

**CITY OF JOPLIN  
COUNCIL AGENDA ITEM**

**ITEM**

Council Bill 2023-502 – Terminating the Northpark Crossing TIF Plan and Redevelopment Projects

**MEETING DATE**

January 17, 2023

**ORIGINATING DEPT**

Finance

**ATTACHMENTS**

CB 2023-502 Ordinance

**REVIEWED BY**

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

**SUMMARY**

This Council Bill dissolves the Special Allocation Fund for the Northpark Crossing TIF Plan and Redevelopment Projects and terminates the designation of the Redevelopment Area.

**BACKGROUND**

In 2004, MRV, Inc. (Jeffrey Ungerer) requested the first Tax Increment Financing (TIF) District in the City of Joplin. The redevelopment plan called for the redevelopment of approximately 31.08 acres into individual redevelopment project areas within the proposed District. The District boundaries are generally bound by 3<sup>rd</sup> Street to the north, Rolling Acres Addition subdivision to the east, East 7<sup>th</sup> Street to the south, and Missouri Highway 71 (Rangeline Road) to the west.

The goal of this project was to provide infill retail development between the shopping areas to the north and west, providing retail choices for consumers and developing a conservation area into a higher and better use along one of Joplin's busiest corridors. This TIF was approved as a pay-as-you-go TIF, meaning the developer completed the development with private financing. The incremental increase in sales tax and franchise tax (EATS) along with property tax (PILOTS) created by the redevelopment project itself reimbursed the developer for certain approved improvements.

The various taxing jurisdictions will now receive the full economic benefit of this development, which is approximately \$1 million per year. Based on historical collections within this TIF District, approximately \$600,000 annually will be returned to the City. Of this amount, approximately \$228,000 is general fund monies, while about \$114,000 will go to public safety and transportation funds each, about \$84,000 is capital improvement sales tax and around \$60,000 is parks/stormwater monies.

The County will receive approximately \$225,000 annually in sales tax collections, plus their portion of the newly added property tax. The Joplin R-VIII School District will receive approximately \$160,000 annually in property tax collections from the newly added value of this development.

**FUNDING SOURCE**

This item is not applicable for this council bill.

**RECOMMENDATION**

Staff recommends approval of this council bill on an emergency basis to terminate the Northpark Crossing TIF.