COUNCIL AGENDA
August 17, 2015
6:00 P.M., Council Chambers

1. **Call To Order**
   Invocation
   Pledge of Allegiance of the United States of America

2. **Roll Call**

3. **Presentations**

4. **Finalization Of Consent Agenda**

5. **Reports And Communications**

   1. Capital Improvement And Public Safety Sales Tax Oversight Committee Semi-Annual Report

      Documents: CIP REPORT TO COUNCIL AUGUST 2015.PDF

6. **Citizen Requests And Petitions**

   1. Request To Address Council
      Request to address Council from Kevin Parker, 111 S. Illinois, Joplin, MO, for a Resolution of support for Montana Crossing, a proposed 50-Unit LIHTC multi-family affordable housing development at the corner of Montana Place and Wisconsin Avenue.

   2. Request To Address Council

      Request to address Council from Bruce Smith, 3601 Oak Ridge Drive, concerning the South Main Street TIF.

   3. Request To Address Council
      Request to address Council from Dr. Norm Ridder, Superintendent, R-VIII, and Paul Barr, Joplin Schools, concerning the South Main Street TIF.

7. **Public Hearings**

   1. PUBLIC HEARING PROCEDURES

   2. Public Heaaring For The FY15-16 Proposed Budget

   3. Public Hearing For South Main Community Improvement District

   4. DECLARATION OF EXCESS PROPERTY AT 20TH AND WISCONSIN

      Documents: SUMMARY SHEET EXCESS PROP.PDF, EXCESS PROPERTY.PDF

8. **Consent Agenda**

    1. Minutes Of The August 3, 2015 City Council Meeting

        Documents: AUGUST 3 2015 MIN.PDF

    2. COUNCIL BILL NO. 2015-263
    AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1, District R-2, District C-0-PD, District C-1, and District C-1-PD and including in District C-3-PD property as described below and located at the northeast corner of 20th Street and Connecticut Avenue in the City of Joplin, Jasper County, Missouri.

        Documents: SUMMARY SHEET CB 2015-263.PDF, COUNCIL BILL 2015-263.PDF, SUPPLEMENTAL CB 2015-263.PDF

    3. COUNCIL BILL NO. 2015-264
    AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District C-1 and including in District R-3 property as described below and located at 103-105 North Wall Avenue in the City of Joplin, Jasper County, Missouri.

        Documents: SUMMARY SHEET CB 2015-264.PDF, COUNCIL BILL 2015-264.PDF, SUPPLEMENTAL CB 2015-264.PDF

9. **Resolutions**

10. **Ordinances - Emergency**

    1. COUNCIL BILL NO. 2015-143
    AN ORDINANCE approving the contract between the City of Joplin, Missouri and Midwest Transit Equipment Co. in the amount of One Hundred Twenty Thousand Three Hundred Forty-Six Dollars ($106,346) for the purchase of (2) two light duty cut-a-way vehicles per the specifications of Bid #2015-16; and containing an emergency clause.

        Documents: SUMMARY SHEET CB 2015-143.PDF, COUNCIL BILL 2015-143.PDF, BID TABULATION CB 2015-143.PDF, DRAWING CB 2015-143.PDF

    2. COUNCIL BILL 2015-363
    AN ORDINANCE authorizing the City of Joplin to enter into an Agreement with Jeff
    Asbell Excavating in the amount not to exceed Three Hundred and Nineteen Thousand and Ninety-Five Dollars and Fifty Cents ($319,095.50) to provide site demolition and grading associated with the EDA funded Joplin Public Library to be located at 20th and Connecticut Streets, authorizing the City Manager to execute said Agreement for the City, and containing an emergency clause.

        Documents: SUMMARY CB 2015-363.PDF, CB 2015-363.PDF, CB 2015-363 AGREEMENT.PDF, BID DOCUMENTATION.PDF

    3. COUNCIL BILL NO. 2015-513
    AN ORDINANCE approving a Contract by and between the City of Joplin and CIGNA to provide dental insurance coverage for City employees on behalf of the employer, the City of Joplin; authorizing the City Manager to execute said Contract by and on behalf of the City of Joplin; and containing an emergency clause.

        Documents: CB 2015-513 SUMMARY SHEET DENTAL INSURANCE

CONTRACT 2016.PDF, CB 2015-513 ORDINANCE DENTAL INSURANCE AGREEMENT 2016.PDF, CIGNA LETTER OF ACCEPTANCE 2016.PDF

4. COUNCIL BILL NO. 2015-514
AN ORDINANCE approving a Contract by and between the City of Joplin and EyeMed to provide voluntary vision insurance coverage for City employees on behalf of the employer, the City of Joplin; authorizing the City Manager to execute said Contract by and on behalf of the City of Joplin; and containing an emergency clause.

Documents: CB 2015-514 SUMMARY SHEET VISION INSURANCE CONTRACT 2016.PDF, CB 2015-514 ORDINANCE VISION INSURANCE CONTRACT 2016.PDF, EYEMED CONTRACTS 2016.PDF

5. COUNCIL BILL NO. 2015-515
AN ORDINANCE approving a Contract by and between the City of Joplin and Symetra to provide life insurance coverage for City employees on behalf of the employer, the City of Joplin; authorizing the City Manager to execute said Contract by and on behalf of the City of Joplin; and containing an emergency clause.

Documents: CB 2015-515 SUMMARY SHEET LIFE INSURANCE CONTRACT 2016.PDF, CB 2015-515 ORDINANCE LIFE INSURANCE CONTRACT 2016.PDF, SYMETRA LIFE CONTRACT 2016.PDF

6. COUNCIL BILL NO. 2015-516
AN ORDINANCE approving a Contract by and between the City of Joplin and Anthem BCBS to provide stop loss coverage, administrative services, and an employee assistance program for the City's health self-insurance coverage on behalf of the employer, the City of Joplin; authorizing the City Manager to execute said Contract by and on behalf of the City of Joplin; and containing an emergency clause.

Documents: CB 2015-516 SUMMARY SHEET HEALTH INSURANCE STOP LOSS ADMINISTRATIVE FEE EAP CONTRACT 2016.PDF, CB 2015-516 ORDINANCE HEALTH INSURANCE STOP LOSS ADMINISTRATIVE FEE EAP CONTRACT 2016.PDF, ANTHEM STOP LOSS ADMINISTRATIVE FEE EAP CONTRACT 2016.PDF

11. Ordinances - First Reading

1. COUNCIL BILL NO. 2015-007

AN ORDINANCE re-adopting Chapter 2, Administration, of the Joplin City Code, Section 2-107, "Financial interest disclosure", requiring certain officials and employees of the City of Joplin to file Financial Interest Disclosure Statements as described herein

Documents: ETHICS_SUMMARY_CB2015-007.PDF, ETHICS_CB2015-007.PDF

2. COUNCIL BILL NO. 2015-517
AN ORDINANCE approving the South Main Street Tax Increment Financing Plan, establishing a redevelopment area, designating RKS Development, LLC, as the developer of the Redevelopment Projects, approving a Tax Increment Financing Contract, and authorizing the City Manager to execute the Contract.

Documents: CB 2015-517 SUMMARY SHEET SOUTH MAIN TIF PLAN

DEVELOPER AND CONTRACT.PDF, CB 2015-517 ORDINANCE SOUTH MAIN TIF DEVELOPER TIF CONTRACT.PDF, SOUTH MAIN TIF PLAN FINAL.PDF, FINAL JOPLIN BUT FOR REPORT 052715.PDF, SOUTH MAIN TIF CONTRACT FINAL 8 10 15.PDF

3. COUNCIL BILL NO. 2015-518
AN ORDINANCE approving Redevelopment Project 1 of the South Main Street Tax Increment Financing Plan and adopting Tax Increment Financing therein.

Documents: CB 2015-518 SUMMARY SHEET SOUTH MAIN TIF REDEVELOPMENT PROJECT 1.PDF, CB 2015-518 ORDINANCE SOUTH MAIN TIF REDEVELOPMENT PROJECT 1.PDF, SOUTH MAIN TIF PLAN FINAL.PDF

4. COUNCIL BILL NO. 2015-519
AN ORDINANCE approving Redevelopment Project 2 of the South Main Street Tax Increment Financing Plan and adopting Tax Increment Financing therein.

Documents: CB 2015-519 SUMMARY SHEET SOUTH MAIN TIF REDEVELOPMENT PROJECT 2.PDF, CB 2015-519 ORDINANCE SOUTH MAIN TIF REDEVELOPMENT PROJECT 2.PDF, SOUTH MAIN TIF PLAN FINAL.PDF

5. COUNCIL BILL NO. 2015-520
AN ORDINANCE approving Redevelopment Project 3 of the South Main Street Tax Increment Financing Plan and adopting Tax Increment Financing therein.

Documents: CB 2015-520 SUMMARY SHEET SOUTH MAIN TIF REDEVELOPMENT PROJECT 3.PDF, CB 2015-520 ORDINANCE SOUTH MAIN TIF REDEVELOPMENT PROJECT 3.PDF, SOUTH MAIN TIF PLAN FINAL.PDF

6. COUNCIL BILL NO. 2015-521
AN ORDINANCE approving Redevelopment Project 4 of the South Main Street Tax Increment Financing Plan and adopting Tax Increment Financing therein.

Documents: CB 2015-521 SUMMARY SHEET SOUTH MAIN TIF REDEVELOPMENT PROJECT 4.PDF, CB 2015-521 ORDINANCE SOUTH MAIN TIF REDEVELOPMENT PROJECT 4.PDF, SOUTH MAIN TIF PLAN FINAL.PDF

7. COUNCIL BILL NO. 2015-522
AN ORDINANCE approving Redevelopment Project 5 of the South Main Street Tax Increment Financing Plan and adopting Tax Increment Financing therein.

Documents: CB 2015-522 SUMMARY SHEET SOUTH MAIN TIF REDEVELOPMENT PROJECT 5.PDF, CB 2015-522 ORDINANCE SOUTH MAIN TIF REDEVELOPMENT PROJECT 5.PDF, SOUTH MAIN TIF PLAN FINAL.PDF

8. COUNCIL BILL NO. 2015-523
AN ORDINANCE approving Redevelopment Project 6 of the South Main Street Tax Increment Financing Plan and adopting Tax Increment Financing therein.

Documents: CB 2015-523 SUMMARY SHEET SOUTH MAIN TIF REDEVELOPMENT PROJECT 6.PDF, CB 2015-523 ORDINANCE SOUTH MAIN TIF REDEVELOPMENT PROJECT 6.PDF, SOUTH MAIN TIF PLAN FINAL.PDF

9. COUNCIL BILL NO. 2015-524
AN ORDINANCE approving a Petition to Establish the South Main Street

Community Improvement District, creating the South Main Street Community Improvement District, approving a Cooperative Agreement among the City of Joplin, Missouri, the South Main Street Community Improvement District, and RKS Development, LLC and authorizing the City Manager to execute the Agreement.

Documents: CB 2015-524 SUMMARY SHEET SOUTH MAIN CID PETITION AND COOPERATIVE AGREEMENT.PDF, CB 2015-524 ORDINANCE SOUTH MAIN CID PETITION AND FORMING DISTRICT AND CID COOPERATIVE AGREEMENT.PDF, CID PETITION SOUTH MAIN FINAL.PDF, SOUTH MAIN CID COOPERATIVE AGREEMENT FINAL 8 10 15.PDF

12. **Ordinances - Second Reading And Third Reading**

13. **Unfinished Business**

14. **New Business**

    1. NEWS FROM THE PIO

    2. CLOSED SESSION
       Vote to go into closed session, which shall pertain to legal action, causes of action, or litigation including a public governmental body and any confidential or privileged communications between a governmental body or its representatives and its attorneys as set forth in Section 610.021(1) RSMo, as amended, 2014. This meeting, record, and vote to be closed to the extent provided by law. The City Council shall adjourn at the end of the session.

Anyone wishing to address the Council should step to the podium and state his/her name and address. If the matter is not a Public Hearing, a request to speak to the Council should be prepared prior to the meeting. Speaking time will be limited to five (5) minutes.

Sound enhancement units are available for hearing impaired customers who provide a form of identification as security, which will be returned to the customer upon the return of the unit.

Those in need of disability-related auxiliary aids or services should contact the City Clerk's office at (417) 624-0820, ext. 220 no later than 48 hours prior to the meeting.

Notice posted at ____ p.m. on this the __ day of ____, ____. (RSMo 610.020)

Office of the Director of Public Works
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 530
417- 625-4738 (Fax)

MEMORANDUM

TO: **Mayor Michael L. Seibert and Members of the City Council**

FROM: **Nicholas A. Heatherly Director of Public Works**

DATE: **August 10, 2015**

RE: **Capital Improvement and Public Safety Sales Tax Oversight Committee Semi-Annual Report**

Attached please find a copy of the Oversight Committee's report. The Oversight Committee Chairman, Chris Churchwell, will be attending Monday night's City Council meeting to publicly present the report to Council.

As you know, the Oversight Committee is required to meet at least quarterly to review collection and expenditure of revenue from the ¼-cent parks and stormwater sales tax, the 3/8-cent capital improvements sales tax, the ½-cent public safety sales tax, and the progress toward completion of projects funded by these taxes. Additionally, the Oversight Committee is required to make a written, public report to the Council twice each year. This is the twenty-sixth (26th) such presentation.

Attachment: Capital Improvement Oversight Sales Tax Committee August 10, 2015 Semi-Annual Public Report.

Capital Improvement and Public Safety Oversight Sales Tax Committee
Semi-Annual Public Report
August 10, 2015

Introduction

On November 6, 2001, the voters approved "Proposition B" for the purpose of funding Stormwater controls and City Park Improvements.

The City Council, in response to voter approval of "Proposition B", appointed seven (7) Joplin residents to serve on the Capital Improvement Oversight Sales Tax Committee. The City Council felt it would be in the public's interest to establish a citizen oversight committee to monitor the expenditure of proceeds from the Stormwater Controls and City Park Improvement Sales Tax.

The Oversight Committee is to meet at least quarterly to review the collection and expenditure of revenue from the sales tax, and monitor progress toward completing projects funded therefrom, and make a written, semi-annual public report to the City Council.

On August 3, 2004, the voters approved "Proposition A" for the purpose of funding capital improvements.

On November 7, 2006, the voters approved "Proposition A" for purpose of improving public safety.

On July 2, 2007, the City Council directed the Capital Improvement Oversight Sales Tax Committee to review collection and expenditures of revenue from the one-half of one cent Public Safety Improvement Sales Tax. The membership was increased from seven (7) to nine (9) members.

On October 15, 2007, the City Council amended the name of the Capital Improvement Sales Tax Oversight Committee to the Capital Improvement and Public Safety Sales Tax Oversight Committee and amended the mission thereof.

Oversight Committee Members

The current Capital Improvement and Public Safety Sales Tax Oversight Committee membership includes the following:

Tom Beisner	Charles Buchanan
Chris Churchwell	Charles Genesio
Don Goetz	Harvey Hutchinson
Ryan Jackson	DeWayne Patton
James Richards	

Review of Oversight Committee Meetings

February 19, 2015

The Oversight Committee began this meeting by reviewing the collection and expenditures of the ¼-cent parks and stormwater sales tax, the 3/8-cent capital improvement sales tax, and the ½-cent public safety sales tax as presented by Leslie Haase. Dan Johnson updated the committee on the FY 2015 stormwater improvements and maintenance activities. David Hertzberg updated the committee on the capital improvements street program. Chris Cotten updated the committee on the parks activities. Jason Burns and James Furgerson updated the committee on the public safety sales tax activities.

May 21, 2015

The Oversight Committee began this meeting by reviewing the collection and expenditures of the ¼-cent parks and stormwater sales tax, the 3/8-cent capital improvement sales tax, and the ½-cent public safety sales tax as presented by Leslie Haase. Dan Johnson updated the committee on the FY 2015 stormwater improvements and maintenance activities. David Hertzberg and Dan Salisbury updated the committee on the capital improvements street program. Andy Nimmo and Matthew Stewart updated the committee on the public safety sales tax activities. The Committee discussed the semi-annual report that is to be presented to Council and decided that the Oversight Committee Chairman, Chris Churchwell, will present this report on Monday, August 17, 2015.

Committee Observations

As of the Oversight Committee's last meeting on May 21, 2015, it is agreed that the revenues from the ¼-cent parks and stormwater sales tax, the 3/8 cent capital improvements sales tax, and the ½-cent public safety sales tax are being collected above the projected level for the 2015 fiscal year.

The Oversight Committee finds that the City of Joplin has not deviated from the list of projects that was presented to Joplin residents prior to the election. This list was presented with the understanding that if the voters approved the proposition, the sales tax revenues would be used to fund the listed projects.

Respectfully Submitted,

8/10/2015
Date:

Chris Churchwell,
Chairman

Attachments: Parks and Stormwater Sales Tax Fund Projected Costs Compared to Actual Costs
Parks and Stormwater Sales Tax Fund Project Analysis
Capital Improvement Sales Tax Fund Projected Costs Compared to Actual Costs
Capital Improvement Sales Tax Fund Project Analysis
Public Safety Sales Tax Analysis
Public Safety Sales Tax Projected Expenditures Compared to Sales Tax Items

MINUTES
CAPITAL IMPROVEMENT AND PUBLIC SAFETY
SALES TAX OVERSIGHT COMMITTEE
REGULAR MEETING
MAY 21, 2015
4:00 P.M.

Call to order:

The Capital Improvement and Public Safety Sales Tax Oversight Committee met in regular session on Thursday, May 21, 2015. Present were committee members Tom Beisner, Charles Buchanan, Charles Genesio, Don Goetz, Harvey Hutchinson, Ryan Jackson, and DeWayne Patton. Committee member Chris Churchwell arrived at 4:07 p.m., with committee member James Richards being absent.

City Staff present were Leslie Haase, Finance Director; Dan Salisbury, Assistant Public Works Director; Dan Johnson, Civil Engineer; David Hertzberg, Capital Improvement Project Manager; Matthew Stewart, Assistant Police Chief; and Andy Nimmo, Deputy Fire Chief.

Approve minutes from the meeting of February 19, 2015:

Ms. Haase suggested deferring approval of minutes until later in the meeting when Mr. Churchwell is present.

Review sales tax collections and projects:
Capital Improvement Sales Tax:

Ms. Haase gave those present reports outlining the revenues and expenditures for the capital improvement sales tax during the second quarter of FY 2015. This sales tax has a Phase I and a Phase II, with revenues still being collected in Phase I. Revenues for FY 2015 total $2,523,662, with interest income totaling $1,317. TIGER Grant revenues for Phase I total $2,932,015, with the total projected funding sources being just over $68.5 million.

Over $48.2 million has been spent during prior years in Phase I, with $2,057,319 being spent during FY 2015 and with $120,370 being paid to the Tax Increment Financing (TIF) developers. Projects totaling $14.5 million remain in Phase I, with sufficient revenues being anticipated to complete the projects.

Report 8 contains the list of projects in Phase I. The City overlay program continues annually. Projects currently in progress include Maiden Lane, 26th Street, Zora Street from Range Line, St. Louis Avenue from Broadway to Zora, existing traffic signal upgrades, and the 20th Street overpass. No projects were completed during the second quarter of FY 2015.

Ms. Haase discussed Phase II, with no revenues being collected at this point. She anticipates revenues of $46 million, with $19,923 being spent during FY 2015. Report 10 contains the list of projects in Phase II, with design work beginning on several projects. Expenditures have been made on 32nd Street from Schifferdecker Avenue to Country Club Road, the neighborhood transportation improvements, street surface repair, Connecticut Avenue from 32nd to 44th Streets,

Zora Street from Range Line Road to Route 249, the Jackson bridge replacement at Shoal Creek, and the Schifferdecker Avenue bridge at Turkey Creek.

David Hunt has left the City of Joplin to assume private employment, with Dan Salisbury becoming Joplin's new Assistant Public Works Director in charge of engineering. Mr. Hertzberg discussed the projects in Phase I and stated the 2014 micro-surfacing program is complete, but the 2014 and 2015 overlay programs are being finalized for advertisement for bids in the near future. Work will begin this summer. The 2015 micro-surfacing program is also on the same timeline.

The Maiden Lane improvements are still continuing and scheduled for completion late this year. The City Council awarded a contract for Zora Street from Range Line Road to Main Street, with survey work and utility relocations taking place this summer.

Mr. Churchwell arrived for the meeting at 4:07 p.m.

Mr. Hertzberg stated 26th Street is substantially complete, with some minor items being completed at this time. The survey and design work is complete for St. Louis Avenue from Broadway to Zora, with right-of-way acquisition now taking place. Schifferdecker Avenue is substantially complete, with some minor items being completed at this time.

Mr. Patton asked about the Missouri Department of Transpotation (MoDOT) announcing they have no money to fund projects. He asked what impact that will have on the City projects, and Mr. Salisbury replied there should be no impact. He stated if MoDOT has a cost-share project and a commitment is made, the funding remains in place.

Mr. Hertzberg stated the only project MoDOT is currently funding that involves the City of Joplin is the County Road 190 interchange. Funding has already been committed for that project.

Mr. Hertzberg discussed the projects in Phase II and stated requests for qualifications were sent out for 32nd Street. These have been received and are being evaluated for selection of a consulting engineer. The City staff is meeting with property owners to receive input.

Mr. Hutchinson asked how the meetings with the property owners are being announced, and Mr. Salisbury replied they are by invitation only. The staff wants to listen to the people most impacted, with a public meeting to follow.

Mr. Hutchinson asked about access into Westberry Square. Mr. Salisbury stated that the intent of the meetings was to receive the property owners' concerns, with a preliminary design being developed during the next few months. This process gives the property owners more influence throughout the process so they will understand the project better.

A TIGER grant application is being developed for neighborhood transportation improvements. Other projects in Phase II that are included in a TIGER grant application include Connecticut Avenue from 32nd to 44th Streets, the Connecticut overpass at Interstate 44, 44th Street from Range Line Road to Connecticut, and Zora Street from Range Line to Route 249.

A task force has been developed to review the utility coordination process. Staff is preparing bid documents for utility cut repairs and traffic control, with that work beginning during July.

Staff has received engineering qualifications for the Jackson Avenue bridge replacement and will partner with Newton County to select the consultant. Right-of-way plans for the Schifferdecker Avenue bridge are complete and are being reviewed by Jasper County.

Approve minutes from the meeting of February 19, 2015:

Ms. Haase asked about approval of minutes and excusing James Richards from attending this meeting. Mr. Churchwell asked for comments regarding the minutes of February 19, 2015, and none were received.

MR. GENESIO MOVED, SECONDED BY MR. JACKSON, THAT THE MINUTES FROM THE MEETING OF FEBRUARY 19, 2015 BE APPROVED. THE MOTION CARRIED, WITH MR. BEISNER, MR. BUCHANAN, MR. CHURCHWELL, MR. GENESIO, MR. GOETZ, MR. HUTCHINSON, MR. JACKSON, AND MR. PATTON VOTING "AYE", AND WITH MR. RICHARDS BEING ABSENT (8 IN FAVOR, 1 ABSENT).

Mr. Churchwell asked about excusing Mr. Richards from attending this meeting.

MR. GENESIO MOVED, SECONDED BY MR. JACKSON, THAT JAMES RICHARDS BE EXCUSED FROM ATTENDING THIS MEETING. THE MOTION CARRIED, WITH MR. BEISNER, MR. BUCHANAN, MR. CHURCHWELL, MR. GENESIO, MR. GOETZ, MR. HUTCHINSON, MR. JACKSON, AND MR. PATTON VOTING "AYE", AND WITH MR. RICHARDS BEING ABSENT (8 IN FAVOR, 1 ABSENT).

Parks and Stormwater Sales Tax:

Ms. Haase gave those present reports outlining the revenues and expenditures for the parks and stormwater sales tax through April, 2015. Revenues are no longer being collected in Phase I, with $213,519 being spent during the second quarter of FY 2015. Report 2 contains the list of projects in Phase 1, with projects still in progress including the Mohaska Ditch, Porter Avenue and "B" Street, "C" Street west of Porter Avenue, Eighth Street and Patterson Avenue, and "B" Street west of Porter Avenue. No projects were completed during the second quarter of FY 2015.

Report 3 contains the project analysis for Phase II, with actual sales tax receipts for FY 2015 totaling $689,867 for parks and $992,736 for stormwater. On the floodplain buyout grant, $47,286 was collected, with $716,170 being collected through state allocation grant funding.

Ms. Haase discussed the expenditures for Phase II and stated some money had to be moved to cover parks expenditures, with a credit of $229,798. The TIF developers were paid $35,251 for parks. Stormwater expenditures total $1,091,117, with the TIF developers being paid $50,727. Remaining estimated project costs total $5.5 million for parks and $18.2 million for stormwater.

Report 4 contains the list of projects in Phase II. Annual maintenance occurs continually for parks, with costs to date totaling $101,611. Expenditures total $851,779 for the softball complex amenities; $90,300 for Schifferdecker Park; $31,340 for the athletic complex improvements; $78,000 for Cunningham Park; $241,468 for the McClelland to Town Green via Tin Cup Trail; $79,667 for the Wildcat Glades & Audubon Center annual support; and $13,388 for the off-leash dog park. Just over $7.2 million has been spent to date on parks projects.

Ms. Haase discussed the stormwater projects in Report 4 and stated no projects were completed during the second quarter of FY 2015. Design work is progressing on several projects, with state allocation grant funding being used for regional detention and culvert system projects. Just over $2.5 million has been spent to date on stormwater projects.

Stormwater:

Mr. Johnson stated the crew time was spent on ditch maintenance and cleaning inlets after rain events. The crew hours for the second quarter of FY 2015 are really since the crew has been preparing the alleys for the annual chip and seal program. Street division labor is also used throughout the year on stormwater projects. All six positions were maintained during the second quarter. City crews have not worked on small repairs to the minor drainage system during the second quarter, with only 25 percent of the stormwater budget being spent at this time.

Mr. Patton noticed the sanitary manholes by Shoal Creek overflowing and asked if that will be repaired. Mr. Johnson plans to conduct flow testing throughout this basin during rain events. The large basin is divided into several sub-basins, so he will determine which basins are the worst. The sanitary sewer reconstruction work in the recovery zone tightens up the system and reduces the amount of infiltration and inflow.

Mr. Hutchinson asked if Public Works maintains the parking lot for the trail at Newman Road and Florida Avenue. Mr. Johnson replied it actually belongs to Gary Hall, with people just parking there. While the trail was being constructed, there was an agreement between the property owner and the contractor to use that for a staging area. The parking area at Zora Street and St. Louis Avenue is also privately owned.

Ditch maintenance totaled 1,375 feet, with 10 catch basins being cleaned, and 1,740 miles of street sweeping being logged.

Mr. Johnson discussed the major stormwater projects in Phase I. The Maiden Lane drainage improvements are part of the roadway widening project. A consultant will be selected for Eighth Street and Patterson Avenue. Construction is progressing on Porter Avenue and "B" Street, along with "B" and "C" Streets west of Porter. Eagle-Picher Industries has approached the City of Joplin about them doing and paying for some additional work in connection with the City's project.

Mr. Johnson discussed the projects in Phase II and stated construction has begun on the regional detention west of Arizona Avenue and north of 32nd Street. Design work is progressing for Illinois Avenue between Seventh and Ninth Streets, with construction being scheduled for FY 2016. The regional detention at 15th Street and Massachusetts is tied to the Illinois project.

Design work for the Lone Elm and Murphy Boulevard improvements is scheduled for FY 2016. The ditch and culvert improvements on Connecticut Avenue between 32nd and 37th Street will be part of the roadway widening project. Design work is scheduled for FY 2016 for Canterbury Ditch between Third and Seventh Streets, with construction beginning at the end of FY 2015 on the Fourth Street and School Avenue improvements. Design work is progressing on improvements for Euclid Avenue and Odessa/Rolla Streets, with construction being a part of the St. Louis Avenue widening project. Right-of-way acquisition is progressing for 10th Street and Peters Avenue, with construction beginning this summer.

Construction is progressing on culvert system along Michigan Avenue between 30th and 27th Streets, with delays due to relocating Missouri Gas Energy's high pressure gas main in this area. Construction is scheduled during FY 2015 for Second Street and Oliver/McCoy Avenues. Design work is complete for Hill Street between Division and Mineral Avenues, with construction beginning later this summer.

Mr. Hutchinson didn't recall seeing the 20th Street railroad overpass on the list of projects, and Ms. Haase stated it was included on the capital improvement project list. Mr. Johnson stated the notice to proceed was issued, with construction beginning after the Memorial Day weekend.

Mr. Patton asked if the roadway will go over the railroad tracks, and Mr. Johnson replied yes. The overpass will have decorative LED street lighting and will have a shared bike and sidewalk path.

Public Safety Sales Tax:

Ms. Haase gave those present reports outlining the revenues and expenditures for the public safety sales tax through the second quarter of FY 2015. Report 12 shows a beginning fund balance of $12,098,927, with $3,364,757 being collected during FY 2015. Expenditures total $140,820 on street lights; $1,255,055 for police; and $936,636 for fire. A total of $830,998 was spent on the public safety training center, with $182,889 being paid to the TIF developers.

Report 13 provides a full breakdown of the expenditures. All the police officers are currently on board, with all the firefighters on board until the east side fire station is constructed. Once the east side station is complete, the only remaining capital expenditure will be the street lights. Construction is progressing on the tower at the training center, with bids being received for the grounds portion. Once the grounds are complete, the staff will know what is left to spend on the training center itself.

Mr. Jackson asked about future plans once the public safety training center and the east side fire station are complete. Ms. Haase replied the public safety sales tax will just become operational.

Mr. Jackson asked if this tax will supplement the general fund, and Ms. Haase replied no. This tax will always exist and will pay for all the personnel who have been hired through the tax. There just won't be any capital items any more. By essence of not hiring all the personnel at once, reserves were built up. Those reserves are being used for the capital items, with the personnel being the only thing remaining. Once the capital items are complete, the sales tax revenues will pay for the personnel, with nothing remaining for capital items. Ms. Haase did not know if this committee would continue to discuss this tax since it will literally be an operational function.

Mr. Hutchinson asked when the public safety sales tax sunsets, and Ms. Haase replied it doesn't have a sunset. She stated police and fire personnel cannot be hired through a tax that has a sunset.

Police:

Assistant Chief Stewart stated all the Police Department's public safety positions are filled. There are currently five openings within the Police Department, with two of those due to retirements and three due to resignations. They recently learned they are regaining a grant position for their Cyber Crimes unit, for a total of six openings.

The department reports a nine percent (9%) decrease in the crime rate from April, 2014, to April, 2015. They have noticed a rash of arsons around the middle part of Joplin and are focusing their efforts to try to identify who is doing that.

The department has developed an intelligence-led policing initiative by gathering information and determining what information is usable, and then sharing that information with the officers throughout the department and with surrounding agencies as well. They have developed a special investigative unit to focus on career criminals in Joplin. A certain group commits a lot of crime in Joplin, and in the past the department has focused on the type of crime committed. The focus will be slightly changed to put a case together on a criminal with a goal of having a good solid case that once they're convicted, they're going away for a while and won't be causing a problem for the department.

Assistant Chief Stewart discussed the public safety training center and stated 579 Joplin officers have completed training, with 297 regional officers completing training.

Mr. Hutchinson asked how many career criminals there are, and Assistant Chief Stewart replied quite a few. He has a list of around 15 to 20 people that the department is watching, keeping an eye on what they're doing and where they are.

Fire:

Assistant Chief Nimmo stated that all the Fire Department's public safety sales tax positions are filled except for the fire training chief. They are currently in the process of trying to fill that position. They have two firefighter positions they plan to fill later this summer.

The biggest thing on the department's docket at this time is the construction of the training tower and the training grounds. The training tower is 50 to 60 percent, with completion anticipated by the end of June or first part of July, weather permitting. A contract for the berm props, the driving pad, and the roads throughout the training center was awarded to Emery Sapp & Sons. That construction should begin within the next 30 days.

Assistant Chief Nimmo did not have an estimated completion time for that work since it will be very weather-dependent, based on the type of construction. The training tower will be a good useful tool for the Fire Department and the Police Department.

Assistant Chief Nimmo discussed Station 7 and has begun the initial stages of looking for an appropriate site for the station. The land acquisition process will begin during FY 2015.

Mr. Churchwell asked where the station will be located, and Assistant Chief Nimmo replied on the east side of Joplin near the Crossroads Industrial Park east of Flying J.

The department has been utilizing the training center pretty heavily during the second quarter of FY 2015. The training numbers will remain the same since the department maxes out their usage of that particular size of structure. The Fire Department is using the training center at least twice monthly, rotating crews. They also have special operations team training and/or some type of academy for regional classes as well.

Mr. Hutchinson asked Assistant Chief Nimmo about plans to hire a fire training officer, and he replied interviews have been conducted. A question was asked if someone internal will be hired, but Assistant Chief Nimmo replied it would be external. Mr. Hutchinson asked when the officer would be on board, and Assistant Chief Nimmo replied the first part of July.

Schedule next meeting of the oversight committee:

The next meeting of this committee will be held on Thursday, August 20, 2015 at 4:00 p.m. The semi-annual report will be presented to the City Council on Monday, July 20.

Adjournment:

Mr. Churchwell asked for a motion to adjourn.

MR. JACKSON MOVED, SECONDED BY MR. GENESIO, THAT THE MEETING BE ADJOURNED. THE MOTION CARRIED, WITH MR. BEISNER, MR. BUCHANAN, MR. CHURCHWELL, MR. GENESIO, MR. GOETZ, MR. HUTCHINSON, MR. JACKSON, AND MR. PATTON VOTING "AYE", AND WITH MR. RICHARDS BEING ABSENT (8 IN FAVOR, 1 ABSENT).

There being no further business to come before the Capital Improvement and Public Safety Sales Tax Oversight Committee, the meeting stood adjourned at 4:50 p.m.

Chris Churchwell, Chairman

Susan Champlin, Secretary

PARKS STORMWATER SALES TAX FUND
PROJECT ANALYSIS
PHASE I
As of April 30, 2015
Sunset Date 4/1/12, Sales Tax Rate .25% (1/4)

	PARKS (31.5%)	STORMWATER (68.5%)	TOTAL
Beginning Fund Balance-FY 2015	$ (243,190.19)	$ 1,687,820.00	$ 1,444,629.81
Revenues:			
Actual sales tax receipts-Prior Years	9,165,443.45	20,251,036.36	29,416,479.81
Interest Income-Prior Years	165,993.63	360,970.28	526,963.91
Traffic Material Repairs-Prior Years	-	50,466.00	50,466.00
BRO Funds (County Road and Bridge)-FY 2005	-	18,000.00	18,000.00
BRO Funds (County Road and Bridge)-FY 2010		1,159,996.74	1,159,996.74
City Resale Proceeds-Prior Years	13,056.00	2,900.00	15,956.00
General Fund transfer for Athletic Complex property-FY 2004	1,020,563.00	-	1,020,563.00
General Fund transfer-FY 2005	250,000.00		250,000.00
Cunningham Pool Grant-FY 2005	150,000.00	-	150,000.00
DNR Trail Grant-Prior Years	78,511.03		78,511.03
General Fund Transfer for Softball Fields-FY 2010	1,199,626.96		1,199,626.96
Total projected funding sources	$ 12,043,194.07	$ 21,843,369.38	$ 33,886,563.45
Expenditures:			
Actual project costs to date-Prior Years	$ 12,109,265.00	$ 19,766,960.74	$ 31,876,225.74
Actual TIF/Transfer payments to Developer to date-Prior Years	177,119.26	388,588.43	565,707.69
Actual costs to date-Current Year	-	213,518.99	213,518.99
Actual TIF/Transfer payments to Developer to date-Current Year	-	-	-
Sub-Total actual costs to date	$ 12,286,384.26	$ 20,369,068.16	$ 32,655,452.42
Remaining estimated project costs	-	1,075,328.00	1,075,328.00
Total projected costs	$ 12,286,384.26	$ 21,444,396.16	$ 33,730,780.42
Shortfall of estimated sales tax receipts	(243,190.19)	398,973.22	155,783.03
Future alternate source of Funding-CDBG/Grants/TST	-	-	-
Funding over/(under)	$ (243,190.19)	$ 398,973.22	$ 155,783.03
Initial estimated cost of projects	9,369,000.00	20,365,171.00	29,734,171.00

Note: Sales tax receipts for fiscal year 2012: 2.1%
Sales tax receipts for fiscal year 2011: 8%
Sales tax receipts for fiscal year 2010: 0.26%
Sales tax receipts for fiscal year 2009: (4.67%)
Sales tax receipts for fiscal year 2008: 1.09%
Sales tax receipts for fiscal year 2007: 1.23%
Sales tax receipts for fiscal year 2006: 3.88%
Sales tax receipts for fiscal year 2005: 2.64%
Sales tax receipts for fiscal year 2004: 5.60%

Prepared by: Leslie Haase

Report 2

CITY OF JOPLIN, MISSOURI
PARKS AND STORMWATER SALES TAX FUND
PROJECTED COSTS COMPARED TO ACTUAL COSTS
INCEPTION TO DATE THRU 2nd QUARTER FY 2015

PARKS PROJECTS:	PROJECT CODE	ORIGINAL PROJECTED COST	ACTUAL COST TO DATE	REVISED PROJECTED COST	COMPLETED PROJECTS (OVER)/UNDER ORIG. PROJ. COST	AMOUNT OF ALTERNATE FUNDS	ALTERNATE SOURCE OF FUNDING
McKinley Park Improvement Project	NA	$ 30,000	$ -	$ -	$ 30,000	$ -	
Mohaska Park Improvement Project	TS0216	30,000	24,506	24,506	5,494	-	
Garvin Park Improvement Project	TS0202	60,000	53,706	53,706	6,294	-	
Iron Gates Park Improvement Project	TS0207	100,000	64,643	64,643	35,357	-	
Roanoke Park Improvement Project	TS0208	30,000	30,405	30,405	(405)	-	
McClelland Park Improvement Project	TS0209	150,000	101,841	101,841	48,159	-	
Schifferdecker Park Improvement Project	TS0210	220,000	105,559	105,559	114,441	-	
Spiva Park Improvement Project	TS0211	20,000	15,400	15,400	4,600	-	
McIndoe Park Improvement Project	TS0212	200,000	162,050	162,050	37,950	78,511	DNR Trail Grant
Pedestrian & Bike Trails Project	TS0213	550,000	426	426	549,574	-	
Landscaping & Beautification of Entire Park System	TS0214	150,000	9,927	9,927	140,073 *	-	
Softball Fields	TS0215	888,104	1,806,774	1,806,774	-	1,199,627	General Fund Transfer
Athletic Complex Project	TS0203	6,000,000	7,163,204	7,163,204	(1,163,204)	1,123,619	GF T-fer & Sewer Fund
Ewert Pool Renovation	TS0204	800,000	1,110,366	1,110,366	(310,366)	-	
Cunningham Pool Renovation	TS0206	800,000	1,206,447	1,206,447	(406,447)	400,000	LWCF Grant/GF T-fer
Memorial Hall Project	TS0205	229,000	254,010	254,010	(25,010)	-	
TOTAL PARKS PROJECTS		**$ 10,257,104**	**$ 12,109,265**	**$ 12,109,265**	**$ (933,490)**	**$ 2,801,757**	
STORMWATER PROJECTS:							
Annual Maintenance (10 Years)	TS0408	$ 2,500,000	$ 3,539,816	$ 3,539,816	$ -	-	
Willow Branch Phase 1 (6th Street Relief)	TS0201	2,469,834	2,516,024	2,516,024	(46,190)	-	
4th Street East & Murphy Blvd.	TS0404	1,000,805	973,309	973,309	27,496	634,499	STP Urban Grant
5th Street & Division Avenue	TS0403	951,180	1,285,914	1,285,914	(334,734)	-	
Willow Branch Phase 3 (Connor Ave. Relief)	TS0407	508,880	297,519	297,519	211,361	86,307	CDBG Funds
Davis S.W. Detention Project	TS0402	502,275	648,541	648,541	(146,266)	-	
Brownell - 32nd Street to 34th Street	TS0409	606,421	78,847	78,847	527,574	-	
Mohaska Ditch	TS0410	593,104	60,036	110,000	-	-	
5th Street & Murphy Boulevard	TS0405	391,094	742,721	742,721	(351,627)	525,498	STP Urban Grant
Willow Branch Phase 2 (Moffet Ave. Relief)	TS0406	625,790	1,324,406	1,324,406	(698,616)	468,799	CDBG Funds
Roosevelt Ave. at 17th Street (Culvert)	TS0411	45,892	80,421	80,421	(34,529)	-	
Connecticut Ave. S. of Campbell Parkway (Culvert)	TS0412	156,000	274,200	274,200	(118,200)	171,600	Trans. Sales Tax Funds
30th Street & McClelland Boulevard	TS0413	666,278	576,120	576,120	90,158	400,000	Trans. Sales Tax Funds

Prepared by: Sherri McCulloch
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CITY OF JOPLIN, MISSOURI
PARKS AND STORMWATER SALES TAX FUND
PROJECTED COSTS COMPARED TO ACTUAL COSTS
INCEPTION TO DATE THRU 2nd QUARTER FY 2015

STORMWATER PROJECTS:	PROJECT CODE	ORIGINAL PROJECTED COST	ACTUAL COST TO DATE	REVISED PROJECTED COST	COMPLETED PROJECTS (OVER)/UNDER ORIG. PROJ. COST	AMOUNT OF ALTERNATE FUNDS	ALTERNATE SOURCE OF FUNDING
Willow Branch Phase 4 (Picher Ave. - 10th to Junge)	TS0414	$ 530,530	$ 470,910	$ 470,910	$ 59,620	$ 300,000	CDBG Funds
Range Line Road South of 20th Street	TS0415	426,600	406,376	406,376	20,224	-	
38th Street & Jackson Avenue (Jackson Culvert)	TS0416	70,200	70,297	70,297	(97)	70,297	Trans. Sales Tax Funds
6th Street & Porter Avenue	TS0417	307,035	32,725	32,725	274,310	-	
44th Street East of Oaklawn Drive (Bridge)	TS0418	278,374	121,566	121,566	156,808 *	-	
36th Street to Ferguson Road (Ditch)	TS0419	211,230	242,095	242,095	(30,865)	-	
Porter Avenue & "B" Street	TS0420	796,800	103,294	820,000	-	-	
McCoy Avenue & West 1st Street	TS0421	92,933	66,274	66,274	26,659	-	
"C" Street West of Porter Avenue	TS0422	190,801	57,567	220,000	-	250,000	Jasper County
8th Street & Patterson Avenue	TS0423	284,577	3,775	150,000	-	-	
Maiden Lane North of 7th Street	TS0424	87,387	1,255,676	1,255,676	(1,168,289)	50,466	Traffic Material Refund
"B" Street West of Porter Avenue	TS0425	62,626	210,546	210,546	-	-	
Texas Avenue - 32nd Street to 34th Street	TS0426	317,987	125,026	125,026	-	-	
Joplin Avenue - 11th Street to 12th Street	TS0427	329,443	367,001	367,001	(37,558)	300,000	CDBG Funds
2nd Street West of Walnut Avenue	TS0428	78,480	74,945	74,945	3,535	-	
15th Street East of Delaware Avenue	TS0429	207,000	164,247	164,247	42,753	164,247	Trans. Sales Tax Funds
10th Street & Peters Avenue	TS0430	46,606	45,424	45,424	-	-	
Schifferdecker Avenue at 32nd Street	TS0431	79,024	-	-	79,024 *	-	
Indiana Avenue - 20th Street to 22nd Street	TS0432	1,324,861	2,360,756	2,360,756	(1,035,895)	300,000	CDBG Funds
Iowa Avenue - 20th Street to 24th Street	TS0433	1,379,048	130,955	130,955	-	130,955	CDBG Funds
Old 32nd Street at McClelland Boulevard	TS0434	461,500	219,436	219,436	242,064	219,436	Trans. Sales Tax Funds
33rd Street West of Connecticut Avenue (Ditch)	TS0435	95,808	116,729	116,729	(20,921)	-	
Connecticut Avenue North of 26th Street	TS0436	43,833	16,432	16,432	27,402	16,432	Trans. Sales Tax Funds
Maiden Lane - 17th Street to 20th Street	TS0437	593,339	-	-	-	-	
Main Street at 10th Street	TS0438	47,269	99,942	99,942	(52,673)	-	
"A" Street West of Porter Avenue	TS0439	88,529	217,779	217,779	(129,250)	-	
Perkins Street West of Monroe Avenue	TS0440	120,926	54,695	54,695	66,231	-	
32nd Street & Schifferdecker Avenue	TS0441	56,912	-	-	56,912 *	-	
24th Street & Meadow Avenue	TS0442	515,749	458,333	458,333	-	-	
14th Street West of Joplin Avenue	TS0443	222,211	89,802	89,802	132,409	-	
TOTAL STORMWATER PROJECTS		**$ 20,365,171**	**$ 19,980,480**	**$ 21,055,806**	**$ (2,161,173)**	**$ 4,088,536**	

*Projects completed using other funds.

Project Completed in Current Quarter

Project Complete

Prepared by: Sherri McCulloch
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PARKS STORMWATER SALES TAX FUND
PROJECT ANALYSIS
PHASE II
As of April 30, 2015
Sunset Date 3/31/22, Sales Tax Rate .25% (1/4)

Report 3

	PARKS (41%)	STORMWATER (59%)	TOTAL
Beginning Fund Balance-FY 2015	$ (4,440,873.60)	$ 3,519,931.40	$ (920,942.20)
Revenues:			
Actual sales tax receipts in 2015	689,867.44	992,736.09	1,682,603.53
Projected sales tax receipts in 2015	617,884.56	889,149.91	1,507,034.47
Projected sales tax receipts in 2016	1,327,368.28	1,910,114.29	3,237,482.57
Projected sales tax receipts in 2017	1,347,278.80	1,938,766.00	3,286,044.81
Projected sales tax receipts in 2018	1,367,487.99	1,967,847.49	3,335,335.48
Projected sales tax receipts in 2019	1,388,000.31	1,997,365.21	3,385,365.51
Projected sales tax receipts in 2020	1,408,820.31	2,027,325.68	3,436,146.00
Projected sales tax receipts in 2021	1,429,952.62	2,057,735.57	3,487,688.19
Projected sales tax receipts in 2022	725,700.95	1,044,300.80	1,770,001.75
Actual sales tax receipts-Prior Years	3,181,957.67	4,578,914.70	7,760,872.37
FEMA Flood Plain Buyout Grant-Current Year	-	47,285.54	47,285.54
State Allocation Grant ($14 million award-disaster)-Current Year		716,170.28	716,170.28
State Allocation Grant ($14 million award-disaster)-Prior Years	-	613,490.31	613,490.31
Interest Income-Current Year	-	-	-
Interest Income-Prior Years	-	-	-
Total projected funding sources	$ 13,484,318.92	$ 20,781,201.88	$ 34,265,520.81
Expenditures:			
Actual project costs to date-Prior Years	$ 7,483,152.54	$ 1,474,003.11	$ 8,957,155.65
Actual TIF/Transfer payments to Developer to date-Prior Years	139,678.87	198,470.50	338,149.37
Actual costs to date-Current Year	(229,798.05)	1,091,117.30	861,319.25
Actual TIF/Transfer payments to Developer to date-Current Year	35,251.29	50,727.47	85,978.76
Sub-Total actual costs to date	$ 7,428,284.65	$ 2,814,318.38	$ 10,242,603.03
Remaining estimated project costs	5,508,398.00	18,282,695.00	23,791,093.00
Total projected costs	$ 12,936,682.65	$ 21,097,013.38	$ 34,033,696.03
Shortfall of estimated sales tax receipts	547,636.27	(315,811.50)	231,824.78
Future alternate source of Funding-CDBG/Grants/TST	-	4,167,000.00	4,167,000.00
Funding over/(under)	$ 547,636.27	$ 3,851,188.50	$ 4,398,824.78
Initial estimated cost of projects	12,792,950.00	18,507,050.00	31,300,000.00

Prepared by: Leslie Haase

Report 4

CITY OF JOPLIN, MISSOURI
PARKS AND STORMWATER SALES TAX FUND
PARKS & STORMWATER II PROJECTED COSTS COMPARED TO ACTUAL COSTS
INCEPTION TO DATE THRU 2nd QUARTER FY 2015

PARKS PROJECTS:	PROJECT CODE	ORIGINAL PROJECTED COST	ACTUAL COST TO DATE	REVISED PROJECTED COST	COMPLETED PROJECTS (OVER)/UNDER ORIG. PROJ. COST	AMOUNT OF ALTERNATE FUNDS	ALTERNATE SOURCE OF FUNDING
Annual Maintenance (10 Years)	TS0501	$ 1,447,600	$ 101,611	$ 1,447,600	$ -	$ -	
Softball Complex Amenities	TS0502	1,195,500	851,779	1,195,500	-	-	
Trail Amenities (Benches, Receptacles & Trail Markers)	TS0503	200,100	-	200,100	-	-	
Schifferdecker Park Improvements	TS0504	327,000	90,300	327,000	-	-	
Parr Hill Park Improvements	TS0505	70,000	-	70,000	-	-	
Skate Pods at Existing Parks	TS0506	240,000	-	240,000	-	-	
Athletic Complex Improvements	TS0507	77,000	31,340	77,000	-	-	
Cunningham Park Improvements	TS0508	150,000	78,000	150,000	-	-	
Ewert Park Improvements	TS0509	50,000	-	50,000	-	-	
McClelland to Town Green via Tin Cup Trail	TS0510	1,098,250	241,468	1,098,250	-	-	
Campbell Parkway Improvements	TS0511	60,000	-	60,000	-	-	
Garvin Park Improvements	TS0512	13,000	-	13,000	-	-	
Leonard Park Improvements	TS0513	45,000	-	45,000	-	-	
McClelland Park Improvements	TS0514	63,500	-	63,500	-	-	
Humphrey Park Improvements	TS0515	57,000	-	57,000	-	-	
Overlay 6 Outdoor Basketball/7 Tennis Court Improvements	TS0516	227,500	-	227,500	-	-	
Landreth Park Improvements	TS0517	120,000	-	120,000	-	-	
Spiva Park Improvements	TS0518	50,000	-	50,000	-	-	
Wildcat Glades & Audubon Center Annual Support	TS0519	150,000	76,667	150,000	-	-	
Low Water Bridge to Grand Falls Trail	TS0520	1,300,000	-	1,300,000	-	-	
Aquatic Center - Option B	TS0521	5,800,000	5,768,803	5,768,803	31,197	-	
Off Leash Dog Park - Landreth West/Dover South	TS0522	51,500	13,388	51,500	-	-	
TOTAL PARKS PROJECTS		**$ 12,792,950**	**$ 7,253,355**	**$ 12,761,753**	**$ 31,197**	**$ -**	

*Project completed using other funds.

Project Completed in Current Quarter

Project Complete

Prepared by: Sherri McCulloch
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CITY OF JOPLIN, MISSOURI
PARKS AND STORMWATER SALES TAX FUND
PARKS & STORMWATER II PROJECTED COSTS COMPARED TO ACTUAL COSTS
INCEPTION TO DATE THRU 2nd QUARTER FY 2015

STORMWATER PROJECTS:	PROJECT CODE	ORIGINAL PROJECTED COST	ACTUAL COST TO DATE	REVISED PROJECTED COST	COMPLETED PROJECTS (OVER)/UNDER ORIG. PROJ. COST	AMOUNT OF ALTERNATE FUNDS	ALTERNATE SOURCE OF FUNDING
Minor System Improvements ($96,185 Annual Expense)	TS0601	$ 961,850	$ 95,306	$ 961,850	$ -	$ -	
Ditch & Detention Pond Mtce ($300,000 Annual Expense)	TS0602	3,000,000	252,047	3,000,000	-	-	
Catch Basin & Closed System Mtce ($250,000 Annual Expense)	TS0603	2,500,000	260,607	2,500,000	-	-	
Regional Detention, NE side of Murphy Blvd. & S. of 15th	TS0604	774,200	-	-	-	-	
Regional Det., NE side of Murphy Blvd. & S. of 15th - State Grant	GSTA09	-	793,917	793,917	-	815,000	State Grant
Regional Detention, W. of Arizona & N. of 32nd	TS0605	2,652,000	-	-	-	-	
Regional Detention, W. of Arizona & N. of 32nd - State Grant	GSTA03	-	517,624	2,652,000	-	2,652,000	State Grant
Storm Sewer Improvements, Illinois between 7th & 9th	TS0606	987,000	26,071	987,000	-	-	
Regional Detention, 15th & Massachusetts	TS0607	1,543,000	45,488	1,543,000	-	-	
Culvert Improvements, Lone Elm & Murphy Blvd.	TS0608	565,000	-	565,000	-	-	
Ditch & Culvert Improvements, Connecticut between 32nd & 35th	TS0609	656,000	19,999	656,000	-	-	
Ditch & Culvert Improvements, Connecticut between 35th & 37th	TS0610	518,000	13,502	518,000	-	-	
Channel Improvement, Canterbury Ditch 3rd to 7th	TS0611	1,163,000	-	1,163,000	-	-	
Ditch & Culvert Improvements, 4th & School Avenue	TS0612	739,000	-	739,000	-	-	
Ditch Improvements, Euclid & Odessa/Rolla	TS0613	525,000	27,112	525,000	-	-	
Ditch & Culvert Improvements, 10th & Peters Avenue	TS0614	556,000	50,874	556,000	-	-	
New Culvert System, Michigan between 30th & 27th	TS0615	621,000	-	-	-	-	
New Culvert System, Michigan between 30th & 27th - State Grant	GSTA04	-	222,607	700,000	-	700,000	State Grant
Ditch Improvements, 2nd & Oliver/McCoy	TS0616	119,000	-	119,000	-	-	
New Culvert System, Hill between Division & Mineral	TS0617	269,000	31,348	269,000	-	-	
Curb Inlet Improvements, 4th & Tyler/Adele	TS0618	358,000	207,313	207,313	150,687	-	
Joplin Creek, East Drainage Basin	TS0619	2,300,000	-	2,300,000	-	-	
Joe Becker Stadium	TS0620	-	1,304	-	-	-	
Airport - Public Safety Training Center	TS0621	92,734	-	92,734	-	-	
TOTAL STORMWATER PROJECTS		**$ 20,899,784**	**$ 2,565,119**	**$ 20,847,814**	**$ 150,687**	**$ 4,167,000**	

*Project completed using other funds.

Project Completed in Current Quarter

Project Complete

These projects are under a State Grant approved in 2013. The City received a State Grant following the tornado for infrastructure repairs within the tornado zone.

Prepared by: Sherri McCulloch
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CAPITAL IMPROVEMENT SALES TAX FUND
PROJECT ANALYSIS
As of April 30, 2015
Sunset Date 1/1/15, Sales Tax Rate .375% (3/8)

		CAPITAL IMPROVEMENT PROJECTS
Beginning Fund Balance-FY 2015	$	13,590,203.09
Revenues:		
Actual sales tax receipts in 2015		2,523,661.53
Actual sales tax receipts-Prior Years		44,703,927.33
Interest Income-Current Year		1,316.78
Interest Income-Prior Years		1,241,971.05
Insurance Settlement-Prior Years		335,000.00
Sale of Real Property-Current Year		-
Sale of Real Property-Prior Year		228,950.01
Property Lease Income-Current Year		-
Property Lease Income-Prior Years		36,764.78
Traffic Material Repairs-Current Year		-
Traffic Material Repairs-Prior Years		157,255.94
32nd & Main-MoDot Reimbursement-Current Year		-
32nd & Main-MoDot Reimbursement-Prior Year		3,972,525.59
Zora/Main Exchange MoDot Grant-Current Year		-
Zora/Main Exchange MoDot Grant-Prior Years		430,991.97
TIGER II Grant-Current Year		2,932,015.25
TIGER II Grant-Prior Year		2,875,044.97
Transportation Sales Tax Subsidy-Current Year		-
Transportation Sales Tax Subsidy-Prior Years		7,000,000.20
Local Government Participating-Current Year		-
Local Government Participating-Prior Years		2,140,573.60
Total projected funding sources	$	68,579,999.00
Expenditures:		
Actual project costs to date-Prior Years	$	48,258,804.69
Actual TIF payments to Developer to date-Prior Years		1,273,997.66
Actual project costs to date-Current Year		2,057,319.31
Actual TIF/Transfer payments to Developer to date-Current Year		120,370.26
Sub-total actual costs to date	$	51,710,491.92
Remaining estimated project costs		14,473,003.00
Total projected costs	$	66,183,494.92
Shortfall of estimated sales tax receipts		2,396,504.08
Future alternate source of funding		10,185,660.00
Funding over/(under)	$	12,582,164.08
Initial estimated cost of projects		60,312,875.00

Note: Sales tax receipts for fiscal year 2013-(3.3%) Decrease
Sales tax receipts for fiscal year 2012-2.1% Increase
Sales tax receipts for fiscal year 2011-8% Increase
Sales tax receipts for fiscal year 2010-0.26% Increase
Sales tax receipts for fiscal year 2009-(4.67%) Decrease
Sales tax receipts for fiscal year 2008-1.10% Increase
Sales tax receipts for fiscal year 2007-1.24% Increase

Prepared by: Leslie Haase

Report 8

CITY OF JOPLIN, MISSOURI
CAPITAL IMPROVEMENT SALES TAX FUND
PROJECTED COSTS COMPARED TO ACTUAL COSTS
INCEPTION TO DATE THRU 2nd QUARTER FY 2015

						FUNDING SOURCES			
CAPITAL IMPROVEMENT PROJECTS:	PROJECT CODE	ORIGINAL PROJECTED COST	ACTUAL COST TO DATE	REVISED PROJECTED COST	COMPLETED PROJECTS (OVER)/UNDER ORIG. PROJ. COST	TRANSPORTATION SALES TAX	GRANT REVENUE	CAPITAL IMPROVEMENT SALES TAX	TOTAL OF ALL FUNDING SOURCES
City Overlay Program	TC0502	$ 5,375,000	$ 4,629,205	$ 5,375,000	$ -	$ -	$ -	$ 5,375,000	$ 5,375,000
32nd Street (Main to Jackson) & Jackson Realignment	TC0503	2,687,500	2,569,515	2,569,515	117,985	977,444	150,000	1,442,071	2,569,515
32nd Street & Main Intersection	TC0504	4,300,000	6,158,463	6,158,463	(1,858,463)	-	4,396,913	1,761,550	6,158,463
Connecticut Avenue from Murphy to 30th Street	IS0401	6,450,000	9,029,191	9,029,191	(2,579,191)	2,345,865	-	6,683,326	9,029,191
Maiden Lane from 20th to 30th	TC0505	2,150,000	591,871	591,871	-	781,955	-	(190,084)	591,871
Maiden Lane from 9th to 17th	TC0506	2,150,000	517,295	517,295	-	781,955	-	(264,660)	517,295
Maiden Lane - TIGER Grant Portion	TG0520	3,871,360	1,692,382	5,745,260	-	-	4,346,085	1,399,175	5,745,260
20th & Main Intersection	TC0507	1,505,000	406,501	406,501	1,098,499	-	-	406,501	406,501
Connecticut Viaduct at 26th Street	TC0508	4,300,000	5,364,810	5,364,810	(1,064,810)	3,263,910	694,057	1,406,843	5,364,810
Schifferdecker Avenue, 7th to 32nd Street	TC0509	2,687,500	348,606	348,606	-	977,444	-	(628,838)	348,606
Schifferdecker - TIGER Grant Portion	TG0519	1,558,148	2,153,765	2,153,765	-	-	1,558,148	595,617	2,153,765
Murphy Blvd. from North Main to 7th	TC0501	1,671,625	152,681	152,681	1,518,944	152,681	-	(0)	152,681
Zora & Main Interchange & Overpass	TC0510	15,050,000	5,062,143	5,062,143	9,987,857	1,915,263	-	3,146,880	5,062,143
26th Street, Maiden Lane to Schifferdecker	TC0511	1,881,250	365,762	365,762	-	684,211	-	(318,448)	365,762
26th Street - TIGER Grant Portion	TG0521	2,069,375	2,765,917	3,199,775	-	-	2,069,375	1,130,400	3,199,775
Zora from Range Line to Main	TC0512	2,150,000	248,124	2,150,000	-	781,955	-	1,368,045	2,150,000
Broadway/Buchanan Road from St. Louis to Florida	TC0513	1,290,000	1,086,041	1,086,041	203,959	469,173	-	616,868	1,086,041
West Bypass Corridor Study	TC0514	161,250	202,115	202,115	(40,865)	-	161,250	40,865	202,115
St. Louis from Broadway to Zora	TC0515	1,827,500	309,578	1,827,500	-	664,662	-	1,162,838	1,827,500
Existing Traffic Signal Upgrades	TC0516	2,150,000	1,602,075	2,150,000	-	781,955	-	1,368,045	2,150,000
CR 190, 32nd Street to Interstate 44	TC0517	2,150,000	1,429,147	1,429,147	720,853	781,955	1,000,000	(352,808)	1,429,147
Tristate Road, 1st Street to Perkins	TC0518	376,250	907,844	907,844	(531,594)	136,842	-	771,002	907,844
20th Street Overpass - TIGER Grant	TG0522	3,261,716	2,103,251	7,376,000	-	-	3,770,200	3,605,800	7,376,000
20th Street Transit - TIGER Grant	TG0524	468,192	619,841	619,841	-	-	256,192	363,649	619,841
TOTAL CAPITAL IMPROVEMENT PROJECTS		$ 71,541,666	$ 50,316,124	$ 64,789,127	$ 7,573,174	$ 15,497,269	$ 18,402,220	$ 30,889,638	$ 64,789,127

Notes:
TC0508 - Grant revenue includes $400,000 for 2 railroad crossings and $294,057 for KCS contribution towards construction costs.
TC0517 - Grant revenue includes $500,000 from Joplin Special Road District and $500,000 from Jasper County, payable $100,000 each per year.
Project Completed in Current Quarter
Project Complete
These projects are under the TIGER grant approved in 2012. Certain CIP projects are being used as the match portion of the TIGER grant.

Prepared by: Sherri McCulloch
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CAPITAL IMPROVEMENT SALES TAX FUND PHASE II
PROJECT ANALYSIS
AS OF April 30, 2015
Sunset Date 1/1/25, Sales Tax Rate .375% (3/8)

		CAPITAL IMPROVEMENT PROJECTS
Beginning Fund Balance-FY 2015	$	(913.00)
Revenues:		
Actual sales tax receipts in 2014		-
Projected sales tax receipts		46,076,529.00
Actual sales tax receipts-Prior Years		-
Interest Income-Current Year		-
Interest Income-Prior Years		-
Local Government Participating-Current Year		-
Local Government Participating-Prior Years		-
Total projected funding sources	$	46,076,529.00
Expenditures:		
Actual project costs to date-Prior Years	$	913.00
Actual TIF payments to Developer to date-Prior Years		-
Actual project costs to date-Current Year		19,923.00
Actual TIF/Transfer payments to Developer to date-Current Year		-
Sub-total actual costs to date	$	20,836.00
Remaining estimated project costs		51,632,164.00
Total projected costs	$	51,653,000.00
Shortfall of estimated sales tax receipts		(5,576,471.00)
Future alternate source of funding		5,576,776.00
Funding over/(under)	$	305.00
Initial estimated cost of projects		51,653,000.00

Prepared by: Leslie Haase

Report 10

CITY OF JOPLIN, MISSOURI
CAPITAL IMPROVEMENT SALES TAX FUND
CAPITAL IMPROVEMENT II PROJECTED COSTS COMPARED TO ACTUAL COSTS
INCEPTION TO DATE THRU 2nd QUARTER FY 2015

						FUNDING SOURCES			
CAPITAL IMPROVEMENT II PROJECTS:	PROJECT CODE	ORIGINAL PROJECTED COST	ACTUAL COST TO DATE	REVISED PROJECTED COST	COMPLETED PROJECTS (OVER)/UNDER ORIG. PROJ. COST	TRANSPORTATION SALES TAX	GRANT REVENUE	CAPITAL IMPROVEMENT SALES TAX	TOTAL OF ALL FUNDING SOURCES
32nd Street - Schifferdecker to Country Club Road	TC0601	$ 5,939,000	$ 903	$ 5,939,000	$ -	$ -	$ -	$ 5,939,000	$ 5,939,000
32nd Street - Country Club to Central City Road	TC0602	6,220,000	-	6,220,000	-	-	-	6,220,000	6,220,000
Neighborhood Transportation Improvements	TC0603	1,500,000	12,308	1,500,000	-	-	-	1,500,000	1,500,000
Street Surface Repair	TC0604	2,500,000	2,239	2,500,000	-	-	-	2,500,000	2,500,000
Intersection Improvements	TC0605	2,500,000	-	2,500,000	-	-	-	2,500,000	2,500,000
Connecticut - 32nd to 44th	TC0606	8,085,000	101	8,085,000	-	-	-	8,085,000	8,085,000
44th Street - Rangeline to Connecticut	TC0607	6,135,000	-	6,135,000	-	-	-	6,135,000	6,135,000
Zora - Rangeline to MO 249	TC0608	3,308,000	499	3,308,000	-	-	-	3,308,000	3,308,000
Connecticut - Overpass at I-44	TC0609	5,374,000	-	5,374,000	-	-	-	5,374,000	5,374,000
6th Street & Virginia Parking Garage Modifications	TC0610	2,687,000	-	2,687,000	-	-	-	2,687,000	2,687,000
20th Street - Schifferdecker to Country Club Road ROW	TC0611	720,000	-	720,000	-	-	-	720,000	720,000
20th Street - Schifferdecker to Country Club Road	TC0612	5,112,000	-	5,112,000	-	-	-	5,112,000	5,112,000
Jackson - Bridge Replacement at Shoal Creek	TC0613	973,000	1,752	973,000	-	-	-	973,000	973,000
Schifferdecker - New Bridge at Turkey Creek	TC0614	600,000	3,034	600,000	-	-	-	600,000	600,000
TOTAL CAPITAL IMPROVEMENT II PROJECTS		$ 51,653,000	$ 20,836	$ 51,653,000	$ -	$ -	$ -	$ 51,653,000	$ 51,653,000

Notes:
Project Completed in Current Quarter
Project Complete

Prepared by: Sherri McCulloch
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PUBLIC SAFETY SALES TAX
ANALYSIS
As of April 30, 2015
Sales Tax Rate .50% (1/2)

Report 12

	PS SALES TAX FY 2015	PS SALES TAX FY 2014	PS SALES TAX FY 2013	PS SALES TAX FY 2012	PS SALES TAX FY 2011	PS SALES TAX FY 2010	PS SALES TAX FY 2009	PS SALES TAX FY 2008	PS SALES TAX FY 2007	PS SALES TAX GRAND TOTAL
Beginning Fund Balance	$ 12,098,927	$ 10,952,669	$ 12,306,432	$ 12,404,776	$ 10,218,565	$ 8,340,901	$ 6,588,782	$ 2,714,594	$ -	$ -
Revenues:										
Sales tax receipts	$ 3,364,757	$ 6,567,783	$ 6,209,357	$ 6,417,984	$ 6,281,860	$ 5,815,642	$ 5,804,622	$ 6,087,513	$ 3,319,585	$ 49,869,102
Land Donation	-	-	-	-	-	36,000	-	-	-	36,000
Total Revenue	$ 3,364,757	$ 6,567,783	$ 6,209,357	$ 6,417,984	$ 6,281,860	$ 5,851,642	$ 5,804,622	$ 6,087,513	$ 3,319,585	$ 49,905,102
Expenditures:										
Public Works:										
Electric Charges-Street Lights	$ 140,820	$ 336,952	$ 342,831	$ 244,282	$ 207,346	$ 96,725	$ 31,975	$ 7,257	$ 305	$ 1,408,493
Sub-Total Public Works	$ 140,820	$ 336,952	$ 342,831	$ 244,282	$ 207,346	$ 96,725	$ 31,975	$ 7,257	$ 305	$ 1,408,493
Police:										
Wages & Benefits	$ 786,918	$ 1,812,395	$ 2,377,418	$ 1,670,021	$ 1,608,017	$ 1,506,077	$ 1,791,349	$ 797,786	$ 100,605	$ 12,450,587
Wearing Apparel	5,508	14,325	17,404	15,767	14,201	18,075	30,240	24,607	12,992	153,118
Maintenance Supplies	-	-	-	900	833	979	745	1,185	973	5,615
Operational Supplies	10,806	12,493	15,739	21,317	19,529	27,283	36,281	33,897	15,463	192,807
Computer Peripherals	-	-	-	-	-	1,997	-	-	-	1,997
General Office Supplies	237	563	1,271	588	907	1,151	1,009	157	-	5,883
Small Office Equipment	-	-	-		-	-	-	490	-	490
Small Office Furnishings	-	-	480		-	-	-	1,845	-	2,325
Chemical & Laboratory Suppl	1,237	2,121	1,893	2,245	1,871	457	3,513	1,252	114	14,700
Telephone Charges	4,433	9,274	8,060	6,140	4,300	3,214	3,192	1,854	-	40,468
Fuel, Oil & Diesel	9,286	30,159	40,768	51,756	58,639	46,095	28,261	39,634	-	304,598
Central Garage Repairs	7,455	15,863	35,559	44,647	40,489	33,738	16,688	19,287	-	213,725
Vehicle Lease	-	-	-		-	-	2,700	-	-	2,700
Vehicle Cleaning	-	-	-		-	-	-	226	-	226
Laundry Services	-	-	273	1,270	979	764	2,343	500	-	6,129
Maintenance Contracts & Agr	17,473	41,704	40,886	40,395	43,684	34,804	35,934	41,599	1,636	298,115
Travel Expenses	2,462	2,106	3,226	4,244	1,216	3,712	9,927	6,383	2,953	36,230
Conferences & Seminars	6,295	9,742	5,915	4,255	2,555	5,654	-	-	-	34,416
Dues & Memberships	35	80	-	-	-	-	-	-	-	115
Publications & Subscriptions	-	-	-		-	798	-	-	-	798
Printing Services	-	-	817	504	320	1,160	1,090	-	-	3,891
Liability Insurance	14,991	27,900	32,203	24,571	-	-	-	-	-	99,664
Land Acquisition	-	-	-		-	-	198,456	-	-	198,456

Prepared by: Leslie Haase

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PUBLIC SAFETY SALES TAX
ANALYSIS
As of April 30, 2015
Sales Tax Rate .50% (1/2)

Report 12

Motor Vehicles	31,535	-	89,241		-	-	171,408	142,288	91,427	525,899
Building Improvements	-	5,153	-	-	-	-	-	-	-	5,153
Operating Equipment	25,991	14,988	12,462		-	-	17,764	31,401	-	102,606
Computer Equipment	2,415	3,608			-	19,673	167,488	200,574	246,318	640,076
Transfers Out	327,980	649,951	598,436	582,896	572,782	527,425	505,943	352,527	-	4,117,940
Sub-Total Police	$ 1,255,055	$ 2,662,426	$ 3,282,052	$ 2,471,515	$ 2,370,322	$ 2,233,056	$ 3,024,331	$ 1,697,491	$ 472,480	$ 19,458,727
Fire:										
Wages & Benefits	$ 720,610	$ 1,383,475	$ 1,840,181	$ 1,256,016	$ 387,432	$ 320,276	$ 679,111	$ 205,174	$ 14,927	$ 6,807,202
Wearing Apparel	3,218	3,066	1,787	12,528	3,237	1,399	2,250	2,852	-	30,336
Operational Supplies	58	6,034	3,236	5,017	4,549	2,334	1,340	-	-	22,567
Safety Equipment	1,130	6,421	15,135	45,715	13,875	10,083	2,407	8,084	600	103,450
Electric Charges	16,610	32,558	17,884	10,316	-	-	-	-	-	77,368
Gas Charges	1,011	4,391	3,153	392	-	-	-	-	-	8,948
Telephone Charges	88	185	97	44	-	-	-	-	-	414
Water Charges	5,806	10,497	5,074	3,433	-	-	-	-	-	24,811
Sanitation Charges	-	231	283	66	-	-	-	-	-	580
Fuel, Oil & Diesel	115	-	-	-	-	-	-	-	-	115
Pest Control	270	270	-	70	-	-	-	-	-	610
Property Repairs	911	203	-	-	-	-	-	-	-	1,114
Central Garage Repairs	620	120	-	-	-	-	-	-	-	740
FEMA Cleanup Fees	-	4,828	1,081,134	-	-	-	-	-	-	1,085,962
Maintenance Contracts & Agr	4,441	10,170	8,844	8,454	7,830	6,418	7,129	10,232	416	63,934
Travel Expenses	101	786	-		-	56	257	-	-	1,200
Conferences & Seminars	-	800	-		-	95	-	-	-	895
Paramedic Training	300	1,634	2,077	1,737	9,927	-	-	-	-	15,675
Educational Materials	-	-	2,108		1,093	1,360	-	-	-	4,561
Liability Insurance	13,824	25,924	24,606	5,158	-	-	-	-	-	69,511
Building Acquisitions	-	-	3,401	1,417,438	676,141	51,332	1,231	-	-	2,149,544
Land Acquisition	-	-	-		-	36,000	-	-	-	36,000
Motor Vehicles	-	28,262	296,063	545,069	-	858,209	-	-	-	1,727,603
Emergency Operating Equip	-	8,556	2,086	114,738	92,826	-	-	-	-	218,206
Computer Equipment	-	-	5,294	7,796	-	649	-	16,360	64,700	94,799
Transfers Out	166,524	323,098	289,830	168,692	156,327	140,969	104,753	69,501		1,419,694
Sub-Total Fire	$ 935,636	$ 1,851,510	$ 3,602,273	$ 3,602,678	$ 1,353,236	$ 1,429,181	$ 798,478	$ 312,203	$ 80,644	$ 13,965,840
PS Training Center:										
Janitorial Supplies	$ -	$ -	$ 1,541	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,541
Operational Supplies	70	402	781	-	-	-	-	-	-	1,253
General Office Supplies	201	297	357	-	-	-	-	-	-	855
Small Office Furnishings	-	152	-	-	-	-	-	-	-	152
Facility Lease & Rental	11,940	23,880	3,980							39,800
Telephone Charges	6,538	11,209	3,140							20,886

Prepared by: Leslie Haase

3:41 PM 5/8/2015

PUBLIC SAFETY SALES TAX
ANALYSIS
As of April 30, 2015
Sales Tax Rate .50% (1/2)

Report 12

Sanitation Charges	-	-	-	-	-	-	-	-	-	-
Contractor Fees	-	2,079	-	-	-	-	-	-	-	2,079
Maintenance Contracts & Agr	5,500									5,500
Educational Materials	83	5,500	-	-	-	-	-	-	-	5,583
Copy Services	6,834									6,834
Fees & Permits	370	-	-	-	-	-	-	-	-	370
Liability Insurance	2,055									2,055
Building Acquisitions	797,407	180,511	-	-	-	-	-	-	-	977,918
Office Equipment	-	-	15,748	-	-	-	-	-	-	15,748
Office Furnishings	-	-	34,651	-	-	-	-	-	-	34,651
Computer Equipment	-	-	3,631	-	-	-	-	-	-	3,631
Sub-Total PS Training Center	$ 830,998	$ 224,029	$ 63,830	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,118,857
TIF Payments to Developer	$ 182,889	$ 356,607	$ 272,134	$ 197,854	$ 164,746	$ 215,016	$ 197,719	$ 196,373	$ 51,562	$ 1,834,898
Sub-Total TIF Payments Out	$ 182,889	$ 356,607	$ 272,134	$ 197,854	$ 164,746	$ 215,016	$ 197,719	$ 196,373	$ 51,562	$ 1,834,898
Total Expenditures	$ 3,345,397	$ 5,421,525	$ 7,563,120	$ 6,516,328	$ 4,095,649	$ 3,973,978	$ 4,052,503	$ 2,213,324	$ 604,991	$ 37,786,815
Net Change in Fund Balance	$ 19,360	$ 1,146,258	$ (1,353,763)	$ (98,344)	$ 2,186,211	$ 1,877,664	$ 1,752,119	$ 3,874,188	$ 2,714,594	$ 12,118,287
Ending Fund Balance	$ 12,118,287	$ 12,098,927	$ 10,952,669	$ 12,306,432	$ 12,404,776	$ 10,218,565	$ 8,340,901	$ 6,588,782	$ 2,714,594	$ 12,118,287

Prepared by: Leslie Haase

3:41 PM 5/8/2015

CITY OF JOPLIN, MISSOURI
PUBLIC SAFETY SALES TAX
PROJECTED EXPENDITURES COMPARED TO SALES TAX ITEMS
As of April 30, 2015

DESCRIPTION	PER PERSON		ORIGINAL PROJECTED COSTS	ANNUAL FY 2015 COSTS	PRIOR YEARS COSTS	GRAND TOTAL COSTS	SUMMARY/EXPLANATION
OPERATIONAL EXPENDITURES (ANNUAL):							
25 Additional Police Officers (5 Addtl/5 Shifts)	70,782	*	1,769,550	1,031,318	15,134,771	16,166,089	25 Police Officers hired
5 Detectives/Crime Analyst/Drug Interdiction	70,782	*	353,910	206,264	2,134,127	2,340,391	5 Police Officer/Detectives hired
15 Additional Firefighters for 1st Additional Station (4 Addtl/3 Shifts, plus 3 coverage)	48,379		725,685	634,906	3,779,039	4,413,945	15 Firefighters hired
3 Coverage Firefighters for Current Operations	48,379		145,137	126,981	1,758,528	1,885,509	3 Firefighters hired
Increase Station 3 Personnel to 4 Staff	48,379		145,137	126,981	1,758,528	1,885,509	3 Firefighters hired
12 Firefighters for 2nd Additional Station	48,379		580,548				
Fire Training Captain	56,051		56,051	42,327	402,459	444,786	1 Fire Training Captain hired
Neighborhood Security Light Program (3,700 Additional at $250 each annually)			925,000	140,820	1,267,673	1,408,493	2,400 Streetlights
Wireless Access for Public Safety			50,000	21,914	336,496	358,410	Monthly Recurring Charge
Police Substation			10,000	-	198,456	198,456	Substation to be repaid
Public Safety Training Center			-	33,591	43,518	77,109	
Sub-Total Operational Ongoing Costs			4,761,018	2,365,102	26,813,595	29,178,697	
CAPITAL EXPENDITURES (ONE-TIME):							
Mobile Data Computers			375,000		326,190	326,190	MDC's-58 for Police & 15 for Fire Installed
1st Additional Westside Station			1,325,000	-	2,194,100	2,194,100	Construction Complete
Engine for Westside Station			450,000	-	728,053	728,053	Engine Purchased
First Response Vehicle for Westside Station			200,000	-	303,443	303,443	Rescue Purchased
Brush Truck for Westside Station			50,000	-	32,376	32,376	Brush Truck Purchased
Joint Fire/Police Training Center			3,000,000	797,407	244,341	1,041,748	Design Stage
Ladder Truck Replacement for Station 1			1,000,000		858,209	858,209	Ladder Truck Obtained
Handheld Ticket Writers ($5,000 @ 46)			230,000		75,664	75,664	Software Based Ticket Writers
Public Safety AS/400 New Unit			100,000		127,476	127,476	Installation Complete
2nd Additional Eastside Station			1,325,000				
Engine for Eastside Station			450,000				
Additional Joint Fire/Police Training Center Needs			2,000,000				
Rebuild Fire Stations lost in tornado				-	1,081,134	1,081,134	Stations rebuilt
Sub-Total One-Time Capital Costs			10,505,000	797,407	5,970,986	6,768,393	
TIF Expense Payments to Developer				182,889	1,652,009	1,834,898	
GRAND TOTAL ACTUAL EXPENDITURES				**3,345,397**	**34,436,590**	**37,781,987**	

*The cost of additional dispatchers and vehicles is included in the per person police officer cost.
**Support Growth of $558,000 and Replacement Reserve of $600,000 not shown.
Completed Capital Items

Prepared by: Leslie Haase

8:05 AM5/9/2015

City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: August 17, 2015

Item: DECLARATION OF EXCESS PROPERTY AT 20TH & WISCONSIN
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Planning Report
2) Commission Minutes

Planning/Community Development Manager: Troy Bolander
City Attorney: Peter C. Edwards
City Manager: Samuel L. Anselm
Board or Commission: Planning and Zoning Commission Date: 8/10/2015

Recommended Action: Planning and Zoning Commission recommended approval by a vote of "4 in favor, 3 absent"

SUMMARY/REQUEST:
Case 026-15: Southeast corner of 20th Street and Wisconsin Avenue – A request to declare excess city property – City of Joplin.

STAFF SUMMARY:
This piece of property is a 47,765 square foot lot located at 2001 Wisconsin Avenue. This buildable lot is currently zoned C-O PD (Non-Retail Commercial, Planned Development). Staff believes this property is not needed for future use and recommends putting it back on the tax rolls.

Staff recommends approval of Case 026-15.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Bolander stated this property was acquired as a result of the overpass. The City had to purchase the whole lot, leaving some excess property. Staff wants to reserve enough land for the overpass project, but the southern portion will not be utilized. Staff recommends declaring this as excess property and getting it back on the tax rolls.

PUBLIC COMMENT:
None.

Z&P Meeting: August 10, 2015
City Council Meeting: August 17, 2015

STAFF PLANNING REPORT
Excess Property

CASE 026-15: A request to declare excess property.

LOCATION: 2001 Wisconsin Avenue

APPLICANT: City of Joplin

EXISTING CONDITIONS:

Zoning	Land Use	Property Size
C-O PD	Undeveloped	47,765 ft^2

SITE CONTEXT:

	North	East	South	West
Existing Zoning	C-1 PD	C-1	R-2	R-1
Land Use	Undeveloped	Parking lot	Undeveloped	Residential

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
20th Street	Arterial	120'
Wisconsin Ave	Secondary	60'

FLOOD PLAIN

Flood Zone "X" (areas of minimal flooding)

STAFF ANALYSIS:

WILL THE PUBLIC SUFFER A LOSS OR INCONVENIENCE BY THE VACATION OF RIGHTS TO THE PROPERTY?

No.

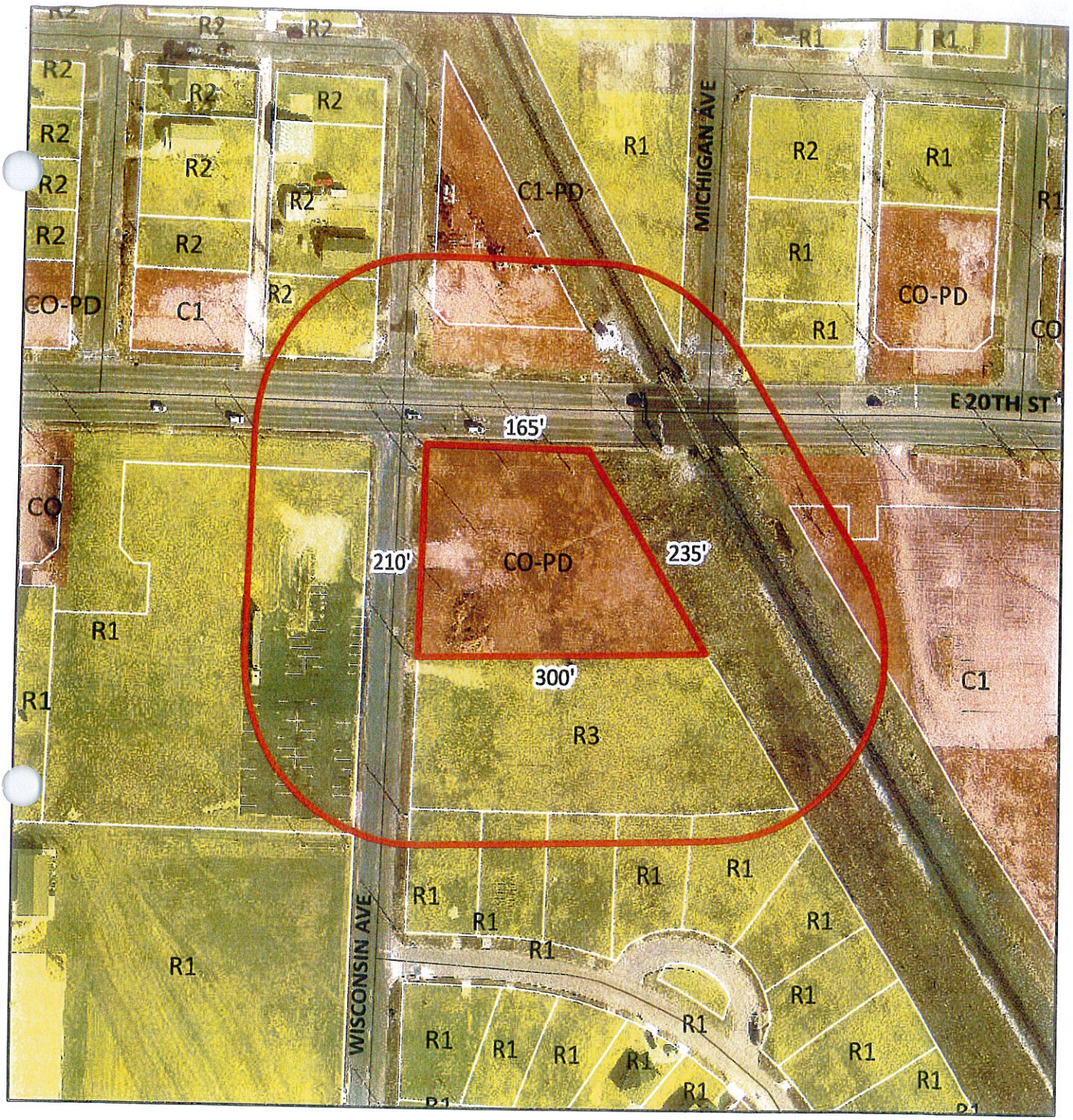
REASON FOR DECLARATION:

This piece of property is a 47,765 ft^2 lot located at 2001 Wisconsin Avenue. This buildable lot is currently zoned C-O PD (Non-Retail Commercial, Planned Development). Staff believes this property is not needed for future use and recommends putting it back on the tax rolls.

ADDITIONAL INFORMATION OR COMMENTS

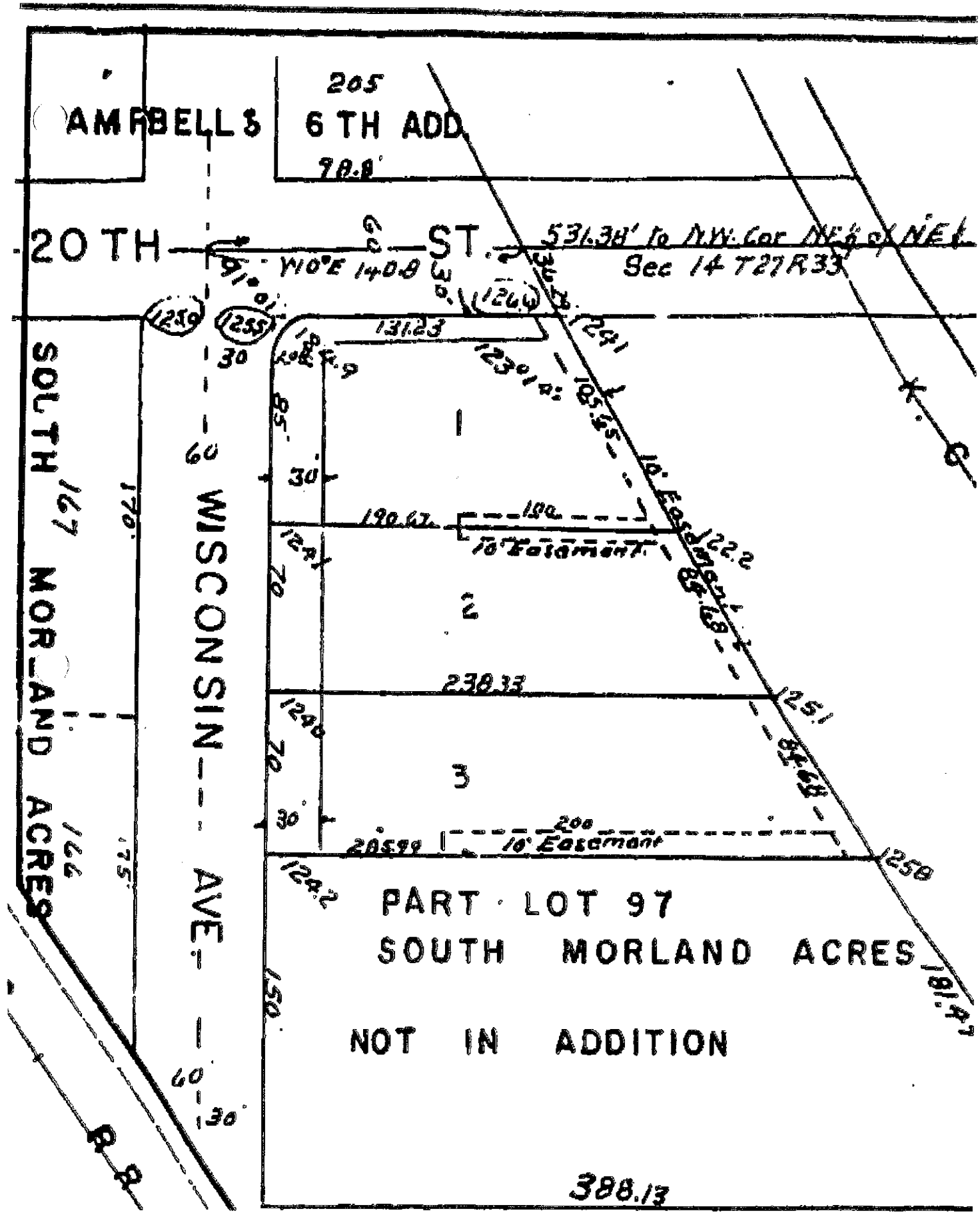
None.

Staff recommends approval of Case 026-15.



Case 026-15: Southeast corner of 20th Street and Wisconsin Avenue – A request to declare excess city property – City of Joplin.

N


AMPBELL'S
205
6 TH ADD.
20 TH ST.
531.38' to N.W. Cor NE¼ of NE¼
Sec 14 T27R33
W10°E 140.8
131.23
230.1 ft.
105.45
10' Easement
84.68
WISCONSIN AVE.
SOUTH MORLAND ACRES
1
2
3
190.62
190
10' Easement
238.33
208.99
200
10' Easement
PART LOT 97
SOUTH MORLAND ACRES
NOT IN ADDITION
388.13
181.47
R.R.

Case 026-15: Southeast corner of 20th Street and Wisconsin Avenue – A request to declare excess city property – City of Joplin.

Mr. Eastman opened the public hearing for Case 026-15.

Mr. Bolander stated this property was acquired as a result of the overpass. The City had to purchase the whole lot, leaving some excess property. Staff wants to reserve enough land for the overpass project, but the southern portion will not be utilized. Staff recommends declaring this as excess property and getting it back on the tax rolls.

Mr. Eastman asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 026-15.

MR. DERMOTT MOVED, SECONDED BY MR. CORTEZ, THAT CASE 026-15 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. CORTEZ, MR. DERMOTT, MR. EASTMAN, AND MR. SMITH VOTING "AYE"; AND WITH MR. BROWN, MR. DUNCAN, AND MR. RAMSOUR BEING ABSENT (4 IN FAVOR, 3 ABSENT).

CITY OF JOPLIN
CITY COUNCIL MEETING
MINUTES August 3, 2015

CALL TO ORDER
The regular meeting for the Joplin City Council was called to order at 6:00 p.m. by Mayor Michael Seibert.

INVOCATION - read by City Clerk Barbara Hogelin

PLEDGE OF ALLEGIANCE TO THE UNITED STATES OF AMERICA –led by Council Member Mr. Stanley.

ROLL CALL – Answering Roll Call were: Melodee Colbert-Kean; Morris Glaze: Benjamin Rosenberg; William Scearce; Gary Shaw; Ryan Stanley, Michael Woolston and Mayor Michael Seibert. Also in attendance were City Manager Sam Anselm and City Attorney Peter Edwards. Motion by Mr. Woolston, Second by Mr. Stanley to excuse Mrs. Lewis. Vote was 8-0.

PRESENTATIONS

FINALIZATION OF CONSENT AGENDA - There being no further business to come before the Council, the Consent Agenda was finalized.

REPORTS AND COMMUNICATIONS
Rob O'Brian, President of the Joplin Area chamber of Commerce, presented Council with updates and enlightened them on projects throughout the commerce area.

CITIZEN REQUESTS AND PETITIONS

PUBLIC HEARINGS
Public Hearings Procedures read by City Clerk Barbara Hogelin.

PUBLIC HEARING FOR RESOLUTION NO. 2015-012 -A Resolution granting a Special Use Permit (First Request) to Shirley Holly for the operation of a gallery located at 2312 Utica Street, in the City of Joplin, Jasper County, Missouri.

Mayor Michael Seibert opened the Public Hearing

Ron Hart, Rt. 66 Chamber of Commerce, 1200 Rangeline, appeared on behalf of the request.

No one appeared in opposition to the request.

The public hearing was closed.

Mr. Woolston introduced Resolution No. 2015-012. Motion by Mr. Woolston Second by Ms. Colbert-Kean to Approve Resolution No. 2015-012. Voting in favor were Council Members: Colbert-Kean, Glaze, Rosenberg, Scearce, Seibert, Shaw, Stanley and Woolston 8. Nays: 0. Absent: 1, Lewis. The Resolution was read as being **Resolution No. 2015-012**

Mayor Michael Seibert opened the Public Hearing

PUBLIC HEARING for COUNCIL BILL NO. 2015-263- An ordinance amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1, District R-2, District C-0-PD, District C-1, and District C-1-PD and including in District C-3-PD property as described below and located at the northeast corner of 20th Street and Connecticut Avenue in the City of Joplin, Jasper County, Missouri.

No one was for or against the request

The Public Hearing was closed.

Mr. Shaw introduced Council Bill No. 2015-263 Motion by Mr. Shaw, Second by Mr. Scearce to Place Council Bill No. 2015-258 on First Reading and Pass to Second Reading. Voting in favor were Council Members: Colbert-Kean, Glaze, Rosenberg, Scearce, Seibert, Shaw, Stanley and Woolston. 8. Nays: 0. Absent: 1, Lewis. The Bill was read as being **Council Bill No. 2015-263**

Mayor Michael Seibert opened the Public Hearing

PUBLIC HEARING for COUNCIL BILL NO. 2015-264 - AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District C-1 and including in District R-3 property as described below and located at 103-105 North Wall Avenue in the City of Joplin, Jasper County, Missouri.

No one was for or against the request

The Public Hearing was closed.

Mr. Glaze introduced Council Bill No. 2015-264 Motion by Mr. Glaze, Second by Mr. Stanley to Strike Council Bill No. 2015-264 from the Agenda. Voting in favor were Council Members: Colbert-Kean, Glaze, Rosenberg, Scearce, Seibert, Shaw, Stanley and Woolston. 8. Nays: 0. Absent: 1, Lewis.

CONSENT AGENDA - Motion by Mr. Glaze, Second by, Ms. Colbert-Kean to approve the Consent Agenda. Voting in favor were Council Members: Colbert-Kean, Glaze, Rosenberg, Scearce, Seibert, Shaw, Stanley and Woolston. 8. Nays: 0. Absent: 1, Lewis.

Minutes of the July 20, 2015 Council Meeting

COUNCIL BILL NO. 2015-005-AN ORDINANCE amending Subsection (b) of Sec. 42-39 of Chapter 42, Courts, Article II., Municipal Court, for the purpose of making certain changes. **Ordinance No. 2015-113**

RESOLUTIONS

Mr. Scearce introduced Resolution No. 2015-013, a resolution authorizing the filing of a Five Year Consolidated Plan and One Year Action Plan with the U.S Department of Housing and Urban Development as required for use of the City of Joplin's Community Development Block Grant Program (Entitlement) and the Joplin Consortium HOME Investment Partnership Program for fiscal year(s) 2015-2019; and authorizing the City Manager to execute said Plan for and on behalf of the City of Joplin. Motion by Mr. Scearce Second by Ms. Colbert-Kean to Approve Resolution No. 2015-013. Voting in favor were Council Members: Colbert-Kean, Glaze, Rosenberg, Scearce, Seibert, Shaw, Stanley and Woolston. 8. Nays: 0. Absent: 1, Lewis. The Resolution was read as being **Resolution No. 2015-013**

ORDINANCES - EMERGENCIES

Ms. Colbert-Kean introduced Council Bill No. 2015-361, an ordinance approving the contract by and between the City of Joplin and Nelson Demolition for the demolition of the structure(s) and clearing of lot area located at 1222 S. Grand Ave. in the City of Joplin, Missouri, for the amount of Two Thousand Seven Hundred Forty Nine and 00/100 Dollar (2,749.00); providing how the cost thereof shall be paid; how the assessment thereof shall be made; and containing an emergency clause. Motion by Ms. Colbert-Kean, Second by Mr. Glaze that Council Bill No. 2015-361 be approved on an emergency basis. Voting in favor were Council Members: Colbert-Kean, Glaze, Rosenberg, Scearce, Seibert, Shaw, Stanley and Woolston. 8. Nays: 0. Absent: 1, Lewis. The Council Bill was declared Adopted and entitled **Ordinance No. 2015-114**

Mr. Stanley introduced Council Bill No. 2015-458, an ordinance approving a Program Services Contract by and between the State of Missouri, Department of Health and Senior Services, and the City of Joplin, Missouri, for a term commencing October 1, 2015 and running through September 30, 2016, for the amount of up to Six Hundred Thirty Thousand, Nine Hundred Eighty-Five Dollars and no Cents ($630,985.00), to enable the Health Department to provide nutritional assistance and education to residents of Jasper County, authorizing the City Manager to execute the same by and on behalf of the City of Joplin, Missouri; and containing an emergency clause. Motion by Mr. Stanley, Second by Mr. Shaw that Council Bill No. 2015-458 be approved on an emergency basis. Voting in favor were Council Members: Colbert-Kean, Glaze, Rosenberg, Scearce, Seibert, Shaw, Stanley and Woolston. 8. Nays: 0. Absent: 1, Lewis. The Council Bill was declared Adopted and entitled **Ordinance No. 2015-115**

Mr. Shaw introduced Council Bill No. 2015-618, an ordinance authorizing the City of Joplin to enter into a change order with Emery Sapp and Sons Inc. in the amount of Fifty Eight Thousand Four Hundred ($58,400.00) for the construction of the Public Safety Training Grounds and containing an emergency clause. Motion by Mr. Shaw, Second by Ms. Colbert-Kean that Council Bill No. 2015-618 be approved on an emergency basis. Voting in favor were Council Members: Colbert-Kean, Glaze, Rosenberg, Scearce, Seibert, Shaw, Stanley and Woolston. 8. Nays: 0. Absent: 1, Lewis. The Council Bill was declared Adopted and entitled **Ordinance No. 2015-116**

Mr. Shaw introduced Council Bill No. 2015-619, an approving two additional part-time airport operations workers; and, amending the Annual Budget of the City of Joplin for the Fiscal Year 2014-2015 as adopted by Ordinance 2014-177 on October 20, 2014; and containing an emergency clause. Motion by Mr. Shaw, Second by Ms. Colbert-Kean that Council Bill No. 2015-619 be approved on an emergency basis. Voting in favor were Council Members: Colbert-Kean, Glaze, Rosenberg, Scearce, Seibert, Shaw, Stanley and Woolston. 8. Nays: 0. Absent: 1, Lewis. The Council Bill was declared

Adopted and entitled **Ordinance No. 2015-117**

ORDINANCES – FIRST READING

ORDINANCES – SECOND AND THIRD READING

NEW BUSINESS: News from the PIO
August 4: Joplin Police Department's Annual National Night Out. This the fun-filled family night starts at 5:30 p.m. in Cunningham Park and offers events for all ages, including a free swim period at the Cunningham Aquatic Center starting at 6:30 p.m. Plus free food and drinks will be served during the event. Guests will have an opportunity to dunk a Joplin Police officer in a dunk tank, and possibly other City officials. Emergency vehicles from the Police and Fire Departments and Emergency Medical Services will be on display, and the JPD will also have a patrol car open to accept donations of baby items (wipes, diapers, baby soap, and such.) for Children's Haven. NNO is designed to: heighten crime prevention awareness; generate support and participation in local anticrime efforts; and strengthen community spirit and police-community partnerships.

Saturday, August 15, residents can drop off tree limbs and brush at the north Schifferdecker location. They can bring them out from 8 a.m. to 2 p.m. on Saturday. The drop-off site is located at 1702 North Schifferdecker Avenue**,** just about one-half mile north of Belle Center Road on the west side of Schifferdecker. Also, the City is once again offering the wood chip giveaway. Crews will load chips for you in your pick up or trailer. This is offered on both Friday and Saturday, August 14 and August 15. It is in the same location on North Schifferdecker.

Tuesday, August 18, the Joplin Area Transportation Study Organization is hosting a Public Input Open House to gain citizens comments about the long range transportation plan. This plan serves as the blueprint for transportation improvement priorities within the Joplin metro area. The Open House is set for 3 p.m. to 8 p.m. on Tuesday, August 18.

Just a reminder that pools will be closing in several weeks. Dates to remember – Sunday, August 9, is the last day for the Ewert Pool. Cunningham Pool is open the weekend of August 15 & 16, and then closes for the season. Schifferdecker Aquatic Center's will continue to be open on the weekends through Labor Day. This includes August 22 & 23; August 29 & 30; and Labor Day weekend: September 5 through the 7. Then it will be closed until next year.

Mayor remarked on the news that over the weekend we learned Mrs. Lewis' mother had passed away.

There being no further business the meeting adjourned at 7:48 p.m.

Submitted,

Barbara L. Hogelin, MMC/MPCC, City Clerk

City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: August 3, 2015

Item: COUNCIL BILL NO. 2015-263
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill
2) Planning Report
3) Commission Minutes

Planning/Community Development Manager: Troy Bolander
City Attorney: Peter C. Edwards
City Manager: Samuel L. Anselm
Board or Commission: Planning and Zoning Commission Date: 7/13/2015

Recommended Action: Planning and Zoning Commission recommended approval by a vote of "5 in favor, 1 abstention, and 1 absent"

SUMMARY/REQUEST:
Case 016-15: Northeast corner of 20th Street and Connecticut Avenue – A request to rezone from R-1 (Single Family Residential), R-2 (Two-Family Residential), CO-PD (Non-Retail District, Planned Development), C-1 (Neighborhood Commercial District), and C1-PD (Neighborhood Commercial District, Planned Development) to C3-PD (Commercial District, Planned Development) for the construction of a new public library – City of Joplin.

STAFF SUMMARY:

The proposed rezoning is for future development on this property in order to build the new Joplin Public Library. This area of Joplin was severely impacted by the May 2011 tornado and is still undeveloped. There is a mixture of residential, commercial, educational, and religious uses nearby, as well as higher-density residential zoning. This rezoning is in compliance with future land use for the City of Joplin as well as the 2012 Comprehensive Plan.

The City Council requires a site plan review and approval for planned development corridors within the disaster area. This site plan must be reviewed by the Zoning and Planning Commission and passed on to City Council with the Commission's recommendation. This site is situated at the intersection of two Planned Development Corridor's outlined in the City of Joplin Comprehensive Plan: 20th Street and Connecticut Avenue, therefore the design guidelines laid out in the Comprehensive Plan should be followed. Accompanying documentation from the project architects details the library's compliance with the design guidelines.

The project consists of a public library facility of approximately 57,000 square feet together with related surface parking facilities, pedestrian, streetscape and other infrastructure improvements. Funded in part by a $20 million Economic Development Administration (EDA) grant, the project

will constitute an integral part of the City's long term goal of redeveloping and revitalizing the 20th Street corridor as part of the recovery from the May 22, 2011 tornado. The vision is to transform 20th Street into a more sustainable model, with multi-modal transportation, streetscaping, and more ecologically-sound planning, design and construction practices that meet the future growth needs of the corridor and community.

Staff recommends approval of Case 016-15.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Duncan wished to abstain from the discussion and vote on Case 016-15 since he serves as chairman of the Joplin Redevelopment Corporation, who own part of the land in this request.

This property is the proposed location for the new Joplin Public Library. Staff believes the plans are in compliance with the request for rezoning. Part of the redevelopment along this corridor requires the submission of a site plan based on the new design guidelines adopted by this commission and the City Council. The plans meet the intent of those guidelines and the requirements of the zoning code. Staff believes this is a good project and hope it generates synergy in this area to encourage other development along this corridor.

Ms. Michelle Kaiser appeared representing CBC Real Estate Group, the project manager for the Joplin Public Library. She discussed the timeframe for the project and stated the site work has been advertised for bids to be received at the end of July, with the contract being awarded during August. Site work will begin during late August or early September.

Mr. Jim Stufflebeam appeared representing Sapp Design Associates Architects, the lead architect for the project. He is not speaking just as the architect but is representing members of the community who have invested time and effort in the planning process. Statements were made that this be not just a library, but a community center as well.

The site contains six acres. The building will contain 57,000 square feet, with several meeting rooms and a storm shelter. Commercial development is planned to the south and east, with residential areas to the north and west. The anticipated Town Centre development to the east will work well with the library, with connectivity between those two sites so patrons can travel between those sites concurrently.

The center portion is a promenade leading from the parking lot into the main entry of the library. The promenade is tree lined and landscaped with durable hard surfaces leading patrons directly into the main entrance into the building. In the center is a driveway for public drop-off and a trolley drop-off near the front entry to the building.

The northwest corner of the building contains a service area that also doubles as a loop for a book drop-off for patrons. The building services, including trash enclosure, are located in that area and are screened.

The northeast portion of the building and site has outdoor space available for various venues, programs, and activities that the library and the City may wish to engage in. The east-west promenade leads east towards the future commercial development on the adjacent lot.

Plans include benches, seating, bicycle racks, and a trolley drop-off, with the main entry being just to the right of center. The promenade leading from the parking lot is coming from the right and leading to the center.

During night time, the benches would have a lighted feature, with the landscape being lit so that portion of the site is not only well lit for security, but also can be used for night time events which could be a spill-out from the interior of the library. The landscaping consists of native, hardy, low-maintenance plantings.

Signage on the 20th and Connecticut intersection is part of a retaining wall at the southwest corner of the library. At the main entrance to the library, signage will be placed on a vertical band adjacent to the entry doors under the main canopy. Monument signage will be placed at both the Connecticut Avenue and 20th Street main entrances, with one of those signs containing a digital message board.

Buffering is planned for the north property line, with various options being shown to the neighborhood group. Their preference was for a natural buffer and variated in terms of types of plants and spacing as opposed to a rigid planting style.

Construction of the library is being advertised for bids during late summer. The building contains simple, classic lines, yet still presenting a fairly prominent civic statement at that intersection. A canopy at the main entrance creates a welcoming statement at that location.

Materials include very durable, low-maintenance, long-term materials including brick, architectural metal siding, and neutral colors. The main entrance canopy will contain an aluminum soffit with a wood-grain look that is much more durable and maintenance-free.

CBC Real Estate Group continues working through the construction document package, which will be submitted to the EDA prior to submission to the City staff and advertisement for bids. They are working closely with City staff to ensure they are meeting all code compliance reviews throughout the process.

Mr. Smith asked if the building will contain one level, and Ms. Kaiser replied the building contains one level.

Mr. Eastman asked about the type of roofing material, and Mr. Stufflebeam replied a TPO material.

Mr. Ramsour asked if the rezoning will go down Delaware Avenue to 18th Street, and Mr. Eastman replied that property was previously rezoned. Mr. Ramsour asked about the new houses on the south side of 18th Street. Clayton Christy appeared representing Tri-State Engineering and stated fencing would be erected between the library property and those homes.

PUBLIC COMMENT:
None.

P & Z Case 016-15
City of Joplin
(P & Z Recommended Approval)

COUNCIL BILL NO. 2015-263 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District R-1, District R-2, District C-0-PD, District C-1, and District C-1-PD and including in District C-3-PD property as described below and located at the northeast corner of 20th Street and Connecticut Avenue in the City of Joplin, Jasper County, Missouri.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2004-256 is hereby amended by removing the following described property from District R-1, District R-2, District C-0-PD, District C-1, and District C-1-PD and including same in District C-3-PD:

> All of lot numbered forty-nine (49) in Banker's third addition to the city of Joplin, Jasper County, Missouri, according to the recorded plat thereof, AND All of the north 10 feet of lot numbered forty-five (45) except the west 40 feet of the north 10 feet and all of lot numbered forty-six (46) except the west 40 feet thereof in Banker's Third Addition to the city of Joplin, Jasper County, Missouri, according to the recorded plat thereof, AND All of the north half (1/2) of lot numbered fifty (50) in Banker's Third Addition to the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof; all of the east half (1/2) of lot numbered fifty-four (54), Banker's Third Addition to the City of Joplin, Jasper County, Missouri, as shown by the recorded plat thereof, AND
> Tract 1: described as all of lot numbered forty-four (44) in Banker's Third Addition to the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof, except the south 10 feet thereof for 20th street right-of-way, AND Tract 2: described as all of the east 158.0 feet of the south 90.0 feet of lot numbered forty-five (45) in Banker's Third Addition to the City of Joplin, Jasper County, Missouri, according to the recorded plat thereof, being more generally described as the Northeast Corner of the intersection of 20th Street and Connecticut Avenue.

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided for thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of _____, 2015, by a vote of _____.

_____
Michael L. Seibert, Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

Z&P Meeting: July 13, 2015
City Council Meeting: August 3, 2015

STAFF PLANNING REPORT
Rezoning

CASE 016-15: A request to rezone from R-1 (Single Family Residential), R-2 (Two-Family Residential), CO-PD (Non-Retail District, Planned Development), C-1 (Neighborhood Commercial District), and C1-PD (Neighborhood Commercial District, Planned Development) to C3-PD (Commercial District, Planned Development) for the construction of a new public library.

LOCATION: The Northeast corner of 20th Street and Connecticut Avenue.

APPLICANT: City of Joplin

EXISTING CONDITIONS:

Zoning	Land Use	Property Size
R-1 (Single-family residential)	Undeveloped	5 lots 2 acres
R-2 (Two-family residential)	Undeveloped	3 lots 1.4 acres
C-O PD (Non-retail District, Planned Development)	Undeveloped	1 lot 0.6 acres
C-1 (Neighborhood Commercial District)	Undeveloped	6 lots 1.6 acres
C-1 PD `(Neighborhood Commercial District, Planned Development)	Undeveloped	1 lot 0.6 acres

SITE CONTEXT:

	North	East	South	West
Existing Zoning	R-1 R-1 PD	R-1 C-1	C-3 PD R-3	R-1 R-2 C-1
Land Use	Residential	Undeveloped	Casey's Gas Station	Residential duplexes

FUTURE LAND USE:

The City of Joplin's future land use map classifies this area as future commercial development.

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
20th Street	Arterial	70'
Connecticut Avenue	Arterial	80'
18th Street	Secondary	50'

UTILITIES: The property has utility connections.

FLOOD PLAIN: N/A

STAFF ANALYSIS:

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Yes.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

According to the Zoning Code, a library requires a commercial zoning; in cases of residential zoning, a Special Use Permit is required. A uniform zoning across all lots contained in this description is favorable due to the size of the site and project.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This zoning change will not detrimentally affect nearby property.

DISCUSSION

The proposed rezoning is for future development on this property in order to build the new Joplin Public Library. This area of Joplin was severely impacted by the May 2011 tornado and is still undeveloped. There is a mixture of residential, commercial, educational, and religious uses nearby, as well as higher-density residential zoning. This rezoning is in compliance with future land use for the City of Joplin as well as the 2012 Comprehensive Plan.

The City Council requires a site plan review and approval for planned development corridors within the disaster area. This site plan must be reviewed by the Zoning and Planning Commission and passed on to City Council with the Commission's recommendation. This site is situated at the intersection of two Planned Development Corridor's outlined in the City of Joplin Comprehensive Plan: 20th Street and Connecticut Avenue, therefore the design guidelines laid out in the Comprehensive Plan should be followed. Accompanying documentation from the project architects details the library's compliance with the design guidelines.

The project consists of a public library facility of approximately 57,000 square feet together

with related surface parking facilities, pedestrian, streetscape and other infrastructure improvements. Funded in part by a $20 million Economic Development Administration (EDA) grant, the project will constitute an integral part of the City's long term goal of redeveloping and revitalizing the 20th Street corridor as part of the recovery from the May 22, 2011 tornado. The vision is to transform 20th Street into a more sustainable model, with multi-modal transportation, streetscaping, and more ecologically-sound planning, design and construction practices that meet the future growth needs of the corridor and community.

Staff recommends approval of Case 016-15.

ENCLOSURES:

Map

Site Plan

Zoning compliance

Parking analysis

Project features

REZONING APPLICATION FORM

Return Form to:
Planning / Community Development Specialist.
Joplin City Hall
602 South Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 511
FAX 417-6254738

For Office Use Only

Case No.: Q16-15
Filing Fee: $ 350.00
Date Advertised:
Date Notices Sent: 6-29-15
Public Hearing Date: 7-13-15

APPLICANT: City of Joplin PHONE: 417-624-0820
ADDRESS: 602 S. Main Street, Joplin, Missouri ZIP: 64801
OWNER: See Attachment - Exhibit-B PHONE:
ADDRESS: See Attachment - Exhibit-A ZIP:
LOCATION OF PROPERTY: Northeast Corner of 20th Street & Connecticut Avenue
LEGAL DESCRIPTION: See Attachment - Exhibit-A

Present Zoning See Attachment Exhibit-B Requested Zoning: C3-PD Acreage: 6.3 Acres
Present Use of Property: Vacant

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	Residential Homes	R-1 and R-1 PD
South	Retail and Fuel Sales	R-3 and R-3 PD
East	Residential Home & Vacant	C-1 & R-1
West	Vacant and Duplex Homes	C-1, R-2 & R-1

CHARACTER OF THE NEIGHBORHOOD: Built back from storm with commercial office buildings, bank, and retail & gasoline sales store and single residential & duplex residential homes.

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   No
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? Yes
   If yes, explain: Type of use not allowed in present zone, zoning varies.

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? Yes
2. Consistent with Future Land Use Map? Yes

THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may effect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
3. Owner Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: 20th Street, Connecticut Avenue, 18th Street
2. Classification of Street(s):
   Arterial 20th Street Collector Connecticut Avenue Local 18th Street
3. Right-of-Way Width: Varies
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   No

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

1. Appropriately Sized Lots? Re-platting for development of mutiple lots into single lot
2. Properly Sized Street Right-of-Way? Yes, dedication of property for street right-of-way
3. Drainage Easements? No
4. Utility Easements:
   - Electricity? No
   - Gas? No
   - Sewers? No
   - Water? No
5. Additional Comments:

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

SIGNATURE: _____ DATE: _____

BY: SEE OWNERS AND SIGNATURE ATTACHMENT

TITLE: SEE OWNERS AND SIGNATURE ATTACHMENT

CITY OF JOPLIN, MISSOURI

SITE PLAN REVIEW APPLICATION

Return Form To:
Planning and Community Development Manager
City of Joplin
602 South Main Street
Joplin, MO 64801

417-624-0820
FAX 417-625-4707

For Office Use Only
Case ID:_____
Date Filed:_____
Filing Fee:_____

APPLICANT INFORMATION:

Applicant: City of Joplin Phone: 417-624-0820
Address: 602 S. Main St., Joplin, MO Zip: 64802
Owner: See Attached Owners List Phone:_____
Address:_____ Zip:_____

PROPERTY INFORMATION:

Address of Property: 1901 E. 20th Street

Legal Description: See Exhibit A Attached

Present Zoning Classification: R-1, C1-PD, CO-PD & C-1 Acreage: 6.4 ± Acres

Present Use of Property: Vacant

Proposed Use of Property: Public Library

ADJACENT ZONING AND LAND USE:

	Land Use	Zoning
North	Residential Homes	R-1 and R1-PD
South	Retail and Fuel Sales	R-3 and R3-PD
East	Residential Home & Vacant	C-1 and R-1
West	Vacant and Duplex Homes	C-1, R2 and R-1

Does the proposed site plan meet the following criteria? If yes, attach a separate sheet explaining why (To be completed by the applicant).	Yes	No
1. Does the proposal conform to the provisions of the City's Zoning regulations?	X	
2. Will the development be compatible with the surrounding area?	X	
3. Does the proposal conform to the provisions of the City's Subdivision Regulations?	X	
4. Does the proposal conform to the goals, objectives and policies of the Comprehensive Plan?	X	
5. Does the proposal conform to the customary engineering standards used in the City?	X	
6. Are the streets, paths, walkways, and driveways located such that they enhance safety and minimize any adverse traffic impact on the surrounding area?	X	
7. Have the proposed buildings, structures, walkways, roads, driveways, open space (if any), and parking lots been located to preserve existing off-site views and create desirable on-site views, conserve natural resources and amenities including prime agricultural land, minimize any adverse flood impact, ensure that proposed structures are located on suitable soils, minimize any adverse environmental impact, and minimize any present or future cost to the City and private providers of utilities in order to adequately provide public utility services to the site.	X	
8. For Moderate-and High-density Residential Developments: Does the site plan conform to development standards?	N/A	

Applicant's Signature

Date

CITY OF JOPLIN, MISSOURI

SITE PLAN CHECKLIST

Return Form To:
Planning and Community Development Manager
City of Joplin
602 South Main Street
Joplin, MO 64801

417-624-0820
FAX 417-625-4707

For Office Use Only:

Submittal Date:_____
Filing Fee:_____
Meeting Date:_____

i. Name of Project: Joplin Public Library
ii. Location of Project: 1901 E. 20th Street
iii. Name of Owner: See attached Owners List
iv. Name of Person who Prepared the Site Plan: Tri-State Engineering, Inc.
v. Instructions:

The following checklist is to be completed by the applicant. The Site Plan shall include the following data, details and supporting information which are found to be relevant to the proposal. All site plans shall be prepared by an architect or landscape architect registered in the State of Missouri, or by a professional engineer licensed in the State of Missouri. The number of pages submitted will depend on the proposal's size and complexity.

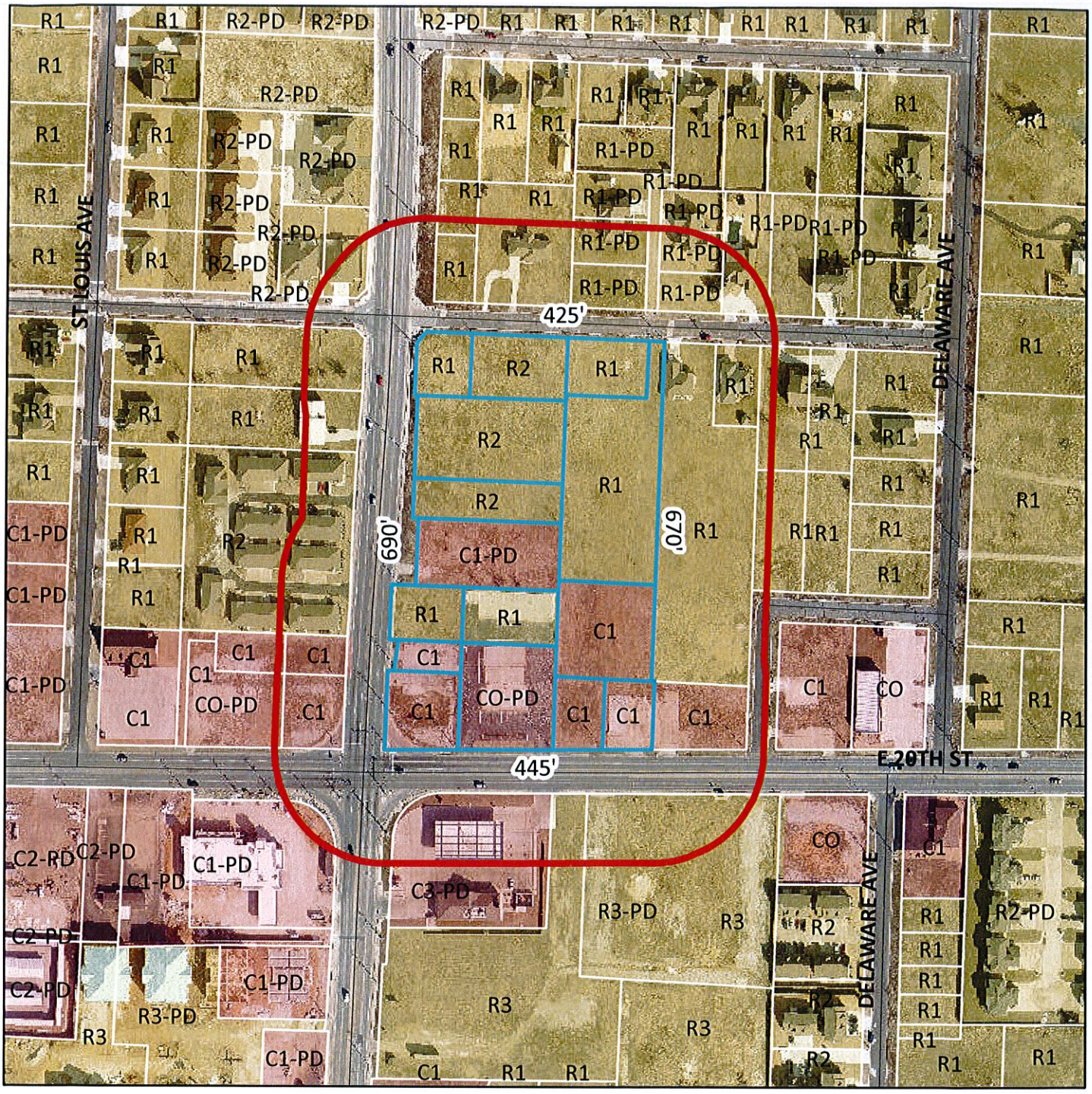
A. Site Plan Content Requirements: Does the Site Plan comply with or show the following?

		Yes	No
1.	Name of the project, address, boundaries, date, north arrow and scale of the plan.	X	
2.	Name and address of the owner of record, developer, and seal of the engineer, architect or landscape architect.	X	
3.	Name and address of all owners of record of abutting parcels.	X	
4.	All existing lot lines, easements, and rights-of-way. Include area in acres or square feet, abutting land uses and structures.	X	
5.	The location and use of all existing and proposed buildings and structures within the development, including all dimensions of height and floor area, show all exterior entrances and all anticipated future additions and alterations, and typical elevations and building materials.	X	

		Yes	No
6.	The location of all present and proposed public and private ways, driveways, sidewalks, ramps, curbs and fences. Location type and screening details for all waste disposal containers shall also be shown.	X	
7.	The location of required parking areas including parking stalls, setbacks and loading and service areas.	X	
8.	The location, height, intensity, and bulb type (e.g., fluorescent, sodium incandescent) of all extemal lighting fixtures. The direction of illumination and methods to eliminate glare onto adjoining properties.	X	
9.	The location, height, size, materials, and design of all proposed signage.	X	
10.	A landscape plan showing all existing open space, trees forest cover and water sources, and all proposed changes to these features including the size and type of plant material. Water sources will include ponds, lakes, brooks, streams, wetlands, flood plains, and drainage retention areas.	X	
11.	The location of all existing and proposed utility systems including:		
	a. sewer lines and manholes;	X	
	b. water lines and fire hydrants;	X	
	c. telephone, cable and electrical systems; and	X	
	d. storm drainage system including existing and proposed drain lines, culverts, catch basins, head walls, end walls, hydrants, manholes, and drainage swales.	X	
12.	Plans to prevent the pollution of surface or groundwater, the erosion of soil both during and after construction, excessive run-off, excessive raising or lowering of the water table, and flooding of other properties, as applicable.	X	
13.	Existing and proposed topography shown at not more than two-foot contour intervals. All elevation shall refer to United States Geodetic Survey (U.S.G.S.) datum. No building shall be located in the 100-year flood plain.	X	
14.	Existing and proposed zoning district boundaries adjacent to the site's perimeter shall be drawn and identified on the plan.	X	
15.	Traffic flow patterns within the site, entrances and exits, loading and unloading areas, curb cuts on the site and within 100 feet of the site.	X	

		Yes	No
16.	A detailed traffic study for mixed use and multi-tenant developments, or for developments in heavy traffic areas, if required by the Community Development Director, to include:		
	a. The projected number of motor vehicle trips to enter or exit the site, estimated for daily and peak hour traffic level.	X	____
	b. The projected traffic flow pattern including vehicular movements at all major intersections likely to be affected by the proposed use of the site; and	X	____
	c. The impact of this traffic upon existing abutting public and private ways in relation to existing road capacities. Existing and proposed daily and peak hour traffic levels, as well as road capacity levels, shall also be given.	X	____

Applicant Signature _____ Date _____



Case 016-15: Northeast Corner of 20th Street and Connecticut Avenue - A request to rezone approximately 6.3 acres of land from R-1 (Single-Family Residential), R-2 (Two-Family Residential), CO-PD (Commercial Planned Development), C-1 (Neighborhood Commercial District), and C-1 PD (Neighborhood Commercial District, Planned Development) to C-3 PD (Commercial District, Planned Development) - City of Joplin.

