

DEVELOPMENT AREA
78.5 ACRES ±

PROSPECT VILLAGE

Project and Incentive Overview

May 20, 2024



TEAM OVERVIEW

The Woodsonia team has built a strong and diverse portfolio ranging from single-tenant commercial buildings to large-scale shopping centers to residential subdivisions & multi-family communities.

- 75+ Properties Owned & Managed
- \$800 M Combined Value
- 20+ Community Developments

Woodsonia Real Estate Inc. (“Woodsonia”), an Omaha, NE based development firm, is excited to propose one of the largest mixed-use developments in the history of Joplin called Prospect Village. Spanning over 70 + acres, Prospect Village will be a transformational project for both current and future generations of Joplin residents and those within the region to enjoy.

DEVELOPER BACKGROUND

- Woodsonia has a successful history of developing projects in Joplin, including the recent 32nd Street Place development which includes the new Menards, The Boulevard Apartments (250 units) and future B&B Movie Theater and Entertainment Complex. The 32nd Steet Place development also utilized Tax Increment Financing and a Community Improvement District much like is being proposed for Prospect Village. The result was transforming a previously blighted area of Joplin into a vibrant mixed-use development, bringing new retail, housing, entertainment, jobs and recreation to the City of Joplin.
- The experience Woodsonia has developing large scale, transformational projects within the City of Joplin provides a great foundation for the Prospect Village development. We believe we can take a very challenged site that has sat dormant for decades and transform the area into something the City of Joplin and its residents can be proud of while also creating economic and recreational benefits.

EXISTING SITE: Conditions and Challenges

- **Floodplain:** There is an existing regulated floodplain and floodway that covers a major portion of the property, which will impact the earthwork and stormwater improvement costs for the site. To increase the usable area onsite, storage volume will need to be excavated where possible to reduce the floodplain limits. Furthermore, the regulated floodway will require significant improvements to reduce flooding concerns at intersections with public improvements.
- **Gas Main:** Southern Star has an existing 16" diameter, high pressure gas main that runs through the site, and in communication with their team we found that this development will be limited by three key factors. First, all improvements are limited to perpendicular crossings of the gas main, no infrastructure can run parallel and within the 66 ft wide easement. The second restriction is that, except for crossings, there must always be a 20 ft wide green space reserved above the main. Third and final, there must always be 4-5 feet of cover maintained above the gas main at all times, which will then impact the areas in the floodplain that need to be excavated for floodplain storage.

EXISTING SITE: Conditions and Challenges

- **Waters of the US (“WOTUS”):** A site visit to preliminarily assess for Waters of the U.S. (WOTUS) on the subject property occurred December 7, 2023. Without further field or soil investigations, Cattails Environmental has determined that the site has 1.9 AC of wetlands and 2,833 LF of intermittent stream which will likely be considered jurisdictional by the Corps of Engineers – requiring a Corps of Engineers (COE) permit for dredge or fill of those features. Impacts over 1/10th AC of wetlands or 3/100ths AC of stream bed will require mitigation to obtain the COE permit.
- **Environmental:** Environmental Works, Inc. (EWI) was retained by Woodsonia to evaluate environmental risk and remedial costs to allow residential and commercial redevelopment of the International Paper Company (IPCO) Superfund Site. Past uses associated with greater mining in the area, solid waste landfills, and other environmental conditions are currently under evaluation, including feasibility studies to remediate and remove environmental covenants (EC) placed onto several areas of the Site. The first and second phase investigation is completed and based off -the findings, it is estimated to cost \$2,000,000 - \$4,000,000 to dispose of contamination on the property. These costs do not include costs associated with capping or replacement of soil to support development needs and are subject to MoDNR approval.

EXISTING SITE

- This is a Super Fund Cleanup Site as deemed by the EPA in 1990.
- High concentrations of heavy metals present in the waste from mining, milling, and smelting operations which were conducted from the 1850's through the 1970's.
- Wood treatment began on site in 1937.
- Creosote, a pentachlorophenol (PCP) treating solution consisting of diesel and PCP was added to the process in 1955.
- Numerous structures, waste piles, landfills, wastewater retention ponds and treated pole storage areas are still present on the site today as shown in the pictures attached.



