COUNCIL BILL NO. 2026-513 **ORDINANCE NO.**

AN ORDINANCE dissolving the Special Allocation Fund for the 1717 Market Place Tax Increment Financing Plan and Redevelopment Projects and terminating the designation of the Redevelopment Area of the 1717 Market Place Tax Increment Financing Plan; and containing an expedited clause.

WHEREAS, the City Council of the City of Joplin, Missouri (the "City") adopted Ordinance No. 2005-006 on January 10, 2005 approving the 1717 Market Place Tax Increment Financing Plan (the "Redevelopment Plan") in an area described in the Redevelopment Plan (the "Redevelopment Area"), selecting the 1717 Market Place, L.L.C. (the "Developer") as the developer for Redevelopment Projects B through J included in the Redevelopment Plan, and authorizing the City to enter into a redevelopment agreement (the "Redevelopment Agreement") with the Developer for the implementation of a redevelopment projects; and,

WHEREAS, the City Council thereafter adopted ordinances approving the following Redevelopment Projects and activating tax increment financing therein:

Redevelopment Project	Ordinance No.	Activation Date
A	2006-159	October 9, 2006
B	2008-208	December 1, 2008
C	2005-205	December 5, 2005
D	2008-045	March 17, 2008
E	2005-206	December 5, 2005
G	2005-207	December 5, 2005
I	2014-229	December 15, 2014
J	2014-230	December 15, 2014

Note: Projects F & H were never activated as separate Redevelopment Projects; and,

WHEREAS, pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 RSMo., 2000, as amended (the "Act"), the Redevelopment Plan, the Redevelopment Agreement, and Ordinance No. 2005-006 and the ordinances noted above regarding the various Redevelopment Projects, the City has collected and disbursed payments in lieu of taxes and economic activity taxes (collectively the "TIF Revenues") including disbursement of funds to the Developer and its successors and assigns for reimbursable redevelopment project costs; and,

WHEREAS, Section 28.b. of the Redevelopment Agreement states "Upon the payment of all Redevelopment Project Costs, retirement of TIF Obligations and the distribution of any excess moneys pursuant to Sections 99.845 and 99.850 of the Act, the City Council shall adopt an Ordinance dissolving the Special Allocation Fund and terminating the designation of the Redevelopment Area as a redevelopment area under the Act. Thereafter the rates of the Taxing Districts shall be extended and taxes levied, collected, and distributed in the manner applicable in the absence of the adoption of tax increment financing, and the Redevelopment Area shall be

owned and operated by the Developer free from the conditions, restrictions, and provisions of the Act, of any rules or regulations adopted pursuant thereto, of the Ordinance, of the Redevelopment Plan, and of this Agreement."; and,

WHEREAS, the City has determined that the Developer including its successors and assigns have been fully reimbursed from TIF Revenues pursuant to the Redevelopment Plan and the Redevelopment Agreement; and,

WHEREAS, pursuant to subsection 1 of Section 99.850 of the Act, when redevelopment project costs have been paid, all surplus funds remaining in the special allocation fund for the Redevelopment Project shall be paid by the director of finance to the county collector who shall immediately thereafter pay such funds to the taxing districts in the area selected for a redevelopment project in the same manner and proportion as the most recent distribution by the collector to the affected districts of real property taxes from real property in the area selected for a redevelopment project; and,

WHEREAS, thereafter, pursuant to subsection 2 of Section 99.850 of the Act, the municipality shall adopt an ordinance dissolving the special allocation fund for the redevelopment area and terminating the designation of the redevelopment area as a redevelopment area and the rates of the taxing districts shall be extended and taxes levied, collected, and distributed in the manner applicable in the absence of the adoption of tax increment financing; and,

WHEREAS, the Council of the City of Joplin desires to adopt this ordinance dissolving the special allocation fund for the Redevelopment Plan and Redevelopment Projects and terminating the designation of the Redevelopment Area of the Redevelopment Plan, all in accordance with the provisions of the Act.

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

Section 1. That the Director of Finance of the City is hereby authorized and directed to pay all surplus funds in the special allocation fund for the Redevelopment Area to the County Collector for payment to the taxing districts in accordance with Section 99.850 and subdivision (12) of Section 99.820 of the Act.

Section 2. That following payment by the Director of Finance of the surplus funds as provided in Section 1 of this ordinance, the special allocation fund for the Redevelopment Area shall be dissolved and the designation of the Redevelopment Area as a redevelopment area shall be terminated pursuant to Section 99.850 of the Act.

Section 3. That the City Manager of the City and his designees are hereby authorized to take all necessary actions to notify the County officials and all other necessary parties and otherwise carry out the purpose and intent of this ordinance.

Section 4. 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 cease the collection of TIF revenues from other taxing jurisdictions 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.

_____
Brian “Rob” O’Brian, III, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney