CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2025-523 – Approving a Petition to Remove Property From the Joplin Sports Facility Community Improvement District

MEETING DATE
June 16, 2025

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2025-523 Ordinance; Exhibit "A" Petition to Remove Property From the Joplin Sports Facility 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 Petition to Remove Property From the Joplin Sports Facility Community Improvement District ("District") for the area generally described as approximately 5.87 acres located in the southeast quadrant of the intersection of Rangeline Road and East 12th Street with a street address of 3012 East 12th Street.

BACKGROUND
This Council Bill relates to a request from a property owner to be removed from the boundaries of the District. The property owner is Herrman Lumber. Earlier this year when the City Council held the public hearing on the establishment of the District, Herrman Lumber objected to being included in the District. They explained that while Lowes, Home Depot, and Sutherland's were also included in the District, the nature of their business was fundamentally different from those big box home improvement stores. They indicated that they primarily sell building materials to contractors and builders based on bids or estimates for packages prior to getting approval for a project. They view their competitors in Joplin as Meeks and Ridout Lumber rather than the big box home improvement stores and they were concerned that being included in the District and being subject to its 1 cent sales tax would put them at a competitive disadvantage. After hearing their concerns, the Council asked the Developer to work with them to resolve the issue. The Developer's discussions with them resulted in a Petition to remove them from the District.

The CID Act allows for removal of property from the District by ordinance approved by the City Council. A written request was submitted to the District pursuant to Section 67.1441, RSMo, by a Herrman Realty Company d/b/a Herrman Lumber Co. in the form of a Petition to Remove Property from the Joplin Sports Facility Community Improvement District describing the property to be removed from the District. The statute provides that property may be removed from the District by ordinance provided that the Board of Directors of the District consents to the removal of the property and that the District can meet its obligations without the revenues generated by or on the property proposed to be removed. The Board of Directors of the District reviewed the request in the Petition,

determined that the District can meet its obligations without the revenue generated by the Property, and adopted Resolution 2025-05 on May 9, 2025, providing its consent to the removal. The Petition was then filed with the City Clerk who verified that the Petition substantially complied with the CID Act, submitted the Petition to the City Council and set the date of the public hearing with all proper notice being given.

As previously noted, one of the requirements that must be met before property can be removed from the District is that the District can meet its obligations without the revenues generated by or on the property proposed to be removed. City staff and the District's Board of Directors have reviewed this requirement and concluded that given the current status of the project including the fact that the District is not currently collecting any revenues from the property and has not yet issued any debt, removal of the property will not prevent the District from meeting its obligations without the revenues from the property to be removed from the District.

FUNDING SOURCE

Not applicable for this item.

RECOMMENDATION

Staff recommends approval of this council bill on an emergency basis due to the effective date of the sales tax on July 1, 2025.