City of Joplin City Council Agenda Item

**REQUESTED COUNCIL MEETING DATE: JANUARY 3, 2017**

**COUNCIL BILL 2017-501**
**ORIGINATING DEPARTMENT: FINANCE DEPARTMENT**
**ATTACHMENT: 510 RANGELINE COMMUNITY IMPROVEMENT DISTRICT COOPERATIVE AGREEMENT, EXHIBIT "A"**

**Finance Director: Leslie Haase**
**Community Planning Director: Troy Bolander**
**City Attorney: Peter Edwards**
**City Manager: Sam Anselm**

**INTRODUCTION:**
This Council Bill approves a Community Improvement District Cooperative Agreement between the City, the developer of 510 Rangeline, and the 510 Rangeline CID.

**DISCUSSION:**
EVC-Woodsonia Joplin, LLC (the developer) and Community Bank of Raymore, Trustee (the owner) submitted a petition to the City to form a community improvement district (CID) for a proposed development at 510 Rangeline. In addition to approval of the petition, approval of a Cooperative Agreement between the City, the developer, and the CID is also requested.

The Cooperative Agreement sets forth the improvements to be constructed and limits the use of the CID sales tax revenues to fund only those CID Projects and CID Services set forth in the Petition. The budget for the CID Projects and CID Services totals $990,000 and is shown below. The Cooperative Agreement allows savings in one line item to be used to offset overages in another line item, as long as the total costs do not exceed $990,000.00.

The budget category summary for the improvements is as follows:

| | |
|---|---|
| • Demolition | $75,000 |
| • Parking Lot/Site Work | $120,000 |
| • Utilities | $30,000 |
| • Landscaping | $50,000 |
| • Structure Rehabilitation | $715,000 |

The Cooperative Agreement further requires the CID to submit its annual budget to the City for review prior to adoption and to submit an annual report to the City Clerk and the Missouri Department of Economic Development stating the services provided, revenues collected, and expenditures made by the CID during the previous year.

**RECOMMENDATION:**
City Staff recommends this Council Bill be approved on first reading.