CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2026-504 – Approving a Cooperative Agreement among the City of Joplin, Missouri, the Joplin Sports Facility Community Improvement District, and Prospect Village, LLC

MEETING DATE
March 2, 2026

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2026-504 Ordinance; Exhibit "A" Cooperative Agreement among the City of Joplin, Missouri, the Joplin Sports Facility Community Improvement District, and Prospect Village, LLC

REVIEWED BY
Department Head: Leslie Haase; Planning Director: Troy Bolander; City Attorney: Peter Edwards; City Manager: Nick Edwards

SUMMARY
This Council Bill approves a Cooperative Agreement among the City of Joplin, Missouri, the Joplin Sports Facility Community Improvement District, and Prospect Village, LLC, for the construction of the sports complex as a part of the Prospect Village redevelopment project.

BACKGROUND
On February 3, 2025, the City Council adopted Ordinance No. 2025-018 approving a tax increment financing plan for the Prospect Village redevelopment project. The project includes the use of tax increment financing and two community improvement districts to help fund construction of an approximately 135,000 square foot indoor Sports Complex along with 2 adjacent artificial turf outdoor athletic fields, a public park, a major anchor tenant and additional retail and hotel space totaling approximately 186,300 square feet, and approximately 375 multifamily housing units along with construction of streets, utility improvements, sidewalks, storm water improvements, and other site improvements.

This Council Bill relates to the Joplin Sports Facility CID which is the first of the two community improvement districts associated with the redevelopment project. The Sports Facility CID was created by Ordinance No. 2025-017 on February 3, 2025 and has imposed a CID sales tax to fund the construction of the public indoor sports complex and outdoor fields. The second CID, the Woodsonia Marketplace CID, was created by Ordinance No. 2025-170 on November 17, 2025 and has imposed a CID sales tax to fund public improvements and other site improvements necessary for the overall project including property acquisition, remediation of numerous environmental conditions, mass grading of much of the property to be redeveloped, and remediation of blighting conditions.

The City, the Joplin Sports Facility CID, and the Developer are the parties to the Sports Facility CID Cooperative Agreement. The main provisions of this Cooperative Agreement are as follows:

- The Agreement describes the obligations of the parties regarding the CID Project which includes the acquisition of property and construction and maintenance of the publicly owned sports complex facility. The Developer will be responsible for acquiring the property necessary for the sports complex facility, performing all site work for the facility, and constructing the sports complex facility. The property will be conveyed to the CID pursuant to a separate Purchase and Sale Agreement between the parties. The sports complex facility will be designed and constructed by the Developer pursuant to the terms of a separate Developer Agreement between the CID and the Developer. The City and CID will work with the Developer to jointly develop and approve the plans, specifications, and ultimate design of the sports complex facility.

- The Agreement provides that funding of the costs associated with the CID Project are anticipated to be provided by the proceeds of a bond issuance by the Industrial Development Authority to be repaid solely by CID sales tax revenues.

- Costs associated with the CID Project to be paid from the bond proceeds will be reviewed and certified by both the CID and the City before payment is made.

- Upon completion of the sports complex facility, it will be owned, operated and maintained by the CID. It is anticipated that the CID will engage a professional sports facility management entity to provide for operation and maintenance of the sports complex to help ensure its long-term viability and success.

FUNDING SOURCE

Not applicable for this item.

RECOMMENDATION

Staff recommends approval of this council bill on first reading.