COUNCIL BILL NO. 2026-512 **ORDINANCE NO.**

AN ORDINANCE approving termination of the Redevelopment Agreement for the 1717 Market Place Tax Increment Financing Plan; and containing an expedited clause.

WHEREAS, on January 30, 2005, the City of Joplin, Missouri (the "City") and 1717 Market Place, LLC (the "Developer") entered into the 1717 Market Place Tax Increment Financing Redevelopment Agreement (the "Redevelopment Agreement") to provide for the implementation of the 1717 Market Place Tax Increment Financing Plan (the "Redevelopment Plan") and the redevelopment projects described in the Redevelopment Plan (the "Redevelopment Projects") within the redevelopment area as legally described in the Redevelopment Plan and on **Exhibit A** attached hereto and incorporated herein by reference (the "Redevelopment Area"); and

WHEREAS, the Redevelopment Agreement provides for tax increment financing revenues ("TIF Revenues") generated by the Redevelopment Plan to be used to reimburse the Developer for certain costs associated with the Redevelopment Projects; and

WHEREAS, the Developer filed bankruptcy in late summer of 2012 and on May 19, 2014, the Circuit Court of Jasper County auctioned certain rights owned by the Developer for sale and thereafter WBB, LLC acquired the rights to receive the Tax Increment Financing revenue stream pursuant to the terms of the Redevelopment Agreement; and

WHEREAS, on February 5, 2018, the City Council adopted Ordinance No. 2018-018 approving a transfer of repayment rights of the Redevelopment Agreement to WBB, LLC; and

WHEREAS, on May 21, 2018, the City Council adopted the First Amendment to the 1717 Market Place Tax Increment Financing Plan to increase the budget; and

WHEREAS, on May 18, 2026, the City Council adopted the Second Amendment to the 1717 Market Place Tax Increment Finance Plan to increase the budget; and

WHEREAS, the City has determined that WBB, LLC, has been fully reimbursed from TIF Revenues pursuant to the Redevelopment Plan and the Redevelopment Agreement; and

WHEREAS, on June 1, 2026, the City Council adopted Ordinance No. 2026-____ terminating the Redevelopment Plan and the designation of the Redevelopment Area as a redevelopment area as contemplated by Section 28.b. of the Redevelopment Agreement; and

WHEREAS, Section 40 of the Redevelopment Agreement states that "[T]he provisions of this Agreement shall be covenants running with the land and shall remain in effect for the duration of the Redevelopment Plan and any renewal period or periods of the Redevelopment Plan at the end of which time they shall cease."; and

WHEREAS, as a result of the termination of the Redevelopment Plan and designation of the Redevelopment Area and in accordance with Section 40 of the Redevelopment Agreement, the

City Council desires to declare that the Redevelopment Agreement is terminated in accordance with the terms of the Redevelopment Agreement.

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

Section 1. That the Redevelopment Agreement for the 1717 Market Place Tax Increment Financing Plan is hereby terminated in accordance with the terms of the Redevelopment Agreement.

Section 2. This Ordinance is declared by the City Council to be an expedited matter within this meaning of Section 2.12 (3)(6), of the Home Rule Charter of the City of Joplin, Missouri in order to terminate the Recovery TIF and as such shall become effective immediately upon its passage.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2026, by a vote of _____.

_____
Brian “Rob” O’Brian, III, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

Exhibit A

Legal Description of Redevelopment Area

PARCEL A DESCRIPTION
OWNERS: WAL-MART REAL ESTATE BUSINESS TRUST
(BOOK 1787, PAGE 873)
CARROLL W. AND KAREN K. ROGERS
(BOOK1619, PAGE 1045)

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 27, RANGE 32, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1784.68 FEET EAST AND 30.00 FEET NORTH OF THE SOUTHWEST QUARTER OF SECTION 7, SAID POINT BEING IN THE NORTH RIGHT-OF-WAY OF 20TH STREET AND THE WEST RIGHT-OF-WAY OF REX CROSSING ROAD, THENCE SOUTH 89°46'12" WEST 432.01 FEET; THENCE NORTH 00°19'55" WEST 436.67 FEET; THENCE SOUTH 89°38'11" WEST 348.00 FEET; THENCE NORTH 00°19'55" WEST 366.57 FEET; THENCE NORTH 89°49'05" EAST 374.13 FEET TO A POINT ON A WILLIAMS GAS PIPELINE; THENCE NORTH 00°48'47" EAST ALONG SAID WILLIAMS GAS PIPELINE, A DISTANCE OF 927.71 FEET; THENCE SOUTH 89°57'01" EAST 388.75 FEET; THENCE SOUTH 00°03'59" WEST 201.70 FEET; THENCE SOUTH 89°56'01" WEST 5.00 FEET; THENCE SOUTH 00°39'20" EAST 1530.25 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PART TAKEN OR DEEDED FOR ROAD.

