 1A	134,828
Convenience Store - Phase 1B	5,000
Lot 4 Retail Pad - Phase 1C	6,500
Project Area 1 Subtotal	**146,328**
Project Area 2	**Building SF**
Sports Complex	162,000
Project Area 2 Subtotal	**162,000**
Project Area 3	**Total Rooms / SF**
Retail - Phase 3B	20,000
Retail - Phase 3C	20,000
Project Area 3 Subtotal	**40,000**
Project Area 4	**Rooms**
Apartments - Phase 4A	108
Apartments - Phase 4B	267
Project Area 4 Subtotal	**375**
Project Area 5	**Rooms**
Hotel / Fletcher Parking Lot	100
Project Area 5 Subtotal	**100**
Project Area 6	**Building SF**
Medical Office Building	8,000
Project Area 6 Subtotal	**8,000**



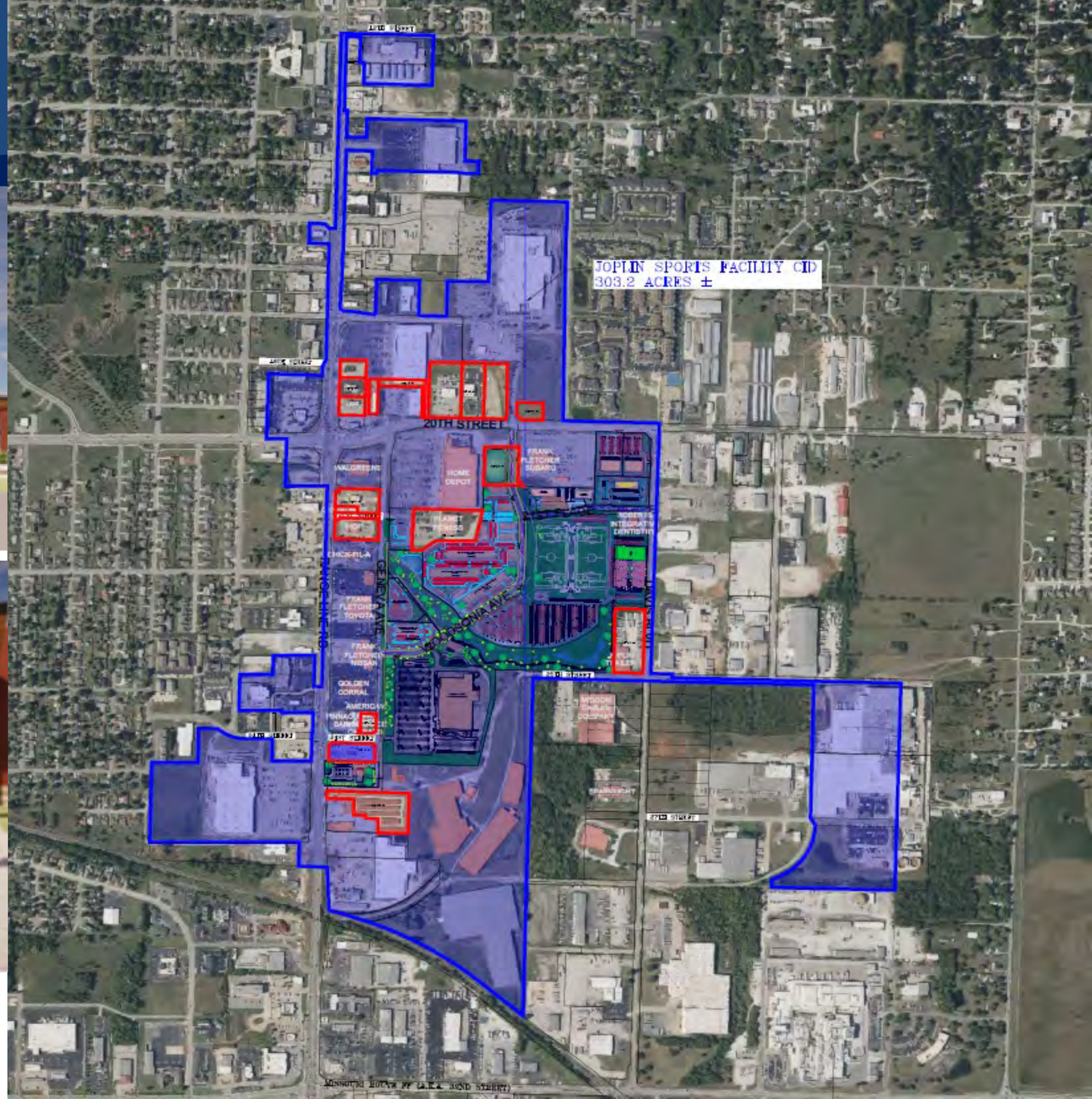
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SPORTS COMPLEX CID MAP





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SPORTS COMPLEX RENDERING



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JOPLIN SPORTS COMPLEX

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.

