CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2020-529 – Approving an Amended Petition to Amend Boundaries and Add Property to the 32nd Street Place Community Improvement District (CID).

MEETING DATE
December 7, 2020

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2020-529 Ordinance; Exhibit "A" Amended Petition to Amend Boundaries and Add Property; Map of Property

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

SUMMARY
This Council Bill approves an amended petition to amend the boundaries and add property to the 32nd Street Place Community Improvement District (CID).

BACKGROUND
Woodsonia Joplin, LLC (the developer) submitted an amended petition to the City to amend the boundaries and add property to the CID. This property is adjacent to the existing CID property and share substantially the same characteristics as the original property.

This property is required to be in the CID in order to make street infrastructure improvements as set forth in the redevelopment plan. In order to annex the property in the CID, Council must determine the property is blighted. Council declared the surrounding property blighted based upon the blight study submitted by Sterrett Urban, LLC.

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.

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

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.