

**CITY OF JOPLIN
COUNCIL AGENDA ITEM**

ITEM

Council Bill 2021-001: authorizing the City of Joplin, Missouri, to enter into an Agreement with Bykota REI LLC, a Colorado Limited Liability Company, for the purpose of redeveloping the property commonly known as 320 S. Moffett St. and referred to as the Olivia Apartments for the not to exceed price of Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00); authorizing the City Manager or his designee to execute said Agreement by and on behalf of the City of Joplin; and containing an emergency clause.

MEETING DATE

February 16, 2021

ORIGINATING DEPT

LEGAL

ATTACHMENTS

CB2021-001 Ordinance; Exhibit A: Cooperative Agreement

REVIEWED BY

Dept. Head: City Attorney: Peter Edwards; City Manager: Nick Edwards; Leslie Haase, Finance Director; and Troy Bolander, Director of Planning and Community Development.

SUMMARY

This Council Bill authorizes the City to enter into an agreement with Bykota REI LLC, a Colorado Limited Liability Company, for the purpose of redeveloping the property commonly known as 320 S. Moffett St. and referred to as the Olivia Apartments for the not to exceed price of Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00).

BACKGROUND

Bykota REI, LLC (“Bykota”) owns or will own real estate in Joplin, Jasper County, Missouri commonly known as 320 S. Moffett St. and referred to as the Olivia Apartments. In December 2020, the Olivia Apartments were damaged by fire, including destruction of the roof. Bykota desires to acquire and redevelop the real estate and has requested an investment from the City into the real estate as a part of the total redevelopment project. Bykota will seek federal and state historical tax credits as an additional financing incentive for the project and will also apply for real estate tax abatement under Chapter 353, RSMo. The parties agree that Bykota will reconstruct the roof of the Olivia by June 15, 2021 and complete the construction and rehabilitation of the Olivia by March 1, 2023. The City will assess a special tax bill against the real estate for the total amount of its investment and will release its lien against the property once the construction is finalized and a Certificate of Occupancy issued by the City. The City’s investment of \$250,000.00 is being made on a dollar for dollar match and it is only reimbursement for hard constructions costs such as material and labor. The attached Cooperative Agreement contains the full agreement between the parties.

FUNDING SOURCE

General Fund

RECOMMENDATION

Staff recommends adoption of this Council Bill on an emergency basis.