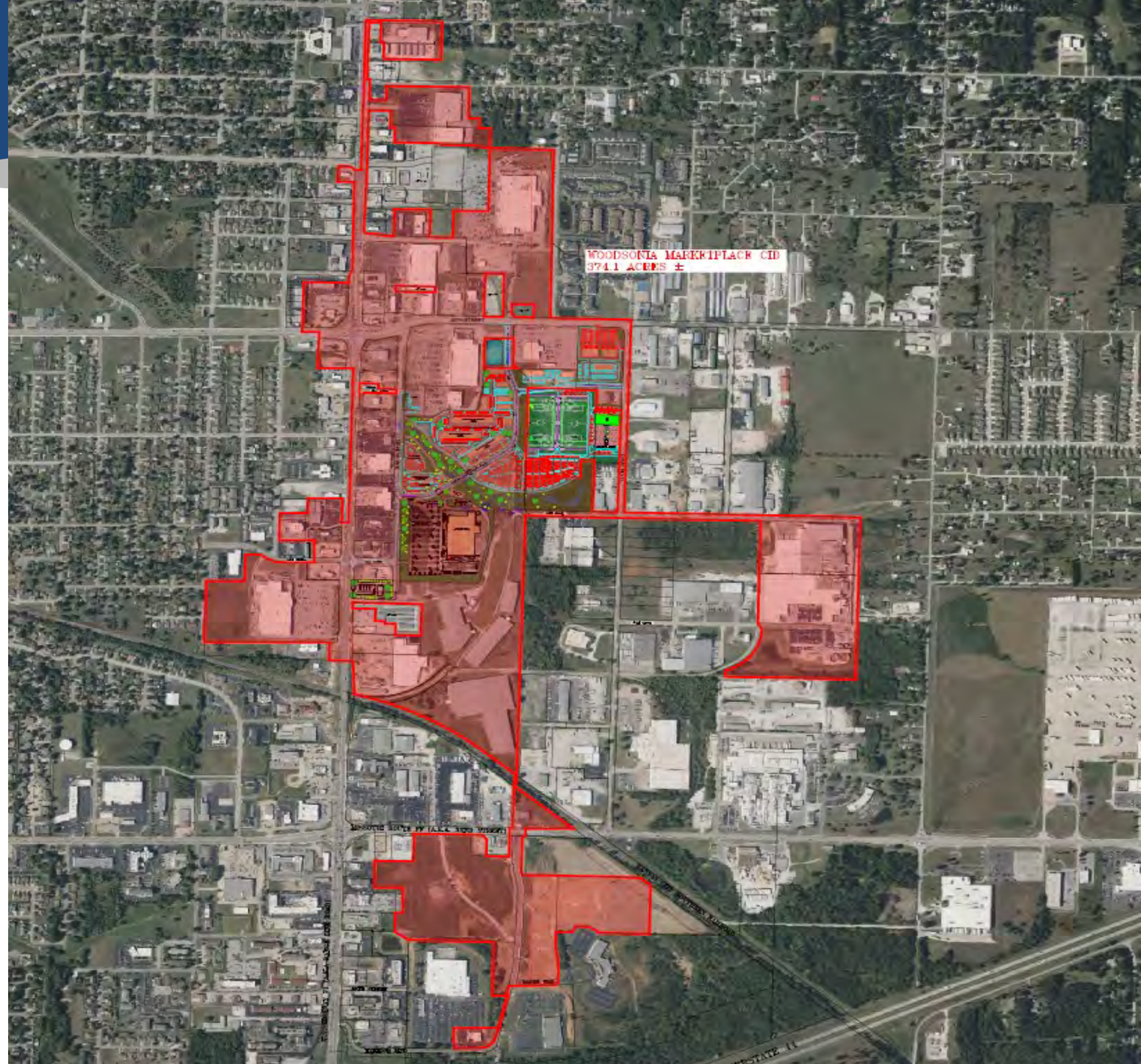
LOCAL ANNUAL ECONOMIC IMPACT	
$18.1 M SPENDING	167 Jobs $4.7 M Household Earnings
*Including direct, indirect, and induced efforts	

- 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

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MARKETPLACE CID MAP



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PROJECTED REVENUES

Year	Project Area 1 - EATS	Project Area 2 - EATS	Project Area 3 - EATS	Project Area 4 - EATS	Project Area 5 - EATS	Project Area 6 - EATS	Project Area 1 - PILOTS	Project Area 2 - PILOTS	Project Area 3 - PILOTS	Project Area 4 - PILOTS	Project Area 5 - PILOTS	Project Area 6 - PILOTS	Non-EATS Joplin Sports Facility CID	Non-EATS Prospect Village CID	Joplin Sports Facility - 1% CID	Prospect Village - 1% CID	Total
1	$2,355,581	$15,654	$441,045	$0	$0	$44,105	$211,070	-$10,012	$140,730	$410,128	$108,329	$40,746	$852,950	$852,950	$4,470,000	$3,540,000	$13,473,277
2	$2,390,915	$15,889	$447,661	$0	$0	$44,766	$214,509	-$10,012	$142,983	$416,398	$110,019	$41,422	$865,744	$865,744	$4,537,050	$3,593,100	$13,676,188
3	$2,426,779	$16,128	$454,376	$0	$0	$45,438	$217,998	-$10,012	$145,270	$422,762	$111,734	$42,108	$878,730	$878,730	$4,605,106	$3,646,997	$13,882,142
4	$2,463,180	$16,369	$461,191	$0	$0	$46,119	$221,540	-$10,012	$147,591	$429,222	$113,474	$42,804	$891,911	$891,911	$4,674,182	$3,701,701	$14,091,186
5	$2,500,128	$16,615	$468,109	$0	$0	$46,811	$225,136	-$10,012	$149,946	$435,778	$115,241	$43,511	$905,290	$905,290	$4,744,295	$3,757,227	$14,303,365
6	$2,537,630	$16,864	$475,131	$0	$0	$47,513	$228,785	-$10,012	$152,337	$442,433	$117,034	$44,228	$918,869	$918,869	$4,815,459	$3,813,585	$14,518,727
7	$2,575,694	$17,117	$482,258	$0	$0	$48,226	$232,489	-$10,012	$154,764	$449,187	$118,854	$44,956	$932,653	$932,653	$4,887,691	$3,870,789	$14,737,319
8	$2,614,330	$17,374	$489,492	$0	$0	$48,949	$236,248	-$10,012	$157,227	$456,043	$120,702	$45,695	$946,642	$946,642	$4,961,007	$3,928,851	$14,959,190
9	$2,653,545	$17,635	$496,834	$0	$0	$49,683	$240,064	-$10,012	$159,728	$463,002	$122,577	$46,445	$960,842	$960,842	$5,035,422	$3,987,784	$15,184,389
10	$2,693,348	$17,899	$504,286	$0	$0	$50,429	$243,937	-$10,012	$162,265	$470,065	$124,480	$47,206	$975,255	$975,255	$5,110,953	$4,047,601	$15,412,967
11	$2,733,748	$18,168	$511,851	$0	$0	$51,185	$247,868	-$10,012	$164,841	$477,234	$126,412	$47,979	$989,883	$989,883	$5,187,617	$4,108,315	$15,644,973
12	$2,774,754	$18,440	$519,528	$0	$0	$51,953	$251,858	-$10,012	$167,456	$484,510	$128,373	$48,763	$1,004,732	$1,004,732	$5,265,432	$4,169,939	$15,880,459
13	$2,816,376	$18,717	$527,321	$0	$0	$52,732	$255,908	-$10,012	$170,109	$491,896	$130,363	$49,560	$1,019,803	$1,019,803	$5,344,413	$4,232,488	$16,119,477
14	$2,858,621	$18,997	$535,231	$0	$0	$53,523	$260,019	-$10,012	$172,803	$499,392	$132,383	$50,368	$1,035,100	$1,035,100	$5,424,579	$4,295,976	$16,362,081
15	$2,901,501	$19,282	$543,260	$0	$0	$54,326	$264,191	-$10,012	$175,537	$507,001	$134,434	$51,188	$1,050,626	$1,050,626	$5,505,948	$4,360,415	$16,608,323
16	$2,945,023	$19,572	$551,409	$0	$0	$55,141	$268,426	-$10,012	$178,312	$514,724	$136,515	$52,020	$1,066,386	$1,066,386	$5,588,537	$4,425,822	$16,858,259
17	$2,989,199	$19,865	$559,680	$0	$0	$55,968	$272,725	-$10,012	$181,128	$522,563	$138,627	$52,865	$1,082,381	$1,082,381	$5,672,365	$4,492,209	$17,111,945
18	$3,034,037	$20,163	$568,075	$0	$0	$56,807	$277,088	-$10,012	$183,987	$530,519	$140,771	$53,723	$1,098,617	$1,098,617	$5,757,451	$4,559,592	$17,369,435
19	$3,079,547	$20,466	$576,596	$0	$0	$57,660	$281,516	-$10,012	$186,888	$538,595	$142,948	$54,593	$1,115,096	$1,115,096	$5,843,813	$4,627,986	$17,630,788
20	$3,125,740	$20,773	$585,245	$0	$0	$58,524	$286,011	-$10,012	$189,834	$546,792	$145,156	$55,477	$1,131,823	$1,131,823	$5,931,470	$4,697,406	$17,896,062
21													$1,148,800	$1,148,800	$6,020,442	$4,767,867	$13,085,909
22													$1,166,032	$1,166,032	$6,110,749	$4,839,385	$13,282,198
23													$1,183,523	$1,183,523	$6,202,410	$4,911,975	$13,481,431
24													$1,201,276	$1,201,276	$6,295,446	$4,985,655	$13,683,652
25													$1,219,295	$1,219,295	$6,389,878	$5,060,440	$13,888,907
26													$1,237,584	$1,237,584	$6,485,726	$5,136,347	$14,097,241
27													$1,256,148	$1,256,148	$6,583,012	$5,213,392	$14,308,699
Gross	$54,469,677	$361,987	$10,198,578	$0	$0	$1,019,858	$4,937,388	-$200,247	$3,283,737	$9,508,245	$2,518,428	$955,656	$28,135,993	$28,135,993	$147,450,453	$116,772,842	$407,548,588
NPV	$27,922,078	$185,560	$5,227,964	$0	$0	$522,796	$2,524,791	-$106,071	$1,680,069	$4,871,400	$1,289,516	$488,413	$11,777,555	$11,777,555	$61,721,862	$48,880,401	$178,763,889