N

Case 016-15: Northeast corner of 20th Street and Connecticut Avenue – A request to rezone from R-1 (Single Family Residential), R-2 (Two-Family Residential), CO-PD (Non-Retail District, Planned Development), C-1 (Neighborhood Commercial District), and C1-PD (Neighborhood Commercial District, Planned Development) to C3-PD (Commercial District, Planned Development) for the construction of a new public library – City of Joplin.

Mr. Eastman opened the public hearing for Case 016-15.

Mr. Duncan wished to abstain from the discussion and vote on Case 016-15 since he serves as chairman of the Joplin Redevelopment Corporation, who own part of the land in this request. He left the dais at this point.

Mr. Bolander stated this property is the proposed location for the new Joplin Public Library. Following the tornado, the City's comprehensive plan was amended to encourage this type of development, plus commercial development, along the 20th Street corridor. There was market pressure to change the zoning to commercial even prior to the tornado.

Staff believes the plans are in compliance with the request for rezoning. Part of the redevelopment along this corridor requires the submission of a site plan based on the new design guidelines adopted by this commission and the City Council. The plans meet the intent of those guidelines and the requirements of the zoning code. Staff believes this is a good project and hope it generates synergy in this area to encourage other development along this corridor.

Ms. Michelle Kaiser appeared representing CBC Real Estate Group, the project manager for the Joplin Public Library. She discussed the timeframe for the project and stated the site work has been advertised for bids, with a mandatory pre-bid conference being scheduled for Friday, July 17. Bids will be received at the end of July, with the contract being awarded during August. Site work will begin during late August or early September.

CBC Real Estate Group is continuing to develop the building package, which will be completed during late August or early September. The building construction will be advertised for bids at that point. They have been working closely with the Economic Development Administration (EDA) and received approvals from them, as well as City staff and the neighborhood.

Mr. Jim Stufflebeam appeared representing Sapp Design Associates Architects, the lead architect for the project. He is not speaking just as the architect but is representing members of the community who have invested time and effort in the planning process. Statements were made that this be not just a library, but a community center as well. Hopefully the facility will still be dynamic and relevant many years from now.

The site contains six acres. The building will contain 57,000 square feet, with several meeting rooms and a storm shelter. The library is changing locations significantly from downtown to the 20th Street corridor. Commercial development is planned to the south and east, with residential areas to the north and west. The anticipated Town Centre development to the east will work well with the library, with connectivity between those two sites so patrons can travel between those sites concurrently.

The center portion is a promenade leading from the parking lot into the main entry of the library. The promenade is tree lined and landscaped with durable hard surfaces leading patrons directly into the main entrance into the building. In the center is a driveway for public drop-off and a trolley drop-off near the front entry to the building.

The northwest corner of the building contains a service area that also doubles as a loop for a book drop-off for patrons. The building services, including trash enclosure, are located in that area and are screened.

The northeast portion of the building and site has outdoor space available for various venues, programs, and activities that the library and the City may wish to engage in. The east-west promenade leads east towards the future commercial development on the adjacent lot.

Plans include benches, seating, bicycle racks, and a trolley drop-off, with the main entry being just to the right of center. The promenade leading from the parking lot is coming from the right and leading to the center.

During night time, the benches would have a lighted feature, with the landscape being lit so that portion of the site is not only well lit for security, but also can be used for night time events which could be a spill-out from the interior of the library. A reception or venue inside the library can also be outside at the same time.

The site is not flat, with a lot of slope at the entrance/exit to Connecticut Avenue. The landscaping consists of native, hardy, low-maintenance plantings. The turf design also contains hardy, low-maintenance plantings. The hard surfaces are durable with nearly permanent type materials. Signage has been developed to the point as submitted in the planned district.

Signage on the 20th and Connecticut intersection is part of a retaining wall at the southwest corner of the library. At the main entrance to the library, signage will be placed on a vertical band adjacent to the entry doors under the main canopy. Monument signage will be placed at both the Connecticut Avenue and 20th Street main entrances, with one of those signs containing a digital message board.

Buffering is planned for the north property line, with various options being shown to the neighborhood group. Their preference was for a natural buffer and variated in terms of types of plants and spacing as opposed to a rigid planting style.

Mr. Stufflebeam showed the commissioners the building plans. Plans are progressing, with construction being advertised for bids during late summer. A dusk or night time view shows the dynamic qualities of the building. The building contains simple, classic lines, yet still presenting a fairly prominent civic statement at that intersection. A canopy at the main entrance creates a welcoming statement at that location.

The elevations have been submitted with the request for the planned district. Materials include very durable, low-maintenance, long-term materials including brick, architectural metal siding, and neutral colors. Materials are not too trendy, or something that would be out of date in 10 years. The main entrance canopy will contain an aluminum soffit with a wood-grain look that is much more durable and maintenance-free.

Ms. Kaiser anticipates approval of the rezoning by the City Council during August. CBC Real Estate Group continues working through the construction document package, which will be submitted to the EDA prior to submission to the City staff and advertisement for bids. They are working closely with City staff to ensure they are meeting all code compliance reviews throughout the process. A ground breaking ceremony is tentatively scheduled for September 12, 2015.

Mr. Eastman asked for questions from the commissioners.

Mr. Smith asked if the building will contain one level, and Ms. Kaiser replied the building contains one level.

Mr. Eastman asked about the type of roofing material, and Mr. Stufflebeam replied a TPO material.

Mr. Ramsour asked if the rezoning will go down Delaware Avenue to 18th Street, and Mr. Eastman replied that property was previously rezoned. Mr. Ramsour asked about the new houses on the south side of 18th Street. Clayton Christy appeared representing Tri-State Engineering and stated fencing would be erected between the library property and those homes.

Mr. Eastman asked for comments from the commissioners and the audience, and none were received. He then closed the public hearing for Case 016-15.

MR. SMITH MOVED, SECONDED BY MR. CORTEZ, THAT CASE 016-15 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION FOR APPROVAL, BASED UPON THE COMMENTS RECEIVED IN THE PLANNING REPORT AND DURING THE PUBLIC HEARING. THE MOTION CARRIED, WITH MR. BROWN, MR. CORTEZ, MR. EASTMAN, MR. RAMSOUR, AND MR. SMITH VOTING "AYE"; WITH MR. DUNCAN ABSTAINING; AND WITH MR. DERMOTT BEING ABSENT (5 IN FAVOR, 1 ABSTENTION, AND 1 ABSENT).

Mr. Duncan returned to the dais at this point.

City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: August 3, 2015

Item: COUNCIL BILL NO. 2015-264
Originating Department: PLANNING & COMMUNITY DEVELOPMENT

Attachments: 1) Copy of Council Bill
2) Planning Report
3) Commission Minutes

Planning/Community Development Manager: Troy Bolander
City Attorney: Peter C. Edwards
City Manager: Samuel L. Anselm
Board or Commission: Planning and Zoning Commission Date: 7/13/2015

Recommended Action: Planning and Zoning Commission recommended this case be stricken from the agenda by a vote of "6 in favor, 1 absent"

SUMMARY/REQUEST:
Case 019-15: 103-105 North Wall Avenue – A request to rezone from C-1 (Neighborhood Commercial District) to R-3 (Multi-Family Residential District) for the construction of apartments – Gus Enterprises, LLC.

STAFF SUMMARY:
Staff recommends striking Case 019-15 from the agenda.

PLANNING & ZONING COMMISSION TESTIMONY:
Mr. Bolander stated this item should be stricken from the agenda.

PUBLIC COMMENT:
None.

P & Z Case 019-15
Gus Enterprises, LLC
(P & Z Recommended this case be stricken from the agenda)

COUNCIL BILL NO. 2015-264 ORDINANCE NO.

AN ORDINANCE amending Ordinance No. 2004-256, passed by the Council of the City of Joplin, Missouri, November 15, 2004, by removing from District C-1 and including in District R-3 property as described below and located at 103-105 North Wall Avenue in the City of Joplin, Jasper County, Missouri.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. Having referred the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2004-256 is hereby amended by removing the following described property from District C-1 and including same in District R-3:

All of lots numbered 99 and 100 in the original town of Murphysburg, now a part of the City of Joplin, Jasper County, Missouri.

Section 2. That the City Clerk is hereby ordered to file this ordinance with the Zoning District Map maintained in her office and to note the changes herein provided for thereon.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of _____, 2015, by a vote of _____.

_____
Michael L. Seibert, Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

Z&P Meeting: July 13, 2015
City Council Meeting: August 3, 2015

STAFF PLANNING REPORT
Rezoning

CASE 019-15: A request to rezone from C-1 (Neighborhood Commercial District) to R-3 (Multi-Family Residential).

LOCATION: 103 and 105 N Wall Avenue

APPLICANT: Gus Enterprises, LLC.

EXISTING CONDITIONS:

Zoning	Land Use	Property Size
C-1 (Neighborhood Commercial District)	Undeveloped	11,500 ft²

SITE CONTEXT:

	North	East	South	West
Existing Zoning	R-3	C-1	C-2	C-1
Land Use	Residential	Undeveloped	Greyhound	Residential

FUTURE LAND USE:

The City of Joplin's future land use map classifies this area as future commercial development.

TRANSPORTATION:

Streets with access	Classification	Right-of-way width
1st Street	Secondary	60'
Wall Ave	Secondary	60'

UTILITIES: The property has utility connections.

FLOOD PLAIN: N/A

STAFF ANALYSIS:

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Yes.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

After further investigation, staff found that multi-family dwellings could be built on commercial properties.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This zoning change would not detrimentally affect nearby property.

DISCUSSION

None.

Staff recommends striking Case 019-15 from the agenda.

ENCLOSURES:

Map.

REZONING APPLICATION FORM

RECEIVED 6-19-15

Return Form to:
Planning / Community Development Specialist.
Joplin City Hall
602 South Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 511
FAX 417-625-4738

For Office Use Only
Case No.: 019-15
Filing Fee: $350.00
Date Advertised:
Date Notices Sent: 6-29-15
P&Z Date: 7-13-15
City Council Date: 8-3-15

APPLICANT: GUS ENTERPRISES LLC PHONE: 417 206 7792
ADDRESS: 839 W 4th ST. ZIP: 64801
EMAIL: BOB@BOBHIGGINBOTHAM.COM
OWNER: CHARLES ZIULKOWSKI PHONE: 417 825 2005
ADDRESS: 330 TURF LN. CARL JCT, MO ZIP: 64834
EMAIL: N/A
LOCATION OF PROPERTY: 103 N. WALL AVE & 105 N WALL
LEGAL DESCRIPTION: ALL OF LOT NUMBERED NINETY-NINE (99) IN ORIGINAL TOWN OF MURPHYSBURG, NOW A PART OF THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI.

Present Zoning C-1 Requested Zoning: R3 Acreage: .138
Present Use of Property: VACANT LOT
Proposed Use of Property: R-3 MULTI-FAMILY AND PARKING LOT

SURROUNDING LAND USE AND ZONING:

	Land Use	Zoning
North	MULTI FAMILY/SINGLE RES.	R-3
South	PARKING/COMMERCIAL BLDG	C-2
East	PARKING LOT	C-1
West	PARKING LOT / COMMERCIAL	C-1

CHARACTER OF THE NEIGHBORHOOD: TO THE NORTH IS A MIXTURE OF RENTALS, SINGLE/MULTI FAMILY ALL ZONED R3, THE REMAINING AREA CONSISTS OF COMMERCIAL BLDGS. AND PARKING LOTS.

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?
   THIS WILL BRIDGE BETWEEN COMMERCIAL BUILDINGS AND MIXED USE R-3 STRUCTURES.
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? ____
   If yes, explain: R-3 ZONING IS REQUIRED TO BUILD A MULTI-FAMILY BUILDING

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? YES/NA
2. Consistent with Future Land Use Map? NA/YES

THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned.
2. One copy of a statement describing the reasoning for the rezoning, the impact of the proposed change, including any traffic conditions that may result; any danger from fire hazards; how the proposed change may effect the character of the surrounding properties; and how the proposed change will benefit the City of Joplin.
3. Owner Affidavit, if applicant applying for the rezoning is not the owner of the property be rezoned
4. For Planned Developments the following must be submitted and reviewed before the rezoning can be advertised for public hearing:
   ___ Site Plan ___ Landscape Plan ___ Building Elevations

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: FIRST ST., WALL AVE., EAST ALLEY OF WALL AVE.
2. Classification of Street(s):
   Arterial_____ Collector_____ (Local) X
3. Right-of-Way Width: _____
4. Will turning movements caused by the proposed use create an undue traffic hazard?
   NO. OFF STREET PARKING WILL FACILITATE TRAFFIC FLOW.

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

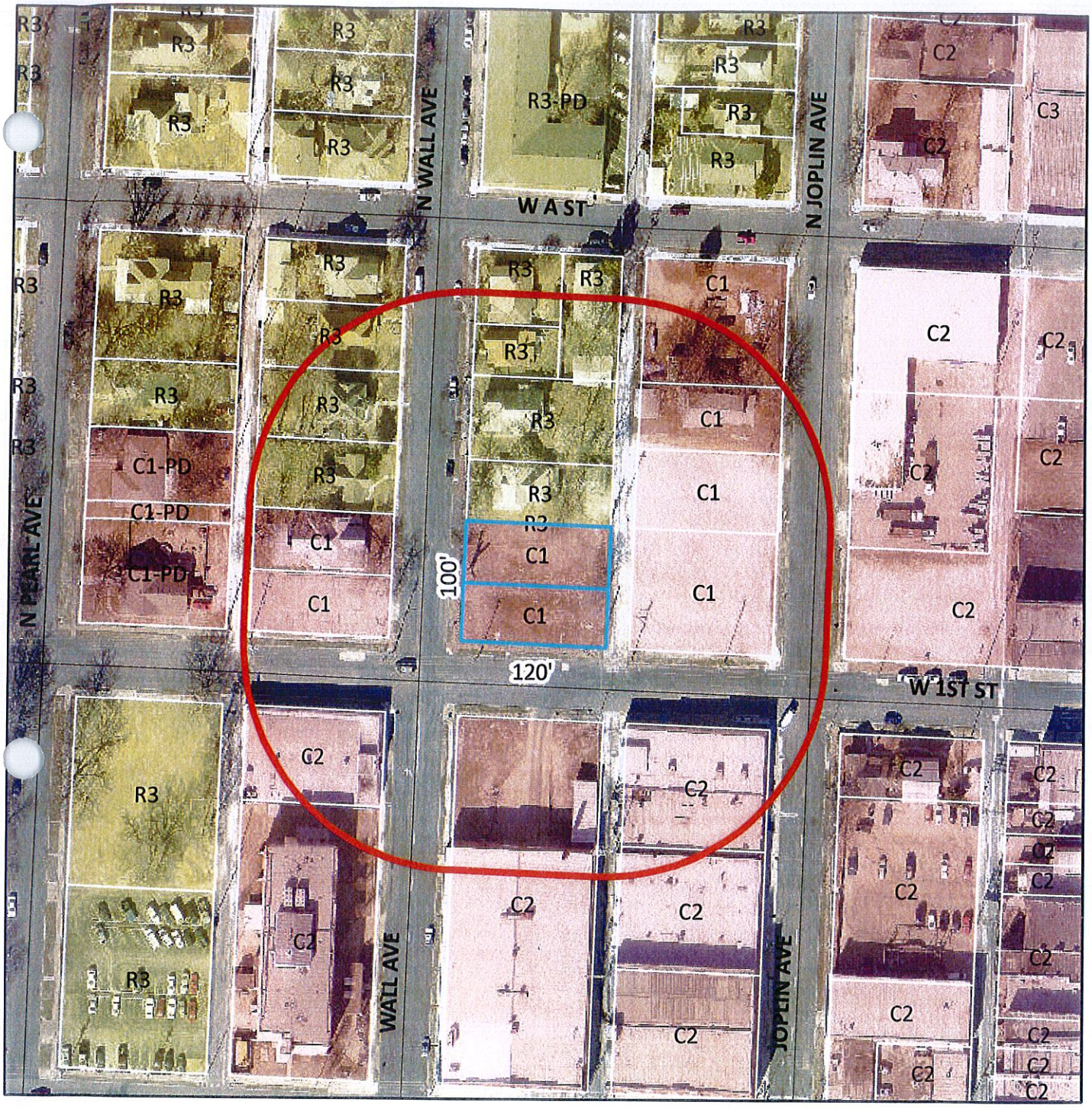
1. Appropriately Sized Lots? NO
2. Properly Sized Street Right-of-Way? YES
3. Drainage Easements? NO
4. Utility Easements:
   Electricity? NO
   Gas? NO
   Sewers? NO
   Water? NO
5. Additional Comments: THERE WAS PREVIOUSLY AN APARTMENT BUILDING AT THIS LOCATION. IT DID NOT HAVE OFF-STREET PARKING. THIS WILL HAVE OFF-STREET PARKING AS REQUIRED.

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:
THIS PROPERTY LAYS BETWEEN COMMERCIAL BUILDINGS AND COMMERCIAL PARKING LOTS AND MIXED USE MULTI-FAMILY AND SINGLE-FAMILY RESIDENCES THAT ARE ALL ZONED R-3.

SIGNATURE: [signature] DATE: 6-19-15

BY: Bob Higginbotham

TITLE: MANAGING MEMBER - GUS ENTERPRISES LLC.



0 0.0375 0.075 0.15 Miles

Case 019-15: 103-105 N Wall Avenue - A request to rezone two commercial lots from C-1 (Neighborhood Commercial District) to R-3 (Multi-Family Residential) - Gus Enterprises, LLC.

N

Case 019-15: 103-105 North Wall Avenue – A request to rezone from C-1 (Neighborhood Commercial District) to R-3 (Multi-Family Residential District) for the construction of apartments – Gus Enterprises, LLC.

Mr. Bolander stated this item should be stricken from the agenda.

MR. CORTEZ MOVED, SECONDED BY MR. BROWN, THAT CASE 019-15 BE FORWARDED TO THE CITY COUNCIL WITH RECOMMENDATION THAT THIS ITEM BE STRICKEN FROM THE AGENDA. THE MOTION CARRIED, WITH MR. BROWN, MR. CORTEZ, MR. DUNCAN, MR. EASTMAN, MR. RAMSOUR, AND MR. SMITH VOTING "AYE"; AND WITH MR. DERMOTT BEING ABSENT (6 IN FAVOR, AND 1 ABSENT).

Requested Council Meeting Date: August 17, 2015
Council Bills No. 2015 - 143
Item: Purchase of (2) MAPS Vans

Originating Department: PUBLIC WORKS –MAPS

Attachments: 1) Council Bill No. 2015-143
2) Bid Tabulation
3) Vehicle Drawings

MAPS Department: Robert Lolley
Department Head: Nicholas A. Heatherly
Finance Department: Leslie Haase
City Attorney: Peter C. Edwards
City Manager: Samuel L. Anselm

Recommended Action: Approval of the City of Joplin's purchase of (2) Light duty transit vehicles from Midwest Transit Equipment Co.

Background:
The City of Joplin has operated the Metro Area PublicTransit System (MAPS) since 1998 and the Sunshine Lamp Trolley since 2007. MAPS provides curb-to-curb public transit to residents of the MPO area and the Sunshine Lamp Trolley provides deviated fixed route service within the City of Joplin. MAPS and the Sunshine Lamp Trolley are funded by a combination of rider fares, donations, and the financial participation of other major communities in the MPO. Additionally, the Federal Transit Administration reimburses the City for capital and operational expenses at 80% and 50% respectively.

Discussion:
Staff conducted a formal bid opening on July 22, 2015 for the purchase of (2) two light duty cutaway transit vehicles with ADA lift to be used to provide MAPS service. Five bids were received. The lowest priced bid was submitted by Midwest Transit Equipment Co. in the amount of $120,346. The funds for this purchase were allocated in the 2015 budget using Transportation Sales Tax funds.

Recommendation: Staff recommends that Council Bill No 2015-143 authorizing the Public Works Director to enter into an agreement with Midwest Transit Equipment Co. for the purchase of (2) two medium duty vehicles per the specifications of Bid #2015-16 be approved on an emergency basis.

COUNCIL BILL NO. 2015-143 ORDINANCE NO.

AN ORDINANCE approving the contract between the City of Joplin, Missouri and Midwest Transit Equipment Co. in the amount of One Hundred Twenty Thousand Three Hundred Forty-Six Dollars ($106,346) for the purchase of (2) two light duty cut-a-way vehicles per the specifications of Bid #2015-16; and containing an emergency clause.

BE IT ORDAINED by the Council of the City of Joplin, Missouri, as follows:

Section 1. That the contract be awarded to Midwest Transit Equipment Co. in the amount of One Hundred Twenty Thousand Three Hundred Forty-Six Dollars ($106,346) for the purchase of (2) two light duty cut-a-way vehicles.

Section 2. Upon the final delivery and acceptance of the vehicles per the specifications of Bid #2015-16, the contractor shall be paid from Account Number 140-5002-530-8210 Project GSTP01.

Section 3. That the Director of Public Works is hereby authorized to enter into a contract on behalf of the City of Joplin with said contractor.

Section 4. That this Ordinance is an emergency within the meaning of Section 2.12 (6) in that said ordinance provides for public improvements and is considered an emergency by the Council and as such shall become effective immediately upon this passage as provided by the Home Rule Charter for the City of Joplin.

Passed by the Council of the City of Joplin, Missouri, this _____ day of _____, 2015, by a _____ vote.

_____

ATTEST: Michael L. Seibert, Mayor

_____

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney

I hereby certify that a sufficient amount is available in the Account Number 140-5002-530-8210 Project GSTP01 to pay the amount specified in this ordinance.

_____

Leslie Haase, Director of Finance

CITY OF JOPLIN, MO FORMAL BID TABULATION FORM

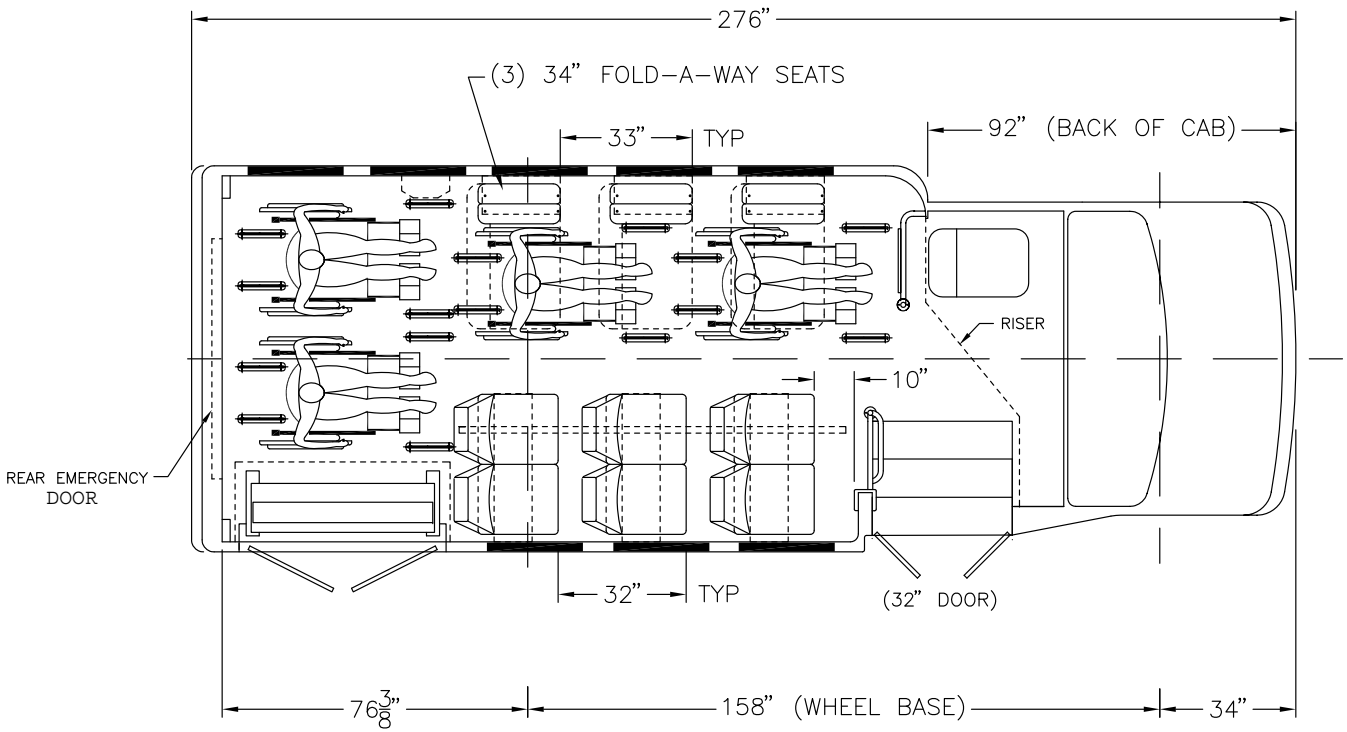
BID #2015-16 BID ITEM DESCRIPTION: 23' LIGHT DUTY CUT-A-WAY

BID OPENING DEADLINE: 10:30am on 7/22/2015 DEPARTMENT: MAPS

REQUISITION NUMBER: TIME OPENED: 10:30 AM

OPENED BY: Robert Lolley WITNESSED BY: Terry Wright

VENDOR NAME	CONTACT NAME	PHONE NUMBER	DEBARRED/ SUSPENDED	BID AMOUNT	BASE PRODUCT	Delivery Time
MIDWEST TRANSIT	KEVIN MANSFIELD	800-933-2412	NO	$60,173.00	2016 GAS FORD ELKHART COACH, ECII	90 DAYS
MID-AMERICAN	PETER BEREN	800-821-5451		$60,773.00	2015 GAS FORD STARCRAFT ALLSTAR	90 DAYS
MASTER'S TRANSPORTATION	AARON BROWN	816-979-3712		$62,300.00	2016 GAS FORD GOSHEN COACH, GCII	112-140 DAYS
DIAMOND COACH	BECKY PROVINCE	800-442-4645		$62,324.00	2016 GAS FORD DIAMOND VIP2200	90-120 DAYS
CENTRAL STATES	CHARLIE REITZ	800-825-8273		$64,449.00	2016 GAS FORD EL DORADO	60-120 DAYS


276"
(3) 34" FOLD-A-WAY SEATS
33" TYP
92" (BACK OF CAB)
RISER
10"
REAR EMERGENCY DOOR
32" TYP
(32" DOOR)
76 3/8"
158" (WHEEL BASE)
34"

City of **JOPLIN** City Council Agenda Item

Requested Council Meeting Date: August 17, 2015

Item: Agreement between City of Joplin and Jeff Asbell Excavating
Originating Department: Planning, Development, and Neighborhood Services

Attachments:
1) New Joplin Library, Phase I Site Grading Agreement
2) Letter of Selection and Bid Tabulations
3) Council Bill 2015-363

Department Head: Troy Bolander
Finance Department: Leslie Haase
City Attorney: Peter Edwards
City Manager: Sam Anselm

Recommended Action: Approval of Library Site Demolition and Grading Agreement with Jeff Asbell Excavating

DISCUSSION:

Staff are seeking approval for City of Joplin to enter into an Agreement with Jeff Asbell Excavating as the lowest of three received bids in the amount not to exceed Three Hundred and Nineteen Thousand and Ninety-Five Dollars and Fifty Cents ($319,095.50) to provide site demolition and grading associated with the EDA funded Joplin Public Library to be located at 20th and Connecticut Streets, authorizing the City Manager to execute said Agreement for the City, and containing an emergency clause.

RECOMMENDATION:

The staff recommends adoption with an emergency clause in order to maintain project schedule to meet the EDA required completion date of May 22, 2017.

COUNCIL BILL NO. 2015-363

AN ORDINANCE authorizing the City of Joplin to enter into an Agreement with Jeff Asbell Excavating in the amount not to exceed Three Hundred and Nineteen Thousand and Ninety-Five Dollars and Fifty Cents ($319,095.50) to provide site demolition and grading associated with the EDA funded Joplin Public Library to be located at 20th and Connecticut Streets, authorizing the City Manager to execute said Agreement for the City, and containing an emergency clause.

WHEREAS, on May 22nd, 2011, an EF-5 tornado caused catastrophic damage to a significant portion of the City of Joplin; and

WHEREAS**,** the Economic Development Administration provides assistance to communities requiring disaster recovery assistance; and

WHEREAS, the City of Joplin was awarded $20,000,000 in grant assistance in response to the loss of housing, infrastructure, and economic impacts caused by the tornado on May 22nd, 2011; and

WHEREAS**,** the City of Joplin is utilizing granted funds for the development of a new public library facility and associated site development needs.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI**,** as follows:

Section 1. That the City enter into contract agreement with Jeff Asbell Excavating (Exhibit 1) in the amount not to exceed Three Hundred and Nineteen Thousand and Ninety-Five Dollars and Fifty Cents ($319,095.50) to provide site demolition and grading associated with the EDA funded Joplin Public Library to be located at 20th and Connecticut Streets.

Section 2. That the City Manager of the City of Joplin, Missouri, is hereby authorized to execute said agreement, or in substantially similar form for and on behalf of the City of Joplin.

Section 3. This Ordinance is an emergency within the meaning of Section 2.12 (6) in that said ordinance provides for public health and welfare and is considered an emergency by the Council and as such shall become effective immediately upon this passage as provided by the Home Rule Charter for the City of Joplin. This allows the project to be completed by the mandated completion date of May 22, 2017.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this ____ Day of _____, 2015.

_____

Michael L. Seibert, Mayor

ATTEST:

_____

Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney

SECTION 000520

AGREEMENT

THIS AGREEMENT, made and entered into this ____ day of _____, 2015, by the parties identified above.

WITNESSETH: That whereas, the Contractor has become the lowest responsible bidder for furnishing the supervision, labor, tools, equipment, materials and supplies and for constructing the following City improvements:

NEW JOPLIN PUBLIC LIBRARY, Phase I Site Grading
INVITATION FOR BID # 14139
EDA Project No. 05-79-05345

The City and Contractor agree to the following:

1. Manner and Time for Completion. The Contractor will furnish all supervision, labor, tools, equipment, materials and supplies necessary to perform, and to perform said work at Contractor's own expense in accordance with the contract documents and any applicable City ordinances and state and federal laws within Sixty (60) calendar days from the date Contractor is ordered to proceed, which order shall be issued by the Director of Public Works within 30 days after the date of this contract.

2. Contract Price. The Contractor agrees to perform all of the work described in the contract documents and to comply with the terms and conditions defined therein for a total sum of Three Hundred and Nineteen Thousand and Ninety Five and Fifty Cents ($319,095.50) dollars, said amount being subject to any approved addenda or change order.

3. Prevailing Wages. All labor utilized in the construction of the aforementioned improvements shall be paid a wage of no less than the "prevailing hourly rate of wages" for work of a similar character in this locality, as established and amended at any time by the Department of Labor and Industrial Relations of the State of Missouri or by the U.S. Secretary of Labor in accordance with the Federal Davis-Bacon Act (Title 40 U.S.C. Chapter 31, subchapter IV), whichever is higher. At any time the contractor is found to not have paid prevailing wages, the contractor shall forfeit as a penalty to the city one hundred dollars for each underpaid worker employed, for each calendar day, or portion thereof such worker is paid less than the said stipulated rates for any work done under this contract.

4. Insurance Requirements. Without limiting any of the other obligations or liabilities of the Contractor, the Contractor shall secure and maintain at its own cost and expense, throughout the duration of this Contract and until the work is completed and accepted by the City of Joplin, insurance of such types and in such amounts as may be necessary to protect it and the interests of the City of Joplin against all hazards or risks of loss as hereunder specified or which may arise out of the performance of the Contract Documents. The form and limits of such insurance, together with the underwriter thereof in each case, are subject to approval by the City of Joplin. Regardless of such approval, it shall be the responsibility of the contractor to maintain adequate insurance coverage at all times during the term of the Contract. Failure of the Contractor to maintain coverage shall not relieve it of any contractual responsibility or obligation or liability in general or under the Contract Documents.

The certificates of insurance, including evidence of the required endorsements hereunder or the policies, shall be filed with the City within ten (10) days after the date of the receipt of Notice of Award of the Contract to the Contractor and prior to the start of work. All insurance policies shall require that the insurance company in question provide thirty (30) days written notice prior to modification or cancellation of such insurance. Such notices shall be mailed, certified mail, return receipt requested, to:

Such policies shall name the City as an additional insured, with limits of liability not less than the sovereign immunity limits for Missouri public entities calculated by the Missouri Department of Insurance as of January 1 each calendar year and published annually in the Missouri Register pursuant to Section 537.610, RSMo. (See, http://insurance.mo.gov/industry/sovimmunity.php)

As of January 1, 2015, the minimum coverage for the insurance referred to herein shall be as set out below:

a. Workers' Compensation…. Statutory coverage per RSMo 287.010 et seq

Employer's Liability……. $1,000,000.00

b. Commercial General Liability Insurance, including coverage for Premises, Operations, Products and Completed Operations, Contractual Liability, Broad Form Property Damage, Independent Contractors, Explosion, Collapse, and Underground Property Damage and endorsed for blasting if blasting required. Such coverage shall apply to bodily injury and property damage on an "Occurrence Form Basis" with limits of at least Two Million Seven Hundred Twenty-Seven Thousand Four Hundred Eighty-Nine and no/100 Dollars ($2,727,489.00) for all claims arising out of a single accident or occurrence and at least Four Hundred Nine Thousand One Hundred Twenty-Three and no/100 Dollars ($409,123.00) with respect to injuries and/or death of any one person in a single occurrence and an amount not less than at least $1,000,000 for all claims to property arising out of a single occurrence and at least $100,000 to any one owner with respect to damages to property. Contractor agrees that the proceeds of such insurance policy shall first be used to pay any award, damages, costs, and/or attorneys' fees incurred by or assessed against City, its employees, officers and agents, before payment of any award, damages, costs or attorneys' fees of Contractor, its employees, officers or agents. Contractor agrees to cause its insurer to name City as an additional insured on such insurance policy, including the City as an additional insured for coverage under its products-completed operations hazard, and said policy shall be primary and noncontributory.

c. Automobile Liability Insurance covering bodily injury and property damage for owned, non-owned and hired vehicles, with limits of at least Two Million Seven Hundred Twenty-Seven Thousand Four Hundred Eighty-Nine and no/100 Dollars ($2,727,489.00) for all claims arising out of a single accident or occurrence and at least Four Hundred Nine Thousand One Hundred Twenty-Three and no/100 Dollars ($409,123.00) with respect to injuries and/or death of any one person in a single accident or occurrence.

d. Owner's and Contractor's Protective Liability Insurance to protect the City, its agents, servants and employees from claims which may arise from the performance of this Contract, with limits of at least Two Million Seven Hundred Twenty-Seven Thousand Four Hundred Eighty-Nine and no/100 Dollars ($2,727,489.00) for all claims arising out of a single accident or occurrence and at least Four Hundred Nine Thousand One Hundred Twenty-Three and no/100 Dollars ($409,123.00) with respect to injuries and/or death of any one person in a single accident or occurrence.

The Owner's and Contractor's Protective Liability Insurance must:

(1) Be a separate policy with the named insured being: The City of Joplin, and

(2) Contain an endorsement that disclaims coverage for any claim barred by the doctrines of sovereign immunity or official immunity, except attorney's fees and other litigation costs incurred in defending a claim. Nothing contained in this policy (or this endorsement thereto) shall constitute any waiver of whatever kind of these defenses or sovereign immunity or official immunity for any monetary amount whatsoever.

e. Builders Risk Insurance for contracts involving unoccupied structures. The Contractor shall secure All Risk Builder's Risk Insurance. Unless specifically authorized by the City, the amount of such insurance shall not be less than the total contract price.

f. Subcontracts. In case any or all of this work is sublet, the Contractor shall require the subcontractor to procure and maintain all insurance required in subparagraphs (a), (b) and (c) hereof and in like amounts. Contractor shall require any and all subcontractors with whom it enters into a contract to perform work on this project to protect the City of Joplin through insurance against applicable hazards or risks and shall, upon request of the City, provide evidence of such insurance.

g. Notice. The Contractor and/or subcontractor shall furnish the City prior to beginning the work, the policy as specified in subparagraph (d), and satisfactory proof of carriage of all the insurance required by this contract, with the provision that policies shall not be canceled, modified or non-renewed without thirty (30) days written notice to the City of Joplin.

h. Legislative or Judicial Changes. In the event the scope or extent of the City's tort liability as a governmental entity as described in Section 537.600 through 537.650 RSMo is broadened or increased during the term of this agreement by legislative or judicial action, the City may require Contractor, upon 10 days written notice, to execute a contract addendum whereby the Contractor agrees to provide, at a price not exceeding Contractor's actual increased premium cost, additional liability insurance coverage as the City may require to protect the City from increased tort liability exposure as the result of such legislative or judicial action. Any such additional insurance coverage shall be evidenced by an appropriate certificate of insurance and shall take effect within the time set forth in the addendum.

5. Performance, Labor, and Materials Payment Bond: The Contractor shall furnish a Performance Bond and a Labor and Materials Payment Bond with surety approved by the City and on the forms approved by the City, each bond shall be in the amount of $319.095.59 (full amount of contract) conditioned upon the full and faithful performance of all major terms and conditions of this contract and payment of all labor and material suppliers. It is further mutually agreed between the parties hereto that if at any time after the execution of this agreement and the surety bond(s) hereto attached for its faithful performance and payment of labor and material suppliers, the City shall deem the surety or sureties upon such bond(s) to be unsatisfactory, or if, for any reason, such bond(s) ceases to be adequate to cover the performance of the work, the Contractor shall, at its expense, within five (5) days after the receipt of notice from the City to do so, furnish an additional bond or bonds, in such form and amount, and with such surety or sureties as shall be satisfactory to the City. In such event no further payment to the Contractor shall be deemed to be due under this contract until such new or additional security for the faithful performance of the work and the payment of labor and material suppliers shall be furnished in a manner and form satisfactory to the City. The corporate surety on any performance or payment bond must be licensed by the State of Missouri and if the required bond exceeds $25,000.00 must be listed in United States Treasury Circular 570.

6. Contractor's responsibility for subcontractors. The Contractor shall be as fully responsible to the City for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as Contractor is for the acts and omissions of persons it directly employs. Contractor shall cause appropriate provisions to be inserted in all subcontracts relating to this work, to bind all subcontractors to Contractor by all the terms herein set forth, and insofar as applicable to the work of subcontractors and to give Contractor the same power regarding termination of any subcontract as the City may exercise over Contractor under any provisions of this contract. Nothing contained in this contract shall create any contractual relation between the subcontractor and the City or between any subcontractors.

7. General Independent Contractor Clause. This agreement does not create an employee/employer relationship between the parties. It is the parties' intention that the Contractor will be an independent contractor and not the City's employee for all purposes, including, but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, Missouri Revenue and Taxation laws, Missouri Workers' Compensation and Unemployment Insurance laws. The Contractor will retain sole and absolute discretion in the judgment of the manner and means of carrying out the Contractor's activities and responsibilities hereunder. The Contractor agrees that it is a separate and independent enterprise from the public employer, that it has a full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This agreement shall not be construed as creating any joint employment relationship between the Contractor and the City, and the City will not be liable for any obligation incurred by the Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

8. Liquidated Damages. Time of completion of work by the Contractor is of the essence. Should Contractor, or in the case of default, the surety, fail to complete the work within the time specified in the contract, or within such extra time as may be allowed in accordance with City of Joplin Standard Specifications, Division 0000, General Requirements and Provisions, Section 0400.19, Contractor (or surety) shall be liable to the City in the amount of $300 per day for each and every calendar day that the contract remains uncompleted after the time allowed for completion, as liquidated damages, and not as a penalty, it being stipulated that actual damages to the City and the public arising from Contractor's failure to timely complete the work would be difficult, if not impossible, to ascertain. The amount assessed as liquidated damages may be withheld from any moneys otherwise due to Contractor from the City.

9. Termination. The City reserves the right to terminate this contract by giving at least five (5) days prior written notice to the Contractor, without prejudice to any other rights or remedies of the City should the Contractor be adjudged a bankrupt, or if Contractor should make a general assignment for the benefit of its creditors, or if a receiver should be appointed for Contractor or

for any of its property, or if Contractor should persistently or repeatedly refuse or fail to supply enough properly skilled workmen or proper material, or if Contractor should refuse or fail to make prompt payment to any person supplying labor or materials for the work under the contract, or persistently disregard instructions of the City or fail to observe or perform any provisions of the contract.

10. City's Right to Proceed. In the event this contract is terminated pursuant to Paragraph 8, then the City may take over the work and prosecute the same to completion, by contract or otherwise, and Contractor and its sureties shall be liable to the City for any costs over the amount of this contract thereby occasioned by the City. In any such case, the City may take possession of, and utilize in completing the work, such materials, appliances and structures as may be on the work site and are necessary for completion of the work. The foregoing provisions are in addition to, and not in limitation of, the rights of the City under any other provisions of the contract, city ordinances, and state and federal laws.

11. Termination for Convenience of City. The City shall have the right at any time by written notice to Contractor to terminate and cancel this contract, without cause, for the convenience of the City, and Contractor shall immediately stop work. In such event City shall not be liable to Contractor except for payment for actual work performed prior to such notice in an amount proportionate to the completed contract price and for the actual costs of preparations made by Contractor for the performance of the cancelled portions of the contract, including a reasonable allowance of profit applicable to the actual work performed and such preparations. Anticipatory profits and consequential damages shall not be recoverable by Contractor.

12. Guards and Lights. The Contractor agrees that during the performance of said work, adequate barricades, guards and warning signs, lights or devices consistent with the requirements contained in the Manual on Uniform Traffic Control Devices shall be provided by Contractor during construction.

13. Liability and Indemnity.

a. In no event shall the City be liable to the Contractor for special, indirect, or consequential damages, except those caused by the City's gross negligence or willful or wanton misconduct arising out of or in any way connected with a breach of this contract. The maximum liability of the City shall be limited to the amount of money to be paid or received by the City under this contract.

b. The Contractor shall defend, indemnify and save harmless the City, its elected or appointed officials, agents and employees from and against any and all liability, suits, damages, costs (including attorney fees), losses, outlays and expenses from claims in any manner caused by, or allegedly caused by, or arising out of, or connected with, this contract, or the work or any subcontract thereunder (the Contractor hereby assuming full responsibility for relations with subcontractors), including, but not limited to, claims for personal injuries, death, property damage, or for damages from the award of this contract to Contractor, notwithstanding any possible negligence, whether sole or concurrent, on the part of the City, its officials, agents and employees.

c. The Contractor shall indemnify and hold the City harmless from all wages or overtime compensation due any employees in rendering services pursuant to this agreement or any subcontract, including payment of reasonable attorneys' fees and costs in the defense of any claim made under the Fair Labor Standards Act, the Missouri Prevailing Wage Law or any other federal or state law.

d. The indemnification obligations of Contractor hereunder shall not be limited by any limitations as to the amount or type of damages, compensation or benefits payable by or for the Contractor, under any federal or state law, to any person asserting the claim against City, its elected or appointed officials, agents and employees, for which indemnification is sought.

e. The indemnification obligations herein shall not negate, abridge or reduce in any way any additional indemnification rights of the City, its elected or appointed officials, agents and employees, which are otherwise available under statute, or in law or equity.

f. Contractor affirms that it has had the opportunity to recover the costs of the liability insurance required in this agreement in its contract price. Contractor's obligation under this agreement to defend, indemnify, and hold harmless any person from that person's own negligence or wrongdoing is limited to the coverage and limits of the applicable insurance required of the Contractor under this agreement.

g. The Contractor shall indemnify and hold the City harmless for any penalties, fines, fees or costs, including costs of defense, which are charged or assessed by any Federal, state or local agency including, but not limited to, Environmental Protection Agency or Department of Natural Resources.

14. Payment for Labor and Materials. The Contractor agrees and binds itself to pay for all labor done, and for all the materials used in the construction of the work to be completed pursuant to this contract.

15. Payment. The City will pay the Contractor in accordance with the rate set forth in the contract documents on file in the Public Works Department and by this reference made a part hereof, which shall constitute full and complete compensation for the Contractor's work provided hereunder. Such compensation will be paid in progress payments (less five (5) percent retainage), as established by the City, subject to receipt of a requisition for payment and a statement of work provided by the Contractor and agreement by both the City and the Contractor that the Contractor has fully performed the work to be paid for in such progress payments in conformance with the contract.

16. Contract Documents. The contract documents shall consist of the following:

- **a.** This Contract
- **b.** All Change Orders
- **c.** Bid Plans and Specifications (Project Manual)
- **d.** City of Joplin Standard Specifications (11-11-2014 Revised Edition)
- **e.** Special Conditions & Provisions
- **f.** Proposal Form
- **g.** Statement of Bidder's Qualifications
- **h.** Acknowledgment
- **i.** Performance Bond
- **h.** Payment and Material Bond
- **k.** Instructions to Bidders
- **l.** Non-collusion Affidavit
- **m.** Davis Bacon and Missouri Prevailing Wage Rates
- **n.** Notice to Proceed
- **n.** EDA Provisions for Construction Projects

Notice to Contractors: This contract, together with the other documents enumerated in this paragraph, forms the contract between the parties. These documents are as fully a part of the contract as if attached hereto or repeated herein. The Contractor agrees to perform all of the work described in the contract documents and to comply with the terms and conditions defined therein for a total sum of Three Hundred and Nineteen Thousand and Ninety Five and Fifty Cents ($319,095.50) dollars, said amount being subject to any approved addenda or change order.

17. Subsurface Conditions. Contractor agrees that information contained in the published reports and public actions of the Missouri Division of Geology and Land Survey shall be conclusive and binding upon the Contractor as to what subsurface conditions at the job site are reasonably anticipated or reasonably foreseeable. Contractor acknowledges and agrees that it shall not be entitled to any adjustment in the Contract Sum or Contract Times for any concealed condition of any nature, including but not limited to unknown physical conditions of an unusual nature which differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents, in addition to the information contained in the published reports and public actions of the Missouri Division of Geology and Land Survey. Contractor recognizes that it has assumed the risks of concealed conditions and is being compensated for assuming these risks.

18. Flood Disaster Protection: This contract is subject to the requirements of the Flood Disaster Protection Act of 1973 (P.L.93-234). Nothing included as a part of this contract is approved for acquisition or construction purposes as defined under Section 3(a) of said Act, for use in an area identified by the Secretary of HUD as having special flood hazards which is located in a community not then in compliance with the requirements for participation in the National Flood Insurance Program pursuant to Section 201(d) of said Act; and the use of any assistance provided under this contract for such acquisition for construction in such identified areas in communities then participating in the National Flood Insurance Program shall be subject to the mandatory purchase of flood insurance requirements or Section 102(a) of said Act. Any contract or agreement for the sale, lease, or other transfer of land acquired, cleared or improved with assistance provided under this Contract shall contain, if such land is located in an area identified by the Secretary as having special flood hazards and in which the sale of flood insurance has been made available under the National Flood Insurance Act of 1968, as amended, 42 U.S.C. 4001 et seq., provisions obligating the transferee and its successors or assigns to obtain and maintain, during the ownership of such land, such flood insurance as required with respect to financial assistance for acquisition or construction purposes under Section 102(a) of Flood Disaster Protection Act of 1973.

19. Environmental Compliance (24 CFR 85.36(i)(12)): The Contractor must comply with all applicable standards, orders, or requirements issued under Section 306 of the Clean Air Act (42 USC 1857 (H)), Section 508 of the Clean Water Act (33 USC 1368), Executive Order 11738, and Environmental Protection Agency regulations (40 CFR, Part 15) prohibiting the use of facilities included on the EPA List of Violating Facilities.

20. Conflict of Interest. In accepting this contract, Contractor certifies that no member or officer of its firm or corporation is an officer or employee of the City of Joplin, Missouri, or any of its boards or agencies, and further that no officer or employee of the City has any financial interest, direct or indirect, in this contract. All applicable federal regulations and provisions of R.S.Mo. Section 105.450 et seq. shall not be violated.

21. Assignment. The Contractor shall not assign any interest in this contract, and shall not transfer any interest in the same (whether by assignment or novation), without prior written consent of the City thereto, provided, however, that claims for money due or to become due to the Contractor from the City under this Contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of such assignment or transfer shall be furnished in writing promptly to the City and the bond surety. Any such assignment is expressly subject to all rights and remedies of the City under this agreement, including the right to change or delete activities from the Contract or to terminate the same as provided herein, and no such assignment shall require the City to give any notice to any such assignee of any actions which the City may take under this agreement.

22. Anti-Lobbying: The Contractor shall ensure that no federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.

23. Nondiscrimination. The Contractor agrees in the performance of this contract not to discriminate on the ground or because of race, creed, color, national origin or ancestry, sex, religion, handicap, age, status as a protected veteran or status as a qualified individual with a disability, or political opinion or affiliation, against any employee of Contractor or applicant for employment and shall include a similar provision in all subcontracts let or awarded hereunder. The parties hereby incorporate the requirements of 41 C.F.R. §§ 60-1.4(a)(7), 29 C.F.R. Part 471, Appendix A to Subpart A, 41 C.F.R. § 60-300.5(a)ii and 41 C.F.R. § 60-741.5(a), if applicable.

a. This contractor and subcontractor shall abide by the requirements of 41 C.F.R. § 60-300.5(a). This regulation prohibits discriminations against qualified protected veterans, and requires affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified protected veterans.

b. This contractor and subcontractor shall abide by the requirements of 41 C.F.R. § 60-741.5(a). This regulation prohibits discrimination against qualified individuals on the basis of disability, and requires affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified individuals with disabilities.

24. Nonresident/Foreign Contractors. The Contractor shall procure and maintain during the life of this contract:

a. If the Contractor is a foreign corporation, a certificate of authority to transact business in the State of Missouri from the Secretary of State, unless exempt pursuant to the provisions of Section 351.570 R.S.Mo.

b. A certificate from the Missouri Director of Revenue evidencing compliance with the transient employer financial assurance law, unless exempt pursuant to the provisions of Section 285.230 RSMo.

25. Notices. All notices required or permitted hereinunder and required to be in writing may be given by FAX or by first class mail addressed to City and Contractor at the addresses shown above. The date of delivery of any notice given by mail shall be the date falling on the second full day after the day of its mailing. The date of delivery of notice by FAX transmission shall be deemed to be the date transmission occurs, except where the transmission is not completed by 5:00 p.m. on a regular business day at the terminal of the receiving party, in which case the date of delivery shall be deemed to fall on the next regular business day for the receiving party.

26. Statement that Project Federally Funded: It is understood that this contract is funded in whole or in part with Economic Development Agency funds through the City of Joplin, and is subject to those regulations and restrictions normally associated with federally-funded programs and any other requirements that the state may prescribe.

27. Records and Audits. The Contractor shall maintain accounts and records, including personnel, property, and financial records, adequate to identify and account for all costs pertaining to the Contract and such other records as may be deemed necessary by the City to assure proper accounting for all project funds. These records will be made available for audit purposes to the City or any authorized representative, and will be retained for three years after the expiration of this Contract.

28. Equal Employment Opportunity. During the performance of this Contract, the Contractor agrees as follows:

a) The Contractor will not discriminate against any employee or applicant for employment because of race, creed, color, national origin, religion, or sex. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, creed, color, national origin, religion, or sex. Such action shall include, but not be limited to, employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the City setting forth the provisions of this non-discrimination clause.

b) The Contractor will, in all solicitation or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, creed, color, national origin, religion, or sex.

c) The Contractor will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Contract so that provisions will be binding upon each subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.

d) The Contractor will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

e) The Contractor will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the City and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

f) The Contractor shall ensure that the hours of minority and female employment and training must be substantially uniform throughout the length of the contract and throughout each trade. The Contractor shall make a good faith effort to employ minorities and women evenly on each of its projects. The transfer of minority or female employees or trainees from contractor to contractor or from project to project for the sole purpose of meeting the Contractor's goals shall be a violation of the contract, the Executive Order and the regulations in 41 CFR 60-4. Compliance with the goals will be measured against the total work hour performed.

g) In the event of the Contractor's noncompliance with the non-discrimination clauses of this Agreement or with any of such rules, regulations, or orders, this Agreement may be canceled, terminated, or suspended in whole or in part, and the Contractor may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

h) The Contractor will include the provisions of paragraphs (a) through (g) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The Contractor will take such action with respect to any subcontract or purchase order as the City may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, however, that in the event the Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the City, the Contractor may request the United States Government to enter into such litigation to protect the interests of the United States.

29. Women and Minority Business: The Contractor will use its best efforts to afford small businesses, minority business enterprises, women's business enterprises (including Section 3 businesses) and veteran –owned businesses the maximum practicable opportunity to participate in the performance of this contract. As used in this contract, the terms "small business" means a business that meets the criteria set forth in section 3(a) of the Small Business Act, as amended (15 U.S.C. 632), and "minority and

women's business enterprise" means a business at least fifty-one (51) percent owned and controlled by minority group members or women. For the purpose of this definition, "minority group members" are Afro-Americans, Spanish-speaking, Spanish surnamed or Spanish-heritage Americans, Asian-Americans and American Indians. The Sub recipient and/or borrower may rely on written representations by businesses regarding their status as minority and female business enterprises in lieu of an independent investigation. The contractor must demonstrate to the City of Joplin's satisfaction that a good faith effort was made to ensure that minorities and women have been afforded equal opportunity to gain employment under the City of Joplin contract with the contractor. Payment may be withheld from a contractor's contract for failure to comply with these provisions.

a) Evidence of a "good faith effort" includes, but is not limited to:
b) The Contractor shall recruit prospective employees through the State Job bank website, managed by the Department of Labor and Workforce Development,
c) The Contractor shall keep specific records of its efforts, including records of all individuals interviewed and hired, including the specific numbers of minorities and women;
d) The Contractor shall actively solicit and shall provide the City of Joplin with proof of solicitations for employment, including but not limited to advertisements in general circulation media, professional service publications and electronic media.

30. Civil Rights Act of 1964. Under Title VI of the Civil Rights Act of 1964, no person shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.

31. Section 3 of the Housing and Urban Development Act of 1968

a) The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u. Section 3 requires that to the greatest extent feasible, opportunities for training and employment be given to lower income residents of the project area and contracts for work, in connection with the project, be awarded to business concerns which are located in, or owned in substantial part by, persons residing in the area of the project.
b) The parties to this contract will comply with the provision of said Section 3 and the regulations issued pursuant thereto by the Secretary of Housing and Urban Development set forth in 24 CFR 135, and all applicable rules and orders of the Department issued thereunder prior to the execution of this contract. The parties to this contract certify and agree that they are under no contractual or other disability that would prevent them from complying with these requirements.
c) The consultant will send to each labor organization or representative of workers, if applicable, with which he has a collective bargaining agreement or other contract or understanding, if any, a notice advising the said labor organization or workers' representative of his commitments under this Section 3 clause, and shall post copies of the notice in conspicuous place available to employees and applicants for employment or training.
d) The consultant will include this Section 3 clause in every subcontract for work, if applicable, in connection with the project and will, at the direction of the applicant for or recipient of Federal financial assistance, take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the Secretary of Housing and Urban Development, 24 CFR Part 135. The contractor will not subcontract with any subcontractor where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR Part 135 and will not let any subcontract unless the subcontractor has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.
e) Compliance with the provisions of Section 3, the regulations set forth in 24 CFR Part 135, and all applicable rules and orders of the Department issued hereunder prior to the execution of the contract, shall be a condition of the Federal financial assistance provided to the project, binding upon the applicant or recipient for such assistance, its successors and assigns. Failure to fulfill these requirements shall subject the applicant or recipient, its contractors and subcontractors, and its successors and assigns to those sanctions specified by the grant or loan agreement or contract through which Federal assistance is provided, and to such sanctions as are specified by 24 CFR Part 135.

32. Section 109(a) of the Housing and Community Development Act of 1974. No person in the United States shall on the grounds of race, color, national origin, religion, or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with funds made available under this title. Any prohibition against discrimination on the basis of age under the Age Discrimination Act of 1975, or with respect to an otherwise qualified handicapped individual as provided in Section 504 of the Rehabilitation Act of 1973, shall also apply to any

such program or activity.

33. Affirmative Action for Handicapped Workers

a) The Contractor will not discriminate against any employee or applicant for employment because of physical or mental handicap in regard to any position for which the employee or applicant for employment is qualified. The Contractor agrees to take affirmative action to employ, advance in employment, and to otherwise treat qualified handicapped individuals without discrimination based upon their physical or mental handicap in all employment practices, such as employment upgrading, demotion or transfer, recruitment, advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training including apprenticeship.

b) The Contractor agrees to comply with the rules, regulations, and relevant orders of the Secretary of Labor issued pursuant to the Act.

c) In the event of the Contractor's noncompliance with the requirements of this clause, actions for noncompliance may be taken in accordance with the rules, regulations, and relevant orders of the Secretary of Labor issued pursuant to the Act.

d) The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices in a form to be prescribed by the Director, provided by or through the contracting officer. Such notices shall state the contractor's obligation under the law to take affirmative action to employ and advance in employment qualified handicapped employees and applicants for employment, and the rights of the applicants and employees.

e) The Contractor will notify each labor union or representative of workers with which it has a collective bargaining agreement or other contract understanding, that the contractor is bound by terms of Section 503 of the Rehabilitation Act of 1973 and is committed to take affirmative action to employ and advance in employment physically and mentally handicapped individuals.

f) The Contractor will include the provisions of this clause in every subcontract or purchase order of $2,500 or more unless exempted by rules, regulations, or orders of the Secretary issued pursuant to Section 503 of the Act, so that such provisions will be binding upon each subcontractor or vendor. The Contractor will take such action with respect to any subcontractor or purchase order as the Director of the Office of Federal Contract Compliance Programs may direct to enforce such provisions, including action for noncompliance.

34. Section 504 of the Rehabilitation Act of 1973, as amended, provides for nondiscrimination of an otherwise qualified individual solely on the basis of his handicap in benefiting from any program or activity receiving Federal financial assistance. All recipients must certify to compliance with all provisions of this Section.

35. Age Discrimination Act of 1975. No person in the United States, on the basis of age, be excluded from participation in, be denied benefits of, or be subjected to discrimination under, any program or activity receiving Federal financial assistance.

36. Authorized Employees. Contractor acknowledges that Section285.530, RSMo, prohibits any business entity or employer from knowingly employing, hiring for employment, or continuing to employ an unauthorized alien to perform work within the State of Missouri. Contractor therefore covenants that is not knowingly in violation of subsection 1 or Section 285.530, RSMo, and that it will not knowingly employ, hire for employment, or continue to employ any unauthorized aliens to perform work on the Project, and that its employees are lawfully to work in the United States.

37. Interest of Contractor and Employees. The Contractor covenants that he/she presently has no interest and shall not acquire interest, direct or indirect, in the study area or any parcels therein or any other interest which would conflict in any manner or degree with the performance of his services hereunder. The Contractor further covenants that in the performance of this Contract, no person having any such interest shall be employed.

38. Interest of Members of a City. No member of the governing body of the City and no other officer, employee, or agent of the City who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this Contract, and the Contractor shall take appropriate steps to assure compliance.

39. Interest of Other Local Public Officials. No member of the governing body of the locality and no other public official of such locality, who exercises any functions or responsibilities in connection with the planning and carrying out of the program, shall have any personal financial interest, direct or indirect, in this Contract, and the Contractor shall take appropriate steps to assure compliance.

40. Affidavit for Contracts Over $5,000.00. That pursuant to Missouri Revised Statute Sections 285.525 through 285.550, if this contract exceeds the amount of $5,000.00 and Contractor is associated with a business entity, Contractor shall provide an acceptable notarized affidavit stating that the associated business entity is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the contracted services, and that said business entity does not knowingly employ any person who is an unauthorized alien in connection with the contracted services. Additionally, Contractor must provide documentation for said business entity evidencing current enrollment in a federal work authorization program.

41. Nonresident/Foreign Contractors. The Contractor shall procure and maintain during the life of this contract:

a) If the Contractor is a foreign corporation, a certificate of authority to transact business in the State of Missouri from the Secretary of State, unless exempt pursuant to the provisions of Section 351.572 RSMo.

b) A certificate from the Missouri Director of Revenue evidencing compliance with the transient employer financial assurance law, unless exempt pursuant to the provisions of Section 285.230 RSMo. **City Benefits**. The Contractor shall not be entitled to any of the benefits established for the employees of the City nor be covered by the Worker's Compensation Program of the City.

