CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
Council Bill No. 2025-271 – Memorandum of Understanding between City of Joplin and the Economic Security Corporation for the provision of lower income housing located at 2008 S. Sergeant Ave.

MEETING DATE
April 21, 2025

ORIGINATING DEPARTMENT
Planning Department

ATTACHMENTS
Council Bill No. 2025-271; Exhibit A; Exhibit B

REVIEWED BY
Director of Planning, Development, & Neighborhood Services Troy Bolander; Director of Finance Leslie Haase; City Attorney Peter Edwards; and City Manager Nicholas Edwards.

SUMMARY
This Council Bill approves a cooperative agreement between the City of Joplin and the Economic Security Corporation for the provision of lower income housing.

BACKGROUND
The Economic Security Corporation has acquired the property located at 2008 S. Sergeant Avenue, also known as the Old Freeman Hospital. Upon demolition of the current structure, this agreement will allow the City to assist in the provision of lower income housing at this location through its Home Investment Partnership Program Funds from the U.S. Department of Housing and Urban Development (HUD).

FUNDING SOURCE
Home Investment Partnership Program Funds from the U.S. Department of Housing and Urban Development (HUD).

RECOMMENDATION
Staff recommends this Council Bill be approved on First Reading.

EXHIBIT A

ALL OF LOTS NUMBERED ONE HUNDRED THIRTY-NINE (139), ONE HUNDRED FORTY (140), ONE HUNDRED FORTY-ONE (141), AND ONE HUNDRED FORTY-TWO (142) IN ALBERT F. FRYE'S ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

A MEMORANDUM OF UNDERSTANDING TO MEMORIALIZE THE AGREEMENT BETWEEN THE CITY OF JOPLIN, MO AND THE ECONOMIC SECURITY CORPORATION OF SOUTHWEST MISSOURI FOR COOPERATION IN THE PROVISION OF AFFORDABLE HOUSING

THIS MEMORANDUM OF UNDERSTANDING (this "Agreement") is made and entered into this _____ day of April, 2025 (the "Effective Date"), by and between the CITY OF JOPLIN, MISSOURI, hereinafter referred to as "CITY", and the ECONOMIC SECURITY CORPORATION OF THE SOUTHWEST AREA, hereinafter referred to as "ESC", each party having a shared interest in the development of affordable housing at the property commonly known as 2008 S. Sergeant Ave. Joplin, MO; legally described in Exhibit A ("real estate").

WITNESSETH:

WHEREAS, the parties hereto have determined that it is in the best interests of the public health, safety and welfare of the community to cooperate and undertake, and/or assist in the undertaking, of community renewal and lower income housing assistance activities; and

WHEREAS, the CITY is the LEAD ENTITY of the HOME Investment Partnership (HOME) Consortium, and is the recipient of HOME Investment Partnership Program Funds from the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, the parties hereto agree to develop and undertake a housing development project consistent and appropriate for the location described in Exhibit A and surrounding neighborhood; and

NOW, THEREFORE, in consideration of the above and foregoing recitals, the mutual covenants and agreements herein contained, and in exchange for other good and valuable considerations, the parties hereto agree as follows:

1. PURPOSE: The CITY and ESC hereby expressly agree that the purpose of this agreement is to cooperate to undertake, and/or assist in the undertaking, of an essential lower income housing assistance project, funded by annual HOME appropriations for the federal fiscal years for which the CONSORTIUM qualifies.

2. ELIGIBILITY: The CITY will confirm the eligibility through underwriting of the project DEVELOPER PROPOSAL, in accordance with all regulations of the HOME Investment Partnership Program.

3. REQUIRED ACTIONS. The ESC, acting as owner, sponsor or developer, hereby agrees to take all required actions necessary to assure the development of affordable housing in a timely manner. ESC agrees that if ESC fails to complete the development of residential housing on the real estate located at 2008 S. Sergeant Avenue within twenty-four (24) months from the date of the completed demolition of the current structure, then upon written notice by CITY to ESC, title to any undeveloped lots in the real estate shall be deeded in fee simple from ESC to CITY and said real estate shall be granted free and clear of any reservations, conveyances, restrictions, easements,

options, liens, leaseholds, covenants, reversionary clauses, or other encumbrances affecting the above-described real estate which were acquired or created after the date of this Agreement. In the event ESC does complete construction of the above-described improvements on the real estate, upon ESC's request, CITY agrees to execute an instrument, in recordable form reasonably acceptable to CITY and ESC, acknowledging the satisfaction of this condition and the termination of CITY's reversionary interest in the real estate. CITY's remedies for enforcement of this condition and covenant and Grantor's rights set forth herein, shall include but not be limited to any and all equitable remedies which may be appropriate, including injunctive relief and specific performance.

4. REQUIREMENTS APPLICABLE TO SUB-RECIPIENTS. The CITY, and ESC or designated and mutually agreed upon DEVELOPER, acknowledge and agree that, pursuant to 24 C.F.R. 570.503, the CITY and ESC or same DEVELOPER shall at a later date enter into formal AGREEMENT applicable to sub-recipients including the requirement for a written agreement set forth and required in 24 C.F.R. 92.

IN WITNESS WHEREOF, the parties hereto have caused the above and foregoing Agreement to be executed in triplicate by their respective and duly authorized officers the day and year first above written.

CITY OF JOPLIN, MO	**ECONOMIC SECURITY CORPORATION, OF THE SOUTHWEST AREA**
Signature	Signature
Name	Name
Title	Title
Attest	Attest

COUNCIL BILL NO. 2025-271 ORDINANCE NO.

AN ORDINANCE authorizing the City of Joplin, Missouri, to enter into an Agreement with the Economic Security Corporation, for the purpose of cooperation in the provision of affordable housing; and authorizing the City Manager to execute the same by and on behalf of the City of Joplin.

WHEREAS, the above-named parties have a shared interest in the development of affordable housing at the property commonly known as 2008 S. Sergeant Ave. Joplin, MO; legally described in Exhibit A; and

WHEREAS, the City is the lead entity of the Home Investment Partnership Consortium, and is the recipient of Home Investment Partnership Program Funds from the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, the parties hereto agree to develop and undertake a housing development project consistent and appropriate for the location described in Exhibit A and surrounding neighborhood.

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

Section 1. That the Agreement by and between the City of Joplin, Missouri, and the Economic Security Corporation, for the purpose of cooperation in the provision of affordable housing, a true and accurate copy of said Agreement being attached hereto and incorporated as Exhibit B, be and the same is hereby approved.

Section 2. That the City Manager of the City of Joplin, Missouri, is hereby authorized and directed to execute said Agreement by and on behalf of the City of Joplin.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2025, by a vote of _____.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney