City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: April 17, 2017

Item: CDBG-DR Crossroads Phase II – Joplin Industrial Development Authority – Memorandum of Agreement
Originating Department: Planning, Development & Neighborhood Services

Attachments: 1) Council Bill No. 2017-368
2) JIDA Agreement

Department Head: Troy Bolander
Department Head: David Hertzberg
Finance Department: Leslie Haase
City Attorney: Peter Edwards
City Manager: Sam Anselm

Recommended Action: Approval of Council Bill No. 2017-368

Background: The following Council Bill is for a Memorandum of Agreement (MOA) between the City of Joplin and the Joplin Industrial Development Authority (JIDA) for the Crossroads Industrial Park Phase II project. The City intends to invest up to $4,959,000 of their Disaster Recovery funds to improve the infrastructure within the JIDA industrial park. By HUD definition this is an economic development activity, as such, must be tied to the creation of jobs. As a part of this Agreement JIDA will create, on a minimum of 100 permanent jobs on a full-time equivalent basis, of which at least 51% (51 jobs) will be held by Low to Moderate Income (LMI) Individuals.

This Agreement will be to ensure that the JIDA will oversee the creation, or be responsible for the required minimum number of full-time and LMI jobs relative to the amount of CDBG-DR funds invested by the City as a part of the Crossroads Industrial Park Phase II project, within one (1) year of the completion date of the infrastructure being built. The funds invested will improve the Park's existing infrastructure which will facilitate business, commercial and economic growth within the City of Joplin. City Council previously approved the Crossroads Phase II project as part of the Capital Plan adopted July 7, 2015, and in the Round 1 Community Development Block Grant Program – Disaster Recovery (CDBG-DR) Amendment 7 of the Initial Action Plan on December 12, 2015**.** City Council also approved construction contracts for the Road Improvements and Sewer Interceptor projects as part of the Crossroads Phase II project on March 6, 2017.

Discussion: The Crossroads Industrial Park is one of Joplin's newest industrial parks which will support the manufacturing, transportation and distribution industries. The goal of the infrastructure improvements for the Crossroads Industrial Park is to build upon and boost the City's economy impacted following the 2011 tornado. Additional businesses will also provide employment opportunities to LMI individuals and thereby aid the City in meeting their population growth objectives.

The improvements include the design of a gravity sewer along Turkey Creek, the design of a lift station along Apple road, and the design of a roadway that will be referred to as East 26th street

and a north-south roadway referred to as Road-C. A traffic study was also completed to help assess the current and future traffic patterns that could be aided by the creation of these new streets.

Recommendation: City Staff recommends the approval of this Council Bill on an emergency basis, per Section 2.12(6) of the Home Rule Charter of the City of Joplin, Missouri, so the Joplin Industrial Development Authority (JIDA) may facilitate the process of creating the required jobs tied to the infrastructure improvements being constructed within the JIDA owned Industrial Park.