AND

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 27, RANGE 32, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE EAST 1784.68; THENCE NORTH 30.00 FEET TO A POINT THAT IS THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF 20TH STREET, AND THE WEST RIGHT-OF-WAY OF REX CROSSING ROAD; THENCE SOUTH 89°46'12" WEST 432.01 FEET; THENCE NORTH 00°19'55" WEST 436.67 FEET; THENCE SOUTH 89°38'11" WEST 348.00 FEET; THENCE NORTH 00°19'55" WEST 366.57 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°49'05" WEST A DISTANCE OF 126.87 FEET; THENCE NORTH 00°11'30" EAST A DISTANCE OF 280.75 FEET; THENCE EAST A DISTANCE OF 310.20 FEET; THENCE NORTH 00°08'30" EAST 648.58 FEET; THENCE SOUTH 89°57'01" EAST A DISTANCE OF 201.75 FEET TO A POINT ON THE WILLIAMS GAS PIPELINE; THENCE SOUTH 00°48'47" WEST ALONG SAID WILLIAMS GAS PIPELINE A DISTANCE OF 927.71 FEET; THENCE SOUTH 89°49'05" WEST A DISTANCE OF 374.13 FEET TO THE POINT OF BEGINNING.

PARCEL B DESCRIPTION - EXISTING
OWNER: HOLIDAY PARK, INC.
(BOOK 1797, PAGE 150)

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 27, RANGE 32 IN THE CITY OF JOPLIN JASPER COUNTY, MISSOURI; THENCE EAST 518.64 FEET; THENCE NORTH 833.25 FEET TO THE POINT OF BEGINNING; THENCE NORTH 280.75 FEET; THENCE EAST 354.00 FEET; THENCE SOUTH 280.75 FEET; THENCE WEST 354.00 FEET TO THE POINT OF BEGINNING, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI.

PARCEL C DESCRIPTION - EXISTING
OWNER: G & S HOLDINGS, LLC
(BOOK 1683, PAGE 1541)

TRACT 1:
ALL THAT CERTAIN TRACT OF LAND LYING AND BEING IN PART OF SECTION 7, TOWNSHIP 27, RANGE 32, JOPLIN, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 27, RANGE 32, IN THE INTERSECTION OF MISSOURI STATE HIGHWAY 71 AND 20TH STREET; THENCE NORTH 89°46'00" EAST A DISTANCE OF 70.37 FEET TO A POINT; THENCE NORTH 00°03'20" EAST A DISTANCE OF 44.05 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF MISSOURI STATE HIGHWAY 71; THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY OF MISSOURI STATE HIGHWAY 71 NORTH 00°03'20" EAST A DISTANCE OF 422.62 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY OF MISSOURI STATE HIGHWAY 71 NORTH 00°03'20" EAST A DISTANCE OF 1.62 FEET TO A POINT; THENCE NORTH 85°42'53" WEST A DISTANCE OF 10.03 FEET TO A POINT; THENCE NORTH 00°03'20" EAST A DISTANCE OF 314.28 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 17TH STREET; THENCE NORTH 89°46'00" EAST ALONG THE SOUTH LINE OF 17TH STREET RIGHT-OF-WAY A DISTANCE OF 943.52 FEET TO AN IRON PIN; THENCE DUE SOUTH A DISTANCE OF 316.68 FEET TO A POINT; THENCE SOUTH 89°46'00" WEST A DISTANCE OF 249.00 FEET TO AN IRON PIN; THENCE DUE SOUTH DISTANCE OF 143.5 FEET TO A POINT; THENCE SOUTH 89°46'00" WEST A DISTANCE OF 484.97 FEET; THENCE NORTH 00°03'20" EAST A DISTANCE OF 4.0 FEET TO A POINT ON THE SOUTHEAST CORNER OF THE TACO TICO PROPERTY LINE; THENCE NORTH 00°03'20" EAST A DISTANCE OF 139.49 FEET; THENCE SOUTH 89°46'00" WEST A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PART TAKEN OR DEEDED FOR ROAD AND HIGHWAY PURPOSES.

TRACT 2:
ALL THAT CERTAIN TRACT OF LAND LYING AND BEING IN PART OF SECTION 7,

TOWNSHIP 27, RANGE 32, JOPLIN, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 27, RANGE 32, IN THE INTERSECTION OF MISSOURI STATE HIGHWAY 71 AND 20TH STREET; THENCE NORTH 89°46'00" EAST A DISTANCE OF 70.37 FEET TO A POINT; THENCE NORTH 00°03'20" EAST A DISTANCE OF 44.05 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF MISSOURI STATE HIGHWAY 71; THENCE SOUTH 41°20'27" EAST A DISTANCE OF 7.37 FEET TO A POINT; THENCE SOUTH 00°03'20" WEST A DISTANCE OF 8.50 FEET TO A POINT; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF 20TH STREET NORTH 89°46'00" EAST A DISTANCE OF 650.40 FEET TO THE POINT OF BEGINNING; THENCE DUE NORTH A DISTANCE OF 293.17 FEET TO A POINT; THENCE NORTH 89°46'00" EAST A DISTANCE OF 30.00 FEET TO A POINT; THENCE DUE SOUTH A DISTANCE OF 293.17 FEET TO A POINT; THENCE SOUTH 89°46'00" WEST A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