Gross EATS & PILOTS over 20 years	$87,053,307
NPV EATS & PILOTS at 7% over 20 years	$44,606,516
Beginning TIF Reimbursable Amount	$38,025,000
Estimated Payoff Year	18

Year	TIF Reimbursable Amount	7% Eligible Interest	Total EATS and PILOTS Year 1	Reimbursable TIF Balance Remiaing
1	$38,025,000.00	$2,661,750.00	$3,757,377	$36,929,372.89
2	$36,929,372.89	$2,585,056.10	$3,814,549	$35,699,879.82
3	$35,699,879.82	$2,498,991.59	$3,872,579	$34,326,292.61
4	$34,326,292.61	$2,402,840.48	$3,931,479	$32,797,654.21
5	$32,797,654.21	$2,295,835.79	$3,991,262	$31,102,227.54
6	$31,102,227.54	$2,177,155.93	$4,051,943	$29,227,440.67
7	$29,227,440.67	$2,045,920.85	$4,113,533	$27,159,828.18
8	$27,159,828.18	$1,901,187.97	$4,176,048	$24,884,968.41
9	$24,884,968.41	$1,741,947.79	$4,239,500	$22,387,416.35
10	$22,387,416.35	$1,567,119.14	$4,303,904	$19,650,631.75
11	$19,650,631.75	$1,375,544.22	$4,369,274	$16,656,902.28
12	$16,656,902.28	$1,165,983.16	$4,435,624	$13,387,261.23
13	$13,387,261.23	$937,108.29	$4,502,970	$9,821,399.56
14	$9,821,399.56	$687,497.97	$4,571,326	$5,937,571.62
15	$5,937,571.62	$415,630.01	$4,640,707	$1,712,494.43
16	$1,712,494.43	$119,874.61	$4,711,129	-$2,878,760.16
17	-$2,878,760.16	-$201,513.21	$4,782,608	-$7,862,880.91
18	-$7,862,880.91	-$550,401.66	$4,855,158	-$13,268,440.62
19	-$13,268,440.62	-$928,790.84	$4,928,797	-$19,126,028.28
20	-$19,126,028.28	-$1,338,821.98	$5,003,540	-$25,468,390.43

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

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.