PROSPECT VILLAGE RENDERINGS



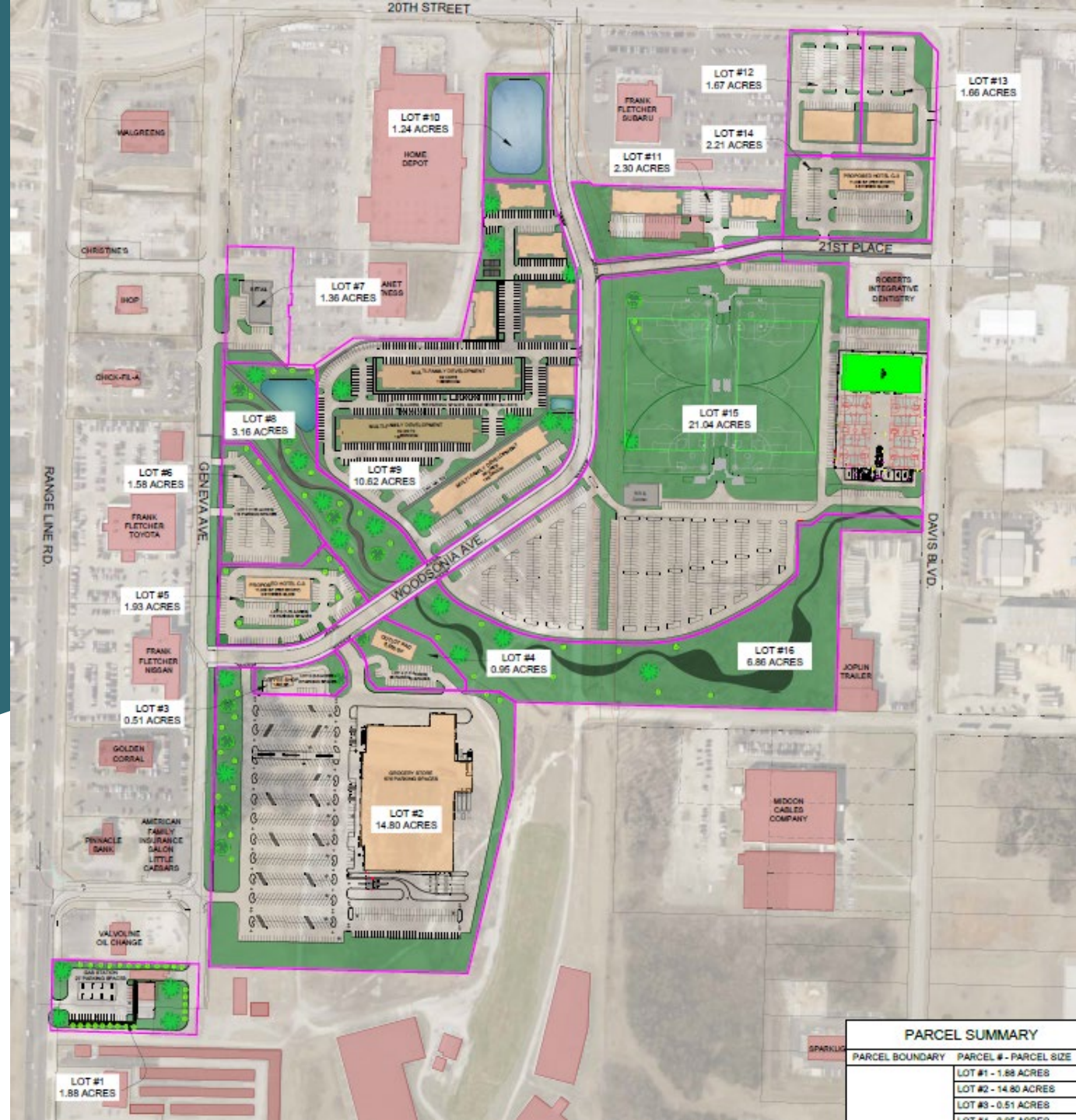
PROSPECT VILLAGE RENDERINGS



PROSPECT VILLAGE RENDERINGS



PROJECT LOCATION: Site Plan



EXECUTIVE SUMMARY

Project Overview:

Woodsonia Real Estate Inc. (“Woodsonia”), an Omaha, NE based development firm, is excited to propose one of the largest mixed-use developments in the history of Joplin called Prospect Village (“The Project”). Spanning over 70 + acres, Prospect Village will be a transformational project for both current and future generations of Joplin residents and those within the region to enjoy. The Project will activate the existing International Paper property and feature three primary components, which are described below:

EXECUTIVE SUMMARY

Sports Complex:

Prospect Village will be home to Southwest Missouri's latest state-of-the-art sporting, event and entertainment destination. Spanning nearly 20 acres, this modern indoor and outdoor sports facility will offer a wide variety of both local and regional wide sports tourism use with an anticipated draw of over **80,000 - 100,000 annual out-of-state visitors**, hosting best-in-class youth & amateur sports tournaments to attract teams and families outside of Missouri. Youth Sports (a \$45 billion industry) will serve as a major catalyst to draw in both in-state and out-of-state visitors to the Joplin market. The complex will feature an approximately 85,000 SF indoor facility including 6 – 8 tournament sized basketball courts and 6 – 8 volleyball courts as well as two large outdoor component featuring all synthetic turf fields (200' x 100' multi-sport, baseball, soccer, softball, lacrosse and more), retractable spectator seating, performance training spaces, team locker rooms and modern concession stand areas. Teams and their families will enjoy surrounding world-class amenities, including brand-new hotels, restaurants, and retail offerings.