TRACT 3:
ALL THAT CERTAIN TRACT OF LAND LYING AND BEING IN PART OF SECTION 7, TOWNSHIP 27, RANGE 32, JOPLIN, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 27, RANGE 32, IN THE INTERSECTION OF MISSOURI STATE HIGHWAY 71 AND 20TH STREET; THENCE NORTH 89 °46'00" EAST A DISTANCE OF 70.37 FEET TO A POINT; THENCE NORTH 00°03'20" EAST A DISTANCE OF 44.05 FEET TO A POINT ON THE EAST RIGHT-OF-WAY MISSOURI STATE HIGHWAY 71; THENCE SOUTH 41°20'27" EAST A DISTANCE OF 7.37 FEET TO A POINT; THENCE SOUTH 00°03'20" WEST A DISTANCE OF 8.50 FEET TO A POINT; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF 20TH STREET NORTH 89°46'00" EAST A DISTANCE OF 195.15 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°03'20" EAST A DISTANCE OF 293.17 FEET TO A POINT; THENCE NORTH 89°46'00" EAST A DISTANCE OF 30.00 FEET TO A POINT; THENCE SOUTH 00°03'20" WEST A DISTANCE OF 293.17 FEET TO A POINT; THENCE SOUTH 89°46'00" WEST A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

PARCEL D DESCRIPTION - EXISTING
OWNER: SOUTHWEST MISSOURI BANK
(BOOK 1746, PAGE 1109)

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 27, RANGE 32, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, DESCRIBED AS BEGINNING AT A POINT 260 FEET EAST AND 833.25 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 7; THENCE EAST 258.64 FEET; THENCE NORTH 280.75 FEET; THENCE WEST 458.64 FEET; THENCE SOUTH 130.75 FEET; THENCE EAST 200 FEET; THENCE SOUTH 150 FEET TO THE POINT OF BEGINNING.

PARCEL E - EXISTING
ALL OF LOT 4 OF EASTGATE SHOPPING CENTER SUBDIVISION, A RECORDED SUBDIVISION IN JASPER COUNTY, MISSOURI.

PARCEL F - EXISTING
ALL OF LOT 3 OF EASTGATE SHOPPING CENTER SUBDIVISION, A RECORDED SUBDIVISION IN JASPER COUNTY, MISSOURI.

PARCEL G - EXISTING
ALL OF LOT 2 OF EASTGATE SHOPPING CENTER SUBDIVISION, A RECORDED SUBDIVISION IN JASPER COUNTY, MISSOURI.

PARCEL H - EXISTING
ALL OF LOT 7 OF EASTGATE SHOPPING CENTER SUBDIVISION, A RECORDED SUBDIVISION IN JASPER COUNTY, MISSOURI, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 3011.7 FEET SOUTH AND 210.0 FEET EAST OF THE NW CORNER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 27, RANGE 32; THENCE NORTH 172 FEET; THENCE EAST 45’; THENCE SOUTH 172 FEET; THENCE WEST 45’ TO THE POINT OF BEGINNING.

PARCEL I - EXISTING
ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 27, RANGE 32, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 279.04 FEET EAST AND 1,106.76 FEET NORTH OF THE SOUTHWEST QUARTER OF SECTION 7.

PARCEL J - EXISTING
ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 27, RANGE 32, IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 279.04 FEET EAST AND 1,106.76 FEET NORTH OF THE SOUTHWEST QUARTER OF SECTION 7; THENCE SOUTH 88°16'55" EAST 314.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02°01'01" EAST 207.79 FEET; THENCE SOUTH 88°24'15" EAST 376.11 FEET; THENCE SOUTH 01°35'10" WEST 170.29 FEET; THENCE SOUTH 02°25'43" WEST 38.35 FEET; THENCE NORTH 88°16'55" WEST 377.11 FEET TO THE POINT OF BEGINNING.

PARCEL K - EXISTING

ALL THAT PART OF THE FOLLOWING DESCRIBED TRACT OF LAND EXCLUDING ANY PARTS TAKEN FOR PARCELS I AND J:

ALL OF EASTGATE SHOPPING CENTER SUBDIVISION, LOT 7, EXCLUDING A TRACT DESCRIBED AS BEGINNING AT A POINT 3011.7 FEET SOUTH AND 210 FEET EAST OF THE NW CORNER OF THE SW QUARTER OF SECTION 7, TOWNSHIP 27, RANGE 32; THENCE NORTH 172 FEET, THEN EAST 45 FEET; THENCE SOUTH 172 FEET; THENCE WEST 45 FEET TO THE POINT OF BEGINNING.