

**CITY OF JOPLIN  
COUNCIL AGENDA ITEM**

**ITEM**

Council Bill 2021-514 – Authorizing submitting General Obligation Bonds not to exceed \$30,000,000 to reconstruct, renovate, expand and improve Memorial Hall and improve related parking to the voters of the City of Joplin on April 5, 2022

**MEETING DATE**

May 17, 2021

**ORIGINATING DEPT**

Finance

**ATTACHMENTS**

CB 2021-514 Ordinance

**REVIEWED BY**

Department Head: Leslie Haase; City Attorney: Peter Edwards; City Manager: Nick Edwards

**SUMMARY**

This Council Bill authorizes submitting General Obligation Bonds not to exceed \$30,000,000 to reconstruct, renovate, expand and improve Memorial Hall and improve related parking to the voters of the City of Joplin on April 5, 2022 called “Question 1”.

**BACKGROUND**

Memorial Hall was built nearly 100 years ago to recognize and support our Veterans, as well as provide indoor space for the community for a variety of uses and events. The building has fallen in disrepair and a partial roof collapse closed the building to the public in June of 2020. In 2020, the City Council authorized SFS Architecture to conduct a study to make a recommendation on the future use of Memorial Hall.

SFS Architecture sought public input through various community meetings and surveys. Their recommendation is to complete a full renovation of Memorial Hall, along with an 8,500 square foot addition on the west side of the Hall. The renovation will include reconstruction and improvements to the following:

- General Site and Exterior
- Basement Level
- Dressing Rooms
- Main Level
- Mezzanine Level

The addition will include:

- Multi-purpose recreation space
- Large event/banquet space for up to 400
- Ability to open just the addition or the addition in conjunction with Memorial Hall
- Warming/Catering Kitchen to serve just the addition

The renovation and expansion of Memorial Hall will create indoor space that is as flexible as possible. It will create opportunities for indoor recreation programs, meetings and events, as well

as concerts. The flexibility is needed to serve Joplin as a Community/Civic Center well into the future, even as needs will change over time. The renovation and expansion of Memorial Hall will also augment Connect2Culture's Cornell Complex just to the North of the Hall. Both facilities will help to create synergy in Downtown Joplin, which has re-energized into a vibrant part of the community over the last several years.

The Finance Committee was tasked with reviewing the operational projections for the renovated and expanded Memorial Hall included in the SFS Study. The Finance Committee reported that the conservative plan is reasonable and achievable given the right marketing plan and staff efforts.

Furthermore, the City will be evaluating the possibility of utilizing historic tax credits for this project. The tax credits might be able to be used to establish a long-term maintenance fund to help ensure Memorial Hall is maintained well into the future. Staff will be working to develop this information over the coming months.

With approval of general obligation bonds, the repayment of the bonds is through a debt service property tax levy. It is anticipated the bonds will be issued for a period of twenty years. Based on the current assessed valuation, the estimated property tax levy required to repay the debt is \$0.29 per \$100 of assessed valuation on both real and personal property.

The general obligation bonds are needed to renovate, reconstruct, expand and improve Memorial Hall to ensure Joplin continues to have a place to honor and support the Veterans, as well as provide an indoor Community/Civic Center for recreation purposes, meetings and events.

**FUNDING SOURCE**

This item is not applicable for this ordinance.

**RECOMMENDATION**

Staff recommends approval of this council bill on an emergency basis.