EXECUTIVE SUMMARY

Housing:

The housing component of the Project offers first class multifamily residences to a community facing a significant housing shortage. The housing segment is designed to accommodate multiple product types for different family sizes and price points with up to an estimated 350 units between two different phases. The community layout is intentionally designed to encourage an active lifestyle, with community space that includes: green spaces, walking paths, and proximity to meaningful amenities. The residences would also include amenities such as fitness areas, swimming pool, dog park and community rooms.

Retail / Hospitality / Commercial / Entertainment:

In conjunction with the housing and sport segments, the Project will include approximately 30 acres of retail, hospitality, and commercial offerings. An “anchor” retailer, multiple hotels and several unique retail and restaurant concepts not currently in Joplin are planned to be included within this area of the Project. The goal is to strengthen Joplin’s retail / commercial trade area and continue the positive momentum underway with the 32nd Street Place project Woodsonia is actively developing that includes Menards, B&B Movie Theater and The Boulevard Apartments.

EXECUTIVE SUMMARY

Existing Site Conditions / Challenges:

Floodplain: There is an existing regulated floodplain and floodway that covers a major portion of the property, which will impact the earthwork and stormwater improvement costs for the site. To increase the usable area onsite, storage volume will need to be excavated where possible to reduce the floodplain limits. The proposed buildings will then need to be set sufficiently above the floodplain elevations, and the residential buildings in particular will require additional fill according to the National Flood Insurance Program requirements. Furthermore, the regulated floodway will require significant improvements to reduce flooding concerns at intersections with public improvements.

Gas Main: Southern Star has an existing 16" diameter, high pressure gas main that runs through the site, and in communication with their team we found that this development will be limited by three key factors. First, all improvements are limited to perpendicular crossings of the gas main, no infrastructure can run parallel and within the 66 ft wide easement. The second restriction is that, except for crossings, there must always be a 20 ft wide green space reserved above the main. Third and final, there must always be 4-5 feet of cover maintained above the gas main at all times, which will then impact the areas in the floodplain that need to be excavated for floodplain storage. Should the layout not be feasible without impacting these items, there is an option to relocate the gas main, but it will come at significant cost and may require further property or easement acquisition.

Waters of the US ("WOTUS"): A site visit to preliminarily assess for Waters of the U.S. (WOTUS) on the subject property occurred December 7, 2023. Without further field or soil investigations, Cattails Environmental has determined that the site has 1.9 AC of wetlands and 2,833 LF of intermittent stream which will likely be considered jurisdictional by the Corps of Engineers – requiring a Corps of Engineers (COE) permit for dredge or fill of those features. Impacts over 1/10th AC of wetlands or 3/100^{ths} AC of stream bed will require mitigation to obtain the COE permit.

Environmental: Environmental Works, Inc. (EWI) was retained by Woodsonia to evaluate environmental risk and remedial costs to allow residential and commercial redevelopment of the International Paper Company (IPCO) Superfund Site. To allow residential development to occur on the Site, dioxin and other previously identified contamination documented on the property will need reevaluated and remediated under Missouri Department of Natural Resource (MoDNR) approval. Past uses associated with greater mining in the area, solid waste landfills, and other environmental conditions are currently under evaluation, including feasibility studies to remediate and remove environmental covenants (EC) placed onto several areas of the Site. The first and second phase investigation is completed and based off -the findings, it is estimated to cost \$2,000,000 - \$4,000,000 to dispose of contamination on the property. These costs do not include costs associated with capping or replacement of soil to support development needs and are subject to MoDNR approval.

EXECUTIVE SUMMARY

“Prospect Village” Project Budget & Capital Stack:

	Amount	% of Total Project
Estimated Total Project Cost:	\$374,861,003	100.00%
Private Investment and Debt:	\$206,287,500	55.03%
TIF Amount Request:	\$82,387,500	21.98%
Prospect Village CID Request:	\$37,905,453	10.11%
Joplin Sports Facility CID Request:	\$39,050,000	10.42%

EXECUTIVE SUMMARY

Incentives / Economic and Financial Requirements of the Project:

The following Incentives / Economic Tools will be essential for the Project's success:

- Successful formation of two (2) Community Improvement District's (CID's). These two CID Districts will be separate, with differentiating boundaries. CID boundary areas and properties are included with this executive summary. Each district will collect an additional 1% CID Sales Tax on qualified sales within the District, amounting to a total of 2%. The two CID Districts have been formed under the following names:
 - Prospect Village CID – 1% CID used primarily for the acquisition and construction of the necessary public infrastructure, site mitigation and cleanup, horizontal site work, property acquisition, demolition and any other legally permissible costs associated with the development of the Project.
 - Joplin Sports Complex CID – 1% CID used primarily for the land acquisition and construction of the Joplin Sports Complex referenced in this document.
- Tax Increment Financing – For up to 23 Year Term and TIF boundary map and TIF project areas are including with this executive summary.
- The Developer will design and construct the Sports Complex. Once completed it will be conveyed to the Joplin Sports Complex CID or City of Joplin. It is expected that the development of the Sports Complex will cost approximately \$39,050,000 but final costs and the budget will not be known until bonds are issued.

