
REQUESTED COUNCIL MEETING DATE: JULY 2, 2018

COUNCIL BILL 2018-024

ORIGINATING DEPARTMENT: FINANCE DEPARTMENT

**ATTACHMENT: COUNCIL BILL, NORTH PARK MALL COMMUNITY IMPROVEMENT DISTRICT
REQUEST TO AMEND THE COOPERATIVE AGREEMENT AMONG THE DEVELOPER, CITY AND CID,
EXHIBIT A**

Finance Director: Leslie Haase

Date:

Planning/Dev. & Neighborhood: Troy Bolander

Date:

City Attorney: Peter Edwards

Date:

City Manager: Sam Anselm

Date:

INTRODUCTION:

This Council Bill approves a request of the Northpark Lane Community Improvement District (the "CID") and Northpark Mall/Joplin, LLC (the "Developer") to amend the Cooperative Agreement with the City. The purpose of the amendment is to reflect changes to cost categories within the project budget.

DISCUSSION:

Pursuant to Ordinance 2014-091, the City entered into a Cooperative Agreement with the CID and Developer with regard to the District Project and District Services (as such terms are defined in the petition creating the CID in 2014, pursuant to Ordinance 2014-090). The Agreement that was passed in 2014 included a Schedule of Projects and Costs to be completed with the CID tax revenue. This 2018 Council Bill seeks approval for a Revised Schedule of Projects and Costs. Most of the major projects are the same, such as paving and concrete work, landscaping, MSSU pathway, etc. But, some of the project costs have been reduced and there have been a few more projects that have been added, such as stormwater and sanitary sewer work and security cameras. The only thing this Council Bill does is approve the Revised Schedule of Projects and Costs. The 2014 list has been attached hereto for reference.

This First Amendment to Cooperative Agreement clarifies the eligible costs related to the District Project and District Services and replaces Exhibit A of the Cooperative Agreement with Appendix 1 reflecting the costs of completed project work and work remaining to be completed.

This District will remain a separate political subdivision governed by a Board of Directors, appointed by the Mayor, with the consent of the City Council.

The Mall is a vital economic driver in our community and it is important to support the requested

SUMMARY FOR COUNCIL BILL 2018-024 (CONT'D)

enhancements for the benefit of the public. These improvements are needed to enhance the competitiveness of the Mall.

RECOMMENDATION:

City Staff recommends this Council Bill be approved on first reading.

2014 Project List

EXHIBIT A

Site Lighting

Engineering	\$ 30,000
Project Management	\$ 70,000
Contractor	\$730,000
Poles and Fixtures	\$210,000
Other (buy out)	\$ 17,000

Switch gear \$1,000,000

Pathway from School

Lighting	\$130,000
Landscape	\$270,000
Hardscape work	\$200,000

Mall Landscaping \$250,000

Paving and concrete

Engineering	\$ 60,000
Project Management	\$ 71,000
Concrete work	\$ 240,000
Irrigation	\$ 60,000
Contractor	\$4,500,000
Testing and QA	\$ 60,000

Future power gear \$1,600,000

Contingency \$ 502,000