42. Occupational License: The Contractor shall obtain and maintain an occupational license with the City of Joplin, Missouri, if required by city code and any required state or federal license. The cost for this occupational license shall be borne by the Contractor. No contract will be executed by the City until this occupational license has been obtained and that the Contractor is current on any City taxes is verified.

43. Safety Training. Pursuant to Missouri Revised Statute Section 292.675, Contractors and subcontractors who sign a contract to work on public works projects must provide a 10-hour OSHA construction safety program, or similar program approved by the Department of Labor and Industrial Relations, to be completed by their on-site employees within sixty (60) days of beginning work on the construction project. Contractors and subcontractors in violation of this provision will forfeit to the public body $2,500 plus $100 a day for each employee who is employed without training. Public bodies and contractors may withhold/assess these penalties from the payment due to those contractors and subcontractors if found to be in non-compliance.

44. Compliance with Laws. Contractor agrees to comply with all applicable federal, state and local laws or rules and regulations applicable to the provision of services and products hereunder. Contractor affirmatively states that payment of all local, state, and federal taxes and assessments owed by Contractor is current.

45. Entire Agreement. This agreement contains the entire agreement of the parties. No modification, amendment, or waiver of any of the provisions of this agreement shall be effective unless in writing specifically referring hereto, and signed by both parties.

46. Remedies. Except as may be otherwise found in the contract documents, all claims, disputes, counter-claims, and other matters in question between the Owner and Contractor arising out of or related to this agreement or the breech thereof, will be decided by arbitration if the parties hereto mutually agree, or in a court of competent jurisdiction within the state in which the Owner is located.

47. Jurisdiction. This agreement and every question arising hereunder shall be construed or determined according to the laws of the State of Missouri. Should any part of this agreement be adjudicated, venue shall be proper only in the Circuit Court of Jasper County, Missouri.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year herein stated.

CONTRACTOR:

CERTIFICATE OF DIRECTOR OF FINANCE

I certify that the expenditure contemplated by this document is within the purpose of the appropriation to which it is to be charged and that there is an unencumbered balance of appropriated and available funds to pay therefor.

By: _____

Printed Name: _____

Title: _____

_____

Leslie Haase, Director of Finance

CITY OF JOPLIN, MISSOURI

APPROVED AS TO FORM

_____

Peter C. Edwards, City Attorney

By: _____

Nicholas A. Heatherly, Public Works Director

Project: New Joplin Library
Phase I Site Grading

Client: City of Joplin

EDA PROJECT #: 05-79-05345

Date: July 22, 2015

ADDENDUM NO. 1

This addendum shall modify the drawings and specifications requirements as herein noted. This addendum, however, shall not relieve the General Contractor or his sub-contractors of any responsibility under the plans or specifications except as amended herein. Please regularly check the City of Joplin, tristate-engineering.com, and questcdn.com websites for additional information.

General Clarification:

The City of Joplin owns or control the parcels within the project site.

The earliest date for this project to be addressed at Joplin City Council is August 17, 2015.

The contract requires minority and female participation per section 000100 Economic Development Administration, Contracting Provisions for Construction Projects and Section 000951 Notice of Requirements for Affirmative Action.

This project is first phase of a new library. There will be another bid package for the building and remaining site work. It is not anticipated that there would be a significant overlap if any of both contracts. There will need to be a transfer of the site and SWPPP to the next contractor.

The contractor will be required to maintain the SWPPP and erosion control until the site is transferred to the building contractor. It is anticipated that the erosion control will stay in place for the building contractor.

Maintenance of the erosion control BMP's is the responsibility of the contractor. Additional erosion control measures requested by the owner would be at the bid item price or a negotiated change order price.

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The Environmental Site Assessment Reports are attached for informational purposes.

Tri-State Engineering will be surveying the site after completion of grading to confirm elevations.

Section 000020 Notice to Contractors:

Withdraw of Bids: This section shall be amended by deleting "sixty (60)" and be replaced with "ninety (90)".

Section 000100 Economic Development Administration, Contracting Provisions for Construction Projects:

Article 9: This section shall be amended by deleting the following sentence:
"The laboratory or inspection agency shall be selected by the Owner."
The sentence shall be replaced with the following:
"The owner shall have the right to require an alternate laboratory or inspection agency to be used due to performance or conflict of interest."

The contractor is responsible for providing all testing services.

Article 13: The contractor will not be required to provide builders risk insurance.

Article 28: The contractor shall be responsible for relocating the existing EDA project sign.

Section 000200 Special Instruction to Contractors:

Article 6: There are no materials or equipment that will be required to be delivered to the Public Works Center.

Section 000410 Form of Proposal:

A revised bid form is attached. The attached bid form (Dated 7/21/2015) must be used when submitting bids.

The following changes have been made to the bid form:

Item 1-2: Clearing has been revised to "Clearing including tree and shrub removal".

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Item 1-3: Grubbing has been revised to "Grubbing including stump removal".

Item 1-5: Removal of Utility Services has been revised to (Electric, gas and telephone and cable service removal".

Item 1-6: Construction Fencing has been revised to lineal feet instead of lump sum. A minimum of 20' of portable self standing fencing must be provided for access to the sediment basin. Location of portable fencing to be coordinated with owner.

Item 1-11: Stock Pile Top Soil has been revised to indicate 1 estimated quantity.

Item 1-22: Removal of Water Services has been added as a bid item.
This item shall consist of removal of the existing service. Services shall be removed following Missouri American Water Standards.

Item 1-23: Removal of Sewer services has been added as a bid item.
This item shall consist of capping the existing service at approximately the property line. The contractor shall also provide a GPS location and depth of each capped sewer service.

Item 1-24: Relocation of EDA sign has been added as a bid item.

Item 1-25: Inlet Protection has been added as a bid item.
This item shall be used on existing storm inlets adjacent to the site.

Section 000520 Agreement:

Regarding insurance:

Builder Risk insurance will not be required.

Insurance limits may be met utilizing an umbrella/excess policy.

Section 000670 Prevailing Wage Rates:

Updated prevailing wages are attached.
The project shall utilize building construction project rates.

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Section 000700 Special Provisions:

Regarding temporary barricades: It is not the intent of the documents to require barricades at all existing entrances. However the site security and safety is the contractors responsibility.

Regarding wash down station: It is the contractors responsibility to prevent tracking of material onto the street by whatever means necessary.

Regarding Topsoil testing: The contractor shall supply testing for topsoil prior to stockpiling. Information from previous testing is available through the Jasper County Health Department.

Article 3 Waiver of Permit Fees: The City will waive all City issued permit fees. The contractor is responsible for obtaining all required permits.

The land disturbance permit is included in the Stormwater Pollution Prevention Plan.

Article 31: Section 1200 Grading, Paragraph g: The phrase "building footprint" shall be replaced with "Future Building Outline".

Article 33: Construction Staking: Construction staking shall be per City Standard Specifications.

Drawings Note Clarifications or Amendments:

Sheet 2 of 6 General Note #2: The intent of this project is to stock pile all top soil at the location shown on the plans.

Sheet 2 of 6 General Note #3: Delete "Gray Rock Consulting, Inc." and replace with "Tri-State Engineering, Inc.".

Sheet 2 of 6 General Note #11: Delete General Note #11, The stock piled topsoil shall not require adding any fertilizer or other additives.

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Plans Clarification or Amendments:

Sheet 4 of 6: The perimeter of the building (future building outline) shall be finish grading elevation of 1039.5.

Sheet 5 of 6: Only topsoil shall be stockpiled on site.

There is no sidewalk construction with this phass of the project. The section of the driveway that is used as a sidewalks shall not be removed as part of the driveway removal.

City of Joplin

END OF ADDENDUM NO. 1

Clayton L. Cristy P.E.
TRI-STATE ENGINEERING, INC.
702 S. Main Street
Joplin, Mo. 64802

Phase I Site Grading

SECTION 000410
*1 FORM OF PROPOSAL
INVITATION FOR BID # 14139
CITY OF JOPLIN, MISSOURI
EDA Project No. 05-79-05345

To: Public Works Department
602 S. Main Street
Joplin, MO 64801

From: Jeff Asbell Excavating & Trucking, Inc., hereinafter called the "Bidder", having examined and being fully informed and familiar with the local conditions and with the contract documents including the drawings, the Notice to Contractor, Instructions to Bidders, the General Conditions and the body of technical specifications including:

Addenda Number 1 through 1 inclusive

hereby offer to furnish all labor, supervision, materials, equipment, tools, service and all other items necessary for the performance and the completion of the construction described in the contract documents as follows:

1 **Base Bid:** All Work as described in the specifications and on the drawings including but not limited to, **Demolition of existing foundation, footings, slabs and pavement, erosion control including sediment basins, and general site grading for the future library site** as indicated in the Drawings and Specifications for the stipulated sum of: Three-hundred nineteen thousand, ninety-five & 50/100 Dollars ($ 319,095.50). The amount shall be shown in both words and figures; the amount in words shall govern. The bid form shall be completed. All unit prices and totals shall be filled in with ink.

2 **Time of Completion:** The Bidder agrees to bring the work to **Substantial Completion** no later than **Sixty (60) consecutive calendar days** after receipt of a notice to proceed. The Bidder further agrees to pay to or allow the City as liquidated damages the sum of **Three Hundred Dollars ($300.00)**, for each calendar day thereafter that the work does not achieve Substantial Completion.

2.1 The Contractor agrees to bring the work to **Final Completion within Fifteen (15) consecutive calendar** days from the date of Substantial Completion; the Contractor further agrees to pay to or allow the City as liquidated damages the sum of **Three hundred Dollars ($300.00)**, for each calendar day thereafter that the work does not achieve Final Completion.

3 **Alternate Bids – There are no alternate bids for this project.**

4 **UNIT PRICES** – For changing specified quantities of work from those indicated by the Contract drawings, bid form and specifications, upon written instructions from the City, the unit prices indicated below shall prevail. The unit prices include all labor, overhead and profit, bond, materials, equipment, appliances, bailing, shoring, shoring removal, etc., to cover the finished work of the several kinds of work called for. Only a single unit price shall be given, and it shall apply for either more or less work than that shown on the drawings and called for in the specifications or included in the Base Bid. In the event of more or less units than so indicated or included, a change order shall be issued for the increased or decreased amount.

5 **ALLOWANCES – Not Included**

6 **In submitting this bid,** it is understood that the right is reserved by the City of Joplin, MO to reject any and all bids and it is agreed that the **bids may not be withdrawn for a period of ninety (90) days** from the specified time for receipt and opening bids.

7 **Accompanying the bid** is a certified or cashier's check or acceptable bid bond in the amount of Fifteen thousand, nine-hundred fifty five Dollars ($ 15,955.00), for five percent (5%) of the maximum amount of this bid, payable to the Director of Finance, Joplin, Missouri, which, in accordance with the provisions in the Instructions to Bidders, it is agreed shall be retained as liquidated damages by the City of Joplin if the undersigned fails to execute the contract in conformity with the form of contract incorporated in the contract documents and furnish bonds as specified within ten (10) days after notification of award of the contract to the undersigned.

8 It is agreed that the Bidder shall utilize the Subcontractors specified on the list of Subcontractors attached hereto and a part hereof.

9 It is agreed that the Bidder shall provide the City with a Performance Bond and a Labor and Materials Payment Bond for the full amount to the contract.

10 It is agreed that the Bidder shall acquire and maintain all insurances required by the contract documents within ten days after date of Notice of Award by the City.

11 It is agreed that the Bidder shall sign the City's standard form of contract within ten days after date of Notice of Award by the City.

12 If the Bidder is a transient employer (out-of-state employer who temporarily transacts business in the State of Missouri), then by signature hereto, the Bidder certifies that it has complied with all requirements of RSMo Section 285.230-234.

Dated this 29 day of July, 20 15.

Phase I Site Grading					
Item #	Item Description	Unit	Estimated Quantity	Unit Price	Total Price
1-1	Mobilization	Lump Sum	1	$ 4,500.00	$ 4,500.00
1-2	Clearing (Including Tree & Shrub Removal)	Lump Sum	1	$ 1,000.00	$ 1,000.00
1-3	Grubing (Including Stump Removal)	Lump Sum	1	$ 4,420.00	$ 4,420.00
1-4	Demolition, Paving, Foundations, Walls, Slabs, & Sidewalks	Lump Sum	1	$ 27,644.00	$ 27,644.00
1-5	Removal of Electric, Gas, Telephone, and Cable TV Services	Lump Sum	1	$ 300.00	$ 300.00
1-6	Construction Fencing w 20' Min. Access	L.F.	945	$ 6.70	$ 6,331.50
1-7	Construction Exit	Lump Sum	1	$ 6,000.00	$ 6,000.00
1-8	Grading: Including excavation, embankments, and special provisions	Lump Sum	1	$ 102,000.00	$ 102,000.00
1-9	Removal of Compaction of Apparent fill as noted in Geo-Tech Report (All areas within future building outline & 10 Offset)	Lump Sum	1	$ 57,000.00	$ 57,000.00
1-10	Unsuitable Soil Removal & Replacement with Offsite Material	C.Y.	1500	$ 15.00	$ 22,500.00
1-11	Stock Pile Top Soil	Lump Sum	1	$ 19,800.00	$ 19,800.00
1-12	Mulch Erosion Control Wattles	L.F.	3000	$ 4.00	$ 12,000.00
1-13	Sediment Removal	C.Y.	20	$ 15.00	$ 300.00
1-14	Pipe, Filter Fabric, Stone & Connection to existing inlet for North Sediment Basin	Lump Sum	1	$ 5,100.00	$ 5,100.00
1-15	Pipe, Filter Fabric, Stone & Connection to existing inlet for South Sediment Basin	Lump Sum	1	$ 4,600.00	$ 4,600.00
1-16	Diversion Dike	L.F.	650	$ 4.00	$ 2,600.00
1-17	Temporary Seeding	A.C.	6	$ 1,650.00	$ 9,900.00
1-18	Concrete Flume	Lump Sum	1	$ 2,500.00	$ 2,500.00
1-19	SWPPP & Land Disturbance Documentation, Reporting, & Management	Monthly	4	$ 400.00	$ 1,600.00
1-20	Survey Staking	Lump Sum	1	$ 6,000.00	$ 6,000.00
1-21	Soils & Materials Testing	Lump Sum	1	$ 8,000.00	$ 8,000.00
1-22	Removal of Water Service per Missouri American Water Company	EA	10	$ 1,100.00	$ 11,000.00
1-23	Cap & Location of Sanitary Sewer Service	EA	10	$ 200.00	$ 2,000.00
1-24	Relocation of Existing EDA Sign on Site	LS	1	$ 500.00	$ 500.00
1-25	Inlet Protection for Existing Inlets	EA	6	$ 250.00	$ 1,500.00
				Grand Total	$ 319,095.50
				5% Bond	$ 15,954.78

IF AN INDIVIDUAL:

Name of Individual

Social Security Number

Firm Name, if any:

(Area) Telephone Number

Residence Address:

Communications Address:

(Area) Fax Number (if none, state "None")

Signature: _____ Date _____

IF A CORPORATION:

Jeff Asbell Excavating & Trucking
Name of Corporation

Jacob Asbell, President
Name and Title of Officer

417-649-1269
(Area) Telephone Number

417-649-1900
(Area) Fax Number

Incorporated under the laws of the State of:

Missouri

Corporate License Number 16-2579

If a corporation organized in state other than Missouri, attach Certificate of Authority to do business in the State of Missouri.

Communications Address:

Signature of Office Pres. 8/5/15
Date

(Seal) Secretary

IF A PARTNERSHIP OR JOINT VENTURE:

Name of Partnership/Joint Venture

Partner/Joint Venture Member

Partner/Joint Venture Member

Federal Tax I. D. Number

(Area) Telephone Number

(Area) Fax Number

State Names & Residence Address of all Partners or Joint Venture Members:

Residence Address:

Communications Address:

Signature of Partner-Joint Venture Members Date

Signature of Partner-Joint Venture Members Date

TSE
TRI-STATE ENGINEERING

August 3, 2015

Mr. Tony Robyn
Assistant Director
Planning, Development & Neighborhood Services
602 S. Main Street
Joplin, MO 64801

Re: Phase 1 Grading – Joplin Public Library
Public Bid Results July 30, 2015

Dear Mr. Robyn,

Tri-State Engineering has compiled and checked all data and results on the Bid Form Proposals for the Phase 1 Grading – New Joplin Public Library. See attached bid tabulation for all bidders.

Upon the final review of all bids. Jeff Asbell Excavating & Trucking, Inc., 9400 State Highway 171, Carl Junction, MO 64834 is the low responsive bid. ($319,095.50)

We recommend reserving approximately 10% of the total bid ($35,000) for construction contingency.

If you have any questions or comments, please give me a call.

Sincerely,

Clayton Cristy
Tri-State Engineering, Inc.

NEW JOPLIN LIBRARY

Phase I Site Grading

EDA Project No. 05-79-05345

REVISED 7-21-2015

City of Joplin
NO.14139
BID OPENING: JULY 30, 2015

TSE JOB

	Item Description	UNIT	ESTIMATED QUANTITY	JEFF ASBELL EXCAVATING & TRUCKING, INC. UNIT PRICE	JEFF ASBELL EXCAVATING & TRUCKING, INC. TOTAL PRICE	EMERY SAPP & SONS, INC. UNIT PRICE	EMERY SAPP & SONS, INC. TOTAL PRICE	SPROULS CONSTRUCTION, INC. UNIT PRICE	SPROULS CONSTRUCTION, INC. TOTAL PRICE
1-1	MOBILIZATION	Lump Sum	1	$4,500.00	$4,500.00	$42,112.00	$42,112.00	$30,000.00	$30,000.00
1-2	CLEARING Including Tree & Shrub Removal	Lump Sum	1	$1,000.00	$1,000.00	$1,501.00	$1,501.00	$5,000.00	$5,000.00
1-3	GRUBING Including Stump Removal	Lump Sum	1	$4,420.00	$4,420.00	$1,044.00	$1,044.00	$8,000.00	$8,000.00
1-4	DEMOILITION PAVING, FOUNDATIONS, WALLS, SLABS & SIDEWALKS	Lump Sum	1	$27,644.00	$27,644.00	$20,588.00	$20,588.00	$28,000.00	$28,000.00
1-5	REMOVAL of Electric, Gas, Telephone and Cable TV Services	Lump Sum	1	$300.00	$300.00	$1,295.00	$1,295.00	$2,000.00	$2,000.00
1-6	CONSTRUCTION FENCING W/ 20' Min. Access	L.F.	945	$6.70	$6,331.50	$8.50	$8,032.50	$6.00	$5,670.00
1-7	CONSTRUCTION EXIT	Lump Sum	1	$6,000.00	$6,000.00	$2,332.00	$2,332.00	$2,000.00	$2,000.00
1-8	GRADING, Including Excavation, embankments and all special provisions	Lump Sum	1	$102,000.00	$102,000.00	$144,890.00	$144,890.00	$105,000.00	$105,000.00
1-9	REMOVAL & COMPACTION OF APPARENT FILL AS NOTED IN GEO-TECH REPORT (All Areas Within Future Building Outline & 10' Offset)	Lump Sum	1	$57,000.00	$57,000.00	$53,691.00	$53,691.00	$49,000.00	$49,000.00
1-10	UNSUITABLE SOIL REMOVAL & REPLACEMENT with offsite material	C.Y.	1500	$15.00	$22,500.00	$31.00	$46,500.00	$23.00	$34,500.00
1-11	STOCK PILE TOP SOIL	Lump Sum	1	$19,800.00	$19,800.00	$25,004.00	$25,004.00	$18,000.00	$18,000.00
1-12	MULCH EROSION CONTROL WATTLES	LF	3000	$4.00	$12,000.00	$2.00	$6,000.00	$4.00	$12,000.00
1-13	SEDIMENT REMOVAL	C.Y.	20	$15.00	$300.00	$42.00	$840.00	$50.00	$1,000.00
1-14	PIPE, FILTER FABRIC, STONE & CONNECTION TO EXISTING INLET FOR NORTH SEDIMENT BASIN	Lump Sum	1	$5,100.00	$5,100.00	$10,240.00	$10,240.00	$7,500.00	$7,500.00
1-15	PIPE, FILTER FABRIC, STONE & CONNECTION TO EXISTING INLET FOR SOUTH SEDIMENT BASIN	Lump Sum	1	$4,600.00	$4,600.00	$7,072.00	$7,072.00	$3,500.00	$3,500.00
1-16	DIVERSION DIKE	LF	650	$4.00	$2,600.00	$6.00	$3,900.00	$15.00	$9,750.00
1-17	TEMPORARY SEEDING	AC	6	$1,650.00	$9,900.00	$1,450.00	$8,700.00	$1,600.00	$9,600.00
1-18	CONCRETE FLUME	Lump Sum	1	$2,500.00	$2,500.00	$3,053.00	$3,053.00	$900.00	$900.00
1-19	SWPPP AND LAND DISTURBANCE DOCUMENTATION, REPORTING & MANAGEMENT	MONTHLY	4	$400.00	$1,600.00	$584.00	$2,336.00	$1,200.00	$4,800.00
1-20	SURVEY STAKING	Lump Sum	1	$6,000.00	$6,000.00	$3,300.00	$3,300.00	$3,500.00	$3,500.00
1-21	SOILS AND MATERIALS TESTING	Lump Sum	1	$8,000.00	$8,000.00	$3,993.00	$3,993.00	$6,000.00	$8,000.00
1-22	REMOVAL OF WATER SERVICE Per Missouri American Water Company	EA	10	$1,100.00	$11,000.00	$159.00	$1,590.00	$1,000.00	$10,000.00
1-23	CAP & LOCATION OF SANITARY SEWER SERVICE	EA	10	$200.00	$2,000.00	$159.00	$1,590.00	$800.00	$8,000.00
1-24	RELOCATION OF EXISTING EDA SIGN ON SITE	LS	1	$500.00	$500.00	$538.00	$538.00	$200.00	$200.00
1-25	INLET PROTECTION for Existing Inlets	EA	6	$250.00	$1,500.00	$40.00	$240.00	$500.00	$3,000.00
		TOTAL			$319,095.50		$400,381.50		$366,920.00

August 3, 2015

Mr. Tony Robyn
Assistant Director
Planning, Development & Neighborhood Services
602 S. Main Street
Joplin, MO 64801

Re: Phase 1 Grading – Joplin Public Library
Public Bid Results July 30, 2015

Dear Mr. Robyn,

Tri-State Engineering has compiled and checked all data and results on the Bid Form Proposals for the Phase 1 Grading – New Joplin Public Library. See attached bid tabulation for all bidders.

Upon the final review of all bids. Jeff Asbell Excavating & Trucking, Inc., 9400 State Highway 171, Carl Junction, MO 64834 is the low responsive bid. ($319,095.50)

We recommend reserving approximately 10% of the total bid ($35,000) for construction contingency.

If you have any questions or comments, please give me a call.

Sincerely,

Clayton Cristy
Tri-State Engineering, Inc.

NEW JOPLIN LIBRARY

Phase I Site Grading

EDA Project No. 05-79-05345

REVISED 7-21-2015

City of Joplin
NO.14139
BID OPENING: JULY 30, 2015

TSE JOB

	Item Description	UNIT	ESTIMATED QUANTITY	JEFF ASBELL EXCAVATING & TRUCKING, INC. UNIT PRICE	JEFF ASBELL EXCAVATING & TRUCKING, INC. TOTAL PRICE	EMERY SAPP & SONS, INC. UNIT PRICE	EMERY SAPP & SONS, INC. TOTAL PRICE	SPROULS CONSTRUCTION, INC. UNIT PRICE	SPROULS CONSTRUCTION, INC. TOTAL PRICE
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1-25	INLET PROTECTION for Existing Inlets	EA	6	$250.00	$1,500.00	$40.00	$240.00	$500.00	$3,000.00
		TOTAL			**$319,095.50**		**$400,381.50**		**$366,920.00**

City of Joplin — City Council Agenda Item

REQUESTED COUNCIL MEETING DATE: AUGUST 17, 2015

ITEM: COUNCIL BILL NO. 2015-513
ATTACHMENT: CIGNA DENTAL COVERAGE AGREEMENT LETTER

Finance Director: Leslie Haase
Human Resource Director: Dave Allgood
City Attorney: Peter Edwards
City Manager: Sam Anselm

INTRODUCTION:
This Council Bill approves a two-year contract with CIGNA to provide dental insurance coverage for City employees.

DISCUSSION:
Earlier this year, the City let a bid for dental, vision, life, and health insurance services. Segal Consulting evaluated the bids and presented the information to the City Council at a recent work session. For dental coverage, CIGNA responded with the lowest and best overall bid. The total annual cost of dental insurance will be $295,184, which is a decrease of $35,782 over last year.

The total *monthly* premium cost for single coverage will decrease from $29.95 to $26.74. The employee will be responsible for 30% of the monthly premium or $8.02, while the City pays 70% or $18.72 per month.

The total *monthly* premium cost for family coverage will decrease from $79.68 to $71.06. The employee will be responsible for 35% of the monthly premium or $24.88, while the City pays 65% or $46.18 per month.

The contract will begin on January 1, 2016 for two years.

RECOMMENDATION:
City Staff recommends this Council Bill be approved on an emergency basis.

COUNCIL BILL NO. 2015-513 **ORDINANCE NO.**

AN ORDINANCE approving a Contract by and between the City of Joplin and CIGNA to provide dental insurance coverage for City employees on behalf of the employer, the City of Joplin; authorizing the City Manager to execute said Contract by and on behalf of the City of Joplin; and containing an emergency clause.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the Contract by and between the City of Joplin and CIGNA to provide dental insurance coverage for City employees on behalf of the employer, the City of Joplin, is hereby approved.

Section 2. That the City Manager is hereby authorized and directed, upon recommendation and approval of the City Attorney, to execute said Contract, in substantially similar form, by and on behalf of the City of Joplin, Missouri.

Section 3. This Ordinance is declared by the City Council to be an emergency within this meaning of Section 2.12 (3)(4), of the Home Rule Charter of the City of Joplin, Missouri, in that said Ordinance deals with the continuation of benefits for employees, and as such shall become effective immediately upon its passage.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day

of _____, 2015, by a _____ vote.

_____
Michael L. Seibert, Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

Tyler Vaughan
Sr. New Business Manager
7400 W 110th Street
Suite 400
Overland Park, KS 66210

Date: July 20, 2015

Ms. Leslie Haase
City of Joplin
602 South Main
Joplin, MO 64801

Subject: City of Joplin Term Agreement

Dear Leslie,

Cigna has agreed to the Dental insurance proposal terms in the below table effective January 1, 2016 for City of Joplin. We anticipate an enrollment of 160 Single and 286 Family resulting in an annual premium of $295,184.

Monthly Premium Rates	January 1, 2016
Single	$26.74
Family	$71.05
Rates Effective	January 1, 2016 – December 31, 2017

Benefits	Delta Dental - Current		CIGNA	
	In-Network	Out-of-Network	In-Network	Out-of-Network
Annual Deductible - Individual	$25		$25	
Annual Deductible - Family	$75		$75	
Annual Plan Maximum	$750		$750	
Orthodontic Deductible	None		None	
Orthodontic Lifetime Maximum	$750		$750	
U&C Percentile	N/A	MPA	N/A	MPA
Diagnostic and Preventative Services				
Oral Examinations	100%	100%	100%	100%
Cleanings Adult / Child	100%	100%	100%	100%
Fluoride	100%	100%	100%	100%
Sealants	100%	100%	100%	100%
X-Rays - Bitewing	100%	100%	100%	100%
X-Rays - Full Mouth Series	100%	100%	100%	100%
Space Maintainers	100%	100%	100%	100%

"Cigna" and the "Tree of Life" logo are registered service marks of Cigna Intellectual Property, Inc., licensed for use by Cigna Corporation and its operating subsidiaries. All products and services are provided by such operating subsidiaries and not by Cigna Corporation. Such operating subsidiaries include Connecticut General Life Insurance Company, Cigna Health and Life Insurance Company, Cigna Behavioral Health, Inc., and HMO or service company subsidiaries of Cigna Health Corporation and Cigna Dental Health, Inc.

Benefits	Delta Dental - Current		CIGNA	
	In-Network	Out-of-Network	In-Network	Out-of-Network
Basic Services				
Oral Surgery	90%	80%	90%	80%
Extractions	90%	80%	90%	80%
Endodontics	90%	80%	90%	80%
Periodontics	90%	80%	90%	80%
General Anesthesia/Intravenous Sedation	90%	80%	90%	80%
Restorative Dentistry*	90%	80%	90%	80%
Amalgam Restorations	90%	80%	90%	80%
Major Services				
Inlays / Onlays	60%	50%	60%	50%
Labial Veneers	60%	50%	60%	50%
Crowns	60%	50%	60%	50%
Crown and Bridge Repair	60%	50%	60%	50%
Prosthodontics - First installation of dentures and bridges	60%	50%	60%	50%
Pontics	60%	50%	60%	50%
Removable Bridge	60%	50%	60%	50%
Full & Partial Dentures	60%	50%	60%	50%
Prosthodontics - Adding to existing partial denture	60%	50%	60%	50%
Orthodontia Services				
Child Only	50%	50%	50%	50%

** Excludes inlays, crowns (other than prefabricated stainless steel or resin) and bridges.*

If there are any questions or concerns regarding the above terms, please don't hesitate to call.

Thank You,

Tyler Vaughan
Sr. New Business Manager
Cigna Healthcare

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City of Joplin — City Council Agenda Item

REQUESTED COUNCIL MEETING DATE: AUGUST 17, 2015

ITEM: COUNCIL BILL NO. 2015-514
ATTACHMENT: EYEMED VISION COVERAGE CONTRACT

Finance Director: Leslie Haase
Human Resource Director: Dave Allgood
City Attorney: Peter Edwards
City Manager: Sam Anselm

INTRODUCTION:
This Council Bill approves a one-year contract with EyeMed to provide voluntary vision insurance coverage for City employees.

DISCUSSION:
Earlier this year, the City let a bid for dental, vision, life, and health insurance services. Segal Consulting evaluated the bids and presented the information to the City Council at a recent work session. For vision coverage, EyeMed responded with the lowest and best overall bid. The total annual cost of vision insurance will be $37,006, which is a decrease of $10,190 over last year.

Vision coverage is voluntary insurance paid by the city employee. The new rates for each plan are as follows:

Coverage	Rates
Exam Plus Plan:	
Employee	$1.44
Employee & Spouse	$2.72
Employee & Child(ren)	$2.88
Family	$4.22
Vision Care Plus:	
Employee	$5.34
Employee & Spouse	$10.12
Employee & Child(ren)	$10.66
Family	$15.66

The contract will begin on January 1, 2016 for one year.

RECOMMENDATION:
City Staff recommends this Council Bill be approved on an emergency basis.

COUNCIL BILL NO. 2015-514 **ORDINANCE NO.**

AN ORDINANCE approving a Contract by and between the City of Joplin and EyeMed to provide voluntary vision insurance coverage for City employees on behalf of the employer, the City of Joplin; authorizing the City Manager to execute said Contract by and on behalf of the City of Joplin; and containing an emergency clause.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the Contract by and between the City of Joplin and EyeMed to provide voluntary vision insurance coverage for City employees on behalf of the employer, the City of Joplin, is hereby approved.

Section 2. That the City Manager is hereby authorized and directed, upon recommendation and approval of the City Attorney, to execute said Contract, in substantially similar form, by and on behalf of the City of Joplin, Missouri.

Section 3. This Ordinance is declared by the City Council to be an emergency within this meaning of Section 2.12 (3)(4), of the Home Rule Charter of the City of Joplin, Missouri, in that said Ordinance deals with the continuation of benefits for employees, and as such shall become effective immediately upon its passage.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day

of _____, 2015, by a _____ vote.

_____
Michael L. Seibert, Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

City of Joplin
EyeMed Insight Plan CX, Fixed Fee
Voluntary
Option 1- 551-700 Eligible Employees
EyeMed Vision Care in conjunction with Fidelity Security Life Insurance Company

Vision Care Services	Member Cost In-Network	Out-of-Network Reimbursement*
Exam with Dilation as Necessary	$10 Copay	$40
Retinal Imaging Benefit	Up to $39	N/A
Complete Pair Eyeglasses Purchase Discounts*: Frame, lenses and lens options must be purchased in same transaction to receive full discount		
Frames:* Any available frame at provider location	35% off retail price	N/A
Standard Plastic Lenses		
Single Vision	$50	N/A
Bifocal	$70	N/A
Trifocal	$105	N/A
Lenticular	$105	$0
Standard Progressive Lens	$135	N/A
Lens Options*:		
UV Treatment	$15	N/A
Tint (Solid and Gradient)	$15	N/A
Standard Plastic Scratch Coating	$15	N/A
Standard Polycarbonate - Adults	$40	N/A
Standard Polycarbonate - Kids under 19	$40	N/A
Standard Anti-Reflective Coating	$45	N/A
Polarized	20% off Retail Price	N/A
Other Add-Ons	20% off Retail Price	N/A
Contact Lenses		
(Discount applied to materials only)		
Conventional	15% off retail price	N/A
Disposable	0% off retail price	N/A
		N/A
Laser Vision Correction		
Lasik or PRK from U.S. Laser Network	15% off Retail Price or 5% off promotional price	N/A
Frequency:		
Examination	Once every 12 months	
Lenses or Contact Lenses	Unlimited	
Frame	Unlimited	

Monthly Rate	
Subscriber	$1.43
Subscriber + Spouse	$2.72
Subscriber + Child(ren)	$2.87
Subscriber + Family	$4.22

***Frame, Lens, & Lens Option discounts apply only when purchasing a complete pair of eyeglasses. If purchased separately, members receive 20% off the retail price.**

All plans are based on a 48-month contract term and 48-month rate guarantee.
Premium is subject to adjustment even during a rate guarantee period in the event of any of the following events: changes in benefits, employee contributions, the number of eligible employees, or the imposition of any new taxes, fees or assessments by Federal or State regulatory agencies

* Member Reimbursement Out-of-Network will be the lesser of the listed amount or the member's actual cost from the out-of-network provider. In certain states members may be required to pay the full retail rate and not the negotiated discount rate with certain participating providers. Please see EyeMed's online provider locator to determine which participating providers have agreed to the discounted rate

Additional Discounts:
Member receives a 20% discount on items not covered by the plan at network Providers. Discount does not apply to EyeMed Provider's professional services, or contact lenses. Plan discounts cannot be combined with any other discounts or promotional offers. Services or materials provided by any other group benefit plan providing vision care may not be covered.
Members also receive 15% off retail price or 5% off promotional price for Lasik or PRK from the US Laser Network, owned and operated by LCA Vision.

Certain brand name Vision Materials in which the manufacturer imposes a no-discount practice.
Rates are valid only when the quoted plan is the sole stand-alone vision plan offered by the group
Rates are valid for groups domiciled in the State of MO.
Fees quoted will be valid until the 1/1/2016 plan implementation date. Date quoted: 4/3/2015.
Rates assume Employer contribution of 20% or less for employees and dependents
Insured Plans are underwritten by Fidelity Security Life Insurance Company of Kansas City, Missouri, except in New York
Policy number VC-19/VC-20, form number M-9083

RATES ASSUME LESS THAN 20% EMPLOYER CONTRIBUTION

Plan Exclusions:
1) Orthoptic or vision training, subnormal vision aids and any associated supplemental testing; Aniseikonic lenses; 2) Medical and/or surgical treatment of the eye, eyes or supporting structures;
3) Any eye or Vision Examination, or any corrective eyewear required by a Policyholder as a condition of employment; Safety eyewear
4) Services provided as a result of any Workers' Compensation law, or similar legislation, or required by any governmental agency or program whether federal, state or subdivisions thereof;
5) Plano (non-prescription) lenses and/or contact lenses; 6) Non-prescription sunglasses; 7) Two pair of glasses in lieu of bifocals;
8) Services rendered after the date an Insured Person ceases to be covered under the Policy, except when Vision Materials ordered before coverage ended are delivered,
and the services rendered to the Insured Person are within 31 days from the date of such order; 9) Services or materials provided by any other group benefit plan providing vision care;
10) Lost or broken lenses, frames, glasses, or contact lenses will not be replaced except in the next Benefit Frequency when Vision Materials would next become available.

If City of Joplin has chosen this benefit design with the attached supplement, sign here:

Signature _____ Date _____

TCO



City of Joplin
EyeMed Insight Plan H, Fixed Fee
Voluntary
Option 1- 551-700 Eligible Employees
EyeMed Vision Care in conjunction with Fidelity Security Life Insurance Company

Version 7 - SMB 2014

Vision Care Services	Member Cost In-Network	Out-of-Network Reimbursement*
Exam with Dilation as Necessary	$10 Copay	$40
Retinal Imaging Benefit	Up to $39	N/A
Exam Options:		
Standard Contact Lens Fit and Follow-Up:	Up to $55	N/A
Premium Contact Lens Fit and Follow-Up:	10% off Retail Price	N/A
Frames: Any available frame at provider location	$0 Copay; $130 Allowance, 20% off balance over $130	$91
Standard Plastic Lenses		
Single Vision	$15 Copay	$30
Bifocal	$15 Copay	$50
Trifocal	$15 Copay	$70
Lenticular	$15 Copay	$70
Standard Progressive Lens	$80 Copay	$50
Premium Progressive Lens	See attached Fixed Premium Progressive list	$50
Lens Options:		
UV Treatment	$15	N/A
Tint (Solid and Gradient)	$15	N/A
Standard Plastic Scratch Coating	$15	N/A
Standard Polycarbonate - Adults	$40	N/A
Standard Polycarbonate - Kids under 19	$40	N/A
Standard Anti-Reflective Coating	$45	N/A
Polarized	20% off Retail Price	N/A
Photocromatic / Transitions Plastic	$75	N/A
Premium Anti-Reflective	See attached Fixed Premium Anti-Reflective Coating list	N/A
Other Add-Ons	20% off Retail Price	N/A
Contact Lenses *(Contact lens allowance includes materials only)*		
Conventional	$0 Copay; $110 allowance, 15% off balance over $110	$110
Disposable	$0 Copay; $110 allowance, plus balance over $110	$110
Medically Necessary	$0 Copay, Paid-in-Full	$210
Laser Vision Correction Lasik or PRK from U.S. Laser Network	15% off Retail Price or 5% off promotional price	N/A
Additional Pairs Benefit:	Members also receive a 40% discount off complete pair eyeglass purchases and a 15% discount off conventional contact lenses once the funded benefit has been used.	N/A
Frequency:		
Examination	Once every 12 months	
Lenses or Contact Lenses	Once every 12 months	
Frame	Once every 24 months	
Monthly Rate		
Subscriber	$5.33	
Subscriber + Spouse	$10.12	
Subscriber + Child(ren)	$10.65	
Subscriber + Family	$15.65	

All plans are based on a 48-month contract term and 48-month rate guarantee.
Premium is subject to adjustment even during a rate guarantee period in the event of any of the following events: changes in benefits, employee contributions, the number of eligible employees, or the imposition of any new taxes, fees or assessments by Federal or State regulatory agencies

* Member Reimbursement Out-of-Network will be the lesser of the listed amount or the member's actual cost from the out-of-network provider. In certain states members may be required to pay the full retail rate and not the negotiated discount rate with certain participating providers. Please see EyeMed's online provider locator to determine which participating providers have agreed to the discounted rate

Additional Discounts:
Member receives a 20% discount on items not covered by the plan at network Providers. Discount does not apply to EyeMed Provider's professional services, or contact lenses. Plan discounts cannot be combined with any other discounts or promotional offers. Services or materials provided by any other group benefit plan providing vision care may not be covered.
Members also receive 15% off retail price or 5% off promotional price for Lasik or PRK from the US Laser Network, owned and operated by LCA Vision.
After initial purchase, replacement contact lenses may be obtained via the Internet at substantial savings and mailed directly to the member. Details are available at www.eyemedvisioncare.com.
The contact lens benefit allowance is not applicable to this service.
Benefit Allowances provide no remaining balance for future use within the same Benefit Frequency.
Certain brand name Vision Materials in which the manufacturer imposes a no-discount practice.
Rates are valid only when the quoted plan is the sole stand-alone vision plan offered by the group
Rates are valid for groups domiciled in the State of MO.
Fees quoted will be valid until the 1/1/2016 plan implementation date. Date quoted: 4/3/2015.
Rates assume Employer contribution of 20% or less for employees and dependents
Insured Plans are underwritten by Fidelity Security Life Insurance Company of Kansas City, Missouri, except in New York
Policy number VC-19/VC-20, form number M-9083

RATES ASSUME LESS THAN 20% EMPLOYER CONTRIBUTION

Plan Exclusions:
1) Orthoptic or vision training, subnormal vision aids and any associated supplemental testing; Aniseikonic lenses; 2) Medical and/or surgical treatment of the eye, eyes or supporting structures;
3) Any eye or Vision Examination, or any corrective eyewear required by a Policyholder as a condition of employment; Safety eyewear
4) Services provided as a result of any Workers' Compensation law, or similar legislation, or required by any governmental agency or program whether federal, state or subdivisions thereof;
5) Plano (non-prescription) lenses and/or contact lenses; 6) Non-prescription sunglasses; 7) Two pair of glasses in lieu of bifocals;
8) Services rendered after the date an Insured Person ceases to be covered under the Policy, except when Vision Materials ordered before coverage ended are delivered,
and the services rendered to the Insured Person are within 31 days from the date of such order; 9) Services or materials provided by any other group benefit plan providing vision care;
10) Lost or broken lenses, frames, glasses, or contact lenses will not be replaced except in the next Benefit Frequency when Vision Materials would next become available.

If City of Joplin has chosen this benefit design with the attached supplement, sign here:

Signature _____ Date _____

TCO

City of Joplin

City Council Agenda Item

REQUESTED COUNCIL MEETING DATE: AUGUST 17, 2015

ITEM: COUNCIL BILL NO. 2015-515
ATTACHMENT: SYMETRA LIFE INSURANCE CONTRACT

Finance Director: Leslie Haase
Human Resource Director: Dave Allgood
City Attorney: Peter Edwards
City Manager: Sam Anselm

INTRODUCTION:
This Council Bill approves a three-year contract with Symetra to provide life insurance coverage for City employees.

DISCUSSION:
Earlier this year, the City let a bid for dental, vision, life, and health insurance services. Segal Consulting evaluated the bids and presented the information to the City Council at a recent work session. For life insurance, Symetra responded with the lowest and best overall bid. The total annual cost of life insurance will be $41,666, which is a decrease of $6,356 over last year.

The monthly rate of life insurance provided by the City will decrease by $.018 cents per $1,000 of benefit. Supplemental life insurance rates for the employee will remain the same.

The contract will begin on January 1, 2016 for three years.

RECOMMENDATION:
City Staff recommends this Council Bill be approved on an emergency basis.

COUNCIL BILL NO. 2015-515 **ORDINANCE NO.**

AN ORDINANCE approving a Contract by and between the City of Joplin and Symetra to provide life insurance coverage for City employees on behalf of the employer, the City of Joplin; authorizing the City Manager to execute said Contract by and on behalf of the City of Joplin; and containing an emergency clause.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the Contract by and between the City of Joplin and Symetra to provide life insurance coverage for City employees on behalf of the employer, the City of Joplin, is hereby approved.

Section 2. That the City Manager is hereby authorized and directed, upon recommendation and approval of the City Attorney, to execute said Contract, in substantially similar form, by and on behalf of the City of Joplin, Missouri.

Section 3. This Ordinance is declared by the City Council to be an emergency within this meaning of Section 2.12 (3)(4), of the Home Rule Charter of the City of Joplin, Missouri, in that said Ordinance deals with the continuation of benefits for employees, and as such shall become effective immediately upon its passage.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day

of _____, 2015, by a _____vote.

_____
Michael L. Seibert, Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

SYMETRA
RETIREMENT | BENEFITS | LIFE

Symetra Group Benefits



Response to Proposal Request

Prepared for:

City of Joplin

July 17, 2015

Symetra Group Benefits

1

Symetra
Specimen Contract - Life

SYMETRA®
RETIREMENT | BENEFITS | LIFE

Symetra Life Insurance Company

Group Life Insurance

CONTRACT

Symetra® is a registered service mark of Symetra Life Insurance Company.

SYMETRA
RETIREMENT | BENEFITS | LIFE

Name of Policyholder: Policyholder

Policy Number: 00 000000 00	**Effective Date:** Month Day, Year	**Place of Delivery:** [State]
Anniversary Date: Month first of each year beginning in Year	**Premium Due Date:** Monthly, on the first day of each policy month	

Symetra Life Insurance Company
777 108th Avenue NE, Suite 1200
Bellevue, Washington, 98004-5135
(An insurance company, herein called The Company)
will pay benefits according to the terms and conditions of The Policy.

Signed for The Company

Michael, Executive Vice President

Thomas M. Marra, President

Specimen

Table of Contents

Premium Provisions
Premium Schedule
Policy Provisions
Incorporation Provision

Symetra ® is a registered service mark of Symetra Life Insurance Company.

Premium Provisions

The Schedule(s) of Insurance for The Policy benefits listed below are shown in the certificate(s), as incorporated into The Policy:

1) Basic Life Insurance;
2) Basic Accidental Death and Dismemberment Insurance;
3) Basic {Dependent}{Spouse} Life Insurance;
4) Basic {Dependent}{Spouse} Accidental Death and Dismemberment Insurance;
5) Supplemental Life Insurance;
6) Supplemental Accidental Death and Dismemberment Insurance;
7) Supplemental {Dependent}{Spouse} Life Insurance; and
8) Supplemental {Dependent}{Spouse} Accidental Death and Dismemberment Insurance.

The Schedule(s) of Insurance will control the:

1) benefit amounts and maximum limits;
2) eligibility and effective date requirements; and
3) other schedule amounts and limits;

which apply to the employees of the Policyholder.

Initial Monthly Premium Rates:
The initial monthly premium rates to be charged for employee coverage and/or child/Spouse coverage, if applicable, are shown on the following page(s).

The first premium is due and payable on the effective date of The Policy. Subject to The Policy's grace period provision, all premiums after the first must be paid when or before they are due.

Premiums are based on the Employee's age on his or her effective date and thereafter on the Policy Anniversary following the date of change.

The Initial Monthly Premium Rates may be converted as follows:

To Convert Rates to:	**Use a Conversion Factor of:**
- annual rates	11.8227
- semi-annual rates	5.9557
- quarterly rates	2.9852

Grace Period:
The Company will allow the Policyholder a 31 day grace period for the payment of all premiums after the first. During this 31 day period, The Policy will stay in force. If the owed premium is not paid by the 31st day, The Policy will automatically terminate. If the Policyholder gives The Company written advance notice of an earlier cancellation date, The Policy will terminate on the earlier date. Premium is due for each day The Policy is in force.

Monthly Premium Rate Guarantee:
Initial Monthly Premium rates are guaranteed as follows:

Benefit	**Rate Guarantee Period**
Basic Life Insurance	XX months
Basic Accidental Death and Dismemberment Insurance	XX months
Basic Dependent Life Insurance	XX months
Basic Dependent Accidental Death and Dismemberment Insurance	XX months
Supplemental Life Insurance	XX months
Supplemental Accidental Death and Dismemberment Insurance	XX months
Supplemental Dependent Life Insurance	XX months
Supplemental Dependent Accidental Death and Dismemberment Insurance	XX months

Specimen

Premium Provisions

Subject to the Rate Guarantee period shown above, The Company has the right to change premium rates on any premium due date if:

1) written notice is delivered to the Policyholder's last address on record; and
2) the change is effective at least 31 days after the date of notice.

The Rate Guarantee supersedes only those provisions appearing elsewhere in The Policy which give The Company the right to change the premium rates, and then, only for the period of time for which the rates are guaranteed. However, The Company may change the premium rates during the Rate Guarantee period if there is a 25% change in The Policy, or if there is an increase or decrease in the number of insured employees, or if the Policyholder adds or deletes a subsidiary or affiliated business entity. The Company may also change the premium rates during the Guarantee Period if there has been a material misstatement in the reported experience during the pre-sale process. The Rate Guarantee in no way affects, amends or supersedes any other provision in The Policy.

Calculation:
Premiums may be calculated by multiplying the rate times the applicable number of units of coverage.

If any insurance is added, increased or becomes effective after The Policy is in force, the premium charges will begin on:

1) the day the coverage is effective, if it is also the first day of a policy month; or
2) the first day of the next policy month.

For insurance which is terminated, premium charges will stop as of the first day of the next policy month. With respect to Dependent Life Insurance only, the premium rate per Dependent Unit or per $1,000 of insurance, whichever is applicable, will be based on actuarial assumptions, due to the difficulty in obtaining the ages of all Dependents who are covered under this benefit. The actuarial assumptions will produce, in the opinion of The Company, the same total amount of premium as would be obtained by the use of the actual ages of the Dependents covered.

Premiums may be calculated by any other method which both The Company and the Policyholder agree to in writing.

Premium Payments:
Premium payments are due and payable in full to a place designated by The Company or, with respect to the initial premium payment, premium payments may be made to an authorized agent of The Company. Payment of premiums for a period before it is due will not guarantee the insurance for that period.

Premium Schedule

Coverage		Monthly Rate
Basic Life Insurance		$X.XXX per $1,000
Basic Accidental Death and Dismemberment Insurance		$X.XXX per $1,000
Basic Dependent Life Insurance		$X.XXX per family unit
Basic Dependent Accidental Death and Dismemberment Insurance		$X.XXX per $1,000
Supplemental Life Insurance		step-rated*
Supplemental Accidental Death and Dismemberment Insurance		$X.XXX per $1,000
Supplemental Dependent Life Insurance		
	Spouse	step-rated*
	Child	$X.XXX per family unit
Supplemental Dependent Accidental Death and Dismemberment Insurance		$X.XXX per $1,000

* Supplemental Life Insurance and Supplemental Spouse Life Insurance monthly step-rates are as follows: (Premiums for Supplemental Spouse Life Insurance are calculated based on the employee's age.)

Age	Per $1,000 of Insurance	Age	Per $1,000 of Insurance
Under 25	$X.XXX	50 through 54	$ X.XXX
25 through 29	X.XXX	55 through 59	X.XXX
30 through 34	X.XXX	60 through 64	X.XXX
35 through 39	X.XXX	65 through 69	X.XXX
40 through 44	X.XXX	70 through 74	X.XXX
45 through 49	X.XXX	75 and over	X.XXX

Premium rate adjustments due to change in age are effective on the Policy Anniversary following the date of change.

Specimen

Policy Provisions

Entire Contract:
The contract between the parties consists of:

1) The Policy;
2) any certificates incorporated and made a part of The Policy;
3) any riders issued in connection with such certificates;
4) the Policyholder's application, if any, a copy of which is attached to and made a part of The Policy when issued; and
5) any written medical insurability application submitted by the Eligible Person/Employee and accepted by The Company in connection with The Policy.

All statements made by the Policyholder or persons insured under The Policy will be deemed representations and not warranties. No statement made to effect this insurance will be used in any contest unless it is in writing and a copy of it is given to the person who made it, or to his or her beneficiary.

Incontestability:
Except for non-payment of premium, the insurance provided by The Policy cannot be contested after such insurance has been in effect for a period of two years.

Changes:
The Company reserves the right to make changes in The Policy, after The Policy has been in force for 12 months. The Company will give the Policyholder 31 days advance written notice of any change. No agent has authority to change or waive any part of The Policy. To be valid, any change or waiver must be in writing, approved by one of Our officers and made a part of The Policy.

Clerical Error:
Clerical error (whether by the Policyholder, the Plan Administrator, or Us) in keeping the records having to do with The Policy, or delays in making entries on the records, will not void the insurance of any person if that insurance would otherwise have been in effect. A clerical error will not extend the insurance of any person if that insurance would otherwise have ended or been reduced as provided by The Policy. When a clerical error is found, premiums and benefits will be adjusted based on the true facts and The Policy.

Conformity with Law:
If any provision of The Policy is contrary to the law of the jurisdiction in which it is delivered, such provision is hereby amended to conform to that law. If any change to state or federal law, including but not limited to the Federal Social Security Act, affects The Company's liability under The Policy, The Company may change The Policy, the premiums or both. Such change:

1) will be effective as of the date of the change to the state or federal law; and
2) will not be made until The Company gives the Policyholder 31 days notice.

Termination of Policy:
The Company may terminate The Policy for the following reasons by giving the Policyholder 31 days written notice:

1) the Policyholder fails to furnish any information which The Company may reasonably require;
2) the Policyholder fails to perform any of his other obligations pertaining to The Policy;
3) less than 75% of the persons eligible for coverage on a Non-Contributory basis are insured;
4) less than 15% of the persons eligible for coverage on a Contributory basis are insured; or
5) fewer than ten persons are insured.

In addition, The Company may terminate The Policy on any premium due date after The Policy has been in force for 12 months by providing 31 days written notice.

Policy Provisions

The Company reserves the right to terminate Dependent Life Insurance Benefits on any premium due date on which:

1) there are fewer than ten persons insured for Dependent Coverage; or
2) less than 15% of the persons eligible for Dependent Coverage on a Contributory basis are insured.

The Company shall give the Policyholder 31 days notice of its intent to terminate the Dependent Life Insurance Benefit.

Cancellation:

The Policy may be cancelled at any time by written notice mailed or delivered by The Company to the Policyholder, or by the Policyholder to Us. If The Company cancels, The Company will mail or deliver the notice to the Policyholder at its last address shown in Our records. If The Company cancels, it becomes effective on the later of:

1) the date stated in the notice; or
2) the 31st day after The Company mails or delivers the notice.

If the Policyholder cancels, it becomes effective on the later of:

1) the date The Company receives the notice; or
2) the date stated in the notice.

In either event:

1) The Company will promptly return to the Policyholder any unearned premium; or
2) the Policyholder will promptly pay any earned premium which has not been paid.

Any earned or unearned premium will be determined on a pro-rata basis. Cancellation will be without prejudice to any claim which commenced prior to the effective date of the cancellation.

Certificates:

The Company will give individual certificates to:

1) the Policyholder; or
2) any other person according to a mutual agreement among the other person, the Policyholder, and Us;

for delivery to persons covered under The Policy and which will explain the important features of The Policy.

Data to be Furnished:

The Policyholder, or any other person designated by the Policyholder, will give The Company all information The Company needs regarding matters pertaining to the insurance. At any reasonable time while The Policy is in force and for 12 months after that, The Company may inspect any of the Policyholder's documents, books or records which may affect the insurance or premiums of The Policy.

The Policyholder will, upon Our request, give Us:

1) the names of all persons initially eligible for coverage;
2) the names of all additional persons who become eligible for coverage;
3) the names of all persons whose amount of insurance is to be changed;
4) the names of all persons whose eligibility or insurance is terminated; and
5) any data necessary to administer the insurance provided by The Policy.

If the Policyholder gives The Company any incorrect information, the relevant facts will be determined to establish if insurance is in effect and in what amount.

No person will be deprived of insurance to which he or she is otherwise entitled or have insurance to which he or she is not entitled, because of any misstatement of fact by the Policyholder. Any required adjustment may be made in premiums or benefits.

Specimen

Policy Provisions

Right to Audit:
The Company reserves the right to audit, once every two years, the Policyholder's billing records and premium accounting practices. If The Company discovers:

1) an underpayment of premium by the Policyholder, the Policyholder will be obligated to remit, in a timely manner, the underpayment amount; or
2) an overpayment of premium, The Company will return any overpayment amount in a timely manner;

for the previous two year period.

Not in Lieu of Workers' Compensation:
The Policy does not satisfy any requirement for Workers' Compensation insurance.

Time Period:
All periods begin and end at 12:01 A.M., standard time, at the Policyholder's address.

Specimen

Incorporation Provision

The Certificate(s) of Insurance listed below are attached to, incorporated in and made a part of, The Policy.

Certificate of Insurance	Applicable to	Effective Date of Incorporation
LGC 13500-CERT 08/06	Class X	Month Date, Year

The provisions found in the certificate(s) will control the benefit plan, period of coverage, exclusions, claims and other general policy provisions pertaining to state insurance law requirements.

In all other respects, The Policy and certificate(s) remain the same.

Specimen

SYMETRA®
RETIREMENT | BENEFITS | LIFE

CERTIFICATE OF INSURANCE

Symetra Life Insurance Company
777 108th Avenue NE, Suite 1200
Bellevue, Washington
(An insurance company)

Policyholder:	Policyholder
Policy Number:	00 000000 00
Policy Effective Date:	Month Date, Year
Policy Anniversary Date:	Month first of each year beginning in Year

We have issued The Policy to the Policyholder. Our name, the Policyholder's name and the Policy Number are shown above. The provisions of The Policy, which are important to You, are summarized in this certificate consisting of this form and any additional forms which have been made a part of this certificate. This certificate replaces any other certificate We may have given to You earlier under The Policy. The Policy alone is the only contract under which payment will be made. Any difference between The Policy and this certificate will be settled according to the provisions of The Policy on file with Us at Our home office. The Policy may be inspected at the office of the Policyholder.

Signed for The Company

Michael Fry, Executive Vice President

Thomas M. Marra, President

A note on capitalization in this certificate:
Capitalization of a term, not normally capitalized according to the rules of standard punctuation, indicates a word or phrase that is a defined term in The Policy or refers to a specific provision contained herein.

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Certificate Face Page
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Definitions
Eligibility and Enrollment
Period of Coverage
Benefits
General Provisions

Symetra® is a registered service mark of Symetra Life Insurance Company.

Schedule of Insurance

The benefits described herein are those in effect as of: Month Date, Year

Cost of Coverage:
Non-Contributory Coverage:
Basic Life Insurance
Basic Accidental Death and Dismemberment Insurance
Basic Dependent Life Insurance
Basic Dependent Accidental Death and Dismemberment Insurance

Contributory Coverage:
Supplemental Life Insurance
Supplemental Accidental Death and Dismemberment Insurance
Supplemental Dependent Life Insurance
Supplemental Dependent Accidental Death and Dismemberment Insurance

Eligible Class(es) for Coverage: All full-time Active Employees working a minimum of XX hours each week who are citizens or legal residents of the United States, excluding temporary, leased or seasonal employees.

Class X All Eligible Employees

Eligibility Waiting Period for Coverage:
If You are Actively at Work for the Employer on the Policy Effective Date: None.

If You start working for the Employer after the Policy Effective Date: The first of the month following XX days of continuous employment.

Life Insurance Benefit

Benefit Amounts are rounded to the next higher $1,000, if not already a multiple thereof.

Employee

	Benefit Amount	Benefit Maximum Amount	Guaranteed Issue Amount
Basic Class X	$XXX,XXX	$XXX,XXX	$XXX,XXX
Supplemental Class X	$XX,XXX to $XXX,XXX in increments of $XX,XXX as selected by You on the enrollment card	$XXX,XXX	$XXX,XXX

Specimen

Schedule of Insurance

Dependent

Basic	Benefit Amount	Benefit Maximum Amount	Guaranteed Issue Amount
Class 1			
Spouse	$XXX,XXX	$XXX,XXX	$XXX,XXX
Child			
XX days to X months	$XX,XXX	$XX,XXX	$XX,XXX
X months to XX years; to age XX if full-time student	$XX,XXX	$XX,XXX	$XX,XXX

Supplemental	Benefit Amount	Benefit Maximum Amount	Guaranteed Issue Amount
Class 1			
Spouse	$XX,XXX to $XXX,XXX in increments of $XX,XXX as selected by You on the enrollment card	$XXX,XXX	$XXX,XXX
Child			
XX days to X months	$XX,XXX	$XX,XXX	$XX,XXX
X months to XX years; to age XX if full-time student	$XX,XXX	$XX,XXX	$XX,XXX

Accidental Death and Dismemberment Insurance Benefit (AD&D)

Benefit Amounts are rounded to the next higher $1,000, if not already a multiple thereof.

Employee

Basic	Principal Sum	Principal Maximum Sum
Class 1	$XXX,XXX	$XXX,XXX

Supplemental	Principal Sum	Principal Maximum Sum
Class 1	$XX,XXX to $XXX,XXX in increments of $XX,XXX as selected by You on the enrollment card	$XXX,XXX

Dependent

Basic	Principal Sum	Principal Maximum Sum
Class 1		
Spouse	$XXX,XXX	$XXX,XXX
Child		
XX days to X months	$XX,XXX	$ XX,XXX
X months to XX years; to age XX if full-time student	$XX,XXX	$ XX,XXX

Supplemental	Principal Sum	Principal Maximum Sum
Class 1		
Spouse	$XXX,XXX	$ XXX,XXX

Specimen

Schedule of Insurance

Additional Accidental Death and Dismemberment Insurance Benefits

Seat Belt and Air Bag Coverage

Seat Belt Benefit Amount:	10% of Basic and Supplemental AD&D Principal Sum
Seat Belt Maximum Amount:	$10,000
Seat Belt Minimum Amount:	$1,000
Air Bag Benefit Amount:	5% of Basic and Supplemental AD&D Principal Sum
Air Bag Maximum Amount:	$5,000

Repatriation Benefit

Benefit Amount:	5% of Basic and Supplemental AD&D Principal Sum
Maximum Amount:	$5,000

Child Education Benefit

Benefit Amount:	X.X% of Basic and Supplemental AD&D Principal Sum
Maximum Amount:	$X,XXX
Minimum Amount:	$X,XXX

Day Care Benefit

Benefit Amount:	X.X% of Basic and Supplemental AD&D Principal Sum
Maximum Amount:	$X,XXX
Minimum Amount:	$X,XXX

Rehabilitation Benefit

Benefit Amount:	X.X% of Basic and Supplemental AD&D Principal Sum
Maximum Amount:	$X,XXX

Spouse Education Benefit

Benefit Amount:	X.X% of Basic and Supplemental AD&D Principal Sum
Maximum Amount:	$X,XXX
Minimum Amount:	$X,XXX

Adaptive Home and Vehicle Benefit

Benefit Amount:	X.X% of Basic and Supplemental AD&D Principal Sum
Maximum Amount:	$X,XXX

Coma Benefit

Waiting Period:	30 days
Maximum Amount:	100% of Basic and Supplemental AD&D payments under The Policy for the Injury

Critical Burn Benefit

Benefit Amount:	5% of Basic and Supplemental AD&D Principal Sum
Maximum Amount:	$5,000

Therapeutic Counseling Benefit

Benefit Amount:	5% of Basic and Supplemental AD&D Principal Sum
Maximum Amount:	$5,000

Felonious Assault Benefit

Benefit Amount:	10% of Basic and Supplemental AD&D Principal Sum
Maximum Amount:	$25,000

Specimen

Schedule of Insurance

Reduction in Amount of Life Insurance

We will reduce the amount of Life Insurance for You and Your Dependent by any amount:

1) of individual Life Insurance issued in accordance with the Conversion Right;
2) that was continued under the Portability provision; or
3) of Life Insurance in force, paid or payable under the Prior Policy.