EXECUTIVE SUMMARY

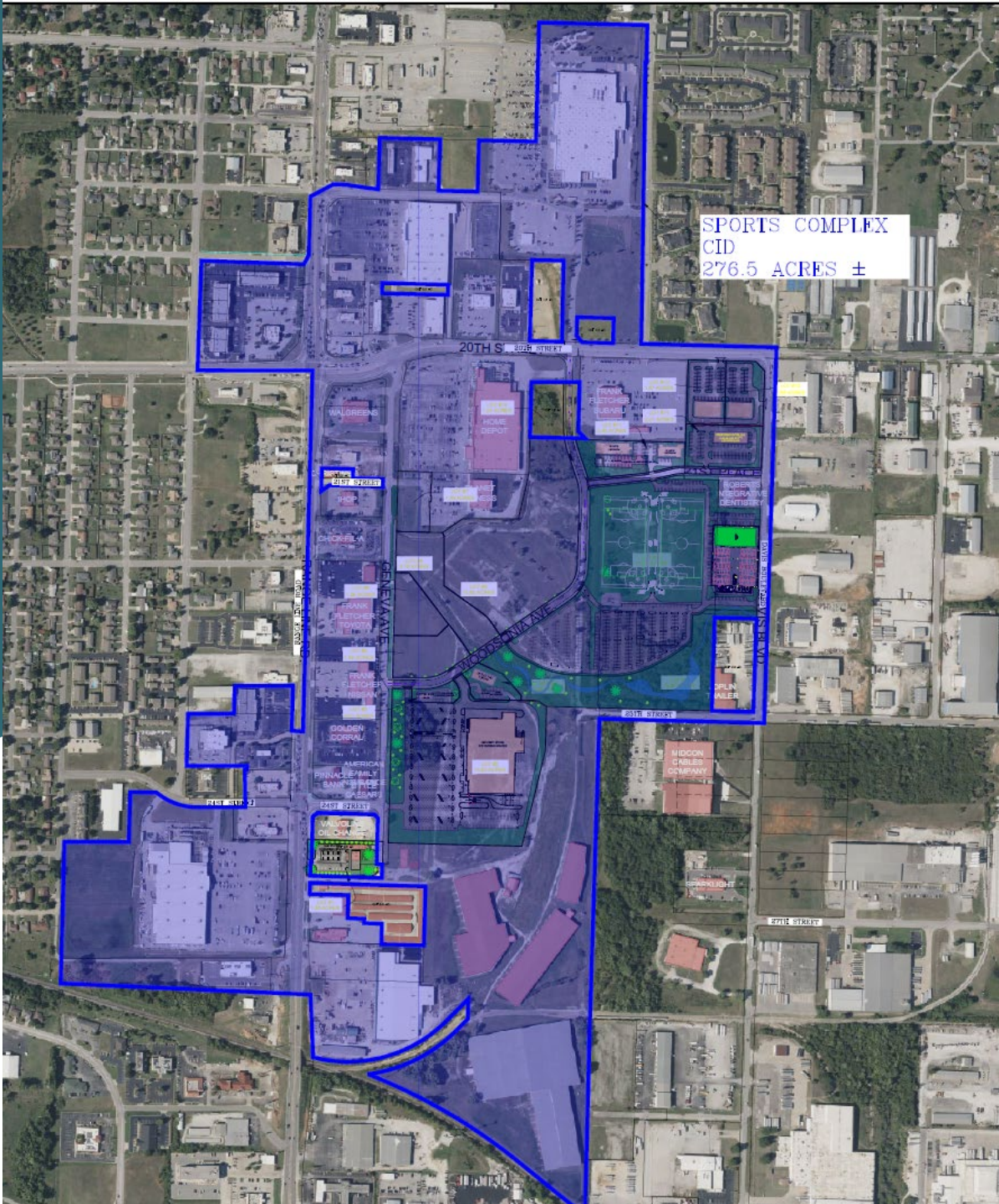
Fiscal / Community Benefit:

Prospect Village will provide significant benefits to the Community of Joplin and southwest Missouri, however we’ve highlighted a few specific economic and communal benefits below. As part of Woodsonia’s initial due diligence on the Project, an Impact Market study was completed. Pinnacle Indoor, One of North America’s largest youth sports facility consultants and operators, completed the initial Impact Analysis for the Prospect Village Sports Facility, which analyzed the local and regional demand, program management, and expected draw to the facility. Based on the current design and upon stabilization, Prospect Village Sports Facility is expected to draw in 80,000 - 100,000 out-of-state visitors annually to the Joplin Market. This number does not include visitors from communities within the state of Missouri. Based on the Sales Impact Analysis from this study, Prospect Village Sports Facility is expected to create demand for an additional 27,000 hotel nights and nearly \$20,000,000 in new economic spending per year. The economic benefit to the community of Joplin over a 30-year time horizon is summarized via the chart.

