

JOPLIN REDEVELOPMENT CORPORATION, INC.
MINUTES
TUESDAY, FEBRUARY 11, 2020
JOPLIN CITY HALL AT 602 S. MAIN STREET
5TH FLOOR CONFERENCE ROOM
4:00 PM

I. Meeting called to Order:

Mr. Doll called the meeting of the Joplin Redevelopment Corporation to order. Members in attendance were Mr. Doug Doll, Mr. Troy Hill, Mr. Bill Searce, Mr. John Hipple, and Mr. Stephen Fuller. Also, in attendance: Mr. Peter Edwards, Mr. Troy Bolander, Ms. Patty Heagel, Ms. Leslie Haase, and Mr. A.J. Whistler representing the City of Joplin. Dr. Sweeney arriving at 4:15pm. Councilman Phil Stinnett representing City of Joplin. Mr. Shannon Anastosopolos representing Virya.

II. Approve the January 14, 2020 Minutes.

Mr. Doll stated the next item on the agenda is approving the minutes from January 14, 2020.

JOHN HIPPLE MADE THE MOTION AND SECONDED BY STEPHEN FULLER TO APPROVE THE JANUARY 14, 2020 MINUTES. MOTION CARRIED WITH DAVID SWEENEY, TROY HILL, DOUG DOLL, JOHN HIPPLE, BILL SCEARCE AND STEPHEN FULLER. VOTING "AYE" (6 IN FAVOR, 0 OPPOSED, 1 ABSENT). MOTION CARRIES.

DOUG DOLL MADE THE MOTION AND SECONDED BY TROY HILL TO EXCUSE MR. ANDREW PERIGO. MOTION CARRIED WITH DAVID SWEENEY, TROY HILL, DOUG DOLL, JOHN HIPPLE, BILL SCEARCE AND STEPHEN FULLER. VOTING "AYE" (6 IN FAVOR, 0 OPPOSED, 1 ABSENT). MOTION CARRIES.

III. Old Business
None.

IV. New Business

A. Review Financials.

Leslie Haase - Land Summary: \$4,827,967.00. Balance Sheet -- Total Assets: \$15,987,400.00, Total Liabilities: \$3,692,947.00, Ending Fund Balance: \$12,294,453.00. Income Statement - Current Period: Revenue: \$2,347,436.00, Expenditures: \$1,000.00 Total Profit/(Loss): \$2,346,436.00 and for the 3-month FYTD: Revenue: \$2,939,540.00, Expenditures: \$1,000.00. Total Profit/(Loss): \$2,938,540.00. Cash Statement: \$4,281,314.00.

Mr. Doll asked about the Jennings Lease.

Ms. Haase stated that the lease was amortized. When the Auditors are done and we finalize 2019, then a final 2019 statement where the updated information will be and then roll into the current year.

Mr. Doll wanted to know if there is a payment of some sort on the lease.

Ms. Haase reminded everyone that there was a prepayment and at year 15 we could purchase the property. For our new Commissioners, the land that the new Library is sitting on is under a lease. We prepaid the lease for 20 years but at year 15 will be the option to purchase the property.

Mr. Edwards stated that he will send the Commissioner the Jennings lease and we can continue discussing at the next meeting.

B. Reimbursement Request #11

Ms. Haase stated that there is a reimbursement request #11 for the City's administrative fees for the TIF in the amount of \$34,405.13.

BILL SCEARCE MADE THE MOTION AND SECONDED BY DOUG DOLL TO APPROVE THE REIMBURSEMENT REQUEST #11. MOTION CARRIED WITH DAVID SWEENEY, TROY HILL, DOUG DOLL, JOHN HIPPLE, BILL SCEARCE AND STEPHEN FULLER. VOTING "AYE" (6 IN FAVOR, 0 OPPOSED, 1 ABSENT). MOTION CARRIES.