Reduction in Coverage Due to Age

We will reduce the Life Insurance Benefit and Principal Sum for You and Your Spouse by the percentage indicated in the table below. This reduction will be effective on the date You attain the age shown below. These reductions also apply if:

1) You or Your Spouse become covered under The Policy; or
2) Your or Your Spouse's coverage increases;

on or after the date You attain age XX.

Percentage by which the current amount of coverage (after all previous reductions) will be reduced:

Your Age	Your and Your Spouse's % Reduction
XX	XX%
XX	XX%
XX	XX%
XX	XX%
XX	XX%
XX	XX%
XX	XX%

The reduced amount of coverage will be rounded to the next higher multiple of $XXX, if not already a multiple of $XXX and an appropriate adjustment in premium will be made.

Specimen

Definitions

Active Employee
means an employee who works for the Employer on a regular basis in the usual course of the Employer's business. This must be at least the number of hours shown in the Schedule of Insurance.

Actively at Work
means at work with Your Employer on a day that is one of Your Employer's scheduled workdays. On that day, You must be performing for wage or profit all of the regular duties of Your job:

1) in the usual way; and
2) for Your usual number of hours.

We will also consider You to be Actively At Work on any regularly scheduled vacation day or holiday, only if You were Actively At Work on the preceding scheduled work day.

Common Carrier
means a conveyance operated by a concern, other than the Policyholder, organized and licensed for the transportation of passengers for hire and operated by that concern.

Common Carrier will not mean any such conveyance which is hired or used for a sport, gamesmanship, contest, sightseeing, observatory and/or recreational activity, regardless of whether such conveyance is licensed.

Contributory Coverage
means coverage for which You are required to contribute toward the cost. Contributory Coverage is shown in the Schedule of Insurance.

Dependent Child
means:

1) Your unmarried children, stepchildren, legally adopted children; or
2) any other children related to You by blood or marriage or domestic partnership who:
   a) live with You in a regular parent-child relationship; or
   b) You claimed as a dependent on Your last filed federal income tax return;

provided such children are primarily dependent upon You for financial support and maintenance and are:

1) at least XX days old but under age XX;
2) age XX, but under age XX, and in full-time attendance (at least 12 course credit hours per semester) at an accredited institution of learning. If the institution establishes full-time status in any other manner, We reserve the right to determine whether the student continues to qualify as a Dependent; or
3) age XX or older and disabled. Such children must have become disabled before attaining age XX. You must submit proof, satisfactory to Us, of such children's disability.

Dependent
means Your Spouse, Your same or opposite sex domestic partner as permitted or required to be recognized as a Dependent under state or federal law and Your Dependent Child. A Dependent must be a citizen or legal resident of the United States. Any person who is in full-time military service cannot be a Dependent.

Employer
means the Policyholder.

Definitions

Guaranteed Issue Amount
means the amount of Life Insurance for which We do not require Evidence of Insurability. The Guaranteed Issue Amount is shown in the Schedule of Insurance.

Injury
means bodily Injury resulting:
1) directly from an accident; and
2) independently of all other causes;
which occurs while You or Your Dependent are covered under The Policy.

Loss resulting from:
1) sickness or disease, except a pus-forming infection which occurs through an accidental wound; or
2) medical or surgical treatment of a sickness or disease;
is not considered as resulting from Injury.

Motor Vehicle
means a self-propelled, four or more wheeled:
1) private passenger: car, station wagon, van or sport utility vehicle;
2) motor home or camper; or
3) pick-up truck;
not being used as a Common Carrier.

A Motor Vehicle does not include farm equipment, snowmobiles, all-terrain vehicles, lawnmowers or any other type of equipment vehicles.

Non-Contributory Coverage
means coverage for which You are not required to contribute toward the cost. Non-Contributory Coverage is shown in the Schedule of Insurance.

Normal Retirement Age
means the Social Security Normal Retirement Age under the most recent amendments to the United States Social Security Act. It is determined by Your date of birth, as follows:

Year of Birth	Normal Retirement Age	Year of Birth	Normal Retirement Age
1937 or before	65	1955	66 + 2 months
1938	65 + 2 months	1956	66 + 4 months
1939	65 + 4 months	1957	66 + 6 months
1940	65 + 6 months	1958	66 + 8 months
1941	65 + 8 months	1959	66 + 10 months
1942	65 + 10 months	1960 or after	67
1943 through 1954	66		

On
means, when used with reference to any conveyance (land, water or air), in or On, boarding or alighting from the conveyance.

Physician
means a legally qualified Physician or surgeon other than a Physician or surgeon who is Related to You by blood or marriage.

Specimen

Definitions

Prior Policy
means, if applicable, the group life insurance policy carried by the Employer on the day before the Policy Effective Date.

Related
means Your Spouse or other adult living with You, sibling, parent, step-parent, grandparent, aunt, uncle, niece, nephew, son, daughter or grandchild or similar relationship in law.

Spouse
means Your Spouse who is not legally separated or divorced from You. Spouse will include Your domestic partner, provided You have executed a domestic partner affidavit satisfactory to Us, establishing that You and Your partner are domestic partners for purposes of The Policy. You will continue to be considered domestic partners provided You continue to meet the requirements described in the domestic partner affidavit.

The Policy
means The Policy which We issued to the Policyholder under the Policy Number shown on the face page.

We, Us or Our
means the insurance company named on the face page of The Policy.

You or Your
means the person to whom this certificate is issued.

Specimen

Eligibility and Enrollment

Eligible Persons: *Who is eligible for coverage?*
All persons in the class or classes shown in the Schedule of Insurance will be considered Eligible Persons.

Eligibility for Coverage: *When will I become eligible?*
You will become eligible for coverage on the latest of:

1) the Policy Effective Date;
2) the date on which You complete the Eligibility Waiting Period for Coverage; or
3) the date You become a member of an Eligible Class.

Eligibility for Dependent Coverage: *When will I become eligible for Dependent Coverage?*
You will become eligible for Dependent coverage on the later of:

1) the date You become insured for employee coverage; or
2) the date You acquire Your first Dependent.

You may not elect coverage for Your Dependent if such Dependent is covered as an employee under The Policy. No person can be insured as a Dependent of more than one employee under The Policy.

Enrollment: *How do I enroll for coverage for myself and my Dependents?*
For Non-Contributory Coverage, Your Employer will automatically enroll You. However, You will need to complete a beneficiary designation form.

To enroll for Contributory Coverage, You must:

1) complete and sign a group insurance enrollment form, satisfactory to Us; and
2) deliver it to Your Employer.

If You do not enroll within 31 days after becoming eligible under The Policy, or if You were eligible to enroll under the Prior Policy and did not do so, and later choose to enroll, You may only enroll:

1) during an Annual Enrollment Period if designated by the Policyholder; or
2) within 31 days of the date You have a Change in Family Status.

Any enrollment may be subject to the Evidence of Insurability Requirements provision.

Evidence of Insurability Requirements: *When will I first be required to provide Evidence of Insurability?*
We require Evidence of Insurability, satisfactory to Us, for initial coverage, if You:

1) enroll more than 31 days after the date You are first eligible to enroll, including electing initial coverage after a Change in Family Status;
2) enroll for an amount of Life Insurance greater than the Supplemental Guaranteed Issue Amount, regardless of when You enroll for coverage; or
3) were eligible for any coverage under the Prior Policy, but did not enroll and later choose to enroll for that coverage under The Policy.

If Your Evidence of Insurability is not satisfactory to Us:

1) Your amount of Life Insurance will equal the amount for which You were eligible without providing Evidence of Insurability, provided You enrolled within 31 days of the date You were first eligible to enroll; or
2) You will not be covered under The Policy if You enrolled more than 31 days after the date You were first eligible to enroll.

Eligibility and Enrollment

Dependent Evidence of Insurability Requirements: *When will my Dependent first be required to provide Evidence of Insurability?*
We require Evidence of Insurability, satisfactory to Us, for initial coverage, if You:

1) enroll for Your Dependent coverage more than 31 days after the date You are first eligible to enroll, including electing initial coverage after a Change in Family Status;
2) enroll for an amount of Dependent Life Insurance greater than the Guaranteed Issue Amount, regardless of when You enroll for coverage; or
3) were eligible for any coverage under the Prior Policy, but did not enroll and later choose to enroll for that coverage under The Policy.

However, no Evidence of Insurability will be required if the amount of Life Insurance for Your Dependent Child is $15,000 or less.

If Your Dependent Evidence of Insurability is not satisfactory to Us:

1) the amount of Dependent Life Insurance will equal the amount for which Your Dependent was eligible without providing Evidence of Insurability, provided You enrolled within 31 days of the date You were first eligible to enroll; or
2) Your Dependent will not be covered under The Policy if You enrolled more than 31 days after the date You were first eligible to enroll.

Evidence of Insurability: *What is Evidence of Insurability?*
Evidence of Insurability must be satisfactory to Us and may include, but will not be limited to:

1) a completed and signed application approved by Us;
2) a medical examination;
3) attending Physicians' statement; and
4) any additional information We may require.

All Evidence of Insurability will be furnished at Your expense. We will then determine if You or Your Dependent are insurable for initial coverage or an increase in coverage under The Policy.

You will be notified in writing of Our determination of any Evidence of Insurability submission.

Change in Family Status: *What constitutes a Change in Family Status?*
A Change in Family Status occurs when:

1) You get married or You execute a domestic partner affidavit;
2) You and Your Spouse divorce or terminate a domestic partnership;
3) Your child is born or You adopt or become the legal guardian of a child;
4) Your Spouse or domestic partner dies;
5) Your child is no longer financially dependent on You or dies;
6) Your Spouse is no longer employed, which results in a loss of group insurance; or
7) You have a change in classification from part-time to full-time or from full-time to part-time.

Period of Coverage

Effective Date: *When does my coverage start?*
Non-Contributory Coverage, for which Evidence of Insurability is not required, will start on the date You become eligible.

Contributory Coverage, for which Evidence of Insurability is not required, will start on the latest to occur of:

1) the date You become eligible, if You enroll on or before that date;
2) the first of the month following the last day of any Annual Enrollment Period, if You enroll during an Annual Enrollment Period; or
3) the date You enroll, if You do so within 31 days from the date You are eligible.

Any coverage, for which Evidence of Insurability is required, will become effective on the later of:

1) the date You become eligible; or
2) the date We approve Your Evidence of Insurability.

However, all Effective Dates of coverage are subject to the Deferred Effective Date provision.

Deferred Effective Date: *When will my effective date for coverage or a change in my coverage be deferred?*
If, on the date You are to become covered:

1) under The Policy;
2) for increased benefits; or
3) for a new benefit;

You are not Actively at Work due to a physical or mental condition such coverage will not start until the date You are Actively at Work.

Continuity from a Prior Policy: *Is there continuity of coverage from a Prior Policy?*
Your initial coverage under The Policy will begin, and will not be deferred if, on the day before the Policy Effective Date, You were insured under the Prior Policy, but on the Policy Effective Date You were not Actively at Work and would otherwise meet the Eligibility requirements of The Policy. However, Your amount of Insurance will be the lesser of the amount of Life Insurance and Accidental Death and Dismemberment Principal Sum:

1) You had under the Prior Policy; or
2) shown in the Schedule of Insurance;

reduced by any coverage amount:

1) that is in force, paid or payable under the Prior Policy; or
2) that would have been so payable under the Prior Policy had timely election been made.

Such amount of insurance under this provision is subject to any reductions in The Policy and will not increase.

Coverage provided through this provision ends on the first to occur of:

1) the last day of a period of 12 consecutive months after the Policy Effective Date;
2) the date Your insurance terminates for any reason shown under the Termination provision;
3) the last day You would have been covered under the Prior Policy, had the Prior Policy not terminated; or
4) the date You are Actively at Work.

However, if the coverage provided through this provision ends because You are Actively at Work, You may be covered as an Active Employee under The Policy.

Dependent Effective Date: *When does Dependent coverage start?*
Non-Contributory Coverage, for which Evidence of Insurability is not required, will start on the date You become eligible for Dependent coverage.

Period of Coverage

Contributory Coverage, for which Evidence of Insurability is not required, will start on the latest to occur of:

1) the date You become eligible for Dependent coverage, if You have enrolled on or before that date;
2) the first of the month following the last day of any Annual Enrollment Period, if You enroll during an Annual Enrollment Period; or
3) the date You enroll, if You do so within 31 days from the date You are eligible for Dependent coverage.

Coverage, for which Evidence of Insurability is required, will become effective on the later of:

1) the date You become eligible for Dependent coverage; or
2) the date We approve Your Dependent Evidence of Insurability.

In no event will Dependent coverage become effective before You become insured.

Dependent Deferred Effective Date: *When will the effective date for Dependent coverage or a change in coverage be deferred?*
If, on the date Your Dependent, is to become covered:

1) under The Policy;
2) for increased benefits; or
3) for a new benefit;

he or she is:

1) confined in a hospital; or
2) Confined Elsewhere;

such coverage will not start until he or she:

1) is discharged from the hospital; or
2) is no longer Confined Elsewhere;

and has engaged in all the normal and customary activities of a person of like age and gender, in good health, for at least 15 consecutive days.

This Deferred Effective Date provision will not apply to disabled children who qualify under the definition of Dependent Child.

Confined Elsewhere means Your Dependent is unable to perform, unaided, the normal functions of daily living, or leave home or other place of residence without assistance.

Dependent Continuity from a Prior Policy: *Is there continuity of coverage from a Prior Policy for my Dependent?*
If, on the day before the Policy Effective Date, You were covered with respect to Your Dependent under the Prior Policy, the Deferred Effective Date provision will not apply to initial coverage under The Policy for such Dependent. However, the Dependent amount of Insurance will be the lesser of the amount of Life Insurance and the Accidental Death and Dismemberment Principal Sum:

1) they had under the Prior Policy; or
2) shown in the Schedule of Insurance;

reduced by any coverage amount:

1) that is in force, paid or payable under the Prior Policy; or
2) that would have been so payable under the Prior Policy had timely election been made.

Change in Coverage: *When may I change my coverage or coverage for my Dependent?*
After Your initial enrollment, You may increase or decrease coverage for You or Your Dependent or add a new Dependent to Your existing Dependent coverage:

1) during any Annual Enrollment Period designated by the Policyholder; or
2) within 31 days of the date of a Change in Family Status.

Specimen

Period of Coverage

Effective Date for Changes in Coverage: *When will changes in coverage become effective?*
Any decrease in coverage will take effect on the date of the change.

Any increase in coverage will take effect on the latest of:
1) the date of the change;
2) the date requirements of the Deferred Effective Date provision are met; or
3) the date Evidence of Insurability is approved, if required.

Increase in Amount of Life Insurance: *If I request an increase in the amount of Life Insurance for myself or my Dependent, must we provide Evidence of Insurability?*
If You or Your Dependent are:
1) already enrolled for an amount of Life Insurance under The Policy, then You and Your Dependent must provide Evidence of Insurability for any increase; or
2) not already enrolled for Life Insurance under The Policy, You and Your Dependent must provide Evidence of Insurability for any amount of coverage, including an initial amount of Life Insurance.

In any event, if the amount of Insurance You request is greater than the Guaranteed Issue Amount, You or Your Dependent, as applicable, must provide Evidence of Insurability.

If Your Evidence of Insurability is not satisfactory to Us, the amount of Insurance You had in effect on the date immediately prior to the date You requested the increase will not change.

If Your Dependent Evidence of Insurability is not satisfactory to Us, the amount of Insurance he or she had in effect on the date immediately prior to the date You requested the increase will not change.

Termination: *When will my coverage end?*
Your coverage will end on the earliest of the following:
1) the date The Policy terminates;
2) the date You are no longer in a class eligible for coverage, or the class is cancelled;
3) the date the required premium is due but not paid;
4) the date You or Your Employer terminates Your employment; or
5) the date You are no longer Actively at Work;

unless continued in accordance with one of the Continuation Provisions.

Reinstatement: *Can my coverage be reinstated after it ends?*
If:
1) Your coverage ends because You are no longer employed by the Employer or no longer in an eligible class; and
2) You are rehired or return to an eligible class within XX months of the date Your coverage ended;

then coverage for You and Your previously covered Dependent may be reinstated, provided You request such reinstatement within 31 days of the date You return to work or to an eligible class.

The reinstated coverage will:
1) be the same coverage amounts in force on the date coverage ended;
2) not be subject to any Eligibility Waiting Period for Coverage or Evidence of Insurability; and
3) be subject to all the terms and provisions of The Policy.

We will not reinstate any amount of coverage which You or Your Dependent:
1) converted in accordance with the Conversion Right; or
2) continued under the Portability provision;

unless You cancel such coverage.

Period of Coverage

Dependent Termination: *When does coverage for my Dependent end?*
Coverage for Your Dependent will end on the earliest to occur of:

1) the date Your coverage ends;
2) the date the required premium is due but not paid;
3) the date You are no longer eligible for Dependent coverage;
4) the date We or the Employer terminate Dependent coverage; or
5) the date the Dependent no longer meets the definition of Dependent;

unless continued in accordance with the Continuation Provisions.

Continuation Provisions: *Can my coverage and my Dependent coverage be continued beyond the date it would otherwise terminate?*
Coverage under The Policy may be continued, at Your Employer's option, beyond a date shown in the Termination provision, provided Your Employer provides a plan of continuation which applies to all employees the same way. Coverage may not be continued under more than one Continuation Provision. The amount of continued coverage applicable to You or Your Dependent will be the amount of coverage in effect on the date immediately before coverage would otherwise have ended. Continued coverage:

1) is subject to any reductions in The Policy;
2) is subject to payment of premium;
3) may be continued up to the maximum time shown in the provisions; and
4) terminates if The Policy terminates.

In no event will the amount of insurance increase while coverage is continued in accordance with the following provisions.

In all other respects, the terms of Your and Your Dependent coverage remain unchanged.

Leave of Absence: If You are on a documented leave of absence, other than Family and Medical Leave or Military Leave of Absence, all of Your coverage (including Dependent Life coverage) may be continued until the last day of the month following the month in which the leave of absence commenced. If the leave terminates prior to the agreed upon date, this continuation will cease immediately.

Military Leave of Absence: If You or Your Dependent enter active military service and are granted a military leave of absence in writing, all of Your coverage (including Dependent Life coverage) may be continued for up to 12 weeks. If the leave ends prior to the agreed upon date, this continuation will cease immediately.

Layoff: If You are temporarily laid off by the Employer due to lack of work, all of Your coverage (including Dependent Life coverage) may be continued until the last day of the month following the month in which the layoff commenced. If the layoff becomes permanent, this continuation will cease immediately.

Status Change: If You are:

1) employed by the Policyholder; and
2) no longer in an Eligible Class due to a reduction in the number of scheduled hours You work;

Your coverage (including Dependent Life coverage) may be continued until the last day of the third consecutive month after the date Your scheduled hours were reduced.

Disability Insurance: If You are working for the Policyholder and:

1) are covered by; and
2) meet the definition of disabled under;

a Group Disability Insurance Policy, issued by Us to Your Employer, Your coverage (including Dependent Life coverage) may be continued until the last day of the 12th month after the date You became disabled, as defined in the Group Disability Insurance Policy.

Period of Coverage

Sickness or Injury: If You are not Actively at Work due to sickness or Injury, all of Your coverage (including Dependent Life coverage) may be continued:

1) for a period of 12 consecutive months from the date You were last Actively at Work; or
2) if such absence results in a leave of absence in accordance with state and/or federal family and medical leave laws, then the combined continuation period will not exceed 12 consecutive months.

Family and Medical Leave: If You are granted a leave of absence, in writing, according to the Family and Medical Leave Act of 1993, or other applicable state or local law, Your coverage (including Dependent Life coverage) may be continued for up to 12 weeks, or longer if required by other applicable law, following the date Your leave commenced. If the leave of absence ends prior to the agreed upon date, this continuation will cease immediately.

Labor Dispute: If You are not Actively at Work as the result of a labor dispute, all of Your coverage (including Dependent Life coverage) may be continued during such dispute until the last day of the month in which the coverage terminated. If the labor dispute ends, this continuation will cease immediately.

Sabbatical: If You are on a documented paid sabbatical, Your coverage (including Dependent Life coverage) may be continued until the last day of the month in which the sabbatical commenced. If the sabbatical terminates prior to the agreed upon date, this continuation will cease immediately.

Severance: If Your employment terminates and continuation of life insurance is available to You and Your Dependent in a severance plan sponsored by the Employer, all of Your coverage (including Dependent Life coverage) may be continued. Your coverage will continue until the earliest of:

1) the date The Policy terminates;
2) the date You become covered under another group life insurance policy;
3) the date specified in Your Severance plan; or
4) 12 months from the date Your employment terminated.

Coverage for Your Dependent will continue until the earliest of:

1) the date Your Dependent no longer meets the definition of Dependent;
2) the date We or Your Employer terminate Dependent coverage; or
3) the date Your coverage terminates.

Continuation for Dependent Child with Disabilities: *Will coverage for Dependent Child with Disabilities be continued?*

If Your Dependent Child reaches the age at which they would otherwise cease to be a Dependent as defined, and they are:

1) age XX or older;
2) Disabled; and
3) primarily dependent upon You for financial support;

then Dependent Child coverage will not terminate solely due to age. However:

1) You must submit proof satisfactory to Us of such Dependent Child's disability within 31 days of the date he or she reaches such age; and
2) such Dependent Child must have become Disabled before attaining age 19.

Coverage under The Policy will continue as long as:

1) You remain insured;
2) the child continues to meet the required conditions; and
3) any required premium is paid when due.

However, no increase in the amount of Life Insurance for such Dependent Child will be available.

We have the right to require proof, satisfactory to Us, as often as necessary during the first two years of continuation, that the child continues to meet these conditions. We will not require proof more often than once a year after that.

Period of Coverage

Waiver of Premium: *Does coverage continue if I am Disabled?*
Waiver of Premium is a provision which allows You to continue Your and Your Dependent Life Insurance coverage without paying premium, while You are Disabled and qualify for Waiver of Premium.

If You qualify for Waiver of Premium, the amount of continued coverage:
1) will be the amount in force on the date You cease to be an Active Employee;
2) will be subject to any reductions provided by The Policy; and
3) will not increase.

Eligible Coverages: *What coverages are eligible under this provision?*
This provision applies only to:
1) Your Basic Life Insurance;
2) Your Supplemental Life Insurance; and
3) Basic and Supplemental Dependent Life Insurance.

You are not eligible to apply for both the Portability Benefit and Waiver of Premium for the same coverage amount for You or Your Dependent.

Disabled: *What does Disabled mean?*
Disabled means You are prevented by Injury or sickness from doing any work for which You are, or could become, qualified by:
1) education;
2) training; or
3) experience.

In addition, You will be considered Disabled if You have been diagnosed with a life expectancy of 12 months or less.

Conditions for Qualification: *What conditions must I satisfy before I qualify for this provision?*
To qualify for Waiver of Premium You must:
1) be covered under The Policy and be under age 60 when You become Disabled;
2) be Disabled and provide Proof of Loss that You have been Disabled for nine consecutive months, starting on the date You were last Actively at Work; and
3) provide such proof within one year of Your last day of work as an Active Employee.

In any event, You must have been Actively at Work under The Policy to qualify for Waiver of Premium.

When Premiums are Waived: *When will premiums be waived?*
If We approve Waiver of Premium, We will notify You of the date We will begin to waive premium. In any case, We will not waive premiums for the first nine months You are Disabled. We have the right to:
1) require Proof of Loss that You are Disabled; and
2) have You examined at reasonable intervals during the first two years after receiving initial Proof of Loss, but not more than once a year after that.

If You fail to submit any required Proof of Loss or refuse to be examined as required by Us, then Wavier of Premium ceases.

However, if We deny Waiver of Premium, You may be eligible to:
1) continue coverage under the Portability Benefit; or
2) convert coverage in accordance with the Conversion Right;

for You and Your Dependent.

Period of Coverage

If You cease to be Disabled and return to work for a total of five days or less during the first nine months that You are Disabled, the nine month waiting period will not be interrupted. Except for the five days or less that You worked, You must be Disabled by the same condition for the total nine month period. If You return to work for more than five days, You must satisfy a new waiting period.

Benefit Payable before Approval of Waiver of Premium: *What if I die or my Dependent dies before I qualify for Waiver of Premium?*
If You or Your Dependent die within one year of Your last day of work as an Active Employee, but before You qualify for Waiver of Premium, We will pay the amount of Life Insurance which is in force for the deceased person provided:

1) You were continuously Disabled;
2) the disability lasted or would have lasted nine months or more; and
3) premiums had been paid for coverage.

Waiver Ceases: *When will Waiver of Premium cease?*
We will waive premium payments and continue Your coverage, while You remain Disabled, until the the date You attain age 65 if Disabled prior to age 60.

We will waive premium payments for Your Dependent Life Insurance and continue such coverage, while You remain Disabled, until the earliest of the date:

1) You die;
2) You no longer qualify for Waiver of Premium;
3) The Policy terminates;
4) Your Dependent is no longer in an Eligible Class or Dependent coverage is no longer offered; or
5) Your Dependent no longer meets the definition of Dependent.

What happens when Waiver of Premium ceases?
When the Waiver of Premium ceases:

1) if You return to work in an Eligible Class, as an Active Employee, then You may again be eligible for coverage for Yourself and Your Dependent as long as premiums are paid when due; or
2) if You do not return to work in an Eligible Class, coverage will end and You may be eligible to exercise the Conversion Right for You and Your Dependent if You do so within the time limits described in such provision. The amount of Life Insurance that may be converted will be subject to the terms and conditions of the Conversion Right. Portability will not be available.

Effect of Policy Termination: *What happens to the Waiver of Premium if The Policy terminates?*
If The Policy terminates before You qualify for Waiver of Premium:

1) You may be eligible to exercise the Conversion Right, provided You do so within the time limits described in such provision; and
2) You may still be approved for Waiver of Premium if You qualify.

If The Policy terminates after You qualify for Waiver of Premium:

1) Your Dependent coverage will terminate; and
2) Your coverage under the terms of this provision will not be affected.

Specimen

Benefits

Life Insurance Benefit: *When is the Life Insurance Benefit payable?*
If You or Your Dependent die while covered under The Policy, We will pay the deceased person's Life Insurance Benefit after We receive Proof of Loss, in accordance with the Proof of Loss provision.

The Life Insurance Benefit will be paid according to the General Provisions of The Policy.

Suicide: *What benefit is payable if death is a result of suicide?*
If You or Your Dependent commit suicide while sane or insane, We will not pay any amount of Life Insurance amount of Dependent Life Insurance for the deceased person which was elected within the two year period immediately prior to the date of death. This applies to initial coverage and elected increases in coverage.

This two year period includes the time group life insurance coverage was in force under the Prior Policy.

Accelerated Benefit: *What is the benefit?*
In the event that You or Your Dependent are diagnosed as Terminally Ill, and You request in writing that a portion of the Terminally Ill person's amount of Life Insurance be paid as an Accelerated Benefit while the Terminally Ill person is:

1) covered under The Policy for an amount of Life Insurance of at least $10,000; and
2) under age 60;

We will pay the Accelerated Benefit amount as shown below, provided We receive proof of such Terminal Illness.

The amount of Life Insurance payable upon the Terminally Ill person's death will be reduced by any Accelerated Benefit Amount paid under this benefit.

You may request a minimum Accelerated Benefit Amount of $3,000, and a maximum of $100,000. However, in no event will the Accelerated Benefit Amount exceed 80% of the Terminally Ill person's amount of Life Insurance. This option may be exercised only once for You and only once for each of Your Dependents.

For example, if You are covered for a Life Insurance Benefit Amount under The Policy of $10,000 and are Terminally Ill, You can request any portion of the amount of Life Insurance Benefits from $3,000 to $8,000 to be paid now instead of to Your beneficiary upon death. However, if You decide to request only $3,000 now, You cannot request the additional $5,000 in the future.

A person who submits proof satisfactory to Us of his or her Terminal Illness will also meet the definition of Disabled for Waiver of Premium.

Any benefits received under this benefit may be taxable. You should consult a personal tax advisor for further information.

In the event:

1) You are required by law to accelerate benefits to meet the claims of creditors; or
2) if a government agency requires You to apply for benefits to qualify for a government benefit or entitlement;

You will still be required to satisfy all the terms and conditions herein in order to receive an Accelerated Benefit.

If You have executed an assignment of rights and interest with respect to Your or Your Dependent amount of Life Insurance, in order to receive the Accelerated Benefit, We must receive a release from the assignee before any benefits are payable.

Terminal Illness or Terminally Ill means a life expectancy of 12 months or less.

Benefits

Proof of Terminal Illness and Examinations: *Must proof of Terminal Illness be submitted?*
We reserve the right to require satisfactory Proof of Terminal Illness on an ongoing basis. Any diagnosis submitted must be provided by a Physician.

If You or Your Dependent do not submit proof of Terminal Illness satisfactory to Us, or if You or Your Dependent refuse to be examined by a Physician, as We may require, then We will not pay an Accelerated Benefit.

No Longer Terminally Ill: *What happens to my coverage if I am no longer Terminally Ill or my Dependent is no longer Terminally Ill?*
If You or Your Dependent are diagnosed by a Physician as no longer Terminally Ill and:

1) are in an Eligible Class, coverage will remain in force, provided premium is paid;
2) are not in an Eligible Class, but You continue to meet the definition of Disabled, coverage will remain in force, subject to the Waiver of Premium provision; or
3) are not in an Eligible Class, but You do not continue to meet the definition of Disabled, coverage will end and You may be eligible to exercise the Conversion Right, if You do so within the time limits described in such provision.

In any event, the amount of coverage will be reduced by the Accelerated Benefit paid.

Conversion Right: *If coverage under the Policy ends, do I have a right to convert?*
If Life Insurance coverage or any portion of it under The Policy ends for any reason, You and Your Dependent may have the right to convert the coverage that terminated to an individual conversion policy without providing Evidence of Insurability. Conversion is not available for:

1) the Accidental Death and Dismemberment Insurance Benefits; or
2) any amount of Life Insurance for which You or Your Dependent were not eligible and covered;

under The Policy.

If coverage under The Policy ends because:

1) The Policy is terminated; or
2) coverage for an Eligible Class is terminated;

then You or Your Dependent must have been insured under The Policy for five years or more, in order to be eligible to convert coverage. The amount which may be converted under these circumstances is limited to the lesser of:

1) $10,000; or
2) the Life Insurance Benefit under The Policy less any amount of Life Insurance for which You or Your Dependent may become eligible under any group life insurance policy issued or reinstated within 31 days of termination of group life coverage.

If coverage under The Policy ends for any other reason, the full amount of coverage which ended may be converted.

Insurer, as used in this provision, means Us or another insurance company which has agreed to issue conversion policies according to this Conversion Right.

Conversion: *How do I convert my coverage or my Dependent coverage?*
To convert Your coverage or coverage for Your Dependent, You must complete a Notice of Conversion Right form. The Insurer must receive this within 31 days after Life Insurance terminates.

After the Insurer verifies eligibility for coverage, the Insurer will send You a Conversion Policy proposal. You must:

1) complete and return the request form in the proposal; and
2) pay the required premium for coverage;

within the time period specified in the proposal.

Benefits

Any individual policy issued to You or Your Dependent under the Conversion Right:

1) will be effective as of the 32nd day after the date coverage ends; and
2) will be in lieu of coverage for this amount under The Policy.

Conversion Policy Provisions: *What are the Conversion Policy Provisions?*
The Conversion Policy will:

1) be issued on one of the Life Insurance policy forms the Insurer is issuing for this purpose at the time of conversion; and
2) base premiums on the Insurer's rates in effect for new applicants of Your class and age at the time of conversion.

The Conversion Policy will not provide:

1) the same terms and conditions of coverage as The Policy;
2) any benefit other than the Life Insurance Benefit; and
3) term insurance.

However, Conversion is not available for any amount of Life Insurance which was, or is being, continued:

1) in accordance with the Waiver of Premium provision;
2) under a certificate of insurance issued in accordance with the Portability provision; or
3) in accordance with the Continuation Provisions;

until such coverage ends.

Death within the Conversion Period: *What if I or my Dependent die before coverage is converted?*
We will pay the deceased person's amount of Life Insurance You would have had the right to apply for under this provision if:

1) coverage under The Policy terminates;
2) You or Your Dependent die within 31 days of the date coverage terminates; and
3) We receive Proof of Loss.

If the Conversion Policy has already taken effect, no Life Insurance Benefit will be payable under The Policy for the amount converted.

Effect of Waiver of Premium on Conversion: *What happens to the Conversion Policy if Waiver of Premium is later approved?*
If You apply and are approved for Waiver of Premium after an individual Conversion Policy has been issued, any benefit payable at Your or Your Dependent's death under The Policy will be paid only if the individual Conversion Policy is surrendered. The Insurer will refund the premium paid for such Conversion Policy.

Portability Benefits: *What is Portability?*
Portability is a provision which allows You and Your Dependent to continue coverage under a Group Portability policy when coverage would otherwise end due to certain Qualifying Events. Portability applies to Basic Life Insurance, Supplemental Life Insurance, Basic Life Insurance and Supplemental Dependent Life Insurance.

Qualifying Events: *What are Qualifying Events?*
Qualifying Events for You are:

1) Your employment terminates, for any reason prior to Normal Retirement Age; or
2) Your membership in an Eligible Class under The Policy ends.

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Qualifying Events for Your Dependent are:

1) Your Employment terminates, for any reason prior to Normal Retirement Age;
2) Your death;
3) Your membership in a class eligible for Dependent coverage ends; or
4) he or she no longer meets the definition of Dependent. However a Dependent Child who reaches the limiting age under The Policy is not eligible for Portability.

Electing Portability: *How do I elect Portability?*
You may elect Portability for Your coverage after Your Basic and Supplemental coverage ends because You had a Qualifying Event. You may also elect Portability for Your Dependent coverage if Your Dependent has a Qualifying Event. The Policy must still be in force in order for Portability to be available.

In order for Dependent Child coverage to be continued under this provision, You or Your Spouse must elect to continue coverage.

To elect Portability for You or Your Dependent, You must:

1) complete and have Your Employer sign a Portability application; and
2) submit the application to Us, with the required premium.

This must be received within:

1) 31 days after Life Insurance terminates; or
2) 15 days from the date Your Employer signs the application;

whichever is later. However, Portability requests will not be accepted if they are received more than 91 days after Life Insurance terminates.

After We verify eligibility for coverage, We will issue a certificate of insurance under a Portability policy. The Portability coverage will be:

1) issued without Evidence of Insurability;
2) issued on one of the forms then being issued by Us for Portability purposes; and
3) effective on the day following the date Your or Your Dependent coverage ends.

The terms and conditions of coverage under the Portability policy will not be the same terms and conditions that are applicable to coverage under The Policy.

Limitations: *What limitations apply to this benefit?*
You may elect to continue 50%, 75% or 100% of the amount of Life Insurance which is ending for You or Your Dependent. This amount will be rounded to the next higher multiple of $1,000, if not already a multiple of $1,000. However, the amount of Life Insurance that may be continued will not exceed:

1) $XXX,XXX for You;
2) $XX,XXX for Your Spouse; or
3) $XX,XXX for Your Dependent Child.

If You elect to continue 50% or 75% now, You may not continue any portion of the remaining amount under this Portability provision at a later date. In no event will You or Your Dependent be able to continue an amount of Life Insurance which is less than $5,000.

Portability is not available for any amount of Life Insurance for which You or Your Dependent were not eligible and covered.

In addition, Portability is not available if You or Your Dependent are entering active military service.

Benefits

Effect of Portability on other Provisions: *How does Portability affect other Provisions?*
Portability is not available for any amount of Life Insurance which was, or is being, continued in accordance with the:

1) Conversion Right;
2) Waiver of Premium provision; or
3) Continuation Provisions;

under The Policy. However, if:

1) You elect to continue only a portion of terminated coverage under this Portability provision; or
2) the amount of Life Insurance exceeds the maximum Portability amount;

then the Conversion Right may be available for the remaining amount.

The Waiver of Premium provision will not be available if You elect to continue coverage under this Portability provision.

Accidental Death and Dismemberment Insurance Benefit: *When is the Accidental Death and Dismemberment Insurance Benefit payable?*
If You or Your Dependent sustain an Injury which results in any of the following Losses within 365 days of the date of accident, We will pay the injured person's amount of Principal Sum, or a portion of such Principal Sum, as shown opposite the Loss, after We receive Proof of Loss in accordance with the Proof of Loss provision.

This Benefit will be paid according to the General Provisions of The Policy.

We will not pay more than the Principal Sum, to any one person, for all Losses due to the same accident. Your amount of Principal Sum is shown in the Schedule of Insurance. The amount of Your Dependent Principal Sum is shown as a percentage of Your Principal Sum in the Schedule of Insurance.

For Loss of:

Life	Principal Sum
Both Hands or Both Feet or Sight of Both Eyes	Principal Sum
One Hand and One Foot	Principal Sum
Speech and Hearing in Both Ears	Principal Sum
Either Hand or Foot and Sight of One Eye	Principal Sum
Movement of Both Upper and Lower Limbs (Quadriplegia)	Principal Sum
Movement of Both Lower Limbs (Paraplegia)	Three-Quarters of Principal Sum
Movement of Three Limbs (Triplegia)	Three-Quarters of Principal Sum
Movement of the Upper and Lower Limbs of One Side of the Body (Hemiplegia)	One-Half of Principal Sum
Either Hand or Foot	One-Half of Principal Sum
Sight of One Eye	One-Half of Principal Sum
Speech or Hearing in Both Ears	One-Half of Principal Sum
Movement of One Limb (Uniplegia)	One-Quarter of Principal Sum
Thumb and Index Finger of Either Hand	One-Quarter of Principal Sum

Loss means with regard to:

1) hands and feet, actual severance through or above wrist or ankle joints;
2) sight, speech and hearing, entire and irrecoverable loss thereof;
3) thumb and index finger, actual severance through or above the metacarpophalangeal joints; or
4) movement, complete and irreversible paralysis of such limbs.

Double Indemnity while On a Common Carrier Benefit: *When is the Double Indemnity while On a Common Carrier Benefit payable?*
If the Injury occurs while the injured person is On a Common Carrier, We will double the Principal Sum payable.

Benefits

Seat Belt and Air Bag Benefit: *When is the Seat Belt and Air Bag Benefit payable?*
If You or Your Dependent sustain an Injury that results in a Loss payable under the Accidental Death and Dismemberment Insurance Benefit, We will pay an additional Seat Belt and Air Bag Benefit if the Injury occurred while the injured person was:

1) a passenger riding in; or
2) the licensed operator of;

a properly registered Motor Vehicle and was wearing a Seat Belt at the time of the Accident as verified on the police accident report.

This Benefit will be paid:

1) after We receive Proof of Loss, in accordance with the Proof of Loss provision; and
2) according to the General Provisions of The Policy.

If a Seat Belt Benefit is payable, We will also pay an Air Bag Benefit if the injured person was:

1) positioned in a seat equipped with a factory-installed Air Bag; and
2) properly strapped in the Seat Belt when the Air Bag inflated.

The Seat Belt Benefit is the lesser of:

1) an amount resulting from multiplying the injured person's amount of Principal Sum by the Seat Belt Benefit Percentage; or
2) the Maximum Amount for this Benefit.

The Air Bag Benefit is the lesser of:

1) an amount resulting from multiplying the injured person's amount of Principal Sum by the Air Bag Benefit Percentage; or
2) the Maximum Amount for this Benefit.

If it cannot be determined that the injured person was wearing a Seat Belt at the time of Accident, a Minimum Benefit will be payable under the Seat Belt Benefit.

Accident, for the purpose of this Benefit only, means the unintentional collision of a Motor Vehicle during which the injured person was wearing a Seat Belt.

Air Bag means an inflatable supplemental passive restraint system installed by the manufacturer of the Motor Vehicle or its proper replacement parts installed as required by the Motor Vehicle's manufacturer's specifications that inflates upon collision to protect an individual from Injury and death. An Air Bag is not considered a Seat Belt.

Seat Belt means:

1) an unaltered belt, lap restraint, or lap and shoulder restraint installed by the manufacturer of the Motor Vehicle, or proper replacement parts installed as required by the Motor Vehicle's manufacturer's specifications; or
2) a child restraint device that meets the standards of the National Safety Council and is properly secured and used in accordance with applicable state law and installed according to the recommendations of its manufacturer for children of like age and weight.

The specific amounts for this Benefit are shown in the Schedule of Insurance.

Repatriation Benefit: *When is the Repatriation Benefit payable?*
If You or Your Dependent sustain an Injury that results in Loss of life payable under the Accidental Death and Dismemberment Insurance Benefit, We will pay an additional Repatriation Benefit, if the death occurs outside the territorial limits of the state or country of the deceased person's place of permanent residence.

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This Benefit will be paid:
1) after We receive Proof of Loss, in accordance with the Proof of Loss provision; and
2) according to the General Provisions of The Policy.

The Repatriation Benefit will pay the least of:
1) the actual expenses incurred for:
   a) preparation of the body for burial or cremation; and
   b) transportation of the body to the place of burial or cremation;
2) the amount resulting from multiplying the deceased person's amount of Principal Sum by the Repatriation Benefit Percentage; or
3) the Maximum Amount for this Benefit.

The specific amounts for this Benefit are shown in the Schedule of Insurance.

Felonious Assault Benefit: *When is the Felonious Assault Benefit payable?*
If You or Your Dependent sustain an Injury that results in a Loss payable under the Accidental Death and Dismemberment Insurance Benefit, We will pay an additional Felonious Assault Benefit, if Injury is the result of a Felonious Assault.

This Benefit will be paid:
1) after We receive Proof of Loss, in accordance with the Proof of Loss provision; and
2) according to the General Provisions of The Policy.

The Felonious Assault Benefit will pay the lesser of:
1) the amount resulting from multiplying the injured person's amount of Principal Sum by the Felonious Assault Percentage; or
2) the Maximum Amount for this Benefit.

Felonious Assault means a violent or criminal act directed at You or Your Dependent during the course of:
1) a robbery, kidnapping or criminal assault; or
2) an attempt at any of the above;

which constitutes a felony under the law.

The Felonious Assault Benefit will not pay for a Loss that results from a Felonious Assault committed by:
1) a member of the injured person's family;
2) a member of the household in which the injured person lives; or
3) the injured person's fellow employee.

The specific amounts for this Benefit are shown in the Schedule of Insurance.

Child Education Benefit: *When is the Child Education Benefit payable?*
If You or Your Spouse sustain an Injury that results in Loss of life payable under the Accidental Death and Dismemberment Insurance Benefit, We will pay an additional Child Education Benefit to Your Child.

This Benefit will be paid:
1) after We receive proof that Your Child qualifies as a Student, as defined in this Benefit; and
2) according to the General Provisions of The Policy.

If You die, the Child Education Benefit provides an annual amount equal to the lesser of:
1) the amount resulting from multiplying Your amount of Principal Sum by the Child Education Percentage; or
2) the Maximum Amount for this Benefit.

Benefits

If Your Spouse dies, the Child Education Benefit pays an amount equal to the lesser of:
1) the amount resulting from multiplying Your Spouse's amount of Principal Sum by the Child Education Percentage; or
2) the Maximum Amount for this Benefit.

The Child Education Benefit is payable to each of Your Children:
1) on the date; and
2) for whom;

We have received proof satisfactory to Us that he or she is a Student.

If he or she is a minor, We will pay the benefit to the Student's legal guardian.

We will pay the Child Education Benefit to a qualifying Student until the first to occur of:
1) Our payment of the fourth Child Education Benefit to or on behalf of that person; or
2) the end of the 12th consecutive month during which We have not received proof satisfactory to Us that he or she is a Student.

We will not pay more than one Child Education Benefit to any one Student during any one school year.

We will pay the Minimum Amount for this Benefit in accordance with the Claims to be Paid provision of The Policy if:
1) a Principal Sum is payable because of Your death or Your Spouse's death; and
2) no person qualifies as a Student.

Student means Your Child who is covered on the date of Your or Your Spouse's death:
1) is a full-time (at least 12 course credit hours per semester) post-high school student at an accredited institution of learning on the date of Your or Your Spouse's death; or
2) became a full-time (at least 12 course credit hours per semester) post-high school student at an accredited institution of learning within 365 days after Your or Your Spouse's death and was a student in the 12th grade on the date of Your or Your Spouse's death.

If the institution establishes full-time status in any other manner, We reserve the right to determine whether the student qualifies as a Student.

Child means Your or Your Spouse's unmarried child, stepchild, legally adopted child, child in the process of adoption or foster child who is less than age 21 who:
1) regularly attends an accredited institution of learning; and
2) is primarily dependent on You for financial support and maintenance.

The specific amounts for this Benefit are shown in the Schedule of Insurance.

Day Care Benefit: *When is the Day Care Benefit payable?*
If You or Your Spouse sustain an Injury that results in Loss of life payable under the Accidental Death and Dismemberment Insurance Benefit, We will pay an additional Day Care Benefit for each of Your Children if such Child is under age seven at the time of Your or Your Spouse's death.

This Benefit will be paid:
1) after We receive proof of enrollment in a Day Care Program as described in this Benefit; and
2) according to the General Provisions of The Policy.

We will make one Day Care Benefit payment each year, for a maximum of four Day Care Benefit payments, for each Child. The Benefit will be paid to the person who has primary responsibility for the Child's Day Care expenses.

Proof of enrollment satisfactory to Us for each Child in a Day Care Program includes, but will not be limited to, the following:

1) a copy of the Child's approved enrollment application in a Day Care Program;
2) cancelled check(s) evidencing payment to a Day Care facility or Day Care provider; or
3) a letter from the Day Care facility or Day Care provider stating that the Child:
   a) is attending a Day Care Program; or
   b) has been enrolled in a Day Care Program and will be attending within 365 days of the date of the death.

Proof of enrollment must be sent to Us prior to the last day of the 12th month following the date of death.

If You die, the Day Care Benefit provides an annual amount equal to the lesser of:

1) the amount resulting from multiplying Your Principal Sum by the Day Care Benefit; or
2) the Maximum Amount for this Benefit.

If Your Spouse dies, the Day Care Benefit pays an amount equal to the lesser of:

1) the amount resulting from multiplying Your Spouse's amount of Principal Sum by the Day Care Benefit; or
2) the Maximum Amount for this Benefit.

We will pay the Minimum Amount for this Benefit in accordance with the Claims to be Paid provision for payment of benefits for Loss of life if:

1) a Principal Sum is payable because of the deceased person's death; and
2) no person qualifies as a Child eligible for the Day Care Benefit.

Day Care or Day Care Program means a program of child care which:

1) is operated in a private home, school or other facility;
2) provides, and makes a charge for, the care of children;
3) is licensed as a day care center or is operated by a licensed day care provider, if such licensing is required by the state or jurisdiction in which it is located; or
4) if licensing is not required, provides child care on a daily basis for 12 months a year.

Child means Your or Your Spouse's unmarried child, stepchild, legally adopted child, child in the process of adoption or foster child who is less than age seven and primarily dependent on You or Your Spouse for financial support and maintenance.

The specific amounts for this Benefit are shown in the Schedule of Insurance.

Rehabilitation Benefit: *When is the Rehabilitation Benefit payable?*
If You or Your Dependent sustain an Injury which results in a Loss other than Loss of life, payable under the Accidental Death and Dismemberment Insurance Benefit, We will pay an additional Rehabilitation Benefit for Rehabilitative Program Expenses Incurred within one year of the date of accident.

This Benefit will be paid:

1) after We receive proof of Expenses Incurred for a Rehabilitative Program, in accordance with the Proof of Loss provision; and
2) according to the General Provisions of The Policy.

The Rehabilitation Benefit provides an amount equal to the least of:

1) the actual Expense Incurred for a Rehabilitative Program;
2) the amount resulting from multiplying the injured person's amount of Principal Sum by the Rehabilitation Benefit Percentage; or
3) the Maximum Amount for this Benefit.

Rehabilitative Program means any training which:
1) is required due to the injured person's Injury; and
2) prepares the injured person for an occupation for which he or she was not previously trained.

Expense Incurred means the actual cost of:
1) training; and
2) materials needed for the training.

The specific amounts for this Benefit are shown in the Schedule of Insurance.

Spouse Education Benefit: *When is the Spouse Education Benefit payable?*
If You sustain an Injury that results in a Loss of life payable under the Accidental Death and Dismemberment Insurance Benefit, We will pay an additional Spouse Education Benefit to Your surviving Spouse.

This Benefit will be paid:
1) after We receive proof satisfactory to Us that the Spouse has enrolled in an Occupational Training program; and
2) according to the General Provisions of The Policy.

The Spouse Education Benefit is the least of:
1) the Expense Incurred for Occupational Training;
2) the amount resulting from multiplying Your amount of Principal Sum by the Spouse Education Benefit Percentage; or
3) the Maximum Amount for this Benefit.

If a Principal Sum is payable because of Your death and there is no surviving Spouse, We will pay the Minimum Amount for this Benefit in accordance with the Claims to be Paid provision.

Your surviving Spouse must enroll in Occupational Training:
1) for the purpose of obtaining an independent source of income; and
2) within one year of Your death.

Occupational Training means any:
1) education;
2) professional; or
3) trade training;

program which prepares the Spouse for an occupation for which he or she was not previously qualified.

Expense Incurred means:
1) the actual tuition charged, exclusive of room and board; and
2) the actual cost of the materials needed;

for the Occupational Training. The expense must be incurred within two years of the date of Your death.

The specific amounts for this Benefit are shown in the Schedule of Insurance.

Adaptive Home and Vehicle Benefit: *When is the Adaptive Home and Vehicle Benefit payable?*
If You or Your Dependent sustain an Injury that results in a Loss, other than Loss of life, payable under the Accidental Death and Dismemberment Insurance Benefit, We will pay an additional Adaptive Home and Vehicle Benefit.

This Benefit will be paid:
1) after We receive Proof of Loss, in accordance with the Proof of Loss provision; and
2) according to the General Provisions of The Policy.

Benefits

The Adaptive Home and Vehicle Benefit pays a benefit for the one-time cost of alterations to the injured person's:

1) principal residence; and/or
2) private automobile;

to make the residence accessible and/or the private automobile drivable or rideable for him or her. The costs must be incurred within two years from the date of accident.

We will pay the Adaptive Home and Vehicle Benefit if:

1) such home alterations are:
   a) made by a person or persons with experience in such alterations; and
   b) recommended by a recognized organization associated with the Injury; and
2) such vehicle modifications are:
   a) carried out by a person or persons with experience in such matters; and
   b) approved by the Motor Vehicle Department.

The Adaptive Home and Vehicle Benefit will provide an amount equal to the least of:

1) the actual cost of the alterations;
2) the amount resulting from multiplying the injured person's amount of Principal Sum by the Adaptive Home and Vehicle Benefit Percentage; or
3) the Maximum Amount for this Benefit

The specific amounts for this Benefit are shown in the Schedule of Insurance.

Coma Benefit: *When is the Coma Benefit payable?*
If, as a result of an Injury, You or Your Spouse:

1) are in a Coma within 31 days from the date of accident; and
2) remain continuously in a Coma for at least the number of days shown as the Waiting Period;

We will pay 1% of the Coma Maximum Benefit Amount for each month after the Waiting Period that the injured person remains in a Coma.

This Benefit will be paid:

1) after We receive Proof of Loss, in accordance with the Proof of Loss provision; and
2) according to the General Provisions of The Policy.

We will pay the benefit until the earliest to occur of:

1) the end of the month in which the injured person dies;
2) the end of the month in which the injured person recovers from the Coma; or
3) when the total payment equals the Coma Maximum Benefit Amount.

The Coma Maximum Benefit equals the injured person's amount of Principal Sum less all other payments under The Policy for the Injury.

Coma means complete and continuous:

1) unconsciousness; and
2) inability to respond to external or internal stimuli, as verified by a Physician.

The specific amounts for this Benefit are shown in the Schedule of Insurance.

Critical Burn Benefit: *When is the Critical Burn Benefit payable?*
If You or Your Dependent are Critically Burned and require reconstructive surgery as determined by a Physician, We will pay a Critical Burn Benefit.

Benefits

This Benefit will be paid:
1) after We receive Proof of Loss, in accordance with the Proof of Loss provision; and
2) according to the General Provisions of The Policy.

The Critical Burn Benefit is an amount equal to the least of:
1) the actual cost for the expense of the reconstructive surgery;
2) the amount resulting from multiplying the injured person's amount of Principal Sum by the Critical Burn Percentage; or
3) the Maximum Amount for this Benefit.

No benefit is payable under this Benefit for any Loss which has been paid to the injured person under the Accidental Death and Dismemberment Insurance Benefit.

Critically Burned means the injured person suffered burns which:
1) are certified by a Physician as more severe than second degree burns; and
2) result in scarring over at least 25% of the body which will last indefinitely and can only be corrected through reconstructive surgery.

The specific amounts for this Benefit are shown in the Schedule of Insurance.

Therapeutic Counseling Benefit: *When is the Therapeutic Counseling Benefit payable?*
If You or Your Dependent sustain an Injury that results in a Loss, other than Loss of life, that is payable under the Accidental Death and Dismemberment Insurance Benefit, We will pay an additional Therapeutic Counseling Benefit if the injured person requires Therapeutic Counseling due to the Loss.

This Benefit will be paid:
1) after We receive Proof of Loss, in accordance with the Proof of Loss provision; and
2) according to the General Provisions of The Policy.

Therapeutic Counseling must:
1) begin within 90 days of the date of the Loss; and
2) be incurred no later than one year of the date of the Loss.

The Therapeutic Counseling Benefit is an amount equal to the least of:
1) the Reasonable Expenses incurred for Therapeutic Counseling;
2) the amount resulting from multiplying the injured person's amount of Principal Sum by the Therapeutic Counseling Percentage; or
3) the Maximum Amount for this Benefit.

Therapeutic Counseling means treatment or counseling provided by a licensed therapist or counselor registered or certified to provide psychological treatment or counseling.

Reasonable Expenses means fees and prices which do not exceed those generally charged for similar Therapeutic Counseling in the local area where such Therapeutic Counseling was received. For purposes of this benefit, We reserve the right to determine Reasonable Expenses. A Reasonable Expense is considered to be incurred on the date the Therapeutic Counseling is rendered.

The specific amounts for this Benefit are shown in the Schedule of Insurance.

Exclusions: *What is not covered under The Policy?* (Applies to Accidental Death and Dismemberment Insurance only)
The Policy does not cover any Loss caused or contributed by:

1) intentionally self-inflicted Injury;
2) suicide or attempted suicide, whether sane or insane;
3) war or act of war, whether declared or not;
4) Injury sustained while on full-time active duty as a member of the armed forces (land, water, air) of any country or international authority;
5) Injury sustained while taking drugs, including but not limited to sedatives, narcotics, barbiturates, amphetamines, or hallucinogens, unless as prescribed by or administered by a Physician;
6) Injury sustained while committing or attempting to commit a felony;
7) Injury sustained while Intoxicated; or
8) Injury sustained while driving while Intoxicated.

Intoxicated means:

1) the blood alcohol content;
2) the results of other means of testing blood alcohol level; or
3) the results of other means of testing other substances;

that meet or exceed the legal presumption of intoxication, or under the influence, under the law of the state where the accident occurred.

Specimen

General Provisions

Notice of Claim: *When should I notify The Company of a claim?*
You, or the person who has the right to claim benefits, must give Us written notice of a claim within 30 days after:

1) the date of death; or
2) the date of Loss.

If notice cannot be given within that time, it must be given as soon as reasonably possible after that. Such notice must include the claimant's name, address and the Policy Number.

Claim Forms: *Are special forms required to file a claim?*
Within 15 days of receiving a Notice of Claim, We will send forms to the claimant to provide Proof of Loss. If We do not send the forms within 15 days, any other written proof which fully describes the nature and extent of the claim may be submitted.

Proof of Loss: *What is Proof of Loss?*
Proof of Loss may include, but is not limited to, the following:

1) a completed claim form;
2) a certified copy of the death certificate (if applicable);
3) Your enrollment form;
4) Your beneficiary designation (if applicable);
5) if applicable, documentation of:
   a) the date Your disability began;
   b) the cause of Your disability; and
   c) the prognosis of Your disability;
6) any and all medical information, including x-ray films and photocopies of medical records, including histories, physical, mental or diagnostic examinations and treatment notes;
7) the names and addresses of all:
   a) Physicians or other qualified medical professionals You have consulted;
   b) hospitals or other medical facilities in which You have been treated; and
   c) pharmacies which have filled Your prescriptions within the past three years;
8) Your signed authorization for Us to obtain and release medical, employment and financial information; or
9) any additional information required by Us to adjudicate the claim.]

All proof submitted must be satisfactory to Us.

Sending Proof of Loss: *When must Proof of Loss be given?*
Written Proof of Loss should be sent to Us or Our representative:

1) with respect to the Life Insurance Benefits, within 365 days; and
2) with respect to the Accidental Death and Dismemberment Insurance Benefits, within 90 days;

after the Loss. However, all claims should be submitted to Us within 90 days of the date coverage ends.

If proof is not given by the time it is due, it will not affect the claim if:

1) it was not possible to give proof within the required time; and
2) proof is given as soon as possible; but
3) not later than [one year] after it is due unless You, or the person who has the right to claim benefits, are not legally competent.

Physical Examination and Autopsy: *Can We have a claimant examined or request an autopsy?*
While a claim is pending We have the right at Our expense:

1) to have the person who has a Loss examined by a Physician when and as often as We reasonably require; and
2) to have an autopsy performed in case of death where it is not forbidden by law.

General Provisions

Claim Payment: *When are benefit payments issued?*
When We determine that benefits are payable, We will pay the benefits due in accordance with the Claims to be Paid provision, [but not more than 30 days after such Proof of Loss is received.

Claims to be Paid: *To whom will benefits for my claim be paid?*
Life Insurance Benefits and benefits for Loss of life under the Accidental Death and Dismemberment Insurance Benefits will be paid in accordance with the life insurance beneficiary designation.

If no beneficiary is named, or if no named beneficiary survives You, We may, at Our option, pay:
1) the executors or administrators of Your estate;
2) all to Your surviving Spouse;
3) if Your Spouse does not survive You, in equal shares to Your surviving Children; or
4) if no Child survives You, in equal shares to Your surviving parents.

In addition, We may, at Our option, pay a portion of Your Life Insurance Benefit up to $500 to any person equitably entitled to payment because of expenses from Your burial. Payment to any person, as shown above, will release Us from liability for the amount paid.

If any beneficiary is a minor, We may pay his or her share, until a legal guardian of the minor's estate is appointed, to a person who at Our option and in Our opinion is providing financial support and maintenance for the minor. We will pay:
1) $200 at Your death; and
2) monthly installments of not more than $200.

Payment to any person as shown above will release Us from all further liability for the amount paid.

We will pay the Life Insurance Benefit at Your Dependent's death to You, if living. Otherwise, it will be paid, at Our option, to Your surviving Spouse or the executor or administrator of Your estate.

If benefits are payable and meet Our guidelines, then We may pay benefits into a draft book account (checking account) which will be owned by:
1) You, if living; or
2) Your beneficiary, in the event of Your death.

The account owner may elect a lump sum payment by writing a check for the full amount in the account. However, an account will not be established for:
1) a benefit payable to Your estate;
2) an Accidental Death and Dismemberment Principal Sum that is less than $10,000; or
3) benefits due at Your Dependent's death.

We will make any payments, other than for Loss of life, to You. We may make any such payments owed at Your death to Your estate. If any payment is owed to:
1) Your estate;
2) a person who is a minor; or
3) a person who is not legally competent;

then We may pay up to $1,000 to a person who is related to You and who, at Our sole discretion, is entitled to it. Any such payment shall fulfill Our responsibility for the amount paid.

Beneficiary Designation: *How do I designate or change my beneficiary?*
You may designate or change a beneficiary by doing so in writing on a form satisfactory to Us [and filing the form with the Employer. Only satisfactory forms sent to the Employer prior to Your death will be accepted.]

Beneficiary designations will become effective as of the date You signed and dated the form, even if You have since died. We will not be liable for any amounts paid before receiving notice of a beneficiary change from the Employer.

In no event may a beneficiary be changed by a power of attorney.

General Provisions

Claim Denial: *What notification will my beneficiary or I receive if a claim is denied?*
If a claim for benefits is wholly or partly denied, You or Your beneficiary will be furnished with written notification of the decision. This written notification will:

1) give the specific reason(s) for the denial;
2) make specific reference to the provisions upon which the denial is based;
3) provide a description of any additional information necessary to perfect a claim and an explanation of why it is necessary; and
4) provide an explanation of the review procedure.

Claim Appeal: *What recourse will my beneficiary or I have if a claim is denied?*
On any claim, the claimant or his or her representative may appeal to Us for a full and fair review. To do so, he or she:

1) must request a review upon written application within:
   a) 180 days of receipt of claim denial if the claim requires Us to make a determination of disability; or
   b) 60 days of receipt of claim denial if the claim does not require Us to make a determination of disability; and
2) may request copies of all documents, records and other information relevant to the claim; and
3) may submit written comments, documents, records and other information relating to the claim.