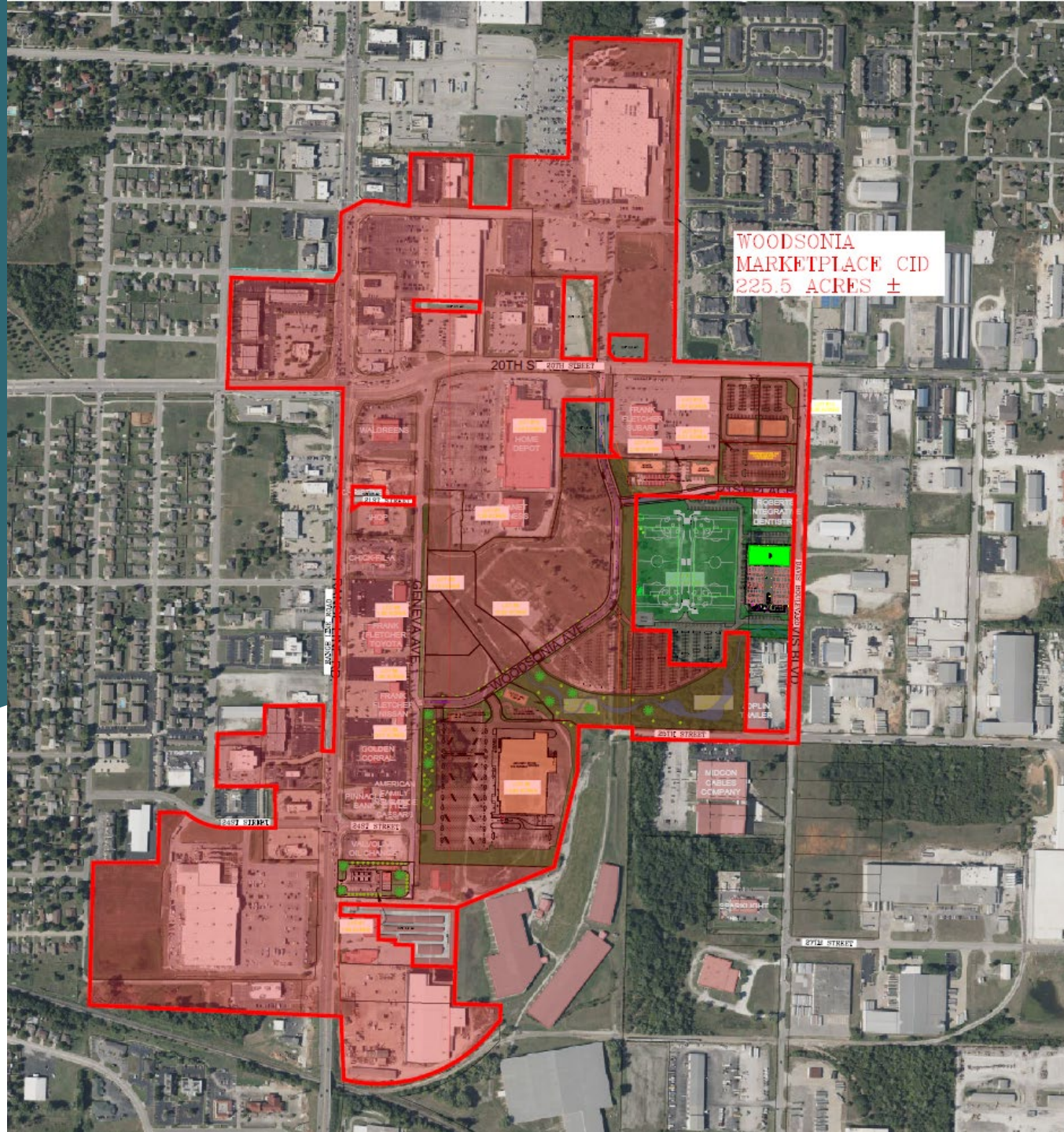
PROSPECT VILLAGE REDEVELOPMENT CITY BENEFIT 30 YEAR HORIZON	
	Total Over 30 Years
New Economic Spending in City of Joplin	\$545,000,000
New Tax Revenue for City of Joplin	\$25,000,000

Additionally, the Community of Joplin will benefit materially from a communal standpoint regarding the new residential housing offerings, new community amenities (youth sports facility, trail system, new retail / entertainment / commercial / hospitality offerings, considerably increased sales tax revenues), the cleanup of an environmentally challenged site, and the activation of 70 acres that would likely otherwise take decades to develop without this transformational proposal.

