

CITY OF JOPLIN
CITY COUNCIL SPECIAL MEETING
MINUTES

November 13, 2017

Mayor Seibert called the Special Meeting to order.

Assistant City Clerk Barbara Gollhofer read the invocation.

Mayor Seibert led the Pledge of Allegiance to the United States of America.

Assistant City Clerk Barbara Gollhofer read the Special Call.

Notice is hereby given that the City Council of the City of Joplin, Missouri will hold a special meeting after the Joplin City Council Work Session on Monday, November 13, 2017, in the 5th Floor Council Chambers, 602 S. Main Street, for the purpose listed below.

ROLL CALL: PRESENT: Taylor Brown, Melodee Colbert-Kean, Miranda Lewis, Dan McCreary, Michael Seibert, Ryan Stanley, Gary Shaw, Phil Stinnett and Jim West. Also in attendance were City Attorney Peter Edwards and City Manager Sam Anselm.

CDBG-DR Senior Housing Development Update: Planning and Community Development Director Troy Bolander introduced this project. Troy reminded the council that a capital plan was adopted in July 2015 to use CDBG-Disaster Recovery funds. At that time, all the funds were allocated to projects. This is one of the last big projects and it is affordable housing for seniors and veterans. There's always been a demand for this type of housing but the tornado destroyed a significant portion of affordable housing, making the demand even greater. There was a challenge associated with using CDBG funds because CDBG regulations prohibits building new housing with these funds. HUD granted a waiver, however, they did not provide any guidance or rules for using the funds so the city had to invent their own and that's why it took a long time to develop this project. We worked closely with HUD and partnered with Economic Security and the Vecino Group from Springfield. Troy introduced Debbie Markman, Resource Development Director for Economic Security Corporation, who presented on why this project is so important to our community and what it would mean to our homeless population. Debbie stated this housing development project can help alleviate homeless in by creating small multifamily homes; work with the 22 partnerships that were created with the assistance of the Homeless Coalition to provide supportive services for the families and individuals who will be in these home; and partnering with the City of Joplin Public Housing Authority and the Dept. of Mental Health Services in Missouri, who are supportive of this project and have committed vouchers for this project. There will be 32 units of affordable housing for seniors, veterans, and folks with disabilities.

Debbie introduced Heather Bradley-Geary who is a supportive housing developer with Vecino Group in Springfield and the proposed developer for this housing project. Vecino Group is development company based out of Springfield MO and has been around 2011. They currently work in 10 states. Heather stated 80 percent of the units will be a universal design – no steps and lower countertops. There will be a total of 32 community based units, 17 of them will be dedicated to seniors and 15 to veterans. This is an affordable housing project for the people who have still not found a permanent place to call home since the tornado.

Heather then introduced Bruce Adib-Yazdi, who is the director of design and construction for Vecino Group. Bruce explained the planned design for the housing project. He stated that if the

city council and JRC agreed to the project that construction would begin in April 2018 with the completion goal at the end of 2018.

Matt Moran, the executive director of the Joplin Housing Authority stated this housing project would meet the needs the Housing Authority sees, especially for one bedroom apartments. He stated that studio apartments are a good size for people who are trying to transition out of homelessness.

Mr. Stinnett asked Troy how this project ties in with the other project to the west and if a contract has a contract has been presented to the JRC for this land. Troy stated a presentation was going to be made to the JRC tomorrow, just to introduce the project and that this new housing project did not affect the project to the west.

Mayor Seibert thanked Troy for his work on this project and for finding good partners for this project. Troy appreciated the mayor's remarks but stated the thanks goes to the team that was present and those who couldn't be here for doing a great job.

John Joines, CEO of Economic Security Corporation, commented on the projects ESC has done the past 21 years. It's been his honor to work on this project and give his support.

15th Street Update: Finance Director Leslie Haase presented funding options to the city council regarding the completion of 15th Street improvements, East of Rangeline that was originally included in the 1717 Market Place TIF Plan. Leslie stated that at the August 2016 city council meeting, Council provided direction to make improvements to 15th Street, east of Rangeline, along with intersection improvements at 15th Street and Rangeline. It was also discussed that the reimbursable costs under the TIF Plan might require an increase in order to complete these improvements. Since the August meeting, city staff has been diligently working on this project. The first step was to estimate costs for required right-of-way, utility relocation, construction and construction management. The City has estimated the total cost of the improvements at approximately \$2 million. The TIF Plan still has \$988,076 remaining to date that is available for certification. The estimate is higher than the original agreement with WBB. As a result, discussions about funding options began with WBB and among city staff. Since WBB owns the revenue stream, but doesn't own any property, it is more difficult for them to obtain a loan with competitive interest rate for the construction.

As a result, WBB made a proposal to the City as follows:

- Provide funds to the City in the amount of \$2 million for the City to complete the 15th Street improvements
- Roll the \$2 million into their existing loan totaling approximately \$5.3 million
- TIF reimburse the actual interest costs on the above outstanding loan balance at approximately 7%
- Certify the appropriate additional administrative costs of approximately \$150,000
- TIF reimburse the total cost, including interest and administrative costs

As a result of this proposal, please find attached various 15th Street improvement funding options for comparative and discussion purposes. The figures are estimates only as future collections and corresponding dates are unknown. The options are as follows:

- A) Complete TIF/TDD as is without making street and intersection

improvements as a baseline for the discussion

- B) Use City funding to complete street and intersection improvements and receive reimbursement from TIF/TDD
- C) Hybrid proposal utilizing \$2 million prepayment locking interest repayment at beginning of TIF reimbursements
- D) Hybrid proposal utilizing \$2 million prepayment locking interest on this portion only at end of TIF reimbursements
- E) WBB's current proposal

There are several factors to be considered under each option as follows:

- Anticipated date of TIF payoff-taxing jurisdictions will receive the full benefit of the development at TIF payoff
- Amount required to increase TIF Plan-ensure good stewards of taxpayer resources
- City funding mechanism and amount of time to be repaid by TIF

Staff seeks to discuss the funding options with Council in order to receive direction prior to the expiration of the current agreement with WBB. If the consensus is to amend the TIF Plan, this will require action by the TIF Commission, as well as formal action by the Council. Also, under any of the funding options, it is anticipated that design and right-of-way acquisition would occur in 2018, utility relocation in 2019 and construction in 2020.

After discussing these options, Mr. Stanley made a motion, second by Mr. Stinnett to approve Option B as presented for the completion of the 15th Street Improvements. Voting in favor were Council Members: Brown, Colbert-Kean, Lewis, McCreary, Shaw, Seibert, Stanley, Stinnett, and West, 9. Nays: 0.

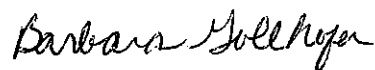
Mr. Shaw thanked the Veteran's Day Parade organizers and participants for a very nice event.

Vote to go to Closed Session

Vote to go into closed session, which shall pertain to the hiring, firing, disciplining, or promotion of an employee or particular employees of a governmental body involving personal information, more specifically, for the purpose of evaluating certain Council employees and discussing the hiring for a new City Clerk; as set forth in Section 610.021(3) RSMo, as amended, 2016. This meeting, record, and vote to be closed to the extent provided by law. The City Council shall adjourn at the end of the session. Motion by Mr. West, second by Mr. Brown, to go in to closed session. Voting in favor were Council Members: Brown, Colbert-Kean, Lewis, McCreary, Shaw, Seibert, Stanley, Stinnett, and West, 9. Nays: 0.

Meeting adjourned at 7.00 p.m.

Respectfully,



Barbara Gollhofer,
Assistant City Clerk