CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2020-518 – Approving a Community Improvement District Petition entitled 32nd Street Place

MEETING DATE
August 3, 2020

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2020-518 Ordinance; Exhibit "A" Community Improvement District Petition; Blight Study; Map of Community Improvement District

REVIEWED BY
Department Head: Leslie Haase; Planning Director: Troy Bolander; City Attorney: Peter Edwards; City Manager: Nick Edwards

SUMMARY
This Council Bill approves a Community Improvement District (CID) Petition for the area generally located to the north of Hammons Boulevard and the east of Rangeline Road and south of 32nd Street.

BACKGROUND
Woodsonia Joplin, LLC (the developer) submitted a petition to the City to form a community improvement district (CID) for a proposed development located in this general area, called 32nd Street Place. The developer seeks a blighted designation with the CID petition in order to make certain improvements. A CID is a commonly used financing tool to fund public improvements.

The petition proposes to add a 1% sales tax within the district to fund improvements within this proposed development area. The additional sales tax will end at the earlier of thirty years from the effective date, or until the entire cost of the CID Services and CID projects are repaid, or until any bonds issued are fully repaid. Furthermore, this District will terminate automatically if a Redevelopment Plan and a Cooperative Agreement has not been approved by the City Council by December 31, 2020.

This District will be a separate political subdivision governed by a board of directors, appointed by the Mayor, with the consent of the City Council. The petition includes the board appointments. Additionally, the City will be entitled to appoint an ex-officio representative to attend meetings of the Board and have access to certain financial records.

According to Missouri Revised Statutes, blight is defined as follows:

> "Blighted area", an area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision

of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition or use.

A blight study by Sterrett Urban, LLC. determined the area is a "blighted area" creating an economic underutilization and an inability to pay reasonable taxes. The study concludes the following blight factors are present:

- Unsafe and unsanitary conditions
- Defective and inadequate street layout that makes development a challenge
- Deterioration of site improvements throughout the area

The proposed district is located in what should be one of Joplin's busiest commercial areas. Given the current state of this area, new development is difficult to attract, resulting in lower sales tax for the community.

FUNDING SOURCE

Not applicable for this item.

RECOMMENDATION

Staff recommends approval of this council bill on an emergency basis in order to advance this project.