JOPLIN SPORTS COMPLEX CID MAP



PROSPECT VILLAGE CID MAP



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CID PROPERTIES

Prospect Village CID Properties (47)					Joplin Sports Complex CID Properties (46)				
Fletcher Toyota	Majzoub - Northern Portion Strip Center Parcel	Planet Fitness	Walmart Parcel 1	Pizza Hut	Fletcher Toyota	Majzoub - Northern Portion Strip Center Parcel	Planet Fitness	Lowe's Parcel 1	Braum's
Fletcher Nissan	Walgreens Parcel - Ralco Enterprises	Simmons Bank	Lowe's Parcel 1	Five Guys	Fletcher Nissan	Walgreens Parcel - Ralco Enterprises	Simmons Bank	Lowe's Parcel 2	Arby's
2340 Range Line Rd. Office Building	Strip Center Northern Parcel - Southwest Missouri Development	2705 Range Line Strip Center	Lowe's Parcel 2	Braum's	2340 Range Line Rd. Office Building	Strip Center Northern Parcel - Southwest Missouri Development	2705 Range Line Strip Center	Home Depot Parcel 2	Macadoodles
Golden Corral	Strip Center Southern Parcel - Southwest Missouri Development	Aspen Dental	Academy Sports/Mercy Health	Arby's	Golden Corral	Strip Center Southern Parcel - Southwest Missouri Development	Aspen Dental	Sutherlands	Roberts Integrative Dentistry
Pinnacle Bank	1930 Rangeline Rd. - Majzoub Strip Center Parcel	Mobile 1 Lube Express	Home Depot Parcel 2	Macadoodles	Pinnacle Bank	1930 Rangeline Rd. - Majzoub Strip Center Parcel	Hukill Property	Chick-Fil-A	Aldi Parcel 1
Planet Fitness Pad Site	1809 Highview Rd. - Majzoub Strip Center Parcel	Red, Hot, Blue BBQ Parcel 1	Sutherlands	Aldi Parcel 1	Planet Fitness Pad Site	1809 Highview Rd. - Majzoub Strip Center Parcel	Joplin City Property	IHOP	RJS Properties (Goodyear)
Fletcher Subaru	Walgreens Parcel - Majzoub	Little Ceasars Building	Chick-Fil-A	RJS Properties (Goodyear)	Fletcher Subaru	Walgreens Parcel - Majzoub	Little Ceasars Building	Panera	Pizza Ranch
Fletcher Vacant Land	Longhorn - Majzoub	Joplin City Property	IHOP	Burger King	Fletcher Vacant Land	Longhorn - Majzoub	Woodsonia - International Paper Site - Entire 93 Acres	Burger King	Five Guys
KAP Properties	Property South Lowe's	Red, Hot, Blue BBQ Parcel 2	Panera	Byrider	KAP Properties	Property South Lowe's	Walmart Parcel 1	Pizza Hut	Byrider
Pizza Ranch	Woodsonia - International Paper Site - Excluding Sports Complex Area & Southern Area				Academy Sports/Mercy Health				

JOPLIN SPORTS COMPLEX



[Click here for video link.](#)

PINNACLE SPORTS OVERVIEW



- Industry leader in the development of indoor and outdoor sports complexes.
- Pinnacle's Expertise
 - Market Feasibility
 - Financial Modeling
 - Economic & Sports Tourism
 - Facility Design & Development
 - Facility Operations
 - Facility Revenue Optimization
- Founded in 2000 with over 85 years combined staff experience



RECOMMENDED DEVELOPMENT



The **indoor** complex:

85,000 sf **indoor** facility with:

- 6 competition basketball courts
- 8 competition volleyball courts
- 12+ pickleball courts
- 20,000 sf of synthetic turf
- Café
- Community/meeting rooms
- Cable of hosting small trade shows and events



RECOMMENDED DEVELOPMENT



The **outdoor** complex:

7 acres of synthetic turf capable of hosting:

- 6 regulation youth soccer fields
- 2 regulation adult soccer fields
- 4 regulation little league/softball fields
- 2 regulation high school baseball fields
- Others sports i.e. lacrosse, football, rugby etc.



Enhancing The Quality of Life for City of Joplin & Jasper County Residents

- **Recreation Opportunities:** The sports complex would provide a space for various recreational activities such as baseball, softball, soccer, basketball, volleyball and pickleball. Residents could engage in physical exercise, improve their health, and enjoy recreational activities.
- **Community Gathering Place:** The complex would serve as a hub for community events, tournaments, and other programming activities.
- **Youth Development:** Sports complexes offer youth programs. By providing opportunities for young athletes to participate in organized sports, the complex promotes discipline, teamwork, and leadership skills.
- **Healthier Lifestyle Choices:** Access to sports facilities encourages physical activity, which can lead to healthier lifestyle choices. Residents of all ages can benefit from regular exercise and recreation.
- **Quality of Life:** Overall, a sports complex contributes to a higher quality of life by promoting physical health, social interaction, and community engagement.

SPORTS TOURISM INDUSTRY

- U.S. sports travelers, event organizers and venues spent \$39.7 billion in direct spending in 2021. That spending generated a total economic impact of \$91.8 billion, which supported 635,000 total jobs and resulted in \$12.9 billion in total tax revenues, according to the Sports Events and Tourism Association (Sports ETA). That total includes transportation, lodging and food/beverage purchases.
- Approximately 175 million people traveled to a sports event in the United States in 2021, either as a participant or a spectator — an increase of 82% over 2020.
- Successful sports tourism destinations, regardless of the size of the market, commit to high quality, expertly maintained facilities that are professionally managed with operational excellence as a top priority.

