CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2025-542 Approving a Petition for the Creation of the Woodsonia Marketplace Community Improvement District and creating the District

MEETING DATE
November 3, 2025

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2025-542 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 Petition to establish the Woodsonia Marketplace Community Improvement District (CID) for the area generally described as approximately 388 acres bounded generally by 13th Street, 20th Street, and 25th Street on the north; Range Line Road and Texas Avenue on the west; Hammons Boulevard and Roper Way on the south; and Rex Avenue, Davis Boulevard, and the Kansas City Southern Railroad on the east. The boundaries of the CID are shown on the map included in Exhibit A to the Ordinance.

BACKGROUND
Prospect Village, LLC (the Developer) has proposed a redevelopment project called Prospect Village. The proposed project includes the use of tax increment financing and two community improvement districts to help fund construction of an approximately 135,000 square foot indoor Sports Complex along with 2 adjacent artificial turf outdoor athletic fields, a major anchor tenant and additional retail and hotel space totaling approximately 186,300 square feet. In addition, after a future amendment to the TIF Plan following removal of a portion of the property from a FEMA designated floodplain, it is anticipated that approximately 375 multifamily housing units will be constructed. Improvements necessary to develop the project also include construction of streets, utility improvements, sidewalks, storm water improvements, and other site improvements.

This Council Bill relates to the Woodsonia Marketplace CID which is the second of the two community improvement districts associated with the project. A petition to form the first community improvement district, the Joplin Sports Facility CID, was approved and the District was created by Ordinance No. 2025-017 on February 3, 2025. The primary purpose of the Joplin Sports Facility CID is to fund the construction of the public indoor sports complex and outdoor fields. The primary purpose of Woodsonia Marketplace CID will be to fund public improvements and other site improvements necessary for the overall project including property acquisition, remediation of numerous environmental conditions, mass grading of much of the District property, and remediation of blighting conditions existing within the District.

The Petition to establish the Woodsonia Marketplace CID was submitted to the City on October 15, 2025, by property owners within the boundaries of the proposed CID, collectively owning more than fifty percent (50%) by assessed value of the real property and more than fifty percent (50%) per capita of all owners of real property within the proposed CID. The Petition proposes that the CID will add a 1% sales tax within the District to fund public improvements associated with the proposed sports complex facility portion of the overall project. The additional sales tax will end at the earlier of twenty-seven years from the date the district is established, or until the entire cost of the CID Services and CID projects as set forth in the Petition are repaid, or until any bonds issued are fully repaid.

The CID 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 insanitary or unsafe conditions, deterioration of site improvements, 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, or welfare in its present condition and 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:

- Insanitary or unsafe conditions
- Deterioration of site improvements
- The existence of conditions which endanger life or property by fire and other causes

This council bill approves the Petition, creates the Woodsonia Marketplace CID, and declares the area as a blighted area in accordance with state law, all as set forth in the council bill.

FUNDING SOURCE
Not applicable for this item.

RECOMMENDATION
Staff recommends approval of this council bill.