We will respond in writing with Our final decision on the claim.

Policy Interpretation: *Who interprets policy terms and conditions?*
We have full discretion and authority to determine eligibility for benefits and to construe and interpret all terms and provisions of The Policy. This provision applies where the interpretation of The Policy is governed by the Employee Retirement Income Security Act of 1974, as amended (ERISA).

Incontestability: *When can The Policy be contested?*
Except for non-payment of premiums, the Life Insurance Benefit of The Policy cannot be contested after two years from the Policy Effective Date. This provision does not apply to the Accidental Death and Dismemberment Insurance Benefits.

In the absence of Fraud, no statement made by You relating to Your insurability will be used to contest the insurance for which the statement was made after the insurance has been in force for two years during Your lifetime. In order to be used, the statement must be in writing and signed by You.

No statement made relating to Your Dependent being insurable will be used to contest the insurance for which the statement was made after the insurance has been in force for two years during the Dependent's lifetime. In order to be used, the statement must be in writing and signed by You or Your representative.

Assignment: *Are there any rights of assignment?*
Except for the dismemberment benefits under the Accidental Death and Dismemberment Insurance Benefit, You have the right to absolutely assign all of Your rights and interest under The Policy including, but not limited to, the following:

1) the right to make any contributions required to keep the insurance in force;
2) the right to convert; and
3) the right to name and change a beneficiary.

We will recognize any absolute assignment made by You under The Policy, provided:

1) it is duly executed; and
2) a copy is acknowledged and on file with Us.

General Provisions

We and the Policyholder assume no responsibility:

1) for the validity or effect of any assignment; or
2) to provide any assignee with notices which We may be obligated to provide to You.

You do not have the right to collaterally assign Your rights and interest under The Policy.]

Legal Actions: *When can legal action be taken?*
Legal action cannot be taken against Us:

1) sooner than 60 days after the date written Proof of Loss is furnished; or
2) three years after the date Proof of Loss is required to be furnished according to the terms of The Policy.

Workers' Compensation: *How does The Policy affect Workers' Compensation coverage?*
The Policy does not replace Workers' Compensation or affect any requirement for Workers' Compensation coverage.

Insurance Fraud: *How does The Company deal with fraud?*
Insurance fraud occurs when You, Your Dependent and/or Your Employer provide Us with false information or file a claim for benefits that contains any false, incomplete or misleading information with the intent to injure, defraud or deceive Us. It is a crime if You, Your Dependent and/or Your Employer commit insurance fraud. We will use all means available to Us to detect, investigate, deter and prosecute those who commit insurance fraud. We will pursue all available legal remedies if You, Your Dependent and/or Your Employer perpetrate insurance fraud.

Misstatements: *What happens if facts are misstated?*
If material facts about You or Your Dependent were not stated accurately:

1) the premium may be adjusted; and
2) the true facts will be used to determine if, and for what amount, coverage should have been in force.

Application is made to
Symetra Life Insurance Company
777 108th Avenue NE, Suite 1200
Bellevue, Washington 98004-5135

by Policyholder

whose address is 123 Main Street
Anytown, State XXXXX

for Policy Number 00 000000 00

The policyholder approves and accepts the terms of this policy.

This application supersedes any previous application.

Any person who, with intent to defraud or knowing he/she is facilitating a fraud against an insurer, submits an application or files a claim containing a false or deceptive statement may be guilty of insurance fraud.

Signed at (City) _____, (State) _____

On _____

Policyholder

By _____

Title _____

Agent _____
Resident Licensed Agent where
required by law

Instructions: (1) Sign and return original to Symetra.
(2) Retain copy with your policy.

Specimen

About Us

Symetra is a financially strong, well-capitalized company on the rise, as symbolized by our brand icon—the swift. Swifts are quick, hard working and nimble—everything we aspire to be when serving our customers. We've been in business for more than half a century, operating on a foundation of financial stability, integrity and transparency. Our commitment is to create employee benefit products that people need and understand. Symetra Financial Corporation trades as "SYA" on the NYSE.

To learn more about us, visit www.symetra.com

Group benefits are insured by Symetra Life Insurance Company, 777 108th Avenue NE, Suite 1200, Bellevue, WA 98004 and are not available in any U.S. territory. Symetra Life Insurance Company and Symetra Financial Corporation do not solicit business in the state of New York and are not authorized to do so.

In New York, group benefits are insured by First Symetra National Life Insurance Company of New York, New York, NY. Mailing address: P.O. Box 34690, Seattle, WA 98124.

Symetra Life Insurance Company and First Symetra National Life Insurance Company of New York (collectively, 'Symetra') are subsidiaries of Symetra Financial Corporation. Each company is responsible for their own financial obligations.

Symetra® is a registered service mark of Symetra Life Insurance Company.

City of Joplin — City Council Agenda Item

REQUESTED COUNCIL MEETING DATE: AUGUST 17, 2015

ITEM: COUNCIL BILL NO. 2015-516

ATTACHMENTS: ANTHEM BCBS CONTRACT FOR STOP LOSS, ADMINISTRATIVE SERVICES & EAP

Finance Director: Leslie Haase
Human Resource Director: Dave Allgood
City Attorney: Peter Edwards
City Manager: Sam Anselm

INTRODUCTION:
This Council Bill approves an annual contract for 2016 with Anthem BCBS to provide stop loss coverage, administrative services, and EAP services for the City's health self-insurance coverage.

DISCUSSION:
Earlier this year, the City let a bid for dental, vision, life and health insurance services. Segal Consulting evaluated the bids and presented the information to the City Council at a recent work session. The City is self-insured for health coverage. Therefore, the services requested in the bid were for stop loss coverage, administrative services, and EAP services. For these services, Anthem BCBS responded with the lowest and best overall bid. Also, after an evaluation of the annual large claims incurred, it was determined that the current stop loss coverage of $150,000 per claim is still the appropriate level of protection.

Anthem proposed an increase of 7% in the stop loss fee per employee per month. The weighted combined fee will increase from $70.28 to $75.14 per employee per month. The annual premium will be approximately $477,000, which is an increase of $31,000. Anthem proposed a decrease of over 8% in the administrative fee. The rate will decrease from $43.49 to $39.90 per employee per month. As a result, the annual premium will be approximately $253,000, which is a decrease of $23,000. Additionally, Anthem is proposing to keep the monthly cost of the Employee Assistance Program (EAP) the same at $2.20 per employee per month, which represents an annual cost of $14,000.

At this point in time, the premiums for the health insurance for the 2016 calendar year have not been established. Since we are self-insured, the claims incurred for this year will continue to be assessed, prior to setting these rates. The premiums for the 2016 calendar year will be set in October in time for open enrollment services.

RECOMMENDATION:
City Staff recommends this Council Bill be approved on an emergency basis.

COUNCIL BILL NO. 2015-516 **ORDINANCE NO.**

AN ORDINANCE approving a Contract by and between the City of Joplin and Anthem BCBS to provide stop loss coverage, administrative services, and an employee assistance program for the City's health self-insurance coverage on behalf of the employer, the City of Joplin; authorizing the City Manager to execute said Contract by and on behalf of the City of Joplin; and containing an emergency clause.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That a Contract by and between the City of Joplin and Anthem BCBS to provide stop loss coverage, administrative services, and an employee assistance program for the City's health self-insurance coverage on behalf of the employer, the City of Joplin, a true and accurate copy of the same being attached hereto and incorporated herein is hereby approved.

Section 2. That the City Manager is hereby authorized and directed to execute said Agreement by and on behalf of the City of Joplin, Missouri.

Section 3. This Ordinance is declared by the City Council to be an emergency within this meaning of Section 2.12 (3)(4), of the Home Rule Charter of the City of Joplin, Missouri, in that said Ordinance deals with the continuation of benefits for employees, and as such shall become effective immediately upon its passage.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day

of _____, 2015, by a _____ vote.

_____
Michael L. Seibert, Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

Cynthia Dominique
Account Manager II Consultant

Anthem Blue Cross and Blue Shield
1000 W. Nifong Boulevard, Bldg 3. Suite 200
Columbia, MO 65203
Tel 573-876-8681

Anthem BlueCross BlueShield

Ms. Leslie Haase
City of Joplin
602 S. Main St.
Joplin, MO 64801

RE: City of Joplin - 2016 Group Health Insurance Renewal-Anthem BCBS
Group contract: 00210952; 00226447

Dear Leslie:

Thank you for selecting Anthem Blue Cross & Blue Shield as your provider for your Group Health Insurance plan. Enclosed please find the January 1st, 2016 effective finalized renewal for the City. The attached are ready for your signature:

- ASO with Stop Loss renewal, including $150,000 SL level
  - Admin: $39.90 PEPM ★
  - Spec. premium: $75.14 PEPM ★
- Summary of Benefits-2016 Blue Preferred Select-no changes
- EAP Summary of Benefits with Rate pass
- ASO Insert regarding Enhanced Personal Healthcare Program-this is fyi only no signature required
- Medicare Secondary Payer Form-Employer

Please sign all documents and return to me either via email or you can mail if you prefer. Once received we will start the process to build the products for 01/01/2016, and produce the SBC's, ASO and Stop Loss contracts for the 2016 plan year.

Let me know what questions you have. Thank you again for your business.

Sincerely,

Cynthia M. Dominique

Cynthia M. Dominique
Account Manager II Consultant

Enc.

CC: Mr. John Hardy, Segal Consulting
Ms. Ruth Donahue, Segal Consulting
Mr. Mitch Bramstaedt, Segal consulting

Anthem.
BlueCross BlueShield

Description of Anthem's Enhanced Personal Health Care Programs[1]

At Anthem Blue Cross and Blue Shield ("Anthem"), we believe that our health connects us all. We focus on developing long-term relationships that unite the siloes of healthcare—strengthening the bonds between patients and doctors, primary care providers, specialists, and hospitals —enabling seamless delivery of the right care at the right time.

We are committed to connecting our members to patient-centered care. What makes us unique is our approach to supporting delivery system transformation. Anthem incents providers through value-based payment and couples these incentives with a robust support system designed to assist practices in their transformation to patient-centered care.

Although there is growing broad-based support for a patient-centered care model, we understand that this shift will not happen spontaneously. Rather, it requires a concerted effort and active support from all key stakeholders in the delivery system to create an environment conducive for change. This includes:

- A redesign of current payment models to align financial incentives and to provide compensation for important clinical interventions that occur outside of a traditional patient encounter;
- Support for risk-stratified care management;
- Sharing meaningful information regarding patients that goes beyond the information captured in the physicians' medical record; and
- Providing physicians with the knowledge, information and tools they need to leverage the benefits of new payment models, along with support services and information exchange to help them transform the way they deliver care.

Anthem's Enhanced Personal Health Care programs are based on years of experience. Anthem has championed the patient-centered care model through our participation in patient-centered medical home programs across the country. The compelling results we saw in quality improvement and cost of care reduction convinced us to cement our commitment to patient-centered care. In our studies to date, we have observed improvement in compliance with evidence-based guidelines and a reduction in avoidable, unnecessary admissions and ER visits, along with measured maintenance or improvements in the quality of health care services.

Our Enhanced Personal Health Care programs are built upon the success of our patient-centered medical home programs and foster a collaborative relationship between Anthem and the contracted Provider. This relationship enables both the health benefits administrator and the Provider to leverage the other party's unique assets whether through clinical, administrative, or data expertise; and together, this partnership supports coordinated care with a focus on risk stratified care management, wellness and prevention, improved access and shared decision-making with patients and their caregivers.

We offer this Program Description to give you important information regarding Enhanced Personal Health Care program operations, including the methodology used to charge the employer and details about the reconciliation process. Our intent is to provide you with an easy to understand description of the key elements of the Program.

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[1] This document is intended to be a description of the Payment Innovation Programs offered by Anthem Blue Cross Blue Shield. This document does not include a description of provider incentive programs offered or administered by the Blue Cross Blue Shield Association or any other Blue Cross and/or Blue Shield Plans.

Program Description:

- These programs reward Providers (which may include Vendors) for successfully managing the quality and overall health care costs of Anthem members.

- These programs pay performance incentives, rewards, or bonuses (including shared savings) to Providers based upon the Providers' achievement of certain cost, quality, efficiency, or service standards and/or metrics.

- Some providers may also receive a clinical coordination payment for the clinical services they provide outside of a traditional office visit. Those services could include care planning, maintaining health registries, enhancing access (such as responding to emails or offering web-based visits) or following up with patients via phone or email to make sure that they fill new prescriptions. To participate in the Enhanced Personal Health Care program, Providers must meet consistent value-based criteria, which include, but are not limited to, the following:
    - 24/7 availability through extended hours and/or after hours call
    - Participation in our aligned care management and disease management model
    - Established, dedicated roles within the practice to support this program
    - Use of the Anthem's Member Medical History Plus (MMH+) system that provides a picture of the services patients may have received outside of the provider's practice
    - Use of a registry function to effectively manage their patient population and support population health management
    - Use of generic Rx substitutes where clinically appropriate
    - Achievement of appropriate performance on nationally-endorsed quality measures
    - Encouragement of the use of electronic medical records (EMR)
    - Some larger and/or more sophisticated providers have the capability to take on increased accountability as well as an adequate pool of patients for purposes of the shared savings model. These organizations, which may call themselves accountable care organizations (ACOs) or integrated health systems, are willing to assume the full risk of managing their patients independently, and typically have the following attributes:
        - a formal legal structure to receive and manage risk sharing;
        - a well-documented plan for improving patient safety, health status and reducing the cost of medical care;
        - a commitment to deploying an IT platform, including an electronic medical record and care management solution, supporting the capture, electronic exchange and analysis of clinical information across ambulatory, inpatient and ancillary (lab, imaging, eRx, etc.) settings and sharing key clinical data with Anthem;
        - the capability to assume a primary role in care planning and care management with support from Anthem resources for more complex patients;
        - strong physician leadership committed to a patient-centered care model and empowered to drive change across the provider organization.

Methodology Used To Charge The Employer:

- We use a method we call "attribution" to match members with their providers. The foundation of attribution is to recognize existing provider relationships.
    - Attribution is used to identify the provider's patient population, defining which members the provider is responsible for and including those members on provider reports.
    - Attribution is the foundation for clinical coordination payments as well as shared savings calculations and payments.

- We use one of two processes for attribution, depending on the type of product in which the member is enrolled:
    - For products that do not require the selection of a primary care physician (PCP), such as Open Access PPO products, patients are attributed to the Provider they have seen most frequently in a 24-month period based on claims data. In case of a tie, priority will go to the Provider with whom the member has had the longest relationship. Attribution is updated quarterly based on updated claims and reconciled with eligibility each month.
    - For products that require the selection of a primary care physician, members will be attributed to the provider they select as a primary care physician. The attribution is updated monthly to reflect the selection.

- To understand how the Employer is charged, it is helpful to first understand how savings are calculated and how the Provider's share of the savings is determined.
    - First, we project the expected cost of health care services for attributed members, to establish a Medical Cost Target (MCT), by reviewing risk-adjusted historical claims costs for the Provider or a group of Providers and trending those costs forward. We sometimes group Providers together to ensure that the medical cost target is calculated on the basis of a statistically valid pool of patients.
    - Then the actual risk-adjusted costs incurred during the year are compared with the medical cost target. If the actual costs are less than the medical cost target and the Provider meets a quality threshold, then the Provider becomes eligible to receive a portion of the savings. If a Provider does not meet the quality threshold, the provider is NOT entitled to any bonus payment, regardless of the savings generated.
    - If the Provider meets the quality threshold and therefore is eligible to earn a performance bonus, the amount of the bonus will vary based on the Provider's performance on the quality measures. The higher a Provider's quality scores, the larger the bonus the Provider will receive, subject to a maximum payment amount. The expectation is that the Employer will also benefit from the lower overall costs.

- Provider performance bonuses are funded by the Employer through one of the following methods:
    - Fixed Per Attributed Member Per Month (PaMPM): This is the amount we actuarially determine to cover the cost of the provider performance bonus. This amount will be updated periodically based on Anthem's book of business.
    - Lump Sum: As an alternative, employer will pay a pro rata share of the actual payments made to each Provider based on the Employer's portion of that Provider's risk pool. This alternative is available by exception only.

Reconciliation Process:

- All money collected for the Enhanced Personal Health Care programs will be used only for Enhanced Personal Health Care payments to Providers.

- Under the Fixed Per Attributed Member Per Month method, the charge to the Employer will be updated periodically based on experience and actuarial projections. Reconciliation will be completed periodically based on Anthem's self- insured book of business. Any surplus or shortfall will be applied to those forecasts when setting the future payment innovation payment.
    - Anthem may make additional payments to Providers or Anthem may receive payments from Providers based on the outcome of the measurement period. As a result of these periodic settlements with Providers, Anthem will adjust the fixed Per Attributed Member Per Month to reflect these settlements with Providers. Please note that member cost shares will not be affected by these settlements with Providers.

- Under the lump sum method, the pro rata share of actual payments is billed to the Employer therefore no reconciliation is necessary.

Anthem Blue Cross and Blue Shield is the trade name of: In Colorado: Rocky Mountain Hospital and Medical Service, Inc. HMO products underwritten by HMO Colorado, Inc. In Connecticut: Anthem Health Plans, Inc. In Indiana: Anthem Insurance Companies, Inc. In Kentucky: Anthem Health Plans of Kentucky, Inc. In Maine: Anthem Health Plans of Maine, Inc. In Missouri (excluding 30 counties in the Kansas City area): RightCHOICE® Managed Care, Inc. (RIT), Healthy Alliance® Life Insurance Company (HALIC), and HMO Missouri, Inc. RIT and certain affiliates administer non-HMO benefits underwritten by HALIC and HMO benefits underwritten by HMO Missouri, Inc. RIT and certain affiliates only provide administrative services for self-funded plans and do not underwrite benefits. In Nevada: Rocky Mountain Hospital and Medical Service, Inc. HMO products underwritten by HMO Colorado, Inc., dba HMO Nevada. In New Hampshire: Anthem Health Plans of New Hampshire, Inc. In Ohio: Community Insurance Company. In Virginia: Anthem Health Plans of Virginia, Inc. trades as Anthem Blue Cross and Blue Shield in Virginia, and its service area is all of Virginia except for the City of Fairfax, the Town of Vienna, and the area east of State Route 123. In Wisconsin: Blue Cross Blue Shield of Wisconsin (BCBSWi), which underwrites or administers the PPO and indemnity policies; Compcare Health Services Insurance Corporation (Compcare), which underwrites or administers the HMO policies; and Compcare and BCBSWi collectively, which underwrite or administer the POS policies. Independent licensees of the Blue Cross and Blue Shield Association. ® ANTHEM is a registered trademark of Anthem Insurance Companies, Inc. The Blue Cross and Blue Shield names and symbols are registered marks of the Blue Cross and Blue Shield Association.

SELF INSURED RENEWAL PROPOSAL

GROUP NAME: **City of Joplin**

DATE: 6/30/2015

ACCOUNT SUMMARY

MARKETING REP: Kim Bryant

BROKER COMMISSIONS: $.00 PCPM

CONTRACT YEAR: 01/01/2016 THRU 12/31/2016

CURRENT CONTRACTS: 520

CURRENT MEMBERS: 1,284

TYPE OF FUNDING: ASO WITH STOP LOSS

SIC CODE: 9111

SELF INSURED ACCOUNT INFORMATION

Group Name:	City of Joplin
Effective Date:	01/01/2016 THRU 12/31/2016
SIC Code:	9111
Proposed PBM:	Anthem (ESI)

Current Account Information

Current Funding Method:	ASO WITH STOP LOSS
Current Carrier or TPA:	Anthem
If Current Anthem; Original Effective Date:	1/1/2011

Requested Specific Stop Loss Coverage

Specific Stop Loss Level:	$150,000
Lifetime Maximum:	Unlimited
Annual Maximum:	Unlimited

Coverages under Specific Stop Loss

Medical:	Yes
Rx:	Yes
Dental:	No
Vision:	No
Contract Basis:	Paid

Requested Aggregate Stop Loss Coverage

Coverages under Aggregate Stop Loss

Medical:	No
Rx:	No
Dental:	No
Vision:	No
Annual Maximum:	Unlimited
Contract Basis:	0
Margin:	25%

SELF INSURED RATES INFORMATION

Group Name:	City of Joplin
Effective Date:	01/01/2016 THRU 12/31/201
Employees:	520
Members:	1,284
Specific Stop Loss Level:	$150,000

COMPOSITE RATES

	Current	Renewal	% Change
Administration Fees	$ 43.49	$ 39.90	-8.3%
Brokers Commissions	$ -	$ -	-
Bluecard Fees	See Note	See Note	-
Aggregate Stoploss	$ -	$ -	-
Specific Stoploss	$ 70.28	$ 75.14	6.9%
Total Fixed Costs	**$ 113.77**	**$ 115.04**	**1.1%**
Maximum Attachment Factor	**$ -**	**$ 896.02**	**-**

TIERED RATES

Enrollment		520		232		48		32		208
		Composite		EE		ES		EC		FAM
Administration Fees	$	39.90	$	39.90	$	39.90	$	39.90	$	39.90
Brokers Commissions	$	-	$	-	$	-	$	-	$	-
Bluecard Fees		See Note		See Note		See Note		See Note		See Note
Aggregate Stoploss	$	-	$	-	$	-	$	-	$	-
Specific Stoploss	$	75.14	$	33.86	$	108.39	$	108.39	$	108.39
Total Fixed Costs	**$**	**115.04**	**$**	**73.76**	**$**	**148.29**	**$**	**148.29**	**$**	**148.29**

ANNUALIZED TOTAL COSTS

	Current	Renewal	% Change
Administration Fees	$ 271,378	$ 248,978	-8.3%
Brokers Commissions	$ -	$ -	-
Bluecard Fees	See Note	See Note	-
Aggregate Stoploss	$ -	$ -	-
Specific Stoploss	$ 438,539	$ 468,865	6.9%
Total Fixed Costs	**$ 709,916**	**$ 717,844**	**1.1%**

***BlueCard Fees are billed as claim as they are presented; BlueCard Fees are not covered under the Aggregate or Specific Stop Loss.

City of Joplin
Group Authorized Signature

SELF INSURED BENEFIT PAGE

Group Name: City of Joplin
Effective Date: 01/01/2016 THRU 12/31/2016
SIC Code: 9111

Option #	1											
Option Label	CURRENT PLAN DESIGN											
Lumenos Plan	NO											
Standard Lumenos Code												
Network	Blue Preferred Select											
Plan Design Summary	**In Network**	**Out of Network**	**In Network**	**Out of Network**	**In Network**	**Out of Network**	**In Network**	**Out of Network**	**In Network**	**Out of Network**		
Deductible												
Individual	$500	$1,000										
Family	$1,000	$2,000										
Coinsurance	80%	60%										
Out of Pocket Maximum												
Individual	$1,500	$4,500										
Family	$3,000	$9,000										
Copays												
Primary Care Physician	$25	ded/coin										
Specialist Physician	$25	ded/coin										
Urgent Care	$50	ded/coin										
Emergency Room	$150	$150										
Inpatient Hospital	ded/coin	ded/coin	OPTION NOT AVAILABLE		OPTION NOT AVAILABLE		OPTION NOT AVAILABLE		OPTION NOT AVAILABLE			
Outpatient Surgery	ded/coin	ded/coin										
Prescription Drugs												
Rx Deductible	N/A	N/A										
Retail												
Tier 1	$10	50% (min $60)										
Tier 2	$30	50% (min $60)										
Tier 3	$50	50% (min $60)										
Tier 4	0%	$ -										
Mail Order												
Tier 1	$25	Not Covered										
Tier 2	$75	Not Covered										
Tier 3	$125	Not Covered										
Tier 4	0%	0										

SELF INSURED ASSUMPTIONS AND CONDITIONS (With StopLoss)

This contract will be issued in Missouri.

The proposed services, rates and fees are effective from 01/01/2016 THRU 12/31/2016.

Our quote assumes that 520 employees will be enrolling for medical coverage, with an average member to employee ratio of 2.47.

Anthem Blue Cross and Blue Shield reserves the right to revise this proposal or modify these rates under any of the following circumstances:

- Due to any taxes, fees and assessments prescribed by any statutory, regulatory or other legal authority, that in Anthem Blue Cross and Blue Shield's discretion, invalidates this quote.
- Should the employer implement benefit changes that result in substantial changes in the service or networks, as determined by Anthem/Blue Cross and Blue Shield.
- Change in nature of Employer's business.
- Should the total enrollment or enrollment distribution by membership type, product or location change by 10% or more from that assumed when preparing the pricing for this package.
- If legislative and/or regulatory changes or mandates materially impact the stop loss policy or the Employer's plan documents. Plan documents shall include the documents that set forth the terms of the plan.
- Changes in proposal terms, conditions, services or product from this quotation.

Anthem Blue Cross and Blue Shield's proposal assumes claims incurred prior to the initial effective date are not included unless specifically noted.

The proposal assumes the same enrollment for Medical/Rx and is subject to Anthem's enrollment assumptions.

Caveats

This renewal proposal expires 90 days from the date of its release or on the effective date shown above, whichever is sooner.

Under the Specific Paid option, the accumulation for stoploss will be incurred 01/01/2011 thru 12/31/2016, and paid 01/01/2016 thru 12/31/2016.

The annual specific attachment for specific point is per member per contract period.

The specific maximum liability for any individual will be UNLIMITED.

The renewal notification will be provided no sooner than 120 days prior to the renewal effective date.

Proposed rates are payable by the invoice due date.

Proposed specific stop loss rates assume that the employer will continue its current level of contributions.

Proposed specific stop loss rates assume that 100% of eligible employees and dependents will participate if noncontributory and 75% will participate if the plan is contributory of those not electing the plan offered by City of Joplin.

Specific Stop Loss Attachment points include paid Medical/Rx claims.

Stop Loss protection must be purchased in conjunction with our Administrative Services proposal

No change in benefits provided by the group's employee benefit program shall be covered by the stop loss agreement nor shall any amounts paid as benefits resulting from such a change be counted towards the satisfaction of the attachment point. This limitation may be waived if a written acceptance of such a change is issued by the carrier.

Only those coverage's quoted and which are eligible under the group's employee benefit program are eligible under this stop loss program.

An eligible employee is defined as an active, permanent employee who works for pay or profit at least 30 hours per week, 50 weeks per year as of the effective date and who completes the group imposed waiting period.

Anthem/Blue Cross and Blue Shield requires that City of Joplin contributes a minimum of 50% of the employee premium for all active and retired employees enrolled in the group health plan.

Specific Stop loss claims above the selected specific stop loss deductible limit will NOT count towards satisfaction of the aggregate attachment point.

Please refer to our specimen ASO and Stop Loss Agreements for complete details.

This proposal assumes that:

- Anthem/Blue Cross and Blue Shield will be the only carrier offered.
- Fees quoted include commissions of $.00 PCPM.
- If City of Joplin is delinquent in payment for the weekly claims billing, Anthem Blue Cross and Blue Shield will not process further claims until the account is brought current. This applies to both the active period and the 12-month period following termination.
- The health benefit plan(s) reflected in this proposal is (are) considered to be grandfathered under the provisions of the health care reform law.
- Please be aware that changing your benefit plan, employer premium contribution approach or insurance carrier will, in most situations, cause your plan offering to no longer be considered grandfathered. In these instances, you will then be required to implement additional provisions of the Affordable Care Act.

The health benefit plan(s) reflected in this proposal is not considered to be grandfathered under the provisions of the Patient Protection and Affordable Care Act. Non-grandfathered plans are subject to additional provisions under the Patient Protection and Affordable Care Act that do not apply to grandfathered plans. For further information, please contact your account representative.

ASO fees and stop loss premiums will be invoiced on the first full week of the month and due within three business days. Claims are billed weekly.

If this proposal is not accepted in writing within 90 days from its issuance, it is null and void.

A change in the contract period will require a recalculation of fees.

Stop Loss rates are ILLUSTRATIVE due to the gap in the experience period and effective date of coverage. We will provide a firm quote, after reviewing claims paid by month with contracts by month as well as large claims detail at a member level (current status, diagnosis, and prognosis) to within four (4) months of the contract effective date.

Section 1341 of the Affordable Care Act (ACA or health care reform law) provides that a transitional reinsurance program be established in each State to help stabilize premiums for coverage in the individual market during the years 2014 through 2016. This quote or renewal does not include the ACA Reinsurance Fees, since it is assumed that the employer will remit payment to HHS directly.

Please note: For groups effective 1/1/2014 and after, we do not know at this time if additional guidance and clarification from the US Department of Health and Human Services will require additional changes to rates and benefits. For clarification purposes:

- IRS has jurisdiction over the Insurer Fee, while HHS has jurisdiction over Reinsurance Fee.
- Rates and benefits for most large groups are likely to change. Further communication will be sent as soon as additional information becomes available.

Your Summary of Benefits

Anthem BlueCross BlueShield

City of Joplin
Blue Preferred ® Select
Effective January 1st, 2016

Covered Benefits	Network	Non-Network
Deductible (Single/Family)	$500/$1,000	$1,000/$2,000
Out-of-Pocket Limit (Single/Family)	$1,500/$3,000	$4,500/$9,000
Physician Home and Office Services (PCP/SCP) Primary Care Physician (PCP)/ Specialty Care Physician (SCP) Including Office Surgeries and allergy serum: o allergy injections (PCP and SCP) o allergy testing o MRAs, MRIs, PETS, C-Scans, Nuclear Cardiology Imaging Studies, non-maternity related Ultrasounds, o pharmaceutical products	$25/$25 $5 NCS 20% NCS	40% 40% 40% 40% NCS
Preventive Care Services Services included but not limited to: o Routine medical exams, Mammograms, Pelvic Exams, Pap testing, PSA tests, Immunizations[1], Annual diabetic eye exam, Hearing screenings and Vision screenings which are limited to Screening tests (i.e. Snellen eye chart) and Ocular Photo screening o Immunizations through age 5	No copayment/coinsurance NCS	40% NCS
Emergency and Urgent Care **Emergency Room Services** o **facility/other covered services** (copayment waived if admitted) **Urgent Care Center Services** o MRAs, MRIs, PETS, C-Scans, Nuclear Cardiology Imaging Studies, non-maternity related Ultrasounds, and pharmaceutical products o Allergy injections o **Allergy testing**	 $150 $50 NCS NCS NCS	 $150 40% 40% 40% 40%
Inpatient and Outpatient Professional Services Include but are not limited to: o Medical Care visits (1 per day), Intensive Medical Care, Concurrent Care, Consultations, Surgery and administration of general anesthesia and Newborn exams	20%	40%
Blue 8.0 500 Series		

Anthem Blue Cross and Blue Shield is the trade name for RightCHOICE® Managed Care, Inc. (RIT), Healthy Alliance® Life Insurance Company (HALIC), and HMO Missouri, Inc. RIT and certain affiliates administer non-HMO benefits underwritten by HALIC and HMO benefits underwritten by HMO Missouri, Inc. RIT and certain affiliates only provide administrative services for self-funded plans and do not underwrite benefits. Independent licensees of the Blue Cross and Blue Shield Association. ANTHEM is a registered trademark. The Blue Cross and Blue Shield names and symbols are registered marks of the Blue Cross and Blue Shield Association.

Your Summary of Benefits

Covered Benefits	Network	Non-Network
Inpatient Facility Services Unlimited days except for: o 60 days Network/Non-Network combined for physical medicine/rehab (limit includes Day Rehabilitation Therapy Services on an outpatient basis) o 90 days Network/Non-Network combined for skilled nursing facility	20%	40%
Outpatient Surgery Hospital/Alternative Care Facility o Surgery and administration of general anesthesia	20%	40%
Other Outpatient Services (including but not limited to): o Non Surgical Outpatient Services For example: MRIs, C-Scans, Chemotherapy, Ultrasounds, and other diagnostic outpatient services. o Home Care Services 90 visits (excludes IV Therapy) (Network/Non-Network combined) o Durable Medical Equipment, Orthotics and Prosthetics o Physical Medicine Therapy Day Rehabilitation programs o Hospice Care o Ambulance Services	20% 20% 20%	40% 40% 20%
Outpatient Therapy Services **(Combined Network & Non-Network limits apply)** o Physician Home and Office Visits (PCP/SCP) o Other Outpatient Services @ Hospital/Alternative Care Facility Limits apply to: o Physical/Manipulation therapy excluding Chiropractic Services: 60 visits o Occupational therapy: 60visits o Chiropractic Services: 26 visits(Network only) o Speech therapy: Unlimited visits o Cardiac Rehabilitation: Unlimited o Pulmonary Rehabilitation: Unlimited	 $25/$25 20%	 40% 40%
Accidental Dental Services $3,000 per accident (Network and Non-network combined)	Copayments/Coinsurance based on setting where covered services are received	40%

Your Summary of Benefits

Covered Benefits	Network	Non-Network
Behavioral Health Services[2]: **Mental Health and Substance Abuse** **(Network and Non-Network)**		
o Inpatient Facility Services	20%	40%
o Physician Home and Office Visits (PCP/SCP)	$25	40%
o Other Outpatient Services, Outpatient Facility @ Hospital/Alternative Care Facility, Outpatient Professional	20%	40%
Human Organ and Tissue Transplants[3]	No cost share	30%
o Acquisition and transplant procedures, harvest and storage.		
Prescription Drugs **Network Tier structure equals 1/2/3**		
o **Network Retail Pharmacies:** (30-day supply) Includes diabetic test strip	$10/$30/$50	40%[4]
o **Anthem Rx Home Delivery Service:** (90-day supply) Includes diabetic test strip	$25/$75/$125	Not covered
Member may be responsible for additional cost when not selecting the available generic drug.	RX has a separate Out of pocket maximum $5,100/ $10,200 This includes all pharmacy charges.	RX has a separate Out of pocket maximum $10,200/ $20,400 This includes all pharmacy charges.
Medicare Rx - Wrap		
Specialty Medications must be obtained via our Specialty Pharmacy network in order to receive network level benefits. Specialty medications are limited to 30 day supply regardless of whether they are retail or mail order.		

Notes:

- All medical deductibles, copayments and coinsurance apply toward the medical out-of-pocket maximum (excluding Non-Network Human Organ and Tissue Transplant (HOTT) Services)
- Pharmacy charges have a separate out-of-pocket maximum. The network $5100/$10,200 and non-network $10,200/$20,400 out of pocket maximums are separate and do not accumulate toward each other.
- Deductible(s) apply to covered medical services listed with a percentage (%) coinsurance, including 0%. However, the deductible does not apply to Emergency Room Services where a copayment and a percentage (%) coinsurance applies and may not apply to some Behavioral Health services where coinsurance applies.
- Network and Non-network deductibles, copayments, coinsurance and out-of-pocket maximums are separate and do not accumulate toward each other.
- Dependent age: to end of the month which the child attains age 26
- Specialist copayment is applicable to all Specialists excluding General Physicians, Internist, Pediatricians, OB/GYNs and Geriatrics or any other Network Provider as allowed by the plan.
- When allergy injections are rendered with a Physicians Home and Office Visit, only the Office Visit cost share applies.
- No cost share (NCS) means no deductible/copayment/coinsurance up to the maximum allowable amount. 0% means no coinsurance up to the maximum allowable amount. However, when choosing a Non-network provider, the member is responsible for any balance due after the plan payment.
- PCP is a Network Provider who is a practitioner that specializes in family practice, general practice, internal medicine, pediatrics, obstetrics/gynecology, geriatrics or any other Network provider as allowed by the plan.

Your Summary of Benefits

- SCP is a Network Provider, other than a Primary Care Physician, who provides services within a designated specialty area of practice.
- Certain diabetic and asthmatic supplies have no deductible/copayment/coinsurance (excluding Option M and AQ) up to the maximum allowable amount at network pharmacies, except diabetic test strips.
- Benefit period = calendar year
- Elective abortions are not covered.
- Mammograms (Diagnostic) are no copayment/coinsurance in Network office and outpatient facility settings.
- Behavioral Health Services: Mental Health and Substance Abuse benefits provided in accordance with Federal Mental Health Parity.
- Preventive Care Services that meet the requirements of federal and state law, including certain screenings, immunizations and physician visits are covered.
- Private Duty Nursing – limited to 82 visits/Calendar Year and 164 visits/lifetime

1. These covered services for age 6 and above are not subject to the deductible/copayment if you have a flat dollar copayment and if rendered without an office visit
2. We encourage you to review the Schedule of Benefits for limitations. .
3. Kidney and cornea are treated the same as any other illness and subject to the medical benefits.
4. Rx non-network diabetic/asthmatic supplies not covered except diabetic test strips.

Precertification:
Members are encouraged to always obtain prior approval when using non-network providers. Precertification will help the member know if the services are considered not medically necessary.

Pre-existing Exclusion Period: NONE

This summary of benefits has been updated to comply with federal and state requirements, including applicable provisions of the recently enacted federal health care reform laws. As we receive additional guidance and clarification on the new health care reform laws from the U.S. Department of Health and Human Services, Department of Labor and Internal Revenue Service, we may be required to make additional changes to this summary of benefits.

This benefit overview is for illustrative purposes and some content may be pending Missouri Department of Insurance approval

This summary of benefits is intended to be a brief outline of coverage. The entire provisions of benefits and exclusions are contained in the Group Contract, Certificate and Schedule of Benefits. In the event of a conflict between the Group Contract and this description, the terms of the Group Contract will prevail.

By signing this Summary of Benefits, I agree to the benefits for the product selected as of the effective date indicated.

Authorized group signature (if applicable)	Date
Underwriting signature (if applicable)	Date

Employee Assistance Program

Plan Design and Rates

Customer: City of Joplin

Effective: 1/1/16-12/31/16

Anthem BlueCross BlueShield

Employer Contribution: 100% employer paid
Participation: 100% non-voluntary

Service Description	Enhanced EAP (employee and employer services)
Toll-free, 24/7 telephone consultation and referral services	✓
Face-to-face counseling visits per issue per year offered to employees and household members	No. of visits: 6
Financial Consultation: Unlimited, telephone consultations with a Certified Consumer Credit Counselor	✓
Legal Referrals & Discounted Fees: Free, 30-minute telephone or in-person consultation with a qualified attorney, 25% discount on attorney fees after consultation	✓
Identify Theft Recovery: telephone consultation to help recovery from and minimize the impact of a breach of identify	✓
Live Tobacco Free: online education; telephone consultation with a trained tobacco cessation coach	✓
Unlimited child and elder care web-based self search feature	✓
Unlimited telephone consultation with a child or elder care specialist: needs assessment and assisted search	✓
Unlimited web-based convenience/and daily living resources such as household maintenance, relocation, pet care, etc.	✓
Unlimited telephone consultation to assist with convenience and daily living resources	✓
EAP website resources	✓
Designated EAP clinical account manager	✓
Supervisor/Manager telephone consultation	✓
Substance abuse policy: consultation and recommendations	✓
Case assistance for management referrals, return to work, etc.	✓
Workplace trauma response: consultation and recommendations	✓
Critical Incident Stress Debriefing (CISD)	4 hours per contract year
Introductory employee EAP orientation	EAP Website or Bank of Hours
Onsite services including supervisor/manager training, employee wellness seminars, health fair representation	Bank of Hours: 8
EAP promotional materials – posters, flyers, employee brochures, monthly electronic flyer, etc.	✓
Utilization reports (to employer)	✓
Rate PEPM	**$2.20**

EAP Contact Information:
EAP Toll Free Number: 800-865-1044
EAP Website: www.anthemeap.com
Web Login: City of Joplin

EAP Account Manager:
Danielle Grafman
Email: danielle.grafman@anthem.com
Tel: 314-365-3753

Signature: _____ Date: _____

- Customization available for groups over 1000 employees
- Pricing may be subject to revision should assumptions detailed above change
- The EAP may be purchased independently from medical/specialty products. The EAP is available to all employees regardless of medical plan election.
- Additional on-site manager training and/or education workshops are available for $250/hour. Additional CISD services are available at $300/hour per facilitator and location. Travel fees are billed at cost
- Printed materials will be shipped to a central client location for distribution; shipping to additional locations will be priced and billed separately

Anthem EAP Services do not include the following:

- EAP Service Provider is not responsible for the inclusion or exclusion of any particular service or benefit under an EAP participant's other coverage, such as a group health plan or health benefit/insurance plan
- Fitness-For-Duty Evaluations; Expenses related to Substance Abuse Professional (SAP) services
- Authorizations for an employee to take a leave of absence or time off from the workplace
- Evaluations or reports for a legal proceeding; Counseling mandated by a court of law or government agency; Specialized treatment or evaluations required as a condition of parole, probation, custody, visitation or forensic evaluations
- Determinations/reports related to Family Medical Leave Act or Short/Long Term Disability

Anthem Blue Cross and Blue Shield is the trade name of: In Indiana: Anthem Insurance Companies, Inc. In Kentucky: Anthem Health Plans of Kentucky, Inc. In Missouri (excluding 30 counties in the Kansas City area): RightCHOICE® Managed Care, Inc. (RIT), Healthy Alliance® Life Insurance Company (HALIC), and HMO Missouri, Inc. RIT and certain affiliates administer non-HMO benefits underwritten by HALIC and HMO benefits underwritten by HMO Missouri, Inc. RIT and certain affiliates only provide administrative services for self-funded plans and do not underwrite benefits. In Ohio: Community Insurance Company. In Wisconsin: Blue Cross Blue Shield of Wisconsin (BCBSWi), which underwrites or administers the PPO and indemnity policies; Compcare Health Services Insurance Corporation (Compcare), which underwrites or administers the HMO policies; and Compcare and BCBSWi collectively, which underwrite or administer the POS policies. Independent licensees of the Blue Cross and Blue Shield Association. ® ANTHEM is a registered trademark of Anthem Insurance Companies, Inc. The Blue Cross and Blue Shield names and symbols are the registered marks of the Blue Cross and Blue Shield Association.

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City of Joplin | City Council Agenda Item

REQUESTED COUNCIL MEETING DATE: August 17, 2015
ITEM: Council Bill No. 2015-007 (Re-adoption of Code of Ethics Ordinance)

ORIGINATING DEPARTMENT: Legal Department
ATTACHMENTS: Council Bill No. 2015-007.

DEPARTMENT HEAD:	Peter C. Edwards
CITY MANAGER:	Sam Anselm
CITY CLERK:	Barbara L. Hogelin
FINANCE DEPARTMENT:	Leslie Haase

INTRODUCTION:

This Council Bill re-adopts Chapter 2, Administration, of the Joplin City Code, Section 2-107, "Financial interest disclosure", which requires certain officials and employees of the City of Joplin to file Financial Interest Disclosure Statements.

DISCUSSION:

Each year by September 15th, it is necessary to re-adopt our Code of Ethics for the Council, and certain City employees in order to "opt out" of the provisions of Section 105.485.2.

A certified copy of this Council Bill will be forwarded to the Missouri Ethics Commission prior to September 15, 2015.

RECOMMENDATION:

Staff recommends this Council Bill be placed on First Reading.

PCE:ab
attachment

COUNCIL BILL NO. 2015-007 ORDINANCE NO.

AN ORDINANCE re-adopting Chapter 2, Administration, of the Joplin City Code, Section 2-107, "Financial interest disclosure", requiring certain officials and employees of the City of Joplin to file Financial Interest Disclosure Statements as described herein.

WHEREAS, Missouri Statute Section 105.483, RSMo. (2014), requires certain financial interest disclosures by certain officials and employees of the City of Joplin; and

WHEREAS, the City of Joplin has an Ethics Code for its Council, as codified in Section 2-50, "Code of ethics", and the Charter of the City of Joplin provides certain ethical mandates and prohibitions for officials and employees of the City of Joplin; and

WHEREAS, pursuant to the provisions of Section 105.485.4, RSMo. (2014), the Council desires to establish its own method of disclosing potential conflicts of interest and substantial interests of its officials and certain employees, thus excluding itself from the provisions of Section 105.485.2, RSMo (2014); and

WHEREAS, on the day of September 2, 2014, the Council of the City of Joplin, Missouri, re-enacted and adopted Section 2-107, "Financial interest disclosure", requiring certain officials and employees of the City of Joplin to file Financial Interest Disclosure Statements as described therein; and,

WHEREAS, the Missouri Ethics Commission requires each affected municipality to re-adopt the Financial Interest Disclosure Ordinance by September 15, 2015.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That Section 2-107, "Financial interest disclosure" be re-adopted so that it shall continue to read as follows:

"Section 2-107. Financial interest disclosure.

(a) Conflicts of interest.

(1) All elected and appointed officials as well as employees of the City of Joplin shall comply

with Section 105.454 of the Missouri Revised Statutes on conflicts of interest as well as any other state law, or ordinance of the City of Joplin governing official conduct.

(2) Any member of the city council who has a "substantial or private interest" in any measure, bill, order or ordinance proposed or pending before the city council, must disclose that interest to the city clerk, and such disclosure shall be recorded in the appropriate journal of the city council. Substantial or private interest is defined as ownership by the individual, his spouse, or his dependent children, whether singularly or collectively, directly or indirectly of:

a. Ten percent (10%) or more of any business entity; or

b. An interest having a value of Ten Thousand Dollars ($10,000.00) or more; or

c. The receipt of a salary, gratuity, or other compensation or remuneration of Five Thousand Dollars ($5,000.00) or more, per year, from an individual, partnership, organization, or association within any calendar year.

(b) Disclosure reports.

(1) Each City Council Person, the City Manager, the City Purchasing Agent, or the Director of Finance, if no such Purchasing Agent is appointed, and the full-time City Attorney, shall disclose the following information by May 1, if any such transaction occurred during the previous calendar year:

a. For such person, and all persons within the first degree of consanguinity or affinity of such person, the date and the identities of the parties to each transaction with a total value in excess of Five Hundred Dollars ($500.00), if any, that such person had with the City of Joplin, other than compensation received as an employee or payment of any tax, fee, or penalty due to the City of Joplin, and other than transfers for no consideration to the City of Joplin;

b. The date and the identities of the parties to each transaction know to the person with a total value in excess of Five Hundred Dollars ($500.00), if any, that any business entity in which such person had a substantial interest, had with the City of Joplin, other than payment of any tax, fee or penalty due to the City of Joplin or transactions involving payment for providing utility service to the City of Joplin, and other than transfers for no consideration to the City of Joplin.

(2) The City Manager, and the City Purchasing Agent, or the Director of Finance if no such purchasing agent is appointed, and the full-time City Attorney, also shall disclose by May 1, for the previous calendar year, the following information:

a. The name and address of each of the employers of such person from whom income of One Thousand Dollars ($1,000.00) or more was received during the year covered by the statement;

b. The name and address of each sole proprietorship that he owned; the name, address and general nature of the business conducted of each general partnership and joint venture in which he was a partner or co-participant for each partnership or joint venture unless such names and addresses are filed by the partnership or joint venture with the Secretary of State; the name, address and general nature of the business conducted of any closely held corporation or limited partnership in which the person owned ten percent (10%) or more of any class of the outstanding stock or limited partnership units; and the name of any publicly traded corporation or limited partnership that is listed on a regulated stock exchange or automated quotation system in which the person owned two percent (2%) or more of any class of outstanding stock, limited partnership units or other equity interests;

c. The name and address of each corporation for which such person served in the capacity of a director, officer or receiver.

(c) Filing of reports.

(1) The financial interest statements shall be filed at the following times, but no person is required to file more than one financial interest statement in any calendar year:

a. Every person required to file a financial interest statement shall file the statement annually not later than May 1, and the statement shall cover the calendar year ending the immediately preceding December 31; provided that any member of the City Council may supplement the financial interest statement to report additional interests acquired after December 31 of the covered year until the date of filing of the financial interest statement;

b. Each person appointed to office shall file the statement within thirty (30) days of such appointment or employment.

(2) Financial disclosure reports giving the financial information required in subsection (b) shall be filed with the City Clerk's office and the Missouri Ethics Commission. The reports shall be available for public inspection and copying during normal business hours."

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2015.

_____
Michael L. Seibert, Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

City of Joplin — City Council Agenda Item

REQUESTED COUNCIL MEETING DATE: AUGUST 17, 2015

ITEM: COUNCIL BILL NO. 2015-517
ORIGINATING DEPARTMENT: FINANCE DEPARTMENT
ATTACHMENTS: 1) Copy of Council Bill with South Main TIF Redevelopment Plan and TIF Contract

Department Head: Leslie Haase
City Attorney: Peter Edwards
City Manager: Sam Anselm
Planning Director: Troy Bolander

INTRODUCTION:
This Council Bill approves the South Main Street Tax Increment Financing Plan, establishes the redevelopment area, designates the developer and approves the TIF Contract.

DISCUSSION:
Developer Rodney Spriggs, representing RKS Development, brought forward a proposed TIF (tax increment financing) plan several months ago. The South Main TIF, which proposes the redevelopment of approximately 83 acres of land in an area on both sides of Main Street south of 32nd Street and north of Interstate 44. Under the TIF Plan, the Redevelopment Area will be redeveloped as six separate Redevelopment Projects with mixed use retail and commercial facilities. Improvements necessary to redevelop the Redevelopment Area include construction of streets, utility improvements, sidewalks, storm water improvements, and other site improvements. A significant portion of the project will require adherence to the Clean Water Act requiring wetland and stream mitigation.

The TIF Plan identifies the need for public assistance through the adoption of tax increment financing to help eliminate blighted conditions through the funding of the improvements described above and other Redevelopment Project Costs, which will ultimately enhance the tax base of the taxing districts within the Redevelopment Area. It is not reasonably anticipated that the Redevelopment Area will be developed through private investment without the use of tax increment financing. The City hired Springsted, Inc. to perform and present a "But-For" analysis. The analysis showed that "but-for" tax increment financing the project would not reasonably be expected to occur. Additionally, the Finance Director evaluated the financial capacity of the developer to complete the development.

The South Main TIF is a "pay-as-you-go" TIF. This means the City will not issue any debt and the developer will pay for the development up front. Then, as the TIF generates revenue from the incremental increase in sales tax and property tax, the

developer will be reimbursed for a portion of the costs of the above referenced improvements from these proceeds. The TIF will capture 50% of the incremental increase in Economic Activity Taxes (EATS-sales tax and franchise tax) and 100% of the incremental increase in PILOTS (property tax). This TIF Plan contemplates local tax increment financing assistance totaling $37,481,464 (including interest expense), which represents approximately 16% of the anticipated total costs of the Redevelopment Project of $230,330,053. While the statutory limit for a TIF District to collect the incremental increase in EATS and PILOTS is twenty-three years, this TIF Plan caps the timeframe at sixteen years from the activation of each individual project.

This TIF Plan was presented to the TIF Commision at a public hearing on April 30, 2015 and following the presentation of evidence and testimony was continued to May 28, 2015. Again, on May 28, 2015 a public hearing was held with additional evidence and testimony being heard. Following the close of the public hearing, the TIF Commission, by 7-1, voted to approve and adopt resolutions recommending to the City Council that:

1. The Redevelopment Area described in the TIF Plan be designated as a blighted area.
2. Specific statutory findings be made regarding the TIF Plan.
3. The TIF Plan and Redevelopment Projects 1 through 6 be approved.
4. RKS Development, LLC be designated as the developer for the Redevelopment Projects.

With this ordinance, Council is being asked to approve the South Main TIF, establish the redevelopment area, designate RKS Development as the developer of this TIF, and approve the TIF Contract. While this action formally establishes the TIF District, none of the redevelopment projects are being activated at this point in time. Further council action will be required to activate the redevelopment projects. The TIF Plan includes a budget for the entire redevelopment area. Since the Redevelopment Projects will be activated at different times, the TIF Contract makes provisions to ensure an appropriate level of public assistance is provided for each redevelopment project. Prior to activating each redevelopment project, an individual budget for that redevelopment project will be required as well as proof that sufficient property within each project has been secured.

The TIF Contract also makes provisions for proportional savings between the developer and the taxing jurisdictions to the extent the total project costs shown in the budget are less than what is projected in the budget. In addition, if the developer earns excess profits from the project as defined in the TIF Contract, the taxing jurisdictions will share in the excess profits in an amount proportional to the public investment in the project. These provisions help ensure an appropriate level of public assistance is used in these types of developments.

RECOMMENDATION:

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

COUNCIL BILL NO. 2015-517 ORDINANCE NO.

AN ORDINANCE approving the South Main Street Tax Increment Financing Plan, establishing a redevelopment area, designating RKS Development, LLC, as the developer of the Redevelopment Projects, approving a Tax Increment Financing Contract, and authorizing the City Manager to execute the Contract.

WHEREAS, the South Main Street Tax Increment Financing Plan (the "Redevelopment Plan") was submitted by RKS Development, LLC (the "Developer") requesting that the City of Joplin (the "City") establish a tax increment financing district on approximately 83 acres of land in an area on both sides of Main Street south of 32nd Street and north of Interstate 44 as more specifically described in Exhibit A of the Redevelopment Plan (the "Redevelopment Area") pursuant to the provisions of the Real Property Tax Increment Allocation Act, Sections 99.800 to 99.865, RSMo 2000, as amended (the "Act"); and

WHEREAS, the Redevelopment Plan provides for the redevelopment of the Redevelopment Area in six (6) projects designated as Redevelopment Projects 1, 2, 3, 4, 5, and 6; and

WHEREAS, pursuant to the Act, the Joplin Tax Increment Financing Commission (the "Commission") notified the affected taxing jurisdictions of their right to designate representatives to serve as members of the Commission for the purpose of conducting a public hearing and making recommendations with respect to the Redevelopment Plan to the City Council of the City of Joplin, Missouri (the "City Council); and

WHEREAS, the Joplin School District designated two representatives, Newton County designated two representatives, and the other affected taxing jurisdictions designated a representative to serve as members of the Commission; and

WHEREAS, notice of a public hearing on April 30, 2015, before the Commission to discuss the proposed Redevelopment Plan and the Redevelopment Projects included therein, was provided in accordance with the provisions of the Act; and

WHEREAS, the public hearing was opened by the Commission on April 30, 2015, and following the presentation of evidence and testimony, was continued to May 28, 2015; and

WHEREAS, notice of amendments to the proposed Redevelopment Plan was provided to the taxing jurisdictions on May 20, 2015; and

WHEREAS, on May 28, 2015, the continued public hearing was opened and all interested parties were provided with an opportunity to present evidence and hear testimony regarding the proposed Redevelopment Plan and Redevelopment Projects and, on said date, the Commission having heard and considered the objections, protests, comments, and other evidence adduced at the public hearing, closed the public hearing and voted to adopt resolutions recommending to the City Council that 1)

the Redevelopment Area described in the TIF Plan be designated as a blighted area; 2) specific statutory findings be made regarding the TIF Plan; 3) the TIF Plan and Redevelopment Projects 1 through 6 included therein be approved; and 4) RKS Development, LLC, be designated as the developer for the Redevelopment Projects; and

WHEREAS, the City and the Developer have reached agreement on the terms of a redevelopment agreement in the form of a Tax Increment Financing Contract Between the City of Joplin, Missouri and RKS Development, LLC for the South Main Street Tax Increment Financing Plan (the "TIF Contract") and the City Council desires to approve the TIF Contract and authorize the City Manager to execute it on behalf of the City; and

WHEREAS, on _____, 2015, the City Council considered the Redevelopment Plan and the recommendations of the Commission to approve the Redevelopment Plan and Redevelopment Projects included therein, the designation of the Redevelopment Area, the designation of Developer as the developer for the Redevelopment Projects, and the TIF Contract; and

WHEREAS, the City Council having considered the evidence and testimony submitted at the Commission public hearing and the recommendations of the Commission, desires to approve the Redevelopment Plan, designate the Redevelopment Area, designate Developer as the developer for the Redevelopment Projects, and the TIF Contract.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the Redevelopment Plan, dated May 15, 2015, a copy of which is attached hereto as Exhibit A, is hereby approved and adopted.

Section 2. That the tracts of land legally described in Exhibit 1 to the Redevelopment Plan are hereby designated as a Redevelopment Area.

Section 3. That the City Council hereby finds that:

1) The Redevelopment Area on the whole is a blighted area as defined in the Act and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing pursuant to the Redevelopment Plan, and such fact is acknowledged on behalf of the Developer in an affidavit included in Exhibit 7 to the Redevelopment Plan. The areas selected for the Redevelopment Projects include only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project improvements. The following factors, as further outlined in the Blight Analysis included in Exhibit 4 of the Redevelopment Plan, are found to

exist within the Redevelopment Area constituting an economic liability and a menace to the public health, safety, morals, or welfare based upon a predominance of the following:

a. Unsanitary and unsafe conditions;

b. Defective or inadequate street layout;

c. Improper subdivision or obsolete platting;

d. Deterioration of site improvements; and

e. The existence of conditions which endanger life or property by fire and other causes.

2) The Redevelopment Plan conforms to the *Joplin Moving Forward: Comprehensive Plan 2012* of the City of Joplin, the comprehensive plan for the City as a whole.

3) The completion of the Redevelopment Projects included in the Redevelopment Plan and retirement of obligations incurred to finance redevelopment project costs associated with the Redevelopment Projects will occur no later than twenty-three (23) years from the adoption of any ordinance approving a Redevelopment Project within the Redevelopment Area. The completion of all projects included in the Redevelopment Plan and retirement of any obligations incurred to finance redevelopment project costs will occur no later than thirty-three (33) years from the adoption of the ordinance approving the Redevelopment Plan. No property for a project will be acquired by eminent domain later than five (5) years from the adoption of the ordinance approving the Redevelopment Project.

4) The Redevelopment Plan includes a plan for relocation assistance for businesses and residences located in the Redevelopment Area.

5) A cost-benefit analysis showing the impact of the Redevelopment Plan on each taxing district which is at least partially within the boundaries of the Redevelopment Area has been prepared in accordance with the Act. The analysis shows the impact on the economy if the Redevelopment Projects are not built, and are built pursuant to the Redevelopment Plan. The cost-benefit analysis includes a fiscal impact study on every affected political subdivision,

and sufficient information for the City Council to evaluate whether the Redevelopment Plan as proposed is financially feasible.

6) The Redevelopment Plan does not include the initial development or development of any gambling establishment.

Section 4. That RKS Development, LLC is hereby designated as the developer of Redevelopment Projects 1, 2, 3, 4, 5, and 6.

Section 5. That the Tax Increment Financing Contract Between the City of Joplin, Missouri and RKS Development, LLC for the South Main Street Tax Increment Financing Plan attached hereto as Exhibit B is approved and the City Manager is authorized to execute said Contract on behalf of the City.

Section 6. This ordinance shall be in full force and effect from and after its passage and approval by the Mayor and City Council.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2015.

_____
Michael L. Seibert, Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

B.

SOUTH MAIN

TAX INCREMENT FINANCING PLAN

JOPLIN, MISSOURI

May 15, 2015 4th Draft

PREPARED BY:
Gross & Associates
8270 West Farm Road 160
Republic, MO 65738
(417) 425-9460

PENDING APPROVALS

1. Tax Increment Financing Commission Public Hearing & Recommendation to City Council
2. City Council Approval

C.

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RE: Changes to the Main Street TIF Redevelopment Plan April 15, 2015 3rd Draft

Draft #3 dated April 15, 2015 was submitted to the TIF Commission. The public hearing was held on April 30, 2015. The hearing was held and continued to May 28, 2015 to allow for some changes to the Plan. I Am the consultant to the Developer and have prepared the plan, thus I am providing you a summary of the changes in accordance with Section 99.825 of the TIF Act, which requires a notice to the affected taxing districts at least seven days prior to the conclusion of the public hearing. I have attached copies of certain exhibits that have been changed. Following is a summary of the changes to the Plan.

1. The Developer has agreed to limit the term of the TIF to 16 years for each Redevelopment Project Area (RPA). There are six RPAs in the plan. The prior plan allowed for each RPA to run for the entire 23 year term as allowed by the TIF Act. This means that by the 16th year of any RPA the TIF will be terminated for that RPA regardless if the Developer has been fully reimbursed or not. If the Developer is fully reimbursed prior to the 16 years the TIF will terminate sooner.
2. The Reimbursable Project Cost has not changed, except the interest allowance request has been increased by $442,429.
3. The total project Cost has increased by $7,598,157, of which $7,155,728 is not reimbursable.
4. The But For Analysis has changed as a result of the changes in project cost. The But For analysis attached was prepared by myself for the Developer. The City has hired a third party to prepare a third party review of the But For, and may vary from the attached one prepared by and for the Developer.
5. RPA 2 & 3 have been changed. Property inn RPA 3 has been moved to RPA 2. No changes in total property, just a switch in project areas.
6. As a result of the changes, the projected cash flows of the TIF indicate that the TIF will be totally reimbursed by 2030.

This is a summary of the changes in the TIF Plan as of this date. Should further changes be made you will receive further notice of such changes. The TIF Commission may or may not make their recommendations on May 28, 2015. The Commission can continue the hearing, or close the hearing if not changes are made. The Plan is not yet approved. The changes are just a report of the changes to date from the prior version of the Plan. The TIF Commission will make a recommendation to the City Council, whom will have the authority to approve or reject the Plan.

I. SUMMARY OF PLAN

Following is a brief summary of the herein proposed Tax Increment Finance Plan and Redevelopment Area. The intent of this Summary is to acquaint the reader of this Plan with the overall intent and concept of the Plan. It will give a summary of the various terms of the proposed Plan. Readers are advised to read the entire Plan and not use the Summary to conclude any specific terms. Efforts in the drafting of the Summary to be all inclusive and correct, but the actual terms of the TIF Plan and Redevelopment Area are specified within the Plan and not within the Summary. The final adoption of this Plan will be the adoption of the Plan that is specified within the remainder of this Document and not the Summary Section.