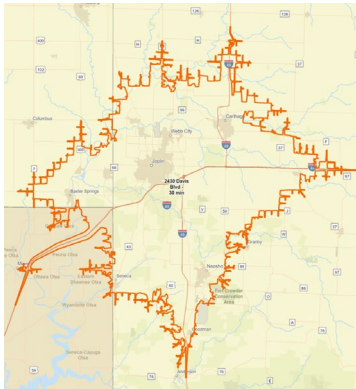


TARGET AUDIENCE ANALYSIS

Key Demographic Factors (Joplin, MO – 2023)

Category	30 min	90 min	120 min	210 min
Total Population	181,058	1,509,979	4,950,097	9,220,550
5-yr Projected Growth	+1.3%	+3.5%	+2.6%	+2.3%
Median Age	38.3 years	37.3 years	38.5 years	38.1 years
Average Household Income	\$70,410	\$79,449	\$88,133	\$87,101

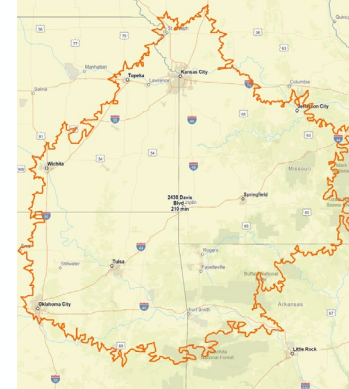
Market Area Description: 30 / 90 / 150 / 210 Minute drive time from the Joplin Region



30 min



90 min



150 min



210 min

Sports Tourism & Economic and Fiscal Impacts: Highlights

- The proposed facility would generate sports tourism in the market and generate economic impact for the area from visitor spending.
- The region will benefit from out-of-town visitor spending on lodging as well as spending at local restaurants and other retail establishments.
- The developers anticipate hosting 28 indoor tournament event weekends and 22 outdoor tournament event weekends each year.
- Out-of-town visitors are expected to support 26,972 hotel nights and ultimately \$12.4 million in total off-site visitor spending.
 - \$2.9 million in hotel spending
 - \$8.1 million in restaurant spending
 - \$1.4 million in other retail spending

LOCAL ANNUAL ECONOMIC IMPACT	
\$18.1 M SPENDING	167 Jobs \$4.7 M Household Earnings

*Including direct, indirect, and induced efforts

- Over the next 20 years, the tournament visitor spending is projected to be \$345.0 million.
- In total, the Project is estimated to support 167 permanent jobs, \$4.7 million in annual household earnings, and \$18.1 million in annual economic output in Jasper County.

Project Team



Woodsonia Real Estate: Led by Drew Snyder, Woodsonia is an experienced development firm having completed over \$1 billion in development across the Midwest over the last decade. Woodsonia has proven their ability to perform in Joplin specifically through their existing 32nd Street Place development where Menards, The Boulevard Apartments and B&B Theaters are all under construction or slated to begin very soon.



OWN Engineering: The Joplin office of OWN, led by Jerrod Hogan and Cody White, is working with Woodsonia on Woodsonia Marketplace. With boots on the ground in the local community and years of experience and knowledge of the area, OWN has proven to be an invaluable resource as part of the project team.



Legal: Bill Moore and Kim Spies with Route Frets White Goss Gentile Rhodes, P.C. is serving as legal counsel for Woodsonia. Bill aided Woodsonia in their 32nd Steet Place development and has a wide knowledge base and experience working on incentive-based projects throughout the state of Missouri.



Environmental Works and Cattails Environmental: With the known environmental challenges of the International Paper site, it is paramount that the project has a proven environmental consultant team in place. Environmental Works and Cattails Environmental are both proven leaders in the industry with a track record of aiding the redevelopment of environmentally challenged sites across the country in a safe and responsible manner.



City of Joplin: With a project of this nature, the City of Joplin will be as important of a member of the project team as anyone. We have always enjoyed working with the City on our previous projects and look forward to another successful development.



Pinnacle Sports: Industry leader in the development of indoor and outdoor sports complexes.

PROSPECT VILLAGE PROPOSED APPROVAL SCHEDULE

Task	Date
45-day (not less than) certified mail notice of TIF Commission public hearing to taxing jurisdictions pursuant to Section 99.830.3, RSMo	5/24/24
TIF Plan placed on file with City Clerk and available for review by public	6/12/24
30-day (not more than) newspaper publication notice in the <i>Joplin Globe</i> of TIF Commission public hearing pursuant to Section 99.830.1, RSMo, along with notice of TIF RFP for alternative proposals from developers pursuant to Section 99.820.1(3), RSMo	6/12/24
Initial drafts of TIF Contract and Sports Complex CID Cooperative Agreement distributed to City staff team for review	6/14/24
10-day (not less than) certified mail notice to property owners of TIF Commission public hearing pursuant to Section 99.830.1, RSMo	6/21/24
Deadline for taxing jurisdictions to appoint TIF Commission members (at least 30 days after 45-day public hearing notice sent) pursuant to Section 99.820.2(7), RSMo	6/24/24
Sports Complex CID Petition filed with City Clerk pursuant to Section 67.1421.1, RSMo	6/28/24
Initial drafts of TIF Contract and CID Cooperative Agreements distributed to Developer team for review	7/1/24
10-day (not more than) newspaper publication notice in the <i>Joplin Globe</i> of TIF Commission public hearing pursuant to Section 99.830.1, RSMo	7/3/24

