COUNCIL BILL NO. 2026-505 **ORDINANCE NO.**

AN ORDINANCE approving a Cooperative Agreement among the City of Joplin, Missouri, the Woodsonia Marketplace Community Improvement District, and Prospect Village, LLC; and authorizing the City Manager to execute said Agreement on behalf of the City of Joplin, setting a date when this Ordinance shall become effective.

WHEREAS, on February 3, 2025, the City Council of the City of Joplin, Missouri ("the City") adopted Ordinance No. 2025-018, which approved the Prospect Village Increment Financing Redevelopment Plan ("TIF Plan"), established a redevelopment area, and selected Prospect Village, LLC (the "Developer") to implement the projects in the TIF Plan pursuant to the terms of a separate redevelopment agreement ("TIF Contract"), as may be amended from time to time, with the Developer for the implementation of the Redevelopment Projects as described in the TIF Plan; and

WHEREAS, on November 17, 2025, the City Council of the City adopted Ordinance No. 2025-170, creating the Woodsonia Marketplace Community Improvement District (the "CID") pursuant to the petition to form the CID and Sections 67.1401 to 67.1571 RSMo, 2016, as amended; and

WHEREAS, on November 19, 2025, the Board of Directors of the CID imposed a CID sales tax at the maximum rate of one percent (1%) which was approved by the voters of the CID on December 16, 2025, and the Missouri Department of Revenue will begin collecting the tax on April 1, 2026; and

WHEREAS, the TIF Plan and the petition to form the CID approved by Ordinance No. 2025-170 contemplate funding by the CID of certain improvements associated with the redevelopment projects included in the TIF Plan and located within the boundaries of the CID that will also benefit the property owners of the CID; and

WHEREAS, the City, the CID, and the Developer have reached agreement on the terms of a cooperative agreement in the form of a Cooperative Agreement among the City of Joplin, Missouri, Woodsonia Marketplace Community Improvement District, and Prospect Village, LLC (the "Cooperative Agreement") to set forth their respective rights, duties, and obligations regarding the use of CID revenues and construction of said improvements within the boundaries of the CID; and

WHEREAS, the City Council desires to approve the Cooperative Agreement and authorize the City Manager to execute it on behalf of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the Cooperative Agreement among the City of Joplin, Missouri, Woodsonia Marketplace Community Improvement District, and Prospect Village, LLC, attached hereto as Exhibit A is approved and the City Manager is authorized to execute said agreement on behalf of the City.

Section 2. The City Manager, City Clerk and any other appropriate City officials are hereby authorized to take any action as may be deemed necessary or convenient to carry out and comply with the intent of this Ordinance and to execute and deliver for and on behalf of the City all certificates, instruments or other documents as may be necessary, desirable, convenient or proper to perform all matters herein authorized.

Section 3. It is hereby declared to be the intention of the City Council that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof and that the City Council intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part, section or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accord with the legislative intent.

Section 4. That this Ordinance shall become effective on March 17, 2026.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____

day of _____, 2026, by a _____vote.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

Exhibit A

Cooperative Agreement among the City of Joplin, Missouri, Woodsonia Marketplace Community Improvement District, and Prospect Village, LLC

[see attached]