The proposed Redevelopment Area is an estimated 83 acres of land, which generally lies on both sides of Main Street and south of 32nd Street, and north of I-44, in Joplin, Missouri. It more specifically lies east of Main Street from 36th Street north of 34th Street to the south side of the CVS Pharmacy Property, and both on the east and west side of Main Street from 36th Street south to 42nd Street, and East of Main Street from 42nd Street south to just north of 44th Street. The eastern and western boundaries vary. The Redevelopment Area is divided into six (6) Redevelopment Areas. The Redevelopment Area is broken up into RPA's in order to allow a developer to focus on the areas based on market conditions. The Plan calls for all six Redevelopment Areas to be activated different times/ RPAs 2 & 6 would be activated in 2015, RPAs 3 & 5 is projected to be activated in 2017, and RPAs 1 & 4 are projected to be activated in 2018. Market conditions may alter the activation of RPAs 3, 5, 1, & 4, but RPAs 2 & 6 would be activated upon approval of the Redevelopment Plan. Each RPA will terminate upon payment of all of the Redevelopment Project cost, or 16 years from the date of activation of the RPA, whichever comes first. The Developer is proposed to be RKS Development, LLC, which is comprised of Rodney Spriggs, Ken Caviness and Steve Wilcox, whom own and operate Vintage Stock, a retail operation with 45 stores nationwide and headquartered in Joplin. All three are Joplin natives. To date they have acquired an estimated 45 acres, or 54% of the total Redevelopment Area, they propose to possibly purchase an estimated total of 77 of the acres. The estimated Reimbursable project cost total is an estimated $37 million, including interest, or only 16% of total $230 million estimated project cost. It is proposed, as part of the Plan, that the Developer will create a "community improvement district" (CID), and impose an added 1% sales tax and contribute 100% of the sales tax revenue to fund Reimbursable Project Cost, 29.4%, thus reducing the cost to the current local taxing districts to 16%. Currently 78% of the redevelopment area is classified residential or agricultural, thus the County Sur-charge, or merchants and manufacturers tax is not imposed or collected on these properties. The County Sur-Charge is currently $.40 per $100 of assessed value. The funds derived from this tax is paid to all taxing districts based on the proportionate share of the total levy. The total revenue from the surcharge in the Redevelopment Area on the commercial classified property of $351,000, or 24% of the total assessed value of the Redevelopment Area, is currently $1,460,635, See Exhibit 5 for details. The Redevelopment plan will cause 96% of all of the property to be classified as commercial, thus the Sur-Charge will be imposed. Currently The TIF Act prohibits a TIF from capturing any of the County Sur-Charge. This will give the taxing districts a significate increase in taxes during the term of the TIF, estimated to be an additional $114,691 per year (average over 15 years) above the current $1,236.32. The total taxes estimated to be collected by the taxing districts if no TIF is approved is $1.4 million annually over a 15 year period, and that is with calculating an annual increase in assessed value of 0.018%, and an annual growth in tax levies of .00925%, which grants a combined annual growth rate of 0.0273%, which is based on historic growth in the area over the past five years. See Exhibit 10 for details. The total estimated increase in property taxes to the taxing districts over the 16 years is a combined $53,297, or $3,331 per year if no redevelopment occurs and the previous five-year growth is applied. See Exhibit 10 for details. No property taxes will be captured by the TIF from property classified as residential, if the Redevelopment Plan is approved. The only projected residential is in RPA 6, with the possible development of a new apartment building. The projected assessed value on that parcel is $935,839, and it is calculated in Exhibit 11 to go to the taxing districts. Any funds generated from residential assessments will be declared as a surplus and repaid to the taxing districts on a pro-rata bases based on their levy. If the Redevelopment Plan is approved, and TIF is imposed in accordance with the Plan, an estimated $4,856,417 in property tax revenue would be generated and paid to the taxing districts during the estimated 15-year term of the TIF, which would be a

total increase of $3,633,666 over the same period with no TIF, which is a 297% increase, or an annual average increase of $242,244. See Exhibit 8 for details. This is after the TIF captures the PILOT's as proposed under the Plan. See Exhibit 10 & 11 for details. The two taxing districts, which collect sales tax, the City and the County, would collect an estimated $301,271 over 16 years, or an annual average of $18,829 assuming no TIF is approved. With the TIF, it is estimated they will collect $16,900,988 over the 15-year period, after paying the 50% share of new taxes to the TIF.

E.+

II INTRODUCTION

Eminent domain will not be utilized for the redevelopment itself. It is anticipated that the Developer selected will be obligated to demonstrate that the Redeveloper can or will acquire ownership of the substantial majority of the land within the Redevelopment Area without the assistance of eminent domain. However, it is possible that eminent domain may be required to complete the upgrading and widening of the streets, utilities, and storm water easements and which will benefit the neighboring residential areas, in the normal manner which the City uses Eminent Domain in such cases. The current zoning is a mixture of residential and commercial. Future land use is projected to be mostly commercial. The 2012

The Redevelopment Area qualifies as a "Blighted Area," as defined by the Act and as evidenced by the information provided in the "Blight Study" attached to this Plan as Exhibit 4. The Area is considered a neighborhood in transition from residential to commercial. Since the development of I-44 the frontage property along Main Street, also known as "Hearne's Boulevard", has attempted to move from a residential area to a commercial usage. Most attempts to convert the usage consisted of converting existing residential buildings to commercial usage. This conversion effort has left commercial use properties along Main Street, which are in many cases in buildings that would not meet current commercial building codes, and the site is smaller than the current industry demand for new stand-alone commercial properties. Few productive and active commercial businesses are operational south of 32nd Street. The cost of acquiring various small residential or commercial parcels sufficient to construct new and modern standalone buildings will likely exceed the value of the property and force prospective developers to seek "greenfield" property outside the Redevelopment Area, thus leaving the area to further deteriorate in condition and value. The Area also has an elementary school, Stapleton Elementary, which suffers from a poor layout and land use, due to a parking lot south of the school that requires employees and patrons to cross 41st Street without traffic controls to get to the school buildings. The area also has an older multifamily apartment building, Village Oaks, which is in terrible interior and exterior condition. A significant amount of the buildings are vacant and boarded up. The presence of the apartment building in the area deters new investment due to the condition of the property and the increased police calls. The property has a long history of police calls to the property, 135 in the past five years, thus being next to the elementary school creates a safety condition for the students. The area has blue line streams in the low portion of the area, which captures the storm water drainage for the area and captures the run off for a significant portion of property outside the area. In order to develop or redevelop the property a mitigation plan must be approved by the Corp or Engineers. A significant amount of property will be consumed to allow for the mitigation. With these current conditions, it is unlikely that the area will develop in the proper manner. With the construction of the new Mercy Hospital south of I-44 and east of Main, the area will have significant traffic flow increase and should develop a demand for commercial property since the traffic will no longer be transit in nature. The Redevelopment Area is substantially underutilized, thus providing the City substantially less than its full measure of property taxes, sales taxes and employment opportunities for its residents. The property has not been subject to significant growth or development through investment by private enterprise. The Redevelopment Area cannot be reasonably anticipated to be redeveloped without the adoption of tax increment financing to defray, among other things, the costs of rectifying the conditions causing the Redevelopment Area to qualify as a Blighted Area.

This Plan anticipates that the Redevelopment Area will be redeveloped in segments or phases, referred to as "Redevelopment Project Areas." A total of six Redevelopment Project Areas are projected. Each Redevelopment Project Area (RPA) will have its own project, referred to as a "Redevelopment Project." The development of the entire Redevelopment Area, by the Developer selected, is estimated to take approximately (4) to (6) years. The Redevelopment Projects shall be implemented no later than ten (10) years from the adoption of the ordinance approving the Redevelopment Plan. It is understood that the approval and future development of any Redevelopment Project will not impair the ability to subsequently approve other Redevelopment Projects. It is proposed that RPAs 2 & 6 will be activated in 2015, RPAs 3 & 5 in 2017, and RPAs 1 & 4 in 2018. It may take the 4-6 years to fully develop each RPA, but it is anticipated that the "energy" of each RPA that is activated and developed will spur new activity and growth.

Comprehensive Plan specifically identifies the South Main to Downtown Corridor. The Plan specifies and encourages the development of mixed use commercial along the frontage of Main Street with residential behind the frontage. The Redevelopment Plan does comply since all of the frontage will be mixed use commercial and new residential is being developed behind the commercial in RPA 6.

With the adoption of Tax Increment Financing, each of the RPA areas that are activated, within the Redevelopment Area and adjacent thereto will enjoy increased sales, thereby strengthening and extending the useful economic life of both the subject tracts and neighboring tracts and businesses. Additionally, the assessed value of the Area will increase because of the private investment by the Developer, thus increasing the property tax base of the area and surrounding areas. Therefore, the City and other taxing districts will receive increased sales and other taxes from this area as a direct result of the Tax Increment Financing Plan and the new development. Currently within the Redevelopment Area, there are 83.117 acres (see Exhibit 5 for details) of which 645.02 acres or 78% of the land is classified residential and/or agricultural and only 7.153 acres are commercial or 8.6% of the total. The remaining 10.94 acres is tax exempt, or 13.2%. The Redevelopment Plan calls for redevelopment of the area whereby the end result will produce 93% of the area in commercial classification, see Exhibit 9 "Development Schedule Build-Out for details. This is extremely relevant and important to the taxing districts, which collect property taxes. Under the TIF Act, the County Sur-charge, or merchants and manufacturers tax, cannot be captured by the TIF. This tax is collected and paid to the taxing districts, even on any increase in assessed value. Based on the projections of the Redevelopment, this will generate an estimated $115,000 per year in new tax revenue, over the estimated 15 years of the TIF, based on the current levy of $.40 per $100 of assessed value, or an estimated $1.8 million in new tax revenue over the estimated 15 year term the TIF is proposed to capture property tax, thus the Redevelopment of the area into a viable commercial area will benefit the taxing districts during the TIF period as well as after the termination of the TIF. See Exhibit 13 for details.

The redevelopment of this district will also provide the City of Joplin with better utilization of facilities and infrastructure. As experienced by many cities, often developers choose to develop in "green fields" at the edges of existing development. Development in these "green field" areas are less expensive and quicker as there are commonly no assembly of land issues, neighbors who have concerns, storm water runoff issues, existing buildings and utilities to remove, or possible environmental concerns from asbestos, petro carbons and other contaminants. Greenfields are defined as new undeveloped areas with all infrastructure in place, usually a new commercial development area. As residents move outward, cities must extend utilities and infrastructure at increased expense. Moreover, departing residents and businesses leave cities with that common concept of the "donut hole" in parts of the city. In contrast, the redevelopment of this area will retard the deterioration of surrounding areas, both residential and commercial; provide jobs and less utility extensions.

The Blight study, as supplemented, attached as Exhibit 4 finds the area to be a Blighted Area within the definitions of the Tax Increment Financing statutes.

At approximately the time the required notices are provided to the taxing districts, a Request for Proposal will also be published to solicit a Developer. The City will then select a Developer from among the proposals. The chosen Developer shall document the new jobs within the Redevelopment Area. It is anticipated that any proposal shall include numerous new jobs, thereby strengthening the economic and employment base within the City of Joplin.

The Redevelopment Project will include and consist of site preparation, design and construction of a number of individual commercial developments ("Redevelopment Project Areas") within the Redevelopment Area. The proposed legal descriptions of the Individual Project Areas will be set forth within Exhibit 1. Redevelopment Project Areas may be redefined, resized and renumbered at the discretion of the Developer to meet market conditions and development demand subject to the approval of the City's governing body. Some Individual Project Areas are likely to be developed before others. A Preliminary Site Plan for the Redevelopment Projects as determined by the chosen Developer will be attached as Exhibit 2,

and will graphically depict the location of the proposed Project Areas. In connection with the planned developments for the Redevelopment Area, the Developer will be required to demolish most existing structures in the Redevelopment Areas upon property which the Developer takes ownership, which will be obtained and accomplished on a best efforts basis, and construct the buildings and improvements described on the Preliminary Site Plan, as may be modified. The Plan, as approved, will require the chosen Developer to construct and upgrade the development with enhanced quality of construction. As set out in greater detail below, the costs of the following categories shall be treated as and considered to be Reimbursable Project Costs pursuant to this Plan:

Street Improvements. The following street improvements will be accomplished: A new traffic light is proposed to be installed at 33rd Street and 39th Street, subject to MoDOT and City approval, complete with turn and stacking lanes. Turn and stacking lanes are proposed to be added at the current traffic light at 41st Street. Virginia Avenue will be extended from 39th Street to 33rd street. Joplin Avenue will be extended from 41st street to intersect with 36th Street. Pennsylvania Avenue will be upgraded to handle the increased traffic from the new proposed parking lot for the School. Streets will be reconstructed and upgraded to City/MoDOT standards (including removal of old street materials from the site where needed) and dedicated to the City, or MoDOT, to the extent feasible and acceptable to the City and MoDOT. Utilities in the ROW will need to be relocated to more appropriate locations. Way finding signs will be replaced and reinstalled at the perimeter entrances to the new intersections to increase awareness and speed up traffic flow. Streets and driveways into the various Redevelopment Project Areas will be constructed to MoDOT/City standards, depth, composition, etc. Within the Redevelopment Area it is estimated that $7.5 million in street and street related improvements will be needed. See Exhibit 3 for details.

Utilities Installation, Relocation, Upgrades: Due to the extensive amount of demolition of outdated structures, it is anticipated that the potable water, sewer, and other utilities will need to be relocated, extended, and or upgraded throughout the Redevelopment Area. There are two large tracts of land within the Redevelopment that have no utilities extended. Within RPA-2 there is an estimated seven acre tract, that is undeveloped, and within RPA-6 there is an estimated 18 acre tract that is undeveloped. All of the utility services will need to be extended within these two tracts. All utilities will be extended and upgraded in accordance with the guidelines of the Utility companies. The total estimated cost for Utility work is estimated at $3 million.

Extraordinary Land/Site Preparation Costs. The following will be accomplished: demolition and/or removal of the existing buildings on most property acquired by the Developer (on a best efforts basis to acquire the properties), and parking areas; demolition and removal of building materials and old asphalt paving materials to an appropriate off-site location or site fill where needed and approved; removal of any hazardous or environmental contaminating materials to an appropriate off-site location; removal and relocation of all utilities associated with demolition, insuring that neighboring owner's utilities are not interrupted. The total estimated cost is $10 million.

Storm Water Improvements/Mitigation Cost. The following will be accomplished: Current on-site storm water drainage is handled by flow into the low point of the area west of Main Street and south of 36th Street, located in the center of the Redevelopment Area, and the low point within the Redevelopment Area. The area is within the Flood plain of the Shoal Creek Basin. The streams are blue line streams, which are regulated by the Corp of Engineers and upon consultation with them, have determined that the area must be mitigated in order to allow any new storm water runoff. Plans have been

submitted to the Corp for approval which mitigates the area sufficiently to handle any new run off and manage existing runoff in the area. The mitigation plans calls for the preservation of the streams. Certain areas may require surface detention area to be constructed to slow down the runoff. The cost of mitigation and related cost is estimated at $3.9 million. Some storm water work, such as drainage for streets, will be covered in the Street Budget.

Additional Building Enhancements. The following will be accomplished: All new buildings to be masonry construction with combinations of brick/stone/block; variations in color and materials will be used to enhance appearance and style; no new metal buildings will be constructed, with the exception of the rear of buildings which will not have street visibility or neighbor visibility; all rooftop units/HVAC and roof-mounted equipment will be screened from the ground and street level in all directions (this is particularly important because of the elevation changes within the Redevelopment Area. All utilities will be underground or screened as code permits; loading docks and trash compactor areas will be screened as feasible; building entrances will be sheltered with canopies, awnings, etc., as permitted by tenant's prototypical building design; all external emergency exits and service doors will have contrasting frames and lintels on the exterior. There has been no Reimbursable Project Cost included for reimbursement of any specific enhancement to any private building. The Developers just intend to enforce all construction to adhere to these guidelines, except underground utilities.

Property Acquisition Cost: The Developer does not seek reimbursement for all land acquisition, which is an eligible cost under the TIF Act, but does seek the authority to be reimbursed for a portion of certain property cost, which exceeds the value of the property, or is extraordinary. As the Blight Study points out in a transitional neighborhood, whereby older residential property is, or needs to transcend to commercial classification, property owners often have an unrealistic idea of value, or the land site size is so small, that the residential property owner needs more than the property is worth to replace it. It is proposed that the Developer would have the ability to be reimbursed the cost above the appraised value on certain properties, with the City having the authority to approve each request, which the Developer proposes to be reimbursed. Following are the proposed rules relating to this provision; When the Developer identifies a property to purchase, they will notify the City of the offer and negotiations. If negotiations with the property owner breaks down and a price cannot be established, the Developer will request approval from the City to pay a specific price, with Reimbursement of a specific number. That number would be established by the City, but the Developer must pay the cost of an MAI commercial appraiser to conduct an appraisal of the value of the property as is, then one, with all demolition done. The appraisal will provide the Developer and City sufficient evidence to establish the true value or amount, which the TIF could, or should legitimately reimburse the Developer for excessive property cost. In all cases, the Developer must provide all funds to pay the property owner. No eminent Domain will be used. The City will not be a party to the transaction with the property owner, but will have final determination as to the final amount, which the TIF could reimburse the Developer. Developer will conduct all negotiations and provide the City with all requested information. The Appraiser will be hired by the City, but paid for by the Developer. The Developer will attempt to purchase all property without this incentive. No one will be forced out of their property if they wish to not sell. The estimated budget for total land acquisition cost for both public use and excess cost is $3.2 million, all of which is subject to the approval by the City for each property in which assistance is requested by the Developer.

Professional Fees & Contingencies & Interest: Costs of the Developer related to studies, surveys, plans and specifications, professional services and a budget contingency (such as legal fees, including those related to the costs for preparation of this Plan and a Developer's Proposal and special consultant fees), estimated at $1.6 million. Financing Costs, and any City and Commission expenses charged to the Developer, shall also be Reimbursable Project Costs, but is capped at $6,709,150 over the term of the TIF. The CID will fund any cost above the total cap of the TIF.

Total Reimbursable Project Cost is estimated at $37 million with interest. See Exhibit 3 for details.

Except for those costs for enhancements listed above and described below in greater detail, the costs of construction of the buildings and improvements themselves shall not be reimbursable pursuant to this Plan. Only those costs which are above those that would be required in "greenfield development" will be reimbursed and excessive cost of land acquisition, subject to approval by the City. Improvements to serve the public may be constructed, and dedicated to the

City for public use, as agreed upon by the City and the Developer.

It is estimated that construction of the Redevelopment Projects will create approximately 100 full-time jobs during the construction period for the Redevelopment Projects. Upon completion of all of the Redevelopment Projects, it is estimated that within the entire Redevelopment Area more than 662 full-time permanent workers will be employed, based on an estimate of one employee for every 1,000 square feet of retail space and one employee for every 400 square feet of office space. (See Exhibit 9 for details) The proposed new apartment building will have an estimated four employees. Salary and educational levels will range from entry level to higher paid executive level positions.

The aggregate Reimbursable Redevelopment Project costs are estimated at approximately Thirty million eight hundred eighty seven four hundred ninety five Dollars ($30,887,495), including professional service costs (including architect, engineer, special consultant and attorney fees) and a contingency budget financing costs (Interest) See Exhibit 3 for details.

All property owners within the Redevelopment Area under this Redevelopment Plan shall pay all current taxes now assessed upon the current property and make payments in lieu of taxes ("PILOTS") as set forth in the Act upon the increase in assessed value over the current value, which PILOTS shall be available for use to reimburse Reimbursable Project Costs on an "as-collected" basis. All PILOTs collected on the increase in assessed value upon any property, or any portion of a property, which is classified as "Residential" by the Newton County Assessor, shall be declared a surplus and paid to the taxing districts based upon each individual levy. Based on projections, and the TIF will terminate in 15 years after all cost are paid, but the TIF must terminate in 23 years in accordance with the TIF Statutes. See Exhibit 15 for a combined cash flow projection of both property and sales tax.

The most recent total equalized assessed value of the real estate within the Redevelopment Area is $1,434,905, as illustrated in Exhibit 1 & 5 by Project Area, however this number is only an estimate and is not official, since the Newton County Assessor is required to certify the true and actual number after the TIF Plan is approved in accordance with the TIF Act. It is estimated that the total equalized assessed value of the real estate within the Redevelopment Area will be an approximate additional ($32,350,469) when all of the Phases of the Redevelopment Project are completed in 2019, or an estimated 2,254% increase in assessed value, resulting from new construction. See Exhibit 9 for detailed estimates by Project Areas and Exhibit 11 to see the projected assessed value in the 15th year. The total Payments in Lieu of Taxes (which, as more thoroughly described in Section II, (which exclude the surtax or merchant and manufacturer's tax and personal property taxes) anticipated to be generated by the Redevelopment Project during the years of operation of the Redevelopment Project is shown in Exhibit 11 of the "Cost-Benefit Analysis, which consist of Exhibits 8 & 10 thru 15, and cannot precisely be determined at this time due to the uncertainty of the final size of each building, and uses. However, the total of PILOTs is estimated to be approximately $22 million, over the 15 years, which the TIF will captures $17 million of that total, and the taxing districts benefiting from collecting $5 million during the same 15 year period. See Exhibit 8 for details. The projected assessed value of the Redevelopment Area at the end of the 15 years is $38 million from which the estimated local property taxes generated would be $2 million based on the projected levy at that time. See Exhibit 11 for details.

The total Economic Activity Taxes anticipated to be generated by the Redevelopment Project during the 15 years of operation of the Redevelopment Project is projected in Exhibit 14, and are estimated to total $40 million during the projected 15 years of the TIF. Of that, total, and estimated $20 million will be captured by the TIF to pay Reimbursable Project Cost. Under the terms of the TIF Plan, the Main Street CID, to be created and impose an additional 1% sales tax shall agree to contribute the 50% of the sales tax not captured by the TIF to assist in paying

Reimbursable Project Cost, which will be another $10 million to assist with the payment of Reimbursable Project Cost. Combining the portion captured by the TIF and the additional CID contribution a total of $30 million will be captured and used to pay Reimbursable Project Cost. It is projected that the City and the County will collect, and retain, a total of $17 million in sales taxes during the estimated 15 years of the TIF. See Exhibit 8 and 12 thru 14 for details.

Thus, the total of PILOTs and EATs available for Tax Increment Financing is estimated to be approximately $40 million, which equals 100% of the commercial property PILOTs for, and 50% of the EATs, and the other 50% of the CID sales tax not captured by the TIF over a projected 15 year period needed to repay all Reimbursable Project Cost, however the TIF could, and must end in 16 years, if for some reason revenues are not sufficient to repay the Reimbursable Project Cost in the 15 year period. The total reimbursable amount from the TIF is caped based on the approved total in Exhibit 3, regardless of time. During the term of the TIF, Taxing Districts will also receive the taxes generated from the baseline-assessed value of the Redevelopment Area as of the time the Redevelopment Area is approved and activated. Also the taxing Districts will receive 100% of all tax revenues generated from the "Sur-Charge", or Merchant's and Manufacturer's Tax levied on all commercial property, property taxes generated from ALL personal property within the Redevelopment Area, and any increase in the tax levies above the levy amount at the time the Redevelopment Area is approved. See Exhibit 8 of the Cost Benefit Analysis.

It is anticipated that the Maximum Reimbursable Project Costs for the Redevelopment Project will be fully reimbursed in approximately the year 2030. It is required that the Developer file a petition with the City of Joplin to create a Community Improvement District to assist with the funding of eligible project cost. The Developer must seek amendments to the CID to add additional property as it is acquired by them during the term of the TIF. The detail of project costs provides a breakdown between the costs to be reimbursed and those borne by the Developer.

III DEFINITIONS

As used in this Plan, the following terms shall mean:

A. Act: The Real Property Tax Increment Allocation Redevelopment Act, Section 99.800, et seq., Revised Statutes of Missouri, as amended.

B. Approved Site Plan: The actual site plan as approved by the City for the applicable Redevelopment Project Area.

C. Blighted Area: An area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, 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, morals or welfare in its present condition and use.

D. City: Joplin, Missouri.

E. City Council: The governing body of Joplin, Missouri.

F. City Director of Finance: The Chief Financial Officer of Joplin, Missouri.

G. Conservation Area: An area within the boundaries of a redevelopment area located within the territorial limits of a municipality in which fifty percent or more of the structures in the area have an age of thirty-five years or more. Such an area is not yet a blighted area but is detrimental to the public health, safety, morals, or welfare and may become a blighted area because of anyone or more

of the following factors: Dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning. A Conservation Area shall meet at least three of the; factors provided in this definition.

H. County Assessor: The Assessor of Newton County, Missouri.

I. County Collector: The Collector of Newton; County, Missouri.

J. Debt Service: The amount required for the payment of interest and principal on Obligations or loan(s) as they come due, for the payment of mandatory or optional redemption payments, and for payments to reserve funds required by the terms of Obligations.

K. Developer: The person or entity selected by the TIF Commission to implement the TIF Plan, including construction of the Redevelopment Project, pursuant to the Development Agreement.

L. Development Agreement: The agreement to be executed by the City and the Developer setting forth the rights and obligations of Developer relating to the redevelopment of the Redevelopment Area, the construction of the Redevelopment Project and the payment and/or reimbursement of Reimbursable Project Costs.

M. Distribution Date: Monthly while this Plan remains in effect.

N. Economic Activity Account: The separate segregated account within the Special Allocation Fund into which Economic Activity Taxes are to be deposited.

O. Economic Activity Taxes: Fifty percent (50) of the total additional revenue from taxes, penalties and interest which are imposed by the City or other Taxing Districts, and which are generated by economic activities within the Redevelopment Project Area, over the amount of such taxes generated by economic activities within the Redevelopment Project Area in the calendar year prior to the adoption of the Redevelopment Project for the Redevelopment Project Area by Ordinance, while tax increment financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, taxes levied pursuant to Section 70.500, R.S.Mo., taxes levied for the purpose of public transportation pursuant to Section 94.660, R.S.MO., licenses, fees or special assessments other than Payments In Lieu of Taxes and penalties and interest thereon. If a retail establishment relocates within one year from one facility to another facility within the same county and the governing body of the city finds that the relocation is a direct beneficiary of tax increment financing, then for purposes of this definition, the Economic Activity Taxes generated by the retail establishment shall

equal the total additional revenues from Economic Activity Taxes, which are imposed by a municipality, or other Taxing District over the amount of Economic Activity Taxes generated by the retail establishment in the calendar year prior to its relocation to the Redevelopment Area.

P. Economic Development Area: Any area or portion of an area located within the city, which does not meet the standards of a blighted area or conservation area pursuant to Section 99.805(1) and (2),

R.S.MO., and in which the city council finds that redevelopment is in the public interest because it will: (a) discourage commerce, industry or manufacturing from relocating to a different state; (b) result in increased employment within the city; (c) or preserve or enhance the city's tax base. In Economic Development Areas, reimbursement may fund only infrastructure projects and may not include buildings.

Q. Financing Costs: Those costs incurred by the Developer, the TIF Commission, or the City as a result of issuing one or more series of Obligations or loan(s) to pay all or any portion of Reimbursable Project Costs incurred or estimated to be incurred, including but not limited to interest, loan fees, capitalized interest, financial advisor fees, legal fees, broker fees or discounts, original purchaser's discount, printing and other costs related to such financing. Interest shall be computed at the annual rate which the Developer, TIF Commission, or City are charged by a qualified lender. Financing Costs will be the actual cost documented and evidenced by the Developer, but will not exceed 10% per annum.

R. Obligations: Bonds, loans, debentures, notes, special certificates or other evidences of indebtedness issued by the TIF Commission or the City to pay or reimburse all or any portion of Reimbursable Project Costs incurred or estimated to be incurred, to finance the cost of issuing such Obligations, to establish reserves to refund or secure such Obligations, to finance the interest costs associated with such Obligations or to refund, redeem or defiance outstanding Obligations. Also defines obligations to the Developer for approved cost they have incurred and funded on behalf of the Redevelopment Plan, with the intent to repay on a pay as you go basis.

S. Ordinance: An ordinance enacted by the City Council of the City of Joplin.

T. Payments in Lieu of Taxes: Revenues from real property taxes in the Redevelopment Project Area selected for the Redevelopment Project which are to be used to reimburse the Reimbursable Project Costs, which Taxing Districts would have received had the City not adopted tax increment allocation financing, and which result from levies made after the time of the adoption of tax increment allocation financing within the Redevelopment Project Area. and during the time the current equalized value of real property in the Redevelopment Project Area, until the designation is terminated pursuant to this Plan which shall not be later than twenty-three (23) years after the Redevelopment Project for the applicable Redevelopment Project Area is approved, excluding, however, the blind pension funds tax levied under the authority of Article 111, Section 38(b) of the Missouri Constitution, and the merchant's and manufacturer's inventory replacement tax levied under the authority of Article X, Section 6(2) of the Missouri Constitution.

U. PILOT Account: The separate segregated account within the Special Allocation Fund into which Payments in Lieu of Taxes are to be deposited.

V. Plan: This Tax Increment Financing Plan.

W. Preliminary Site Plan: The preliminary site plan for the Redevelopment Project Area attached as Exhibit 2.

X. Redevelopment Area: The real property legally described in Exhibit 1.

Y. Redevelopment Project: Individual components of the Redevelopment Area and Project, each of which is distinguished from the others by type and/or location within the Redevelopment Project Area, and each of which shall further the objectives of the Plan, be designated with its individual legal description, and satisfy the requirements of a "redevelopment project" as that term is used within the Act.

Z. Redevelopment Project Area: That portion of the Redevelopment Area of a given Individual Redevelopment Project as defined in the Plan. As identified in Exhibit 1.

AA Public Improvements: Those Redevelopment Project Costs that will be dedicated to any public entity.

BB Redevelopment Project: The design and construction (including site preparation) of a commercial development containing approximately 13 parcels of retail and commercial space, as well as related infrastructure, within the Redevelopment Project Area in accordance with this Plan and the Preliminary Site Plan.

CC Redevelopment Project Area: That portion of the Redevelopment Area selected for the Redevelopment Project, which, in this case, is the entire Redevelopment Area and is legally described on Exhibit 1 and outlined on Exhibit 2.

DD. Redevelopment Project Costs: The sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Plan or the Redevelopment Project, including those of any and all Individual Redevelopment Projects, as applicable. Such costs include, but are not limited to, the following:

1. Costs of studies, surveys, plans and specifications;
2. Professional service costs, including. but not limited to, architectural, engineering, legal, marketing, financial, planning or special services (except for reasonable administrative costs of the Commission, such costs shall be allowed only as an initial expense, and are included in the costs set forth in this Plan for the Redevelopment Project);
3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land;
4. Costs of rehabilitation, reconstruction, or repair or remodeling of existing buildings and fixtures;
5. Initial costs for an economic development area (as defined in the Act);
6. Costs of construction of public works or improvements;
7. Financing Costs, including, but not limited to, all necessary and incidental expenses related to the issuance of Obligations, and which may include payment of interest on any Obligations or loans issued hereunder accruing during the estimated period of construction of the Redevelopment Project or afterwards, during the time of operation of the Plan, and including reasonable reserves related thereto;
8. Relocation costs to the extent that the City determines that relocation costs shall be paid or are required to be paid by federal or state law; and
9. Payments in lieu of taxes.

EE. Reimbursable Project Costs: The actual amount of Redevelopment Project Costs that have been or are incurred for (a) the activities and services whose estimated costs are listed on the attached Exhibit 3 under the column entitled "TIF Reimbursable Costs" (except that for any listed activity or service for which only a portion of its estimated cost is designated as "TIF Reimbursable Costs," the Reimbursable Project Costs shall be the proportion of all of the costs incurred for the activity, based upon the ratio of the estimated "TIF Reimbursable Costs" for the item to the estimated "Total ALL Costs"; (b) professional service costs
incurred by the Developer in the development and implementation of the Plan, but not to exceed the amount on Exhibit 3; (c) Plan Administration costs incurred by the City in the administration of the Plan; and (d) Financing Costs for these items.

FF. Special Allocation Fund: The fund, which contains two separate segregated accounts, maintained by the City Director of Finance, into which, as required by the Act, all Payments in Lieu of Taxes and

Economic Activity Taxes are to be deposited.

GG. Taxing District: Any political subdivision of the State of Missouri located wholly or partially within the Redevelopment Area having the power to levy taxes.

HH. TIF Commission: The Tax Increment Financing Commission of Joplin, Missouri.

II. TIF Revenues: Payments in Lieu of Taxes and Economic Activity Taxes.

JJ. Total Initial Equalized Assessed Value: That amount certified by the County Assessor, which equals the most recently ascertained equalized assessed value of each taxable lot, block, tract, or parcel of real property within the Redevelopment Project Area immediately after tax increment financing for the Redevelopment Project Area has been approved by the City Council by an Ordinance.

IV. TAX INCREMENT FINANCING

This plan is adopted pursuant to the Act. The Act enables municipalities to finance Redevelopment Project Costs with the revenue generated from payments in Lieu of Taxes resulting from increased assessed valuation on new development and, subject to annual appropriations, from Economic Activity Taxes resulting from increased economic activities in the Redevelopment Project Area. Immediately after the City Council approves a Redevelopment Project and adopts tax increment financing for the Redevelopment Project Area, the County Assessor shall certify the Total Initial Equalized Assessed Value of the Redevelopment Project Area. Real estate taxes (including penalties and interest thereon) resulting from: (1) all taxes levied on the Total Initial Equalized Assessed Value for the Redevelopment Project Area; and (2) the merchant's and manufacturer's inventory replacement tax levied under the authority of Article X, Section 6(2) of the Missouri Constitution, will be payable to Taxing Districts as if tax increment financing were not adopted. Payments in Lieu of Taxes (including applicable penalties and interest) collected from owners of property within the Redevelopment Project Area will be paid by the County Collector to the City Director of Finance and deposited in the PILOTS Account within the Special Allocation Fund. As a special provision of this Plan, any Payment in Lieu of Taxes (PILOT's) derived from the value of any real property, or any portion of real property, within the Redevelopment Area which is classified residential by the County Assessor after the redevelopment of that parcel shall be declared as surplus. Any Payment in Lieu of Taxes (PILOT's) that are derived from an increase in property tax levies resulting from a voter approved increase after the adoption of the TIF Plan shall be declared as surplus by the City. Any funds received as defined herein shall be declared as surplus any year such funds are collected during the term of the TIF. Such surpluses shall be refunded to all affected taxing districts imposing property taxes in the manner set forth in Section 99.820.1(12) of the TIF Act. The City shall calculate and determine the surplus amount, if any, each year on or before January 31st of each year, and shall provide such information in the annual report to the TIF Commission. In addition, following annual appropriation by the appropriate Taxing District, the Economic Activity Taxes generated within the particular Redevelopment Project Area shall be paid by the collecting Taxing District to the City Director of Finance who shall deposit such funds in the Economic Activity Account within the Special Allocation Fund. The plan allows the six redevelopment project areas to be activated at various times during the term of the TIF, however once any redevelopment project area (RPA) is activated the term which the RPA shall exist and tax increment financing is granted shall be limited to sixteen years from the date of the activation by the Joplin City Council.

V. EXISTING CONDITIONS IN THE REDEVELOPMENT AREA

Specific and detailed information concerning the existing conditions within the Redevelopment Area is attached as Exhibit 4. The information presented in Exhibit 4 and at the public hearing on the Plan support the finding that the

Redevelopment Area overall is a "blighted area" within the meaning of the Act.

VI. REDEVELOPMENT PLAN OBJECTIVES

The Developer, who shall be responsible for the design and construction of the Redevelopment Project, will implement this Plan. The objectives of this Plan are outlined below.

A. General Plan Objectives. The general objectives of this Plan are:

1. To enhance the tax base of the City and other Taxing Districts by development of the Redevelopment Area to its highest and best use and encouraging private investment in the surrounding area.
2. To discourage commerce, industry and manufacturing from moving operations to another state.
3. To increase employment in the City.
4. To eliminate adverse conditions in the Redevelopment Area and prevent them from spreading.
5. To provide for improved public infrastructure in and around the Redevelopment Area.
6. To enhance the aesthetics of the Redevelopment Area.

B. Specific Plan Objectives. Specific objectives of this Plan are:

1. To design and construct a commercial development and related infrastructure in the Redevelopment Project Area in accordance with this Plan and the Preliminary Site Plan for the Redevelopment Project Area, and to design and construct the private improvements proposed.
2. To cause roadway improvements as may be required by the Missouri Department of Transportation or the City of Joplin.
3. To install, repair, construct, reconstruct and relocate streets, utilities, and sidewalk improvements; essential to the preparation of the Redevelopment Area.
4. To install, repair, construct. reconstruct and relocate storm water detention and runoff facilities to underground locations;
5. To vacate any existing public rights-of-way inconsistent with the Plan and to make them a part of the Redevelopment Plan.
6. To expand the tax base of the City by encouraging private investment in the Redevelopment Area.
7. To provide development/business opportunities in the Redevelopment Area and surrounding areas.
8. To stimulate development which would not occur without tax increment financing assistance.
9. To increase the employment opportunities for the City's residents.
10. To encourage quality retail tenants to locate within the Redevelopment Project Area.

VII. DEVELOPER

A. Developer Selection. The City shall select a developer or developers in accordance with the TIF Act and City polices. This Plan has been submitted by RKS Development, LLC seeking to be the developer for the project.

VIII. PLAN IMPLEMENTATION

A. Site Acquisition. In the event that the Developer selected by the TIF Commission and City Council does not currently own all property within the Redevelopment Area, such Developer shall be encouraged, to the extent commercially reasonable, to acquire all such property voluntarily. The exercise of eminent domain shall not be used in the acquisition of any substantial portion of the Redevelopment Area.

C.General Land Use. The general land uses to apply in the Redevelopment Area are indicated on the Preliminary Site Plan. The Redevelopment Project shall be subject to the applicable provisions of Ordinances as well as other applicable codes.

D.Schedule of Development. It is anticipated that the construction of the improvements pursuant to the phasing will commence immediately after approval of the Plan. The exact commencement and completion dates of construction of each of the Individual Redevelopment Projects within the Redevelopment Project Area will be dependent on many factors, including market conditions, weather, availability of materials and other events beyond the control of the Developer, and may be earlier or later than the anticipated dates. Estimated dates will be provided by the Developer at the time of submission of its proposal, but in no instance shall any redevelopment project area term exceed sixteen years.

XI. FINANCING PLAN

A. Projected Redevelopment Project Costs. The total Redevelopment Project Costs (exclusive of Financing Costs) are estimated to be approximately $37 million. See Exhibit 3 for details. The total Redevelopment Project Costs inclusive of Financing Costs are estimated to be $230 million, The TIF Reimbursable Costs (inclusive of Financing Costs) amounting to an estimated $37 million represents approximately 16% of the total Project Costs. The CID will fund an estimated $9,149,469 of the Reimbursable Cost, above the estimated maximum amount of $37 million. See Exhibit 6, "But-For Analysis". Of the total maximum TIF Reimbursable Cost, the local taxing districts are funding 70%, while the CID, a special taxing district within the Redevelopment Area only is funding 30% of the cost. The actual Redevelopment Project Costs and the Reimbursable Project Costs may vary from those estimated in this Plan due to many factors, including but not limited to the actual final configuration of the Redevelopment Project and of the Individual Redevelopment Projects, unforeseen site conditions, actual costs of acquisition of real property (if not initially owned by the Developer) and fluctuation in the cost of labor and materials. Only the Reimbursable Project Costs are subject to TIF reimbursement, not other cost of the Developer.

B .Source of Funds. It is anticipated that the Developer through the proceeds of loans and/or equity will fund all of the Redevelopment Project Costs described herein. The City will pledge the TIF Revenues generated in the Redevelopment Area for the repayment of the Reimbursable Project Costs. It is estimated that the Reimbursable Project Costs that will be subject to reimbursement under this Plan will be those listed and described on Exhibit 3, to be included in the Developer proposal and as may be agreed by the City. It is anticipated that TIF Revenues generated by the completed Redevelopment Project will be sufficient to pay the Maximum Reimbursable Project Costs, and that the Reimbursable Project Cost will be fully repaid in approximately the year 2030.

C. Evidence of Commitments to Finance. The Developer will provide evidence of financial ability sufficient to satisfy the City they have the ability to undertake the project financially and complete it.

D. Issuance, Nature and Term of Obligations. It is not anticipated that Obligations will be issued to finance Reimbursable Project Costs. It is proposed that the Developer will furnish all funds to fund Reimbursable Project Cost, as well as private non-reimbursable cost, and will be reimbursed by the TIF on a "pay-as-you-go-basis" from TIF revenue when and if collected.

E. Prerequisite to Reimbursement to Developer. In order for Developer to be entitled to reimbursement of Reimbursable Project Costs, sufficient portions of the Redevelopment Project Area shall have been completed as necessary to provide PILOTs and EATs necessary to fund the Reimbursable Project Costs. Reimbursable Project Costs are payable/reimbursable solely from PILOTs and EATs collected and deposited into the Special Allocation Fund. Disbursements from the Special Allocation Fund shall be in accordance with the Plan and the Development Agreement. From time-to-time, the Developer shall provide to the City a cost-incurred certificate, certified by the Developer's architect, that specific matters whose costs are itemized on Exhibit 3 as "TIF Reimbursable Costs" have been partially or fully completed. For matters involving improvements, which are to be dedicated to the City, or for public roads, the cost-

incurred certificate shall include information that such improvements have been accepted by the City, MODOT or other appropriate governmental authority. The cost-incurred certificate shall include the actual costs of the Reimbursable Project Costs incurred to date, including any financing costs incurred, less any costs, which have been previously included in a Certificate of Completion, as described below. The City may ask for any additional documentation they may need to evidence the cost submitted by the Developer. Once the City has been satisfied that the listed reimbursable improvements have been completed and have been accepted by the architect, and has reviewed or audited the cost information to its satisfaction, it shall provide to the Developer a Certificate of Completion, which shall not be unreasonably withheld or delayed. The Certificate of Completion shall constitute the agreement of the City to reimburse those Reimbursable Project Costs, which are the subject of the Certificate of Completion, subject to collection of sufficient revenues and annual appropriation.

F. Projected TIF Revenues. The total amount of Payments in Lieu of Taxes projected to be generated by the Redevelopment Project is approximately $17.2 Million Dollars over the 15 years projected to capture such funds of the Redevelopment Project. The total amount of Economic Activity Taxes projected to be captured by the TIF from within the Redevelopment Project is approximately $24 Million Dollars over the 15 years of capture of such funds of the Redevelopment Project Area, including the 50% ($4 million) of the Main Street CID funds that are pledged to the TIF. These projections and the specific assumptions used in such projections are set forth in the TIF Revenues Projections is attached as Exhibit 11 & 14 of the Cost Benefit Analysis.

G. Payments in Lieu of Taxes. Calculation of anticipated Payments in Lieu of Taxes are based on current and projected future real property assessed valuations and the best available information concerning future property tax levy rates, both of which are subject to change due to many factors, including statewide reassessment, the effects of real property classification for real property tax purposes, and the rollback in tax levies resulting from reassessment or reclassification. Under the TIF Act, any taxes derived from an increase in the current levies will be paid to the taxing district, which has increased the levy.

1. Equalized Assessed Valuations. According to the records of the County Assessor, the Total Initial Equalized Assessed Value of the Redevelopment Area for which tax increment financing is to be adopted is approximately One Million Four Hundred Thirty Four Thousand Nine Hundred Five Dollars ($1,434,905). The current ad valorem tax levy rate in the Redevelopment Area is $4.5104 per $100 of assessed valuation, not including the State levy of $.03, or the $.40 County Sur-Charge. The Current Assessed Value will, and must be attested and certified by the County Assessor.

2. Anticipated Assessed Valuation. Property tax assessment for each Redevelopment Project Area is anticipated to occur in the year following completion of each Redevelopment Project Area. In the final year of the Plan, based on projections, which is 9 years earlier than the 23 year limit, the estimated assessed value in 2030, the year following projected end of the TIF, is $38,295,743. It is estimated that the Redevelopment Area will annually yield in excess of $2 Million in ad valorem property taxes annually upon the termination of the TIF. It is anticipated that during the term of the TIF a total of $2.5 million, or an estimated $182,000 annually paid to the taxing districts in new taxes excluding the estimated current $70,000 annual being collected from within the Redevelopment Area now, which the Districts will collect as well. The Taxing Districts will benefit from the collection of the County Sur-Charge imposed upon all commercial classified property, which the amount is estimated at an average of $127,000 over the 15 years. Exhibit 10 provides projections of property tax assuming no TIF is approved. Exhibit 11 provides projections of property taxes assuming the TIF is approved.

H.Economic Activity Taxes. Economic Activity Taxes to be generated in the Redevelopment Area consist of sales taxes and utility taxes incidental to construction of the Redevelopment Project and operation of the Redevelopment Project. The current local sales tax rate for the Taxing Districts is 3.75% (2.625 City, 1.125 County. The "City-Parks and Storm water"

tax ($.25) is estimated to sunset in 2022. The Capital Improvement Sales Tax was just reapproved by the voters for 10 more years, but is up for re-approval in 2025 ($.375) No Economic Activity Taxes attributable to the construction of the Redevelopment Project have been projected, none are anticipated. Exhibit 12 provides a projection of EATs if no TIF is approve. Exhibit 13 provides a projection of EATs showing the impact if the two taxes of the City are not renewed when they sunset and the TIF is approved. Exhibit 14 provides a projection of EATs assuming both taxes are renewed when they sunset and the TIF is approved.

I. Special Allocation Fund. The City Director of Finance shall establish and maintain the Special Allocation Fund, which shall contain two separate segregated accounts. Payments in Lieu of Taxes shall be deposited into the (PILOTs) Account within the Special Allocation Fund and (Eats) Economic Activity Taxes shall be deposited into the Economic Activity Account within the Special Allocation Fund. TIF Revenues so deposited and any interest earned on such deposits will be used for and are pledged for the payment of Reimbursable Project Costs and upon payment of all Reimbursable Project Costs, the Plan will be terminated and any excess funds will be distributed to the Taxing Districts, in the manner set forth in Article IX of this Plan.

X. DISBURSEMENTS FROM SPECIAL ALLOCATION FUND

All disbursements from the Special Allocation Fund will be made by the City Director of Finance out of the two separate segregated accounts maintained within the Special Allocation Fund for Payments in Lieu of Taxes and Economic Activity Taxes in proportion to their respective balances at the time of making a disbursement. On each Distribution Date, the City Director of Finance shall make disbursements from the Special Allocation Fund in the following manner and order of preference, subject to appropriation and approval of the City Council.

First, all PILOTs collected on any residential assessment shall be shall be declared a surplus and paid to the County Collector to be disbursed back to the taxing districts based on the taxing districts prorate levies.

Second, to pay City any Redevelopment Project Costs or administrative cost;

Third, to pay reimbursements of Developer advances;

Fourth, following the payment of all Reimbursable Project Costs, funds remaining in the Special Allocation Fund shall be disbursed by the City Director of Finance to the appropriate Taxing Districts in accordance with the Act.

XI. COST-BENEFIT ANALYSIS

The amount of all revenues estimated to be received by the Taxing Districts directly from the Redevelopment Project during the 15 years of operations of the respective Redevelopment Project are set out in the direct tax impact analyses attached as Exhibit 8 & 10 thru 15. These Exhibits combine constitute the Cost Benefit Analysis required by the Statues. The Cost benefit show that without the TIF the taxing Districts will only capture an estimated $1.5 million in taxes over the 15 years, or an estimated $106,000 per year in both sale and property taxes. With the TIF it is estimated that the taxing districts will capture $19.6 million in taxes, even after paying the share to the TIF, thus generating $18.1 in new taxes during the 15-year period. The TIF will not cost any taxing district funds or lost revenue. Once the TIF is over the annual tax revenue to the districts is projected to be in excess of $4.7 million annually in sales and property taxes. The cost-benefit analysis shows the impact on tax revenues in the event that the Redevelopment Project is built pursuant to the Plan, and if the Redevelopment Project is not built. The cost benefit analysis, together with the direct tax impact analysis, illustrates the fiscal

impact on every Taxing District. The information attached provides sufficient information to evaluate and support the financial feasibility of the Redevelopment Project, as proposed.

XII. PROVISIONS FOR AMENDING THE PLAN

This Plan may be amended only pursuant to the provisions of the Act.

XIII. TERMINATION OF TAX INCREMENT FINANCING

Tax increment financing for the Redevelopment Area shall remain in effect until the Redevelopment Project has been constructed and all Reimbursable Project Costs have been reimbursed or 23 years, whichever comes first, after the adoption of tax increment financing for such Individual Redevelopment Project Area by Ordinance. When it is time to do so under this Plan, tax increment financing shall be terminated for the Redevelopment Project Area or for any Individual Redevelopment Project by the adoption of an Ordinance of the City Councilor by any other method authorized by the Act. It is anticipated that all Reimbursable Project Costs will be reimbursed and that the tax increment financing for and the designation of the Redevelopment Project Area will be terminated by Ordinance by 2031.

XIV. REQUIRED STATUTORY FINDINGS

With the approval of this Plan, the TIF Commission and the City Council have, as required by the Act, made the findings set forth below, based upon the record of the public hearing on the Plan, including but not limited to concluding that the Redevelopment Project Area qualifies as a Blighted Area under the Tax Increment Financing statutes, based upon the information attached as Exhibit 4, the information elicited during the public hearing(s) and the But For Analysis done in Exhibit 6 and the affidavit of the prospective Developer to be attached as Exhibit 7, attesting that without the TIF the project would not be feasible..

Blighted Area. The Redevelopment Area overall is a Blighted Area. (See Exhibit 4)

A. But for determination: The Council must determine that without the TIF assistance the Redevelopment will not occur. The "But For" analysis provided as Exhibit 6 and the Developer's Affidavit attesting that without the TIF assistance the project would not be feasible.

B. Expectations for Development. The Redevelopment Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing due to the substantial cost to ameliorate the conditions causing the Redevelopment Area to qualify as a Blighted Area and that the Redevelopment Area will not be solely used for development of commercial businesses, which unfairly compete in the local economy. Further, the adoption of this Tax Increment Financing Plan is in the public interest because this development will result in the installation of needed infrastructure improvements, increased employment in the municipality, and will result in preservation or enhancement of the tax base of the city.

C. Conforms to Comprehensive Plan of City. The City's Comprehensive Plan indicates that the Redevelopment Area should be developed for commercial use. This Plan is in conformance with the City's Comprehensive. .

D. Date to Adopt Redevelopment Project. No Ordinance approving any Individual Redevelopment Project Area for TIF financing within the Redevelopment Project Area will be adopted later than ten years after the adoption

of this Plan.

E. Date of Complete Redevelopment. The estimated date to complete, including the reimbursement of all reimbursable project cost, including interest, of the Redevelopment Project Area has been projected to be 16 years, however the date cannot exceed 23 years from the adoption of the Ordinance approving any Individual Redevelopment Project Area, in accordance with the TIF Act.

F. Cost- Benefit Analysis. The cost benefit analysis attached as a part of Exhibit 8 & 10-15 shows the economic impact of this Plan on Each Taxing District. The analyses shows the impact if the Redevelopment Project is built, and if the Redevelopment Project is not built, pursuant to this Plan. The analyses includes a fiscal impact study on every Taxing District, and sufficient information to evaluate whether the Redevelopment Project as proposed is financially feasible.

G. Gambling Establishment. This Plan does not include the initial development or redevelopment of any gambling establishment as defined in the Act.

H. Reporting Requirements. The Commission/City shall report to the Director of the Department of Economic Development for the State of Missouri by the last day of February of each year the name, address, phone number and primary line of business of any business, which relocates to the Redevelopment Area. Pursuant to the Act, the Director for the Department of Economic Development is required to compile and report the same to the governor, the speaker of the house and the president pro tempore of the Senate on the last day of April of each year.

I. Redevelopment Project Area. The Redevelopment Project Area selected for the Redevelopment Project includes only those parcels of real property and improvements directly and substantially benefitted by the proposed Redevelopment Project.

XV. RELOCATION PLAN

A Definitions. The following terms, whenever used or referred to herein, shall have the following meanings:

(1) Designated Occupants. "Designated Occupants" shall mean handicapped displaced occupants and those displaced occupants who are 65 years of age or older at the time of the notice to vacate or who have an income less than the average median income for the metropolitan area as certified annually by the Missouri Housing Development Commission based upon standards established by the Housing and Urban Development Department.

(ii) Displaced Business. "Displaced Business" shall mean any business that moves from real property within the development area as a result of the acquisition of such property, or as a result of written notice to vacate such property, or in conjunction with the demolition, alteration or repair of said property by the Tax Increment Financing Commission pursuant to RSMo. 99.800 et. Seq., as amended.

(iii) Displaced Occupant. "Displaced Occupant" shall mean any occupant who moves from real property within the development area as a result of the acquisition of such property, or as a result of written notice to vacate such property, or in connection with the demolition, alteration or repair of said property, by the Tax Increment Financing Commission pursuant to RSMo. 99.800 et. Seq., as amended.

(iv) Handicapped Occupant. "Handicapped Occupant" shall mean any occupant who is deaf, legally blind, or orthopedically disabled to the extent that acquisition of another residence presents a greater burden than other occupants would encounter or that modification to the residence would be necessary.

(v) Occupant. "Occupant" shall mean a residential occupant of a building having lawful possession thereof, and further shall include any person in lawful possession, whether related by blood or marriage to any other occupant. If there is a document of a residential unit, the first-named person shall be the occupant for purposes hereunder.

(vi) Person. "Person" shall mean any individual, firm, partnership, joint venture, association, limited liability company, limited liability partnership, corporation, estate, trust, receiver or trustee appointed by any state or federal court, syndicate, or any other group or combination acting as a unit and any life insurance company organized und the laws of, or admitted to do business in the State of Missouri, undertaking a redevelopment project in an Individual Redevelopment Project Area.

E. Benefits. Every Person approved by the Commission as a developer of property subject to being acquired by the Tax Increment Financing Commission in furtherance of a Tax Increment Financing Plan shall provide relocations benefits as follows:

(i) There shall be a payment to all eligible Displaced Occupants and Displaced Businesses in occupancy at least thirty (30) days prior to the date said Displaced Occupant or Displaced Business is required to vacate the premises by the Developer, its assigns or any Person seeking acquisition powers under the Tax Increment Financing Plan pursuant to RSMo. 99.800 et. Seq., as amended; and

(ii) There shall be a program for identifying needs of eligible Displaced Occupants and Displaced Businesses with special consideration given to income, age, size of family, nature of business, availability of suitable replacement facilities, and vacancy rates of affordable facilities; and

(iii) There shall be a program for referrals of eligible Displaced Occupants and Displaced Businesses with provisions for a minimum of three (3) suitable referral sites, a minimum of ninety (90) days of referral sites for handicapped Displaced Occupants and thirty (30) days' notice for all other Displaced Occupants and Displaced Businesses, prior to the date such Displaced Occupant or Displaced Business is required to vacate the premises. Arrangements for transportation to inspect referral sites shall be provided to eligible Displaced Occupants; and (iv) All eligible Displaced Occupants shall be provided with relocation payments based upon one of the following, at the option of the Displaced Occupant:

(A) A $500.00 payment; or
(B) Actual reasonable costs of relocation, including actual moving costs, utility deposits, storage of personal property up to one month, utility transfer and connection fees, and other initial rehousing deposits, provided that the rent shall not exceed 150% of the current rent.

(iv) In addition to the payments provided for in subsection (iv) above, an additional payment shall be provided to Handicapped Occupants which shall equal the amount, if any, to adapt a replacement dwelling to substantially conform with the access ability and usability of such Handicapped Occupant's prior residence, such amount not to exceed $400.00.

(v) All eligible Displaced Businesses shall be provided relocation payments based upon the following, at the option of the Displaced Business:

(A) A $1,500.00 payment; or

BB.

(B) Actual reasonable costs of moving including costs for packing, crating, disconnecting, dismantling, reassembling and installing all personal equipment and costs for re-lettering signs and replacement stationary.

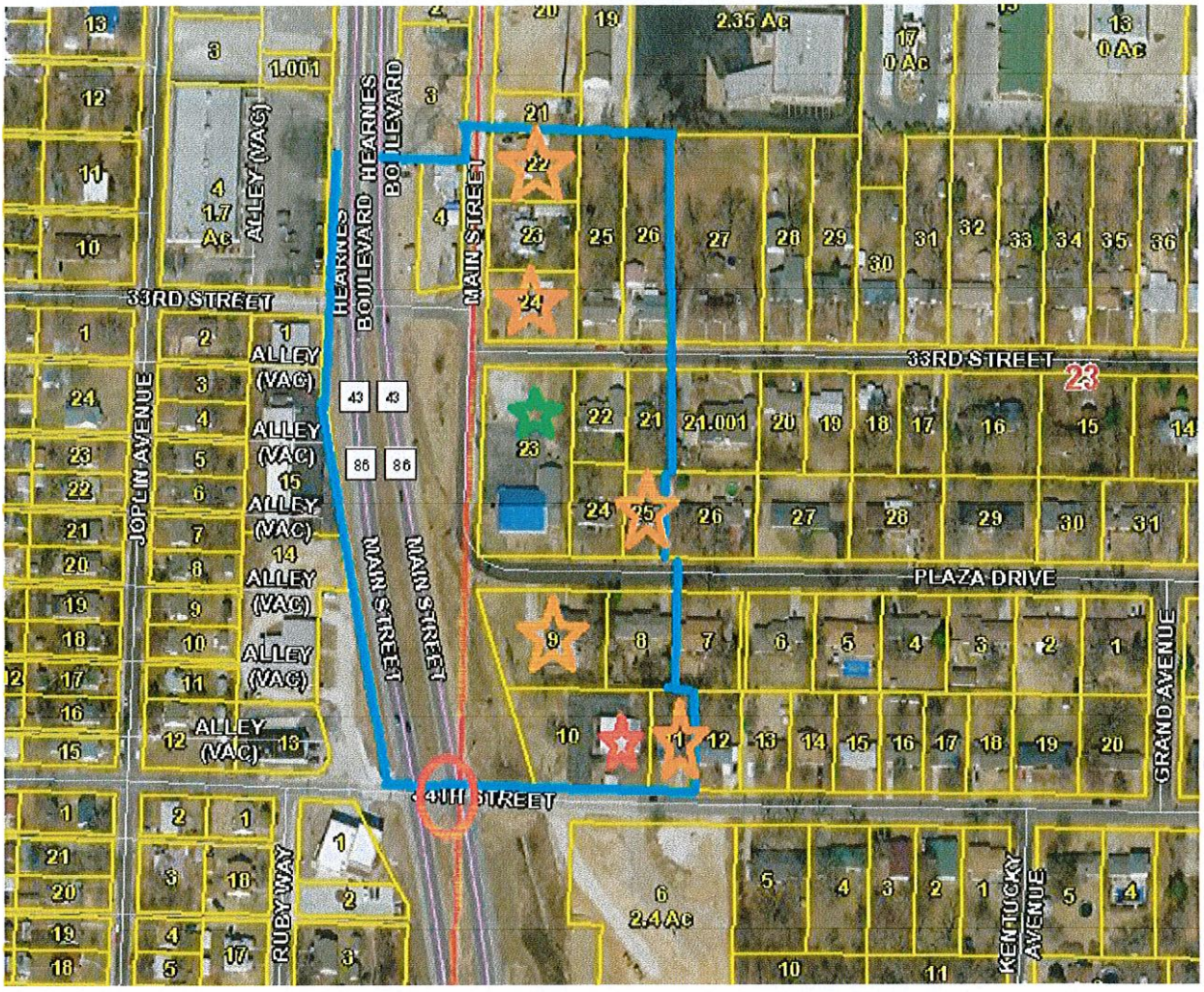
(vi) Any Displaced Occupant or Displaced Business may waive their relocation payment in writing.

(viii) All eligible Displaced Occupants and Displaced Businesses shall be notified in writing of the availability of the relocation benefits and assistance described herein.

(ix) Any Developer provided assistance with land acquisition by the Tax Increment Financing Commission shall provide a certification to the Commission of compliance with this relocation plan.