PROSPECT VILLAGE PROPOSED APPROVAL SCHEDULE

Task	Date
Proposals due in response to TIF RFP for alternative proposals from developers pursuant to Section 99.820.1(3), RSMo	7/3/24
City Clerk verification of Sports Complex CID Petition compliance with requirements pursuant to Section 67.1421.3, RSMo	7/8/24
TIF Commission opens public hearing, receives testimony, closes public hearing, and votes on recommendation to City Council	7/11/24
Developer team comments/edits on draft TIF Contract and CID Cooperative Agreements distributed to City staff team for review	7/12/24
15-day (not less than) notice of public hearing on Sports Complex CID Petition by registered or certified mail to each owner of property within the CIDs pursuant to Section 67.1431.3, RSMo	7/15/24
Publication notices of public hearing in the <i>Joplin Globe</i> pursuant to Section 67.1431.3, RSMo, before City Council on Sports Complex CID Petition (2 weeks prior to week of public hearing and 1 week prior to week of public hearing)	Week of 7/15/24 and Week of 7/22/24
City staff team responses to Developer team comments/edits on draft TIF Contract and CID Cooperative Agreements distributed to Developer team for review	7/19/24
Final negotiations/edits to TIF Contract and CID Cooperative Agreements completed	Week of 7/22/24
TIF Contract and Sports Complex CID Cooperative Agreement completed and submitted to City Clerk for City Council agenda packet	7/29/24

PROSPECT VILLAGE PROPOSED APPROVAL SCHEDULE

Task	Date
4-day (not less than) public notice posted/distributed of City Council meeting with tentative agenda to consider ordinances approving TIF Plan/Projects and Sports Complex CID Petition pursuant to Section 67.2725, RSMo	7/29/24
City Council holds public hearing on Sports Complex CID Petition (within 45 days after City Clerk receipt of verified petition pursuant to Section 67.1431.1, RSMo)	8/5/24
City Council votes on emergency ordinances approving 1) the TIF Plan & Projects (introduced no sooner than 14 days after the TIF Commission public hearing is closed) and the TIF Contract and 2) Sports Complex CID Petition and CID Cooperative Agreement	8/5/24
Sports Complex CID initial board meeting to approve Cooperative Agreement and adopt sales tax resolution contingent upon qualified voters of the District approving the 1% sales tax	8/7/24
Voters in Sports Complex CID approve CID sales tax (timeframe for election based on 30 day election period approved by Newton County for 32nd Street Place CID)	9/11/24
Sports Complex CID Board notifies the Missouri Department of Revenue of voter approval of sales tax	9/11/24
Prospect Village CID Petition filed with City Clerk pursuant to Section 67.1421.1, RSMo	11/11/24
City Clerk verification of Prospect Village CID Petition compliance with requirements pursuant to Section 67.1421.3, RSMo	11/18/24
15-day (not less than) notice of public hearing on Prospect Village CID Petition by registered or certified mail to each owner of property within the CIDs pursuant to Section 67.1431.3, RSMo	11/25/24

PROSPECT VILLAGE PROPOSED APPROVAL SCHEDULE

Task	Date
Publication notices of public hearing in the Joplin Globe pursuant to Section 67.1431.3, RSMo, before City Council on Prospect Village CID Petition (2 weeks prior to week of public hearing and 1 week prior to week of public hearing)	Week of 11/25/24 and Week of 12/2/24
4-day (not less than) public notice posted/distributed of City Council meeting with tentative agenda to ordinance approving Prospect Village CID Petition pursuant to Section 67.2725, RSMo	12/9/24
End of 90 day statute of limitations period for any challenge to validity of Sports Complex CID and the CID sales tax pursuant to Section 67.1561, RSMo	12/11/24
City Council holds public hearing on Prospect Village CID Petition (within 45 days after City Clerk receipt of verified petition pursuant to Section 67.1431.1, RSMo)	12/16/24
City Council votes on emergency ordinance approving the Prospect Village CID Petition and CID Cooperative Agreement	12/16/24
Prospect Village CID initial board meeting to approve Cooperative Agreement and adopt sales tax resolution contingent upon qualified voters of the District approving the 1% sales tax	12/18/24
Voters in Prospect Village CID approve CID sales tax (timeframe for election based on 30 day election period approved by Newton County for 32nd Street Place CID)	1/22/25
Prospect Village CID Board notifies the Missouri Department of Revenue of voter approval of sales tax	1/22/25

Questions?