CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2025-524 – Approving a Petition to Add Property to the Joplin Sports Facility Community Improvement District

MEETING DATE
June 16, 2025

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2025-524 Ordinance; Exhibit "A" Petition to Add Property to 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 Add Property to the Joplin Sports Facility Community Improvement District ("District") for areas totaling approximately 68.3 acres generally located east and south of the existing District boundaries.

BACKGROUND
This Council Bill relates to a petition submitted by property owners requesting that properties be added to the boundaries of the District. The properties proposed to be added include Autotronics at 2700 Davis Boulevard; Menards at 3317 South Geneva Avenue; BKD at 3129 Hammons Boulevard; The Boulevard Apartments at 3311 Hammons Boulevard; and a strip shopping center at 3323 East 32nd Street. The proposed addition of these properties was prompted in part by the Council previously expressing its desire to the Developer that there be a level playing field for all of the big box home improvement stores with regard to being included in the District and all being subject to the same CID sales tax.

The CID Act allows for the addition of property to the District by ordinance approved by the City Council. A written request was submitted to the District pursuant to Section 67.1441, RSMo, of the CID Act in the form of a Petition to Add Property to the Joplin Sports Facility Community Improvement District describing the property to be added to the District. In accordance with the requirements in the CID Act, the Petition was executed by (1) real property owners of record owning more than fifty percent (50%) of real property proposed to be annexed into the District, and (2) comprising more than fifty percent (50%) per capita of all owners of real property within the boundaries of the property proposed to be annexed into the District. The CID Act also requires that in order to add property to the District, the Board of Directors of the District must consent to the addition of the property. The Board of Directors of the District reviewed the request in the Petition and adopted Resolution 2025-06 on May 9, 2025, providing its consent to the addition of the properties. 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.

City staff has reviewed the Petition and believes that the addition of the properties is consistent with the Council's expressed desire for a level playing field for all of the big box home improvement stores with regard to being included in the District and all being subject to the same CID sales tax. Upon approval of this Council Bill, the properties will be added to the District boundaries and will become subject to the CID sales tax providing additional revenues to help fund costs associated with the construction of the Sports Facility.

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.