CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2026-505 – Approving a Cooperative Agreement among the City of Joplin, Missouri, the Woodsonia Marketplace Community Improvement District, and Prospect Village, LLC

MEETING DATE
March 2, 2026

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2026-505 Ordinance; Exhibit "A" Cooperative Agreement among the City of Joplin, Missouri, the Woodsonia Marketplace 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 Woodsonia Marketplace Community Improvement District, and Prospect Village, LLC, for the acquisition of property and construction of site improvements and environmental remediation associated with 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 Woodsonia Marketplace CID which is the second of the two community improvement districts associated with the redevelopment project. The first CID, 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 Woodsonia Marketplace 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. The Developer will be responsible for acquisition and construction of certain improvements including raising significant portions of the property within the CID out of the flood plain, remediation of numerous environmental conditions, mass grading of much of the property, acquisition of real estate for the Sports Complex, acquisition of land for a public park, design and construction of the public park, and construction of streets, utility improvements, sidewalks, storm water improvements, and other site improvements. The improvements will be designed and constructed by the Developer pursuant to the terms of a separate Developer Agreement between the CID and the Developer.

- 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.

FUNDING SOURCE
Not applicable for this item.

RECOMMENDATION
Staff recommends approval of this council bill on first reading.