Ms. Haase stated the bonds get paid on April 1st and October. Ms. Haase had informed this Commission and City Council that she thought the bonds would pay off in April instead of October. Hopefully, we will receive that information and will share that information.

C. Right-of-Way Dedication for 27th St. and Anderson Ave.

Dr. Sweeney stated that the decision needs to be made for the intention to sell or the intention to donate.

BILL SCEARCE MADE THE MOTION AND SECONDED BY STEPHEN FULLER TO DONATE TO THE CITY OF JOPLIN FOR A PUBLIC RIGHT-OF-WAY. MOTION CARRIED WITH DAVID SWEENEY, TROY HILL, DOUG DOLL, JOHN HIPPLE, BILL SCEARCE AND STEPHEN FULLER. VOTING "AYE" (6 IN FAVOR, 0 OPPOSED, 1 ABSENT). MOTION CARRIES.

Mr. Bolander stated that he attached a map for the dedication for 27th St. and Anderson. He also stated that there is a lot of paperwork due to the fact that Disaster Recovery funds are being used. Mr. Shannon Anastosopolos is the project manager, if you have any questions.

Mr. Scarce wanted to know how the donations were coming for the Veteran Housing.

Mr. Anastosopolos stated that it is about quarter of the way there.

Mr. Sweeney asked if there was any other business to come before the group? He asked if there was any other business? There was not.

Mr. Scarce stated that the JRC owns a lot of property. Leslie is trying to sell it and was wondering if a letter could be sent to every agency that is licensed in the City of Joplin that sells property and tell them that we have property for sale. They could notify Leslie Haase for information and also give them 5%. He opened that up for discussion.

Dr. Sweeney stated it isn't doing us any good just sitting there.

Mr. Scarce stated that the only people it would hurt is the School District, because they get 87% of the tax. We get 15% on the assessed evaluation of the property.

Mr. Doll wanted to know what would the acceptance be?

Mr. Scarce stated they wouldn't know because there isn't anyone out there doing it. We had to solicit bids on 2411 Jackson. It isn't doing anyone any good just sitting there.

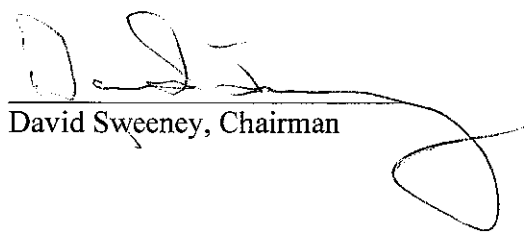
Ms. Haase stated that the land was purchased to help the community to have planned development to the extent possible. The bonds were issued for that purpose.

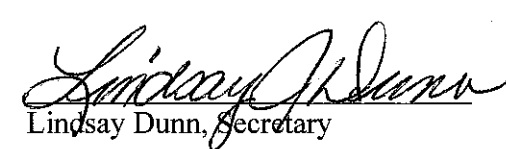
Mr. Scarce stated that is their responsibility of the City Council that is not this commissions responsibility. This Commission responsibility is to market it, sell it with the purpose of development.

Adjournment

BILL SCEARCE MADE THE MOTION AND SECONDED BY TROY HILL TO ADJOURN AND GO TO CLOSED SESSION. MOTION CARRIED WITH DAVID SWEENEY, TROY HILL, DOUG DOLL, JOHN HIPPLE, BILL SCEARCE AND STEPHEN FULLER. VOTING "AYE" (6 IN FAVOR, 0 OPPOSED, 1 ABSENT).. MOTION CARRIES.

Vote to go into closed session, which shall pertain to causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives, therefore as set forth in Section 610.021 (1) RSMo, also, leasing, purchasing or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefore as set forth in Section 610.021 (2) RSMo, as amended, 2015. This meeting, record, and vote to be closed to the extent provided by law. The Joplin Redevelopment Corporation shall adjourn at the end of the session.


David Sweeney, Chairman


Lindsay Dunn, Secretary