

SPECIAL CALL CITY COUNCIL MEETING

*Tuesday, August 10, 2021
6:00 p.m.
City Hall, Council Chambers*

To the Chief of Police of the City of Hannibal, Missouri:

Greetings:

You are hereby directed to notify City Attorney James Lemon, Council Member McCoy, Mayor Pro Tem Dobson, Council Members Franke, Bowen, Welch and Veach that there will be a called session of the City Council to be held in the *Council Chambers at City Hall at 6:00 p.m. on Tuesday, August 10, 2021* for the purpose of:

ROLL CALL

CALL TO ORDER

3 DIAMOND DEVELOPMENT, LLC
Re: *Proposed Adaptive Reuse Project – City Owned Property*
(109 Virginia Street – Former St. Elizabeth's Hospital)

ADJOURNMENT

Witness my hand, and the Seal of the
City of Hannibal, Missouri. Done in
my Office this 23rd day of July, 2021.



James R. Hark, Mayor

ATTEST:


Angelica N. Zerbonia, MRCC, CMO – City Clerk

Hannibal Regional Economic Development Council
Contact: Corey J Mehaffy
E-mail: diretor@hredc.com

For Immediate Release
July 21, 2021

PUBLIC MEETINGS TO BE HELD FOR THE ST. ELIZABETH ADAPTIVE REUSE PROJECT

Hannibal, MO. – Corey Mehaffy, Executive Director of the Hannibal Regional Economic Development Council (HREDC) announced today that 3 Diamond Development, LLC is planning to hold a public meeting on August 10th at 6:00 pm at City Hall in the Council Chambers to discuss the proposed adaptive reuse of the former St. Elizabeth hospital in Hannibal.

In addition, representatives from 3DD will be meeting with area service providers to discuss space requirements and the proposed mix of services to be provided at the facility. According to Mehaffy, 3DD representatives met virtually with a number of service providers to discuss the adaptive reuse project during the height of Covid in 2020. Mehaffy added, “We will be scheduling meetings with area service providers and the project architect to discuss potential uses for the common area space to support both the residents of the facility but also the community at large.”

3 Diamond Development, LLC (3DD) is proposing an adaptive reuse of the old St. Elizabeth Hospital located at 109 Virginia Street in Hannibal, Marion County, Missouri. The development will consist of one and two-bedroom units restricted to seniors at the 50% - 60% AMI level or below. This adaptive reuse will feature one and two-bedroom apartment homes and each unit will include such amenities as blinds, hardwood and tile flooring, central heating and air-conditioning, ceiling fans, pull cords, and handrails. Kitchen appliances will include Energy Star-rated refrigerators with ice makers, oven/ranges, dishwashers, and garbage disposals.

3DD believes that there is much more to affordable housing than just bricks and mortar. One of those aspects is about establishing a true sense of community. This can in part be accomplished through the implementation of smart forward-thinking physical design elements. However, often the best way is to encourage our residents to actively engage with one another socially. For that very reason, 3DD will seek to employ and/or contract with a dedicated on-site social services coordinator.

The Social Services Coordinator will be tasked with working with the City of Hannibal and other civic organizations to foster a true sense of community through various social events like, potluck dinners, movie nights, bingo nights, book clubs, holiday celebrations, local theatre opportunities, etc. In addition to these social activities we will also actively pursue offering various Supportive Service programs on-site and we propose to have ample common area space to accomplish this. These services may include credit counseling, resume building workshops, basic financial literacy courses, or inviting motivational speakers just to name a few. At 3DD we love our residents and our hope is to provide them with the tools to help them help themselves while aging in place.

3 DD CFO Gregory Rodewald added, “In our developments we strive to play an active role in any neighborhood revitalization efforts and to ensure that our development enhances the fabric of the community rather than distract from it. To that end, the development team believes that broad

community support and buy-in is imperative to any successful development which we undertake. We typically will not only engage city and county leaders but other neighborhood and community partners as well; we accomplish this by being proactive in our efforts. We pull radius analysis for all neighboring land owners from public records, run advertisements/announcements in local daily and weekly publications and we have even gone door-to-door with flyers with the end result of these efforts being a "comprehensive neighborhood meeting" designed to gain input from the public.”

The meeting on the 10th is an open meeting and the public is encouraged to attend. 3 DD representatives and the City Council are seeking input from the public on this proposed adaptive reuse project.

HREDC works to promote financial investment in Hannibal, and Marion and Ralls Counties. For more information on the organization, please visit their website at www.hredc.com.