



REDEVELOPMENT
CORPORATION

**MINUTES
TUESDAY, JUNE 14, 2022
JOPLIN CITY HALL AT 602 S. MAIN STREET
5TH FLOOR STUDY
4:00 P.M.**

I. Meeting called to Order:

Mr. Fuller called the meeting of the Joplin Redevelopment Corporation to order. Members in attendance were Mr. Stephen Fuller, Mr. William Scarce, Mr. Lane Clevenger and Mr. Andrew Perigo. Also, in attendance: Mr. Phil Stinnett, Councilman, Mr. Peter Edwards, Mr. Troy Bolander and Ms. Leslie Haase representing the City of Joplin.

LANE CLEVINGER MADE THE MOTION AND SECONDED BY ANDREW PERIGO TO EXCUSE DOUG DOLL, JOHN HIPPLE AND BRENDA HADDAD. MOTION CARRIED WITH ANDREW PERIGO, STEPHEN FULLER AND LANE CLEVINGER VOTING "AYE". WILLIAM SCARCE VOTING "NAY" (3 IN FAVOR, 1 NAY, 3 ABSENT). MOTION FAILED TO EXCUSE DOUG DOLL, JOHN HIPPLE AND BRENDA HADDAD.

II. Approval of the April 12, 2022 Minutes

WILLIAM SCARCE MADE THE MOTION AND SECONDED BY LANE CLEVINGER TO APPROVE THE APRIL 12, 2022 MINUTES. MOTION CARRIED WITH ANDREW PERIGO, WILLIAM SCARCE, STEPHEN FULLER AND LANE CLEVINGER VOTING "AYE" (4 IN FAVOR, 3 ABSENT).

III. Old Business

Mr. Scarce wanted to discuss the land the City owns north of the creek out by the soccer fields. Mr. Scarce spoke with Paul Bloomberg this week and Mr. Bloomberg

stated they are going make that area into a mountain bike trail in accordance with the Sales Tax proposal.

Mr. Fuller asked for clarification on land location.

Mr. Searce stated the land was north of soccer fields across the street up to Zora.

Mr. Bolander stated the property is also known as Ozark Park.

IV. New Business

a. Review Financials

Leslie Haase reviewed the financial report as follows-Land Summary-\$963,236.00, Balance Sheet-Total Assets: \$8,135,460.00, Total Liabilities: \$8,135,460.00, Ending Fund Balance: \$8,135,460.00. Income Statement-Current Period: Revenue: (0), Total Profit (Loss): (0). The 12-month FYTD: Revenue: (\$1,079,899.00), Expenditures: \$8,965.00 Total Profit/(Loss): (\$1,088.864.00).

Mr. Stinnett asked when the property exchange would show up. Mr. Edwards advised within next 30 days.

No further questions on the review of the financials.

V. Any Other Business

Mr. Stinnett proposed a question to Mr. Edwards. Do we have any type of agreement with the people building the Car Wash to utilize 1921 E. 20th for storage? They are currently storing items on this property.

Mr. Edwards advised there was not an agreement.

Mr. Stinnett stated they should be paying JRC rent or be asked to discontinue storing items on this property.

Mr. Stinnett reiterated the location of the property and that ownership of said property belongs to the City.

Mr. Edwards stated he was unaware of this situation, but he would be happy to look into the matter and either ask them to remove the items or come to some sort of agreement with the City.

Mr. Stinnett said he thought they were just unaware of the issue and probably doing

it out of convenience.

Mr. Edwards stated that if it was agreeable to the Board he would look at the agreement the City had with D & E Plumbing for the property down the street. He would propose whatever terms we had with D & E Plumbing to the Car Wash business.

VI. Adjournment:

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.

WILLIAM SCEARCE MADE THE MOTION AND SECONDED BY LANE CLEVINGER TO GO INTO CLOSED SESSION WITH ADJOURNMENT FOLLOWING CLOSED SESSION. MOTION CARRIED WITH ANDREW PERIGO, WILLIAM SCEARCE, STEPHEN FULLER AND LANE CLEVINGER VOTING, "AYE" (4 IN FAVOR, 3 ABSENT).



Stephen Fuller, Chairman

JOHN HIPPLE



Vicky Copeland, Recording Secretary