EXHIBIT 1-LEGAL DESCRIPTION & MAP OF REDEVELOPMENT AREAS (6 RPAs TOTAL)

REDEVELOPMENT PROJECT AREA 1



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OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022001001004000	0.260	GOODSON, ROBERT & DONNA 3227 MAIN JOPLIN, MO 64804	$17,120	1945-RES
Address:				
Legal Description:		FREEMAN GROVE 1 & 6: LOTS 8-9-10 & 11 EX W 50'	BOOK PAGE	324 02670
056023002001022000	0.325	COLE, MICHAEL B. & DONNA I. 6895 Beef Branch Road Joplin, MO 64804	$6,790	1945-RES
Address:				

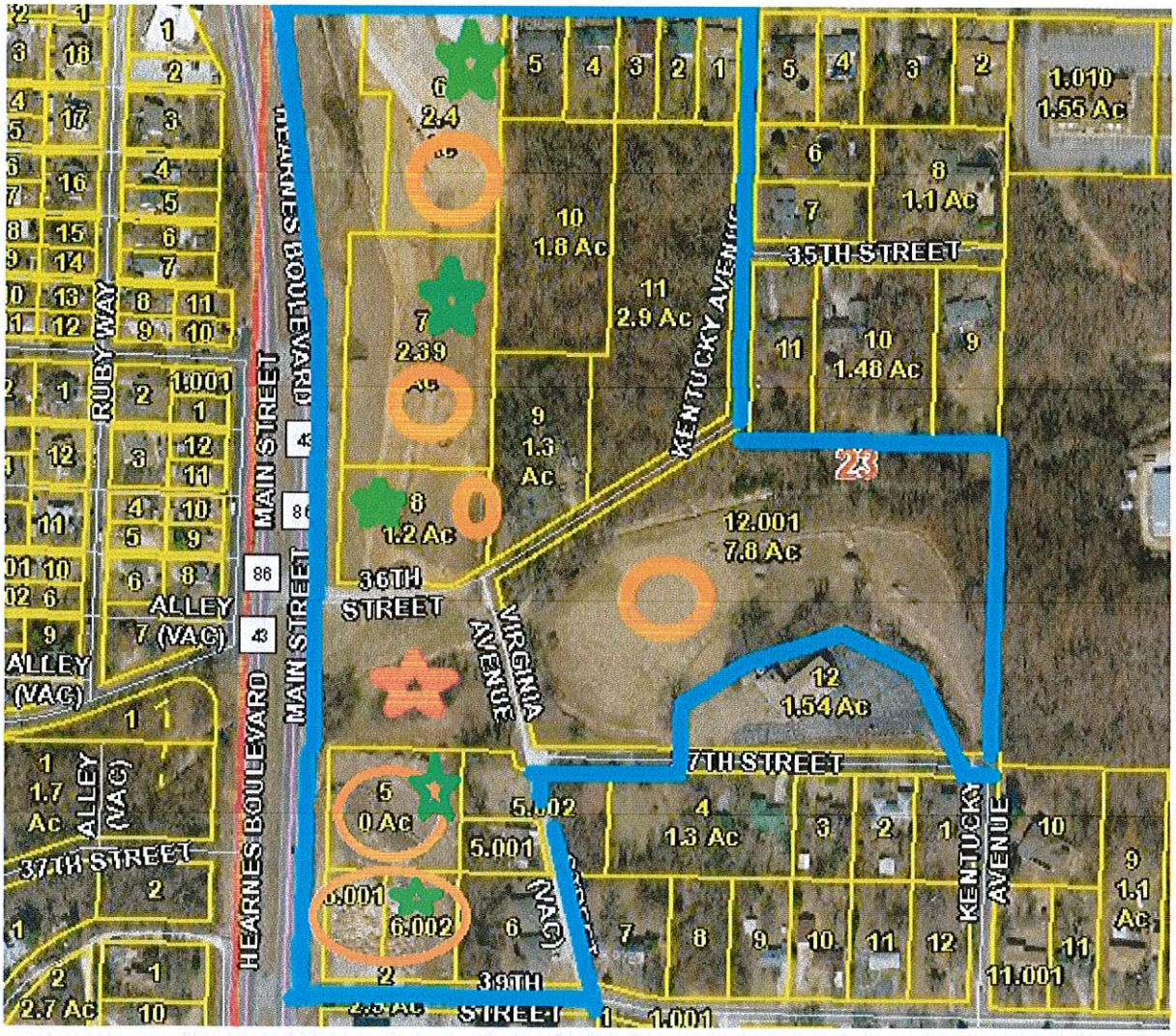
Legal Description:		COLLINS: N 102' LOT 10	BOOK PAGE	342 02769
056023002001023000	0.325	LEWIS, BERT G. 3235 S MAIN JOPLIN, MO 64804	$9,540	1945-RES
Address:				
Legal Description:		COLLINS: PT LOT 10 BEG 102' S NW COR E 139' S 102' W 139' N 102' TO POB	BOOK PAGE	354 01958
056023002001024000	0.326	LEGALLY BLONDE INVESTMENTS, LLC P. O. BOX 249 SAGINAW, MO 64864	$7,410	1945-RES
Address:				
Legal Description:		COLLINS: S1/3 LOT 10	BOOK PAGE	0360 01057
056023002001025000	0.488	LOYD, KEVIN G. 129 E. 33RD JOPLIN, MO 64804	$9,780	1945-RES
Address:				
Legal Description:		COLLINS: W1/2 LOT 11	BOOK PAGE	353 08014
056023002001026000	0.489	O'DELL, DION P. 133 E. 33RD JOPLIN, MO 64804	$10,370	1945-RES
Address:				
Legal Description:		COLLINS: E1/2 LOT 11	BOOK PAGE	0359 1864
056023002002021000	0.234	JUDD, MARK A. 132 E. 33RD JOPLIN, MO 64804	$4,670	??-RES
Address:				
Legal Description:		COLLINS: E 59' OF N 150' LOT 20 & W 9' OF N 150' LOT 21	BOOK PAGE	350 09332
056023002002022000	0.253	DEWEESE, CRYSTAL R. 120 E. 33RD JOPLIN, MO 64804	$17,590	1950-RES
Address:				
Legal Description:		COLLINS: N 138' OF W 80' LOT 20	BOOK PAGE	356 04629
056023002002023000	0.882	HECKMASTER, STEVE & DIANA & STEVEN SMITH 2607 WISCONSIN AVENUE Joplin, MO 64804	$28,100	??-COM
Address:				
Legal Description:		COLLINS: LOT 19	BOOK PAGE	0360 03991
056023002002024000	0.253	DENNIS, JEFFREY SCOTT & D'ANN 101 POINDEXTER PINEVILLE, MO 64856	$13,850	1956-RES
Address:				
Legal Description:		COLLINS: W 80' LOT 20 EX N 138'	BOOK PAGE	0362 05661
056023002002025000	0.172	FISHER, LINDSEY	$11,140	??-RES
Address:		121 PLAZA DRIVE		

		JOPLIN, MO 64804		
Legal Description:		COLLINS: E 59' LOT 20 EX N 150' & EX S 30'	BOOK PAGE	0361 08484
056023002005008000	0.333	DOKE, LAVONNE LEEANNE	$16,600	1970-RES
Address:		P.O. BOX 1137 JOPLIN, MO 64802-1137		
Legal Description:		PARK PLAZA 1: LOT 3	BOOK PAGE	346 02905
056023002005009000	0.666	RUARK, DENNIS L. & MARY JANE	$36,420	1976-RES
Address:		3506 SILVER CREEK ROAD JOPLIN, MO 64804-5348		
Legal Description:		PARK PLAZA 1: LOTS 1 & 2	BOOK PAGE	300 01198
056023002005010000	0.563	JOPLIN CITY	$0	1971-EXEMPT
Address:		602 S. MAIN JOPLIN, MO 64804		
Legal Description:		PARK PLAZA 1: LOT 22 EX E 32' & ALL LOTS 23 & 24	BOOK PAGE	358 01024
056023002005011000	0.220	GILSTRAP, DOROTHY J.	$9,750	1964-RES
Address:		9386 ELM DRIVE JOPLIN, MO 64804		
Legal Description:		PARK PLAZA 1: W 33.7' LOT 21 & E 32' LOT 22	BOOK PAGE	0361 07849
			$199,130	
TOTAL PROJECT 1	**5.789 Acres**		**Assessed Value**	

STREET RIGHT OF WAY TO BE INCLUDED.

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF PARCEL # 056023002001024000, BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL, PROCEEDING DUE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD, THENCE PROCEEDING SOUTH ALONG THE WESTERN RIGHT OF WAY OF HEARNE'S BOULEVARD TO THE NORTHWEST CORNER OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD AND 34TH STREET. ALSO INCLUDING THE RIGHT OF WAY OF MAIN STREET THAT LIES SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF PARCEL # 056023002002022000, THENCE PROCEEDING WEST TO THE WESTERN RIGHT OF WAY OF MAIN STREET. INCLUDES ALL OF THE RIGHT OF WAY OF MAIN STREET SOUTH OF THAT LINE TO A 90 DEGREE CURVE IN THE STREET AT TO THE POINT THE STREET BECOMES PLAZA DRIVE. ALSO INCLUDING THE RIGHT OF WAY OF PLAZA DRIVE BEGINNING AT THE SOUTHWEST CORNER OF PARCEL #056023002001026000, THENCE PROCEEDING SOUTH TO THE SOUTHERN RIGHT OF WAY OF PLAZA DRIVE. INCLUDES ALL OF PLAZA DRIVE FROM THAT POINT TO THE 90 DEGREE CURVE AT THE POINT WHERE THE STREET BECOMES MAIN STREET.

REDEVELOPMENT PROJECT AREA 2



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OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
056023002006001000	0.305	WOOD, WILLIAM K.	$13,430	1974-RES
Address:		326 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: LOT 26 EX W 140' & N 10'	BOOK PAGE	338 04078
056023002006002000	0.305	WILSON, PHYLLIS K.	$13,240	??-RES
ADDRESS:		318 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: E 70' OF W 140' LOT 26	BOOK PAGE	338 03974

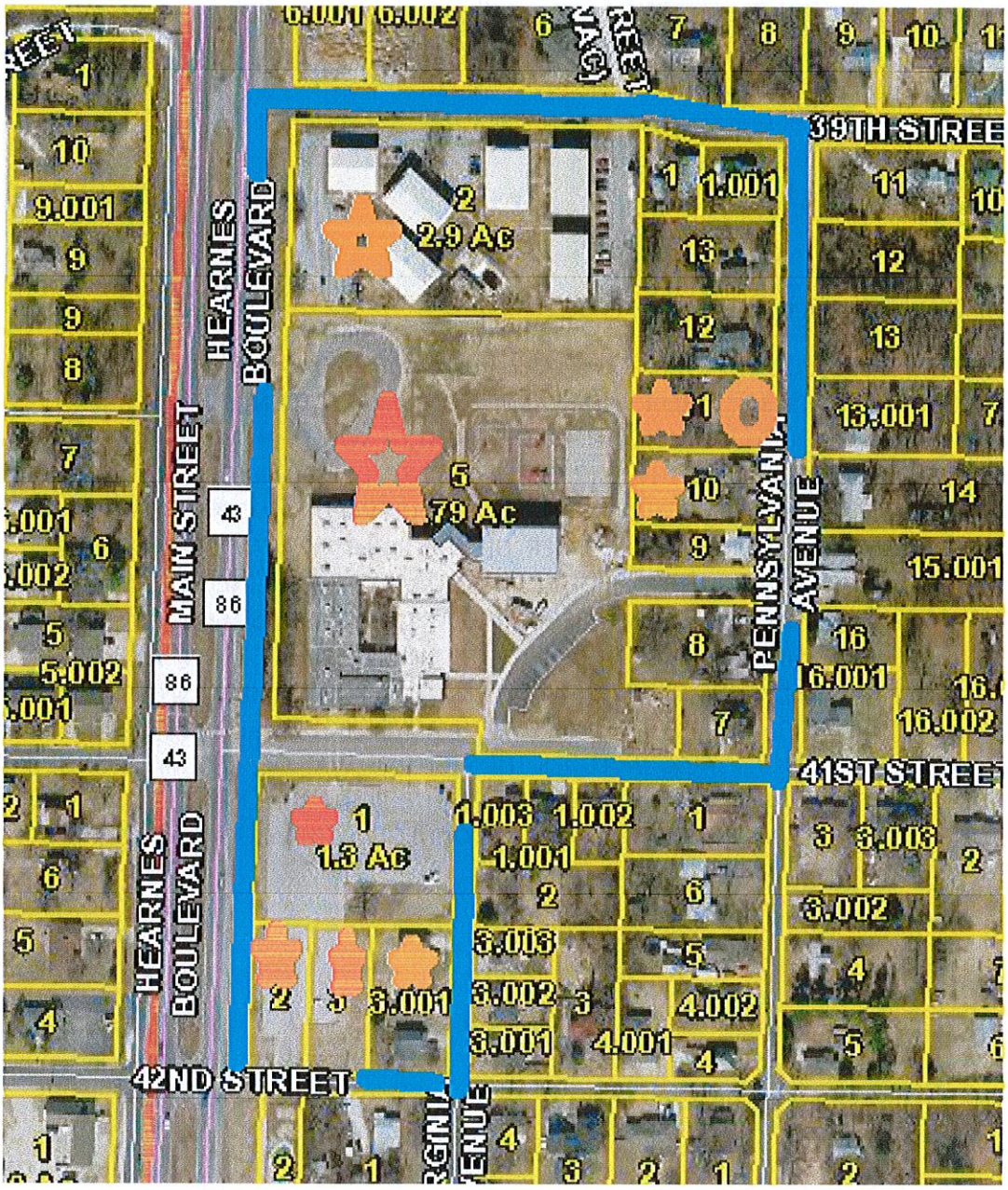
056023002006003000	0.305	CLAFLIN, JOHN	$13,530	??-RES
Address:		314 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: W 70' LOT 26 EX N 10'	BOOK PAGE	358 02558
056023002006004000	0.393	NASH, KENNETH W. & ARLENE	$16,300	??-RES
Address:		310 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: E 90' LOT 25	BOOK PAGE	291 00074
056023002006005000	0.480	ERMAN, ROBERT MICHAEL	$18,940	??-RES
Address:		302 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: W 110' LOT 25	BOOK PAGE	0360 6257
056023002006006000	2.400	RKS DEVELOPMENT, LLC	$85,470	Vacant-COM
Legal Description:		MODOC ACRES: LOTS 6 & 7 EX N 10' & S 150' OF N 160' OF E 50' LOT 5	BOOK PAGE	0361 06840
056023002006007000	2.390	RKS DEVELOPMENT, LLC	$91,170	Vacant-COM
Legal Description:		MODOC ACRES: E 260' LOTS 8-9-10 & 11	BOOK PAGE	0361 07848
056023002007012001	7.800	RKS DEVELOPMENT	$9,840	Vacant-RES
Legal Description:		MODOC ACRES: LOTS 15-16-17-18-31-32-33-34-35-36- 37 & 38 EX N 300' LOTS 31-32-33 & 34 ETC	BOOK PAGE	0362 07379
Address:		202 E. 32ND JOPLIN, MO 64804		
056023002006008000	1.200	RKS DEVELOPMENT, LLC & DANIEL ALLGE	$5.890	Vacant-COM
Address:		202 E. 32ND JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: LOTS 12 & 13 EX W 140'	BOOK PAGE	0361 08862
056023002006009000	1.300	DOSS, CLYDE E. JR & ANNA	$10,570	1940-RES
Address:		3529 VIRGINIA JOPLIN, MO 64801		
Legal Description:		MODOC ACRES: LOT 20	BOOK PAGE	0181 0441
056023002006010000	1.800	LUNDSTRUM, BOB	$3,690	Vacant-AGR
Legal Description:		MODOC ACRES: W 200' LOTS 21-22-23 & 24	BOOK PAGE	0362 01710
056023002006011000	2.900	LUNDSTRUM, BOB	$4,790	Vacant-AGR
Legal Description:		MODOC ACRES: LOT 19 & E 210' LOTS 21-22 23 & 24	BOOK PAGE	245 00467
Address:		711 E. 33RD JOPLIN, MO 64804		

NO PARCEL #	1.500	Missouri Department of Transportation P.O. 868	$0	Vacant-EXEMPT
Address:		Springfield, Mo 65801		
Legal Description:		An estimated 1.5 Acres lying south of 36th Street, east of Virginia Avenue, west of main and north of Newton County Parcel # 056023003002005000 and 056023003002005001 in Section 23 Township 27 Range 33 of Newton County, except that part used for right of way for Main Street and 36th Street.	BOOK PAGE	NA
056023003002005000	1.110	RKS DEVELOPMENT, LLC	$5,850	Vacant-COM
Legal Description:		PT NW1/4 SW1/4 BEG 246.21' E NW COR E 409.92' S 208.71' W 409.92' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB S 14* E 92.55' W 169.90' W 90' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	BOOK PAGE	0362 02326
056023003002006001	0.422	RKS DEVELOPMENT, LLC	$31,230	Vacant-COM
Legal Description:		PT NW1/4 SW1/4 BEG 208.71' S & 171.29' E NW SEC COR E 100' S 183.71' W 100' N 183.71' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	BOOK PAGE	0362 02327
056023003002006002	0.548	RKS DEVELOPMENT, LLC	$2,770	Vacant-COM
Legal Description:		W 129.83' OF: BEG 208.71' S & 271.29' E NW COR SW1/4 S 183.71' E 329.83' N 183. 71' W 329.83' TO POB	BOOK PAGE	0362 02327
Address:		202 E. 32ND JOPLIN, MO 64804		
PT OF 056023003002005001	0.332	WHITE, KEITH V.	$9,280	1940-RES
Legal Description		BEG 517.15' E & S 14* E 122.08' NW COR NW1/4 SW1/4 S 14* E 92.55' W 169.90' N 90' E 146.17' TO POB & EASEMENT OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY LYING WEST OF VIRGINIA AVENUE.	BOOK PAGE	0347 04478
056023003002005002	0.601	WHITE, KEITH V. & DEBBIE A.	$3,105	Vacant-RES
Legal Description:		PT NW1/4 SW1/4 BEG 402.29' E OF NW COR E 253.84' S 208.71' W 253.84' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	BOOK PAGE	355 06307
Address:		3706 VIRGINIA AVENUE JOPLIN, MO 64804		
056023003002006000	0.843	RDE, LLC	$35,230	1993-RES
Address:		817 MAIDEN LANE JOPLIN, MO 64801		

Legal Description	PT NW1/4 SW1/4 BEG 208.71' S & 271.29' E NW COR SW1/4 W 183.71' E 329.83' N 183.71' W 329.83' TO POB EX W 129.83' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	0362 3730
TOTAL	**27.48**		**$377,095**

STREET RIGHT OF WAY TO BE INCLUDED IN RPA

RPA WILL INCLUDE THAT PART OF HEARNE'S BOULEVARD LYING SOUTH OF A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF 34TH STREET AND HEARNE'S BOULEVARD, THENCE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. INCLUDES ALL OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD SOUTH OF THIS LINE TO A LINE, WHICH BEGINS AT THE NORTHWEST CORNER OF PARCEL #056023003002005000, THENCE PROCEEDING WESTERLY TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. ALSO INCLUDING THE RIGHT OF WAY OF 34TH STREET BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF 34TH STREET AND HEARNE'S BOULEVARD, THENCE SOUTH TO THE SOUTHERN RIGHT OF WAY OF 34TH STREET. INCLUDES ALL OF THE RIGHT OF WAY OF 34TH STREET LYING EAST OF THIS LINE TO A LINE BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF KENTUCKY AVENUE AND 34TH STREET, THENCE NORTH TO THE NORTH RIGHT OF WAY LINE OF 34TH STREET. ALSO INCLUDES ALL OF KENTUCKY STREET LYING SOUTH OF 34TH STREET TO A POINT WHERE KENTUCKY CONNECTS WITH 36TH STREET. ALSO INCLUDES ALL OF 36TH STREET LYING EAST OF HEARNE'S BOULEVARD TO A POINT WHERE 36TH STREET CONNECTS WITH KENTUCKY AVENUE. ALSO INCLUDES THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF WHERE IT CONNECTS WITH 36TH AND KENTUCKY STREET TO THE POINT IT CONNECTS WITH 37TH STREET. ALSO INCLUDING ALL OF 37TH STREET LYING EAST OF THE POINT IT CONNECTS WITH VIRGINIA AVENUE TO A POINT WHERE IT CONNECTS WITH KENTUCKY AVENUE.



REDEVELOPMENT PROJECT AREA 3

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RED CIRCLE: Proposed Traffic Light
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OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

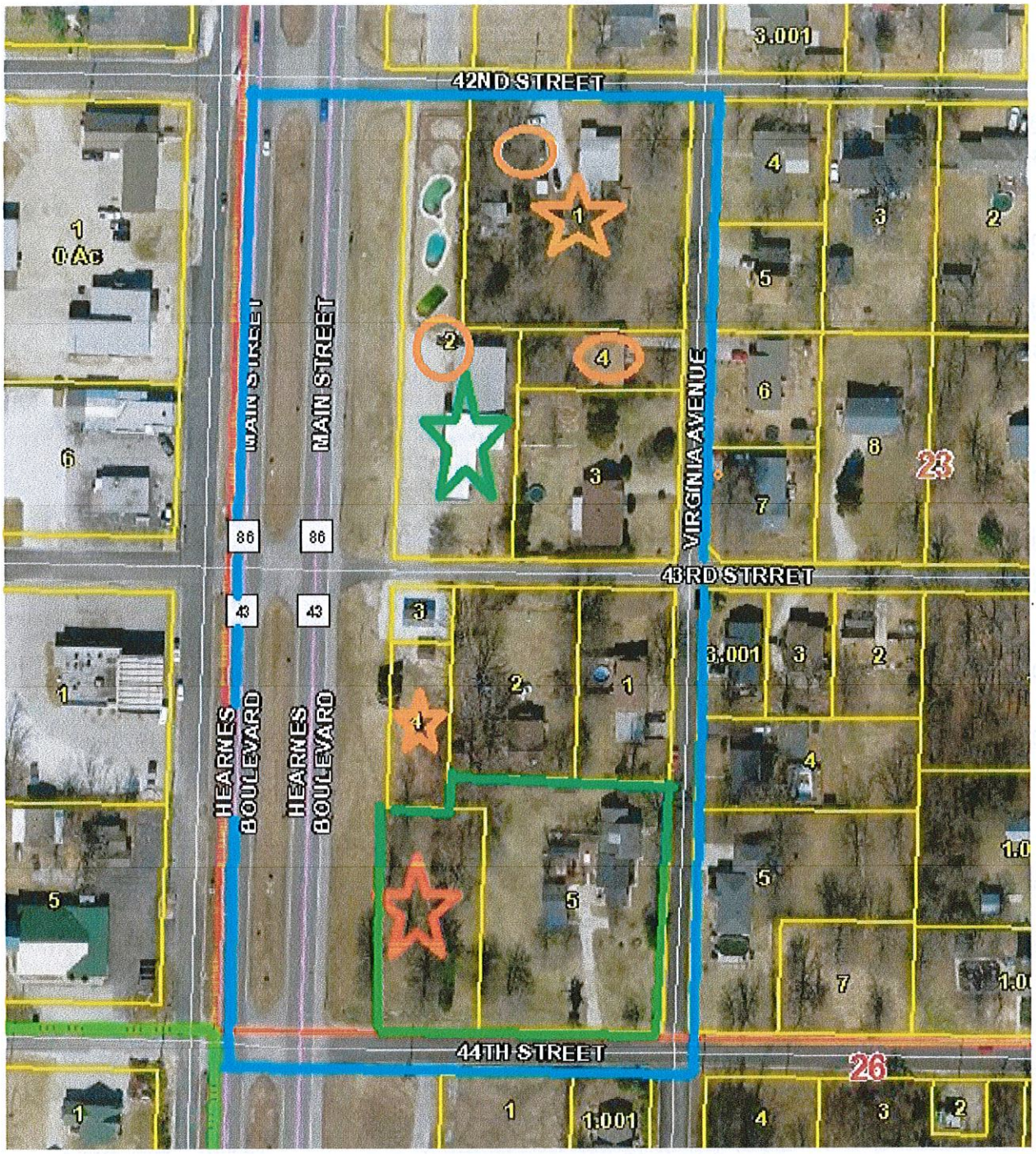
PARCEL NUMBER	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
056023003003002000	2.900	MARCULES, BART AUGUSTIN TRUST	$322,750	Apt-RES
Address:		988 E. CEMETERY ROAD GRANBY, MO 64844		
Legal Description:		PT NW1/4 SW1/4 BEG 170' E & 612.56' N SW COR N 257.20' E 486.13' S 257.20' W 486.13' TO P	BOOK PAGE	0362 05967

056023003003003000	0.600	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	EXEMPT
Legal Description:		SCHOOL PROPERTY-BEG 492.56' N & 170' E SW COR NW1/4 SW1/4 N 120' E 223' S 120' W 223' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	352 12512
056023003003004000	0.529	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	EXEMPT
Legal Description:		SCHOOL PROPERTY-BEG SW COR M-15 E 176.47' N 127.61' W 180' S 125.56' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	352 14889
056023003003004002	0.248	JOPLIN R-VIII SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-BEG 140' S & 180' E NW COR M-15 S 127.61' E 85' N 127.61' W 85' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	353 00708
056023003003005000	5.400	JOPLIN R-8 SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-W 73.7' OF S 97' OF: BEG 656.13' E & 15' N SW COR NW1/4 SW1/4 N 97' E 73.7' S 97' TO 15' N OF S LN W 73.7' TO POB & W 656.13' OF S 347' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	350 09703
056023003010001000	1.300	SCHOOL DISTRICT 42	$0	EXEMPT
Legal Description:		SCHOOL-LOTS 5 & 6 STAPLES & PABST 2 & BEG NE COR LOT 5 E 130' W 130' N 205' TO POB	BOOK PAGE	240 00566
056023003010002000	0.386	JOPLIN R-8 SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-PT LOT 7 STAPLES & PABST 2	BOOK PAGE	324 02870
056023003010003000	0.416	JOPLIN R-VIII SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-LOT 8 EX E 114' STAPLES & PABSTS 2	BOOK PAGE	353 02365
Address:		P.O. BOX 128 JOPLIN, MO 64802		
056023003003012000	0.459	RAINEY, JANE E.	$6,690	1920-RES
Address:		3922 S. PENNSYLVANIA JOPLIN, MO 64804		
Legal Description:		JONES: LOT 23	BOOK PAGE	0361 03456
056023003003011000	0.462	RKS DEVELOPMENT, LLC	$2,240	Vacant-RES
Address:				
Legal Description:		JONES: LOT 24	BOOK PAGE	0359 05017
056023003003010000	0.441	CRUMBLISS, CAROLYN J.	$6,420	1920-RES
Address:		1913 W. 10TH ST. JOPLIN, MO 64801		
Legal Description:		PT NW1/4 SW1/4 BEG 656.13' E & 332.4' N SW COR N 100' E 190.6' S 100' W TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	349 03014

056023003003009000	0.261	HUNTER, LORI ANN	$6,640	1900-RES
Address:		318 E. 41ST JOPLIN, MO 64804		
Legal Description:		TR M-19 PT NW1/4 SW1/4 BEG 656.13' E & 228.4' N SW COR N 104' E 208.7' S 104' W 208.7' TO POB EX S 45' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	351 05812
056023003003008000	0.519	ALTMAN, JEFFREY L.	$9,280	1945-RES
Address:		4016 PENNSYLVANIA JOPLIN, MO 64804		
Legal Description:		TR M-18 PT NW1/4 SW1/4 BEG 656.13' E & 112' N SW COR N 116.5' E 208.7' S 116.5' W 208.7' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	355 04106
056023003003007000	0.267	SMITH, ELLA L.	$8,720	1942-RES
Address:		4030 PENNSYLVANIA AVENUE JOPLIN, MO 64804		
Legal Description:		PT M-17 BEG 656.13' E & 15' N SW COR NW1/4 SW1/4 N 97' E 208.7' S 97' W 208.7' TO POB EX W 73.7' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	0360 04606
056023003010003001	0.537	LOCKE, MICHAEL K. & TANIA R.	$34,470	1996-RES
Address:		P.O. BOX 2004 JOPLIN, MO 64803-2004		
Legal Description:		GRIFFIN: LOTS 1-2 & 3	BOOK PAGE	345 01069
			$397,210	
TOTALS	**14.73 ACRES**		**ASSESSED VALUE**	

STREET RIGHT OF WAY TO BE INCLUDED

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD WHICH LIES SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF PARCEL #056023003002005000, THENCE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. INCLUDES ALL OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF THIS LINE TO A LINE WHICH BEGINS AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 42ST STREET AND HEARNE'S BOULEVARD, THENCE EAST TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ST STREET AND HEARNE'S BOULEVARD. ALSO INCLUDING THE RIGHT OF WAY OF 39TH STREET WHICH LIES EAST OF THE POINT WHICH 39TH STREET CONNECTS WITH HEARNE'S BOULEVARD TO A LINE WHICH BEGINS AT THE NORTHEAST CORNER OF PARCEL #056023003003002000, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 39TH STREET. ALSO INCLUDES A VACATED STREET WHICH LIES EAST OF PARCELS #056023003002005001AND #056023003002006000, SOUTH OF 37TH STREET AND NORTH OF 39TH STREET. ALSO INCLUDES THE RIGHT OF WAY OF PENNSYLVANIA LYING SOUTH OF 39TH STREET AND NORTH OF 41ST STREET. ALSO INCLUDES THE RIGHT OF WAY OF 41ST STREET LYING EAST OF THE POINT IT CONNECTS WITH HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND PENNSYLVANIA, THENCE SOUTH TO THE SOUTHERN RIGHT OF WAY LINE OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF 41ST STREET AND NORTH OF 42ND STREET. ALSO INCLUDING THE RIGHT OF WAY OF 42ND STREET WHICH LIES EAST OF THE RIGHT OF WAY OF THE POINT IT CONNECTS WITH HEARNE'S BOULEVARD AND AT A NORTH SOUTH LINE BETWEEN THE NORTHEAST CORNER AND THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ND STREET AND VIRGINIA AVENUE.



REDEVELOPMENT PROJECT AREA 4

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

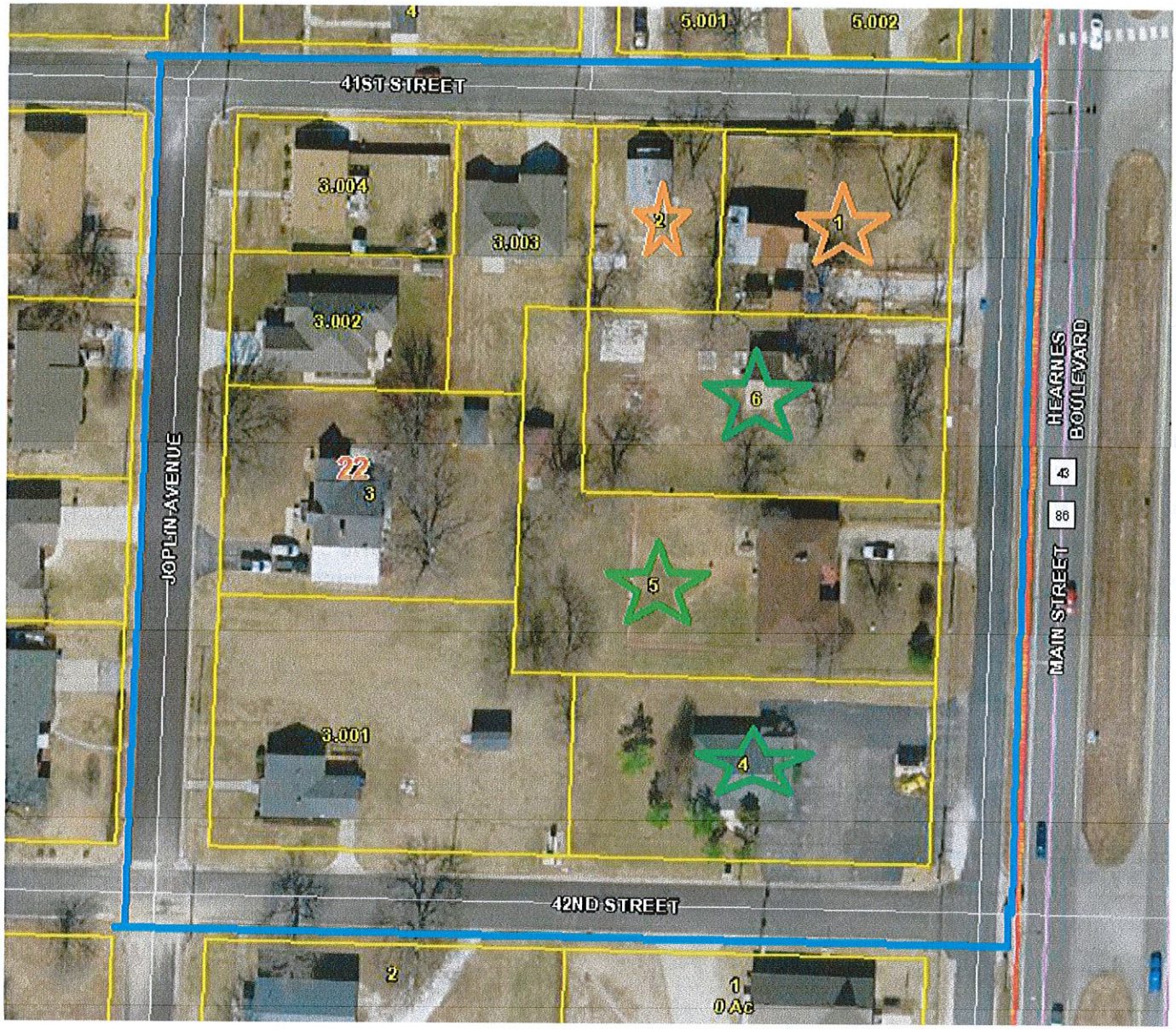
0560230030110010000	1.000	RKS Development, LLC.	$7,860-R	1936-RES
Address:		4029 MISSOURI JOPLIN, MO 64804		

Legal Description:		Lot 1,2,3 of Hughes Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	358 09788
056023003011002000	1.080	RKS DEVELOPMENT, LLC	$58,200-C	1986-COM
Address:				
Legal Description:		East 62' of Lots 18 & 19 and the West 52' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	328 02165
056023003011003000	0.520	SHEPHERD, SCOTT S.	$14.010-R	1945-RES
Address:		4230 VIRGINIA JOPLIN, MO 64804		
Legal Description:		Beginning at the SE Corner of Lot 20 of the Staples & Pabst 2 Subdivision, thence west 150', thence north 153.7, thence east 150', thence south 153.7 to POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	356 02415
056023003011004000	0.180	RKS DEVELOPMENT, LLC	$10,230-R	1967-RES
Address:		202 EAST 32ND JOPLIN, MO 64804		
Legal Description:		The east 150' and the north 53.7' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	362 04583
056023003016001000	0.350	KIENZLE, GARY L. & CARLENE	$16,700-R	1979-RES
Address:		4306 Virginia JOPLIN, MO 64804		
Legal Description:		The north 174' of Lot 29, except the west 115' of the north 174' of Lot 29 of Staples & Pabst 2 Subdivision of Section 23 Township 27 Range 33 of Newton County	BOOK PAGE	314 00269
056023003016002000	0.200	BIBENS, HARRY A. & DEBORAH	$6,010-R	1945-RES
Address:		108 EAST 43RD JOPLIN, MO 64804		
Legal Description:		The WEST 115' OF THE NORTH 174' OF Lot 29 of Staples & Pabst 2 Subdivision of Section 23 Township 27 Range 33 of Newton County	BOOK PAGE	301 00951
056023003016003000	0.070	GONZALEZ, OSCAR H. & LAURA	$670-R	Vacant-RES
Address:		4301 MAIN JOPLIN, MO 64804		
Legal Description:		North 50' of Lot 30 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	355 00783
056023003016004000	0.210	PERRY MANAGEMENT, LP	$2,070-R	Vacant-RES
Address:		P.O. BOX 514 CARTHAGE, MO 64836		
Legal Description:		East 62' of THE SOUTH 150' OF Lot 30 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	351 06683

		$115,750
	3.610	**ASSESSED**
TOTALS	**ACRES**	**VALUE**

STREET RIGHT OF WAY TO BE INCLUDED

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF A LINE BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND HEARNE'S BOULEVARD THENCE WESTWARD TO THE SOUTHWEST CORNER OF 41ST STREET AND HEARNE'S BOULEVARD, ALL OF THE RIGHT OF WAY LYING SOUTH TO A LINE WHICH BEGINS AT THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 43TH STREET AND HEARNE'S BOULEVARD, THENCE PROCEEDING EASTERLY TO THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 43TH STREET AND HEARNE'S BOULEVARD. ALSO INCLUDING ALL OF THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF 42ND STREET AND NORTH OF 43TH STREET. ALSO INCLUDING THE RIGHT OF WAY OF 43RD STREET LYING EAST OF HEARNE'S BOULEVARD AND WEST OF VIRGINIA AVENUE. ALSO INCLUDING THE RIGHT OF WAY OF 43TH STREET LYING EAST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF VIRGINIA AVENUE AND 44TH STREET, THENCE SOUTH TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF VIRGINIA AVENUE AND 43TH STREET.



REDEVELOPMENT PROJECT AREA 5

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

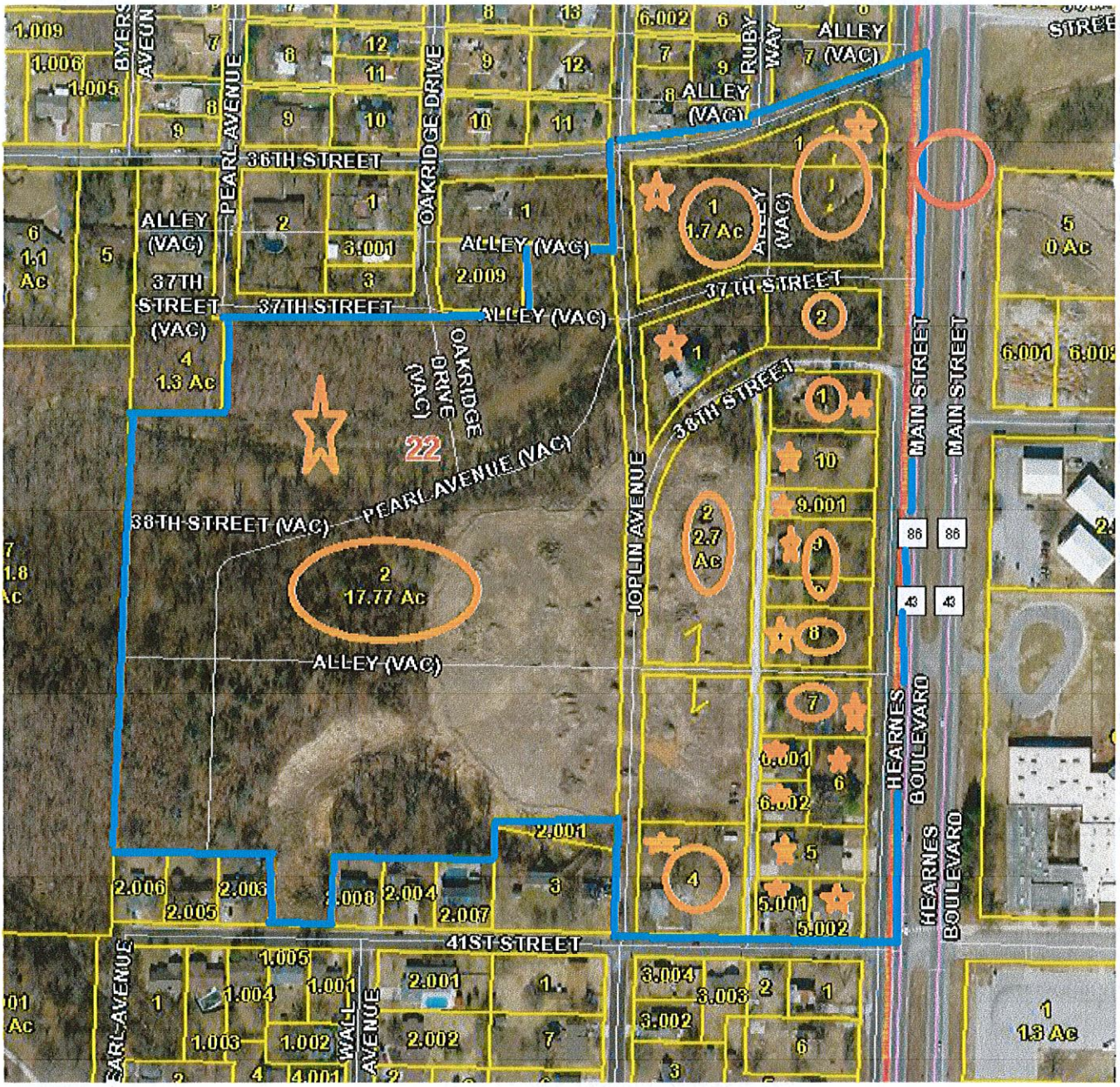
PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022004011001000	0.280	OX, L.L.C.	$6,750	1902-RES
Address:		1505-A W. 10TH JOPLIN, MO 64801		
Legal Description:		STAPLES & PABST 1: N1/2 LOT 1 EX W 70'	BOOK PAGE	0360 07635
055022004011002000	0.157	LUCAS, DAVID E.	$6,290	1920-RES

Address:		% HARLAN DAVID SMITH- TS2013 STELLA, MO 64867		
Legal Description:		STAPLES & PABST 1: W 70' N1/2 LOT 1	BOOK PAGE	356 03047
055022004011003000	0.413	SOOTER, KEVIN	$13,040	1930-RES
Address:		4115 JOPLIN JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: PT LOTS 2 & 11 BEG NW COR LOT 2 S 143.61' E 161.22' N 46.37' E 34.03' N 97.62' W 195' TO POB	BOOK PAGE	356 05572
055022004011003001	0.604	GARRISON, GEORGE O. & BARBARA	$9,820	1951-RES
Address:		4145 JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABSTS: BEG SW COR LOT 11 N ALG W LOT LN 134.88' E 161' S 37.38' E 34' S 97.50' W 195' TO POB	BOOK PAGE	352 08017
055022004011003002	0.198	REYNOLDS, BONNIE	$19,820	Vacant-RES
Address:		4107 S. JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST: PT LOT 2 BEG NW COR E 195' S 97.22' W 34.03' S 46.37' W 161.22' N 143.61' TO POB EX BEG 120' E OF NW COR E 75' S 97.62' W 34.03' S 46.37' W 41.22' N 143.58' TO POB ETC.	BOOK PAGE	0360 4170
055022004011003003	0.247	HEISLER, DORIS	$17,670	2008-RES
Address:		118 W. 41ST JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST BEG NW COR LOT 2 E 1200' TO POB E 75' S 97.62' W 34.03' S 46.37' W 41.22' N 143.58' TO POB	BOOK PAGE	358 02178
055022004011003004	0.198	STERNES, ELIZABETH A.	$5,980	1951-RES
Address:		4105 S. JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST'S: BEG NW COR LOT 2 E 120' S 71.81' W 120' N 71.81' TO POB	BOOK PAGE	360 3905
055022004011004000	0.436	VOLK, RICHARD E. & DIANE M.	$26,210	1972-COM
Address:		4130 HEARNE'S BLVD. JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: S1/2 LOT 12	BOOK PAGE	343 06795
055022004011005000	0.513	BOTTOROFF, JERRY R. & JUDITH ANN	$13,250	1965-COM
Address:		4118 S. MAIN JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: N1/2 LOT 12 & E 34' OF N 97.5' LOT 11 & E 34' OF S 97.5' LOT 2	BOOK PAGE	283 00228
055022004011006000	0.436	WILLIAMS, DAVID S.	$9,310	1900-COM
Address:		4601 HICKORY LANE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: S1/2 LOT 1	BOOK PAGE	0360 4973

		$128,140
	3.482	**ASSESSED**
TOTALS	**ACRES**	**VALUE**

STREET RIGHT OF WAY TO BE INCLUDED

THE RPA WILL INCLUDE THE RIGHT OF WAY OF 41ST STREET LYING WEST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHWEST CORNER OF THE POINT WHERE 41ST STREET CONNECTS WITH JOPLIN AVENUE, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF JOPLIN AVENUE LYING SOUTH OF 41ST STREET AND NORTH OF 42ND STREET. ALSO INCLUDING THE RIGHT OF WAY OF 42ND STREET LYING WEST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ND STREET AND JOPLIN AVENUE, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 42ND STREET. ALSO WILL INCLUDING THE RIGHT OF WAY OF SOUTH JOPLIN AVENUE LYING SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND SOUTH JOPLIN AVENUE, THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF SOUTH JOPLIN AVENUE. ALL OF THE RIGHT OF WAY SOUTH OF SAID LINE TO A LINE BEGINNING AT THE SOUTHWEST CORNER OF 42ND STREET AND SOUTH JOPLIN AVENUE, THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF SOUTH JOPLIN AVENUE.



REDEVELOPMENT PROJECT AREA 6

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022004003005002	0.203	WOLTJER, DONALD D.	$21,350	1993-RES
Legal Description:		FREEMAN GROVE 5 BEG SE COR LOT 508 W 92.47' N 96.41' E 92.43' S 95.73' TO POB	BOOK PAGE	355 04569

055022004003005001	0.206	WOLTJER, DONALD D.	$22,680	1993-RES
Legal Description:		FREEMAN GROVE 5 BEG SW COR LOT 508 N 97.10' E 92.43' S 96.41' W 92.47' TO POB	BOOK PAGE	355 04569
055022004003005000	0.381	WOLTJER, DONALD D.	$44,370	1993-RES
Legal Description:		FREEMAN GROVE 5 (UNRECORDED) BEG NE COR LOT 495 S 89.73' W 184.87' N 91.09' E 184.82' TO POB	BOOK PAGE	355 04569
Address:		PO BOX 20 NEOSHO, MO 64850		
055022004003004000	0.814	RKS DEVELOPMENT III, LLC	$10,680	1950-RES
Legal Description:		M-14 PT NE1/4 SE1/4 BEING LOTS 494-497-506 & 509 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	285 00399
055022004003007000	0.425	RKS DEVELOPMENT, LLC	$16,800	1950-COM
Legal Description:		M-10 PT NE1/4 SE1/4 BEG 30' W & 400.6' SSE COR W 185' ETC A/K/A LOTS 464 & 473 FREEMAN GROVE 5 UNRECORDED ETC OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04585
055022004003008000	0.510	RKS DEVELOPMENT, LLC	$3,550	Vacant-RES
Legal Description:		LOTS 454 & 463	BOOK PAGE	0362 04585
055022004003009000	0.212	RKS DEVELOPMENT , LLC	$1,480	1928-RES
Legal Description:		FREEMAN GROVE 5: LOT 453, 444 & 445	BOOK PAGE	0362 04585
055022004003002000	2.700	RKS DEVELOPMENT, LLC	$3,410	Vacant-RES
Legal Description:		PT NE & SE1/4 BEING LOTS 432-433-436-437-440- 443-446-452-455-462 465-472-475-482 & 485 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04582
055022004005002000	17.770	RKS DEVELOPMENT, LLC	$8,280	Vacant-RES
Legal Description:		FREEMAN GROVE 5: LOTS 388-389-390-391-392-393 394-398-399-400-401-402-403-404-416-417-418-419-420 - 441-442-447-448-449-450-451-456-457-458-459-460-461-466-467-468-469-470-471-476-455-478-479-480-481-487-488-489-490- 491-492-493 & PT LOTS 486-498-499	BOOK PAGE	0362 04582
055022001033001000	1.510	RKS DEVELOPMENT, LLC	$1,290	Vacant-RES
Legal Description:		FREEMAN GROVE 4: LOT A-425 LY E OF ST	BOOK PAGE	0362 04582
055022004003001000	0.425	RKS DEVELOPMENT, LLC	$13,640	1940-RES
Legal Description:		N1/2 M-8 PT NE1/4 SE1/4 BEING LOTS 431 & 434 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04780
055022004001001000	1.700	RKS DEVELOPMENT LLC	$4,100	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOTS 422-423-424-	BOOK	0362

		426-427 & 428 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	PAGE	04582
Legal Description:		PT NE1/4 SE1/4 LOTS 429 & 430 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04582
Address:		202 E. 32ND JOPLIN, MO 64804		
055022004003006000	0.344	RENT JOPLIN.COM LLC	$9,310	1929-RES
Address:		530 S. VIRGINIA JOPLIN, MO 64801		
Legal Description:		PT NE1/4 SE1/4 LOTS 474-483 & 484 EX W 85' FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	354 06256
055022004003006001	0.146	LANDIS, ROBERT C. & BARBARA R.	$24,340	1952-RES
Address:		2820 IRON GATES ROAD JOPLIN, MO 64804		
Legal Description:		WITMERS 1: PT LOT 4 BEG 115' W NE COR W 80' S 135' E 80' N 135' TO POB	BOOK PAGE	0359 2434
055022004003006002	0.146	CARDEN, MAX & INA	$21,300	1992-RES
Address:		1615 W. ASH ROGERS, AR 72758		
Legal Description:		FREEMAN GROVE 5: W 85' LOT 484 & W 85' S1/2 LOT 483	BOOK PAGE	355 01690
055022004003009001	0.212	POTTER, JAMES L.	$1,480	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOT 439 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	351 12099
055022004003010000	0.425	POTTER, JAMES L.	$10,330	1940-RES
Legal Description:		S1/2 M-8 PT NE1/4 SE1/4 LOTS 435 & 438 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	351 12099
Address:		3806 S. MAIN JOPLIN, MO 64804		
TOTALS	**28.577 ACRES**		**$219,780 ASSESSED VALUE**	

STREET RIGHT OF WAY TO BE INCLUDED

THE RPA WILL INCLUDE THE RIGHT OF WAY OF JOPLIN AVENUE LYING SOUTH OF 36TH STREET AND NORTH OF 41ST STREET. ALSO WILL INCLUDE THE RIGHT OF WAY OF 37TH AND 38TH STREET LYING WEST OF HEARNE'S BOULEVARD AND EAST OF JOPLIN AVENUE. ALSO INCLUDES ANY PORTION OF 38TH STREET WHICH HAS BEEN VACATED. ALSO INCLUDING THE RIGHT OF WAY OF SOUTH JOPLIN AVENUE LYING SOUTH OF 36TH STREET AND NORTH OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF 39TH STREET LYING WEST OF HEARNE'S BOULEVARD AND NORTH OF 41ST STREET. ALSO INCLUDES ALL ALLEYS WITHIN THE RPA SHOWN ON THE ABOVE MAP, VACATED OR OTHERWISE. ALSO INCLUDES THE VACATED PORTIONS OF PEARL AVENUE AND OAKRIDGE AVENUE SHOWN ON THE ABOVE MAP.

TOTAL ACRES ALL RPAs 83.67 TOTAL ASSESSED VALUE ALL RPAs $1,437,105

NOTICE & DISCLAIMER: The assessed values listed in this exhibit, and part of the Redevelopment Plan, are listing of the assessed values as best known at the time the Redevelopment Plan was drafted. In accordance with the Missouri Revised Statutes 99.855, the county assessor shall certify the assessed value of the Redevelopment Area, after adoption the Plan, and the imposing of Tax Increment Financing within the Redevelopment Area. Any values listed prior to the certification by the County Assessor, is an estimate only.

COPY OF LETTER TO PROPERTY OWNERS ADVISING THEM OF TIF, AND ASKING IF THEY WISHED TO NOT BE INCLUDED. ONLY ONE PROPERTY OWNER OPTED TO BE REMOVED FROM THE DISTRICT, WHICH THEY HAVE BEEN REMOVED.

RKS Development, LLC

202 EAST 32ND STREET
JOPLIN, MO 64804
417-623-1550

December 31, 2014

RE: YOUR PROPERTY BEING INCLUDED IN A TIF DISTRICT

Dear Property Owner,

This letter is to advise you that you own property located within an area of the City of Joplin, south of 32nd Street and north of 44th Street, which my partners and I are proceeding with a "Tax Increment Finance District" (TIF). The TIF is being proposed by RKS Development, LLC, which consist of myself Rodney Spriggs, Ken Caviness and Steve Wilcox, owners of Vintage Stock, a national company located in Joplin. RKS has been buying land in the area for the past three years with the intent of bringing new development to the area. We currently own about 46 acres, or an estimated ½ of the proposed redevelopment area. The TIF is needed to assist in funding the estimated $31 million dollars in public improvements, such as roads, sewer, water, and stream mitigation cost imposed by the Corp of Engineers. It is important that you be advised before we proceed with requesting the City to approve the Plan. Here are some specific issues we want to explain and answer questions for you.

1. **WILL YOU BE REQUIRED TO SELL YOUR PROPERTY IN THE AREA?** We have attached a drawing of the area site plan and our "preliminary plans". Your property is within and a part of the current plan. We may, or may not, be interested in buying your property now or in the future. This is a "preliminary plan", which is subject to change. We have made a commitment, and agreement, with the City that we will **not** forcefully take any property via eminent domain. We will **only** buy properties in which the price is fair and reasonable. We do not want you to get the idea that we MUST buy property, thus the price can go up. If the numbers are not right, we will change our "preliminary plan" and develop property we now own or can buy at a reasonable price.

2. **WILL THE TIF INCREASE YOUR TAXES OR COST YOU ANY MONEY TO BE IN THE TIF?** The answer is NO! The TIF will collect any increase in sales and property taxes, if any, generated by any retail business that locates upon the property, and any property taxes generated from any increase in assessed value, and those funds will be used to pay for the public improvements. The Assessor will, and must, value the property the same if it is in or out of a TIF.

3. **WILL THE TIF BE PAYING FOR THE PRIVATE COST OF THE DEVELOPMENT?** The answer is NO. RKS will fund the estimated $220 million dollars to do the project. We will have to pay for ALL costs, including the public improvements, up front. The TIF can only reimburse us for the eligible public improvement costs, which are estimated at $31 million and only from the new taxes, if any, as they are generated during the term of the TIF, which is estimated to exist for 16 years. We are taking the risk. If no, or not, enough new taxes are generated by the area, we will not be reimbursed any amount still unpaid at the end of the TIF.

4. **CAN YOUR PROPERTY BE TAKEN OUT OF THE TIF?** The answer is YES. You can request to not be included and we will take all proper actions to not include you. However, if you do request to take your property out of the TIF, we will not be able to buy your property, reason is the TIF Plan would have to be amended again to include

it. Being in the TIF will not affect the value of your property one way or the other. Please contact the TIF Consultant preparing the Plan, Darrell Gross, at the contact information listed below if you wish to be removed. If you wish to discuss it with me, please contact me at my information below. If you leave the property in, you will be getting another letter from the City advising you of the same just so you know.

5. **OTHER QUESTIONS?** Please contact Darrell Gross, our consultant, if you have any questions about TIFs and the TIF Plan. He has over 25 years' experience in Missouri working with TIF districts. Darrell's contact information is listed at the end of this letter. The final TIF Plan will be ready for review shortly. If you would like a copy, Darrell can email or mail you a copy.

On behalf of myself, Ken and Steve, we wish to assure you that our efforts and investment in this TIF project reflects our long term commitment to the City of Joplin. We all 3 grew up in the area, graduated from MSSU, raised our families and are proud to have our Vintage Stock corporate headquarters in Joplin. Please contact me or Darrell if you have any questions. Aside from the Site Plan, we have also attached a complete list of owners and an enlarged Assessor's map of each Redevelopment Project Area. We have identified six areas within the larger Redevelopment Area. The smaller maps make it easier to identify the various properties.

Respectfully,

Rodney Spriggs

Rodney Spriggs, Managing Partner
202 E. 32nd St., Joplin, MO 64804
Cell: 417-439-6785
Email: Rodney.spriggs@vintagestock.com

Darrell Gross, TIF Consultant
Gross & Associates
8270 West Farm Road 160
Republic, MO 65738
417-425-9460 PHONE
Email: Grossasc@mowisp.net

ENCLOSURES

COPY OF LETTER TO PROPERTY OWNERS CALLING FOR A NEIGHBORHOOD MEETING TO ANSWER QUESTIONS-NO PROPERTY OWNER REQUESTED TO BE REMOVED-SIGN IN SHEET ATTACHED

RKS Development, LLC

202 EAST 32ND STREET
JOPLIN, MO 64804
417-623-1550

May 4, 2015

RE: Proposed TIF District and Development

Dear Property Owner,

This letter is to advise you that I am holding a property owner's meeting on Thursday May 14th, 2015 at 5:30 at the Southside Community Church of God at 309 East 37th Street. The purpose of the meeting is to try to answer any additional questions relating to the development in the area by me that property owners may have, whether or not you are interested in selling your property or not. We want you to understand our plans for redeveloping the area. The City held a public hearing last Thursday, and have continued the hearing in order to allow us time to try to answer more questions from the property owners. We stress, as was stressed in the hearing that we will not be using eminent domain, thus if you do not wish to sell you do not have to do so, ever. We sent letters out in December and only had one property owner indicate that they had no interest in selling and wanted to be removed from the TIF, which we did. We will do our best to answer all your questions. We will also extend the invitation to City representatives to be there and answer question that may be directed at the City.

On behalf of myself, Ken and Steve, my partners in this project as well as Vintage Stock, the company we own and operate in Joplin. We wish to assure you that our efforts and investment in this TIF project reflects our long-term commitment to the City of Joplin. We all 3 grew up in the area, graduated from MSSU, raised our families and are proud to have our Vintage Stock corporate headquarters in Joplin. If you have questions please come to the meeting. We will have some handouts of maps and try to discuss our plans in greater detail.

Respectfully,

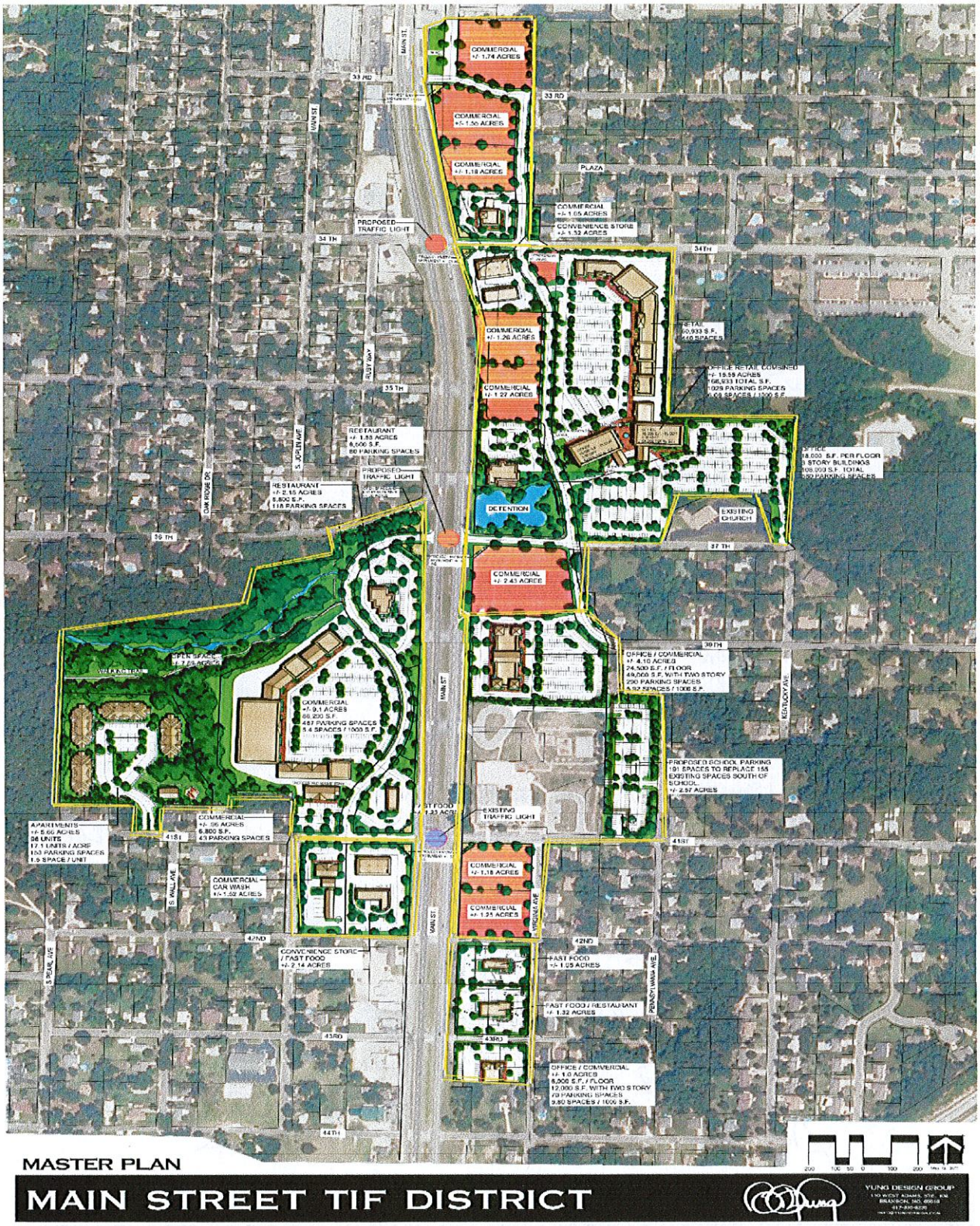
Rodney Spriggs

Rodney Spriggs, Managing Partner
202 E. 32nd St., Joplin, MO 64804
Cell: 417-439-6785
Email: Rodney.spriggs@vintagestock.com

BKS Development
Property Owners Meeting
May 14, 2015
SouthSide Com Church of God
5:30 PM

Name	Address
[illegible]	8270 W Fir Rd 160 Republic
Bob + Donna Goodson	4405 Middleton Dr 64804
Doris Heisler	118 W 41st Joplin 64804
Dan + Denise Ackerson	100 Christiana; Seneca, MO
Carlene Kimzle	4306 Virginia
Jim Potter	3506 S. Main
Liz Sternes	4105 S. Joplin
Jenny + Dion O'Dell	133 E 33rd st
Carden	4028 S. Main St. Joplin
Steve Hackmaster	101 Plaza Drive
Crystal DeWeese	120 E. 33rd
Jane Rainey	3922 Pennsylvania
Mary Bibbs	108 east 43 Rd
[illegible]	3235 S MAIN ST KD
Bert Lewis	
Stephenie Willis	115 E 33rd
Phil Edson	PO Box 2705
Dean H. Gonzalez	4701 S WALL
Scott Dennis	117 PLAZA

REDEVELOPMENT PROJECT AREA CONSIST OF (6-RPAs)
SITE PLAN EXHIBIT 2



PROJECT COST EXHIBIT 3

DESCRIPTION	TOTAL ALL PROJECT COSTS	TIF REIMBURSABLE COSTS	CID COST
PROPERTY ACQUISITION			
PRIMARY SITE COST 83 Acres	$19,886,713	$3,200,000	
SUB-TOTAL	**$19,886,713**	**$3,200,000**	
LAND PREPARATION			
DEMOLITION & UTILITY REMOVAL	$759,100	$759,100	
EXTRAORDINARY SITE COSTS-IMPORT FILL	$9,462,479	$9,462,479	
SUB-TOTAL	**$10,221,579**	**$10,221,579**	
CONSTRUCTION COSTS			
RPA-1 BUILDINGS	$8,085,000		
RPA-1 SITE PREP-SITE IMPROVEMENTS	$595,204		
RPA-2 BUILDINGS	$43,245,930		
RPA-2 SITE PREP-SITE IMPROVEMENTS	$2,780,718		
RPA-3 BUILDINGS	$16,275,000		
RPA-3 SITE PREP-SITE IMPROVEMENTS	$1,190,408		
RPA-4 BUILDINGS	$3,675,000		
RPA-4 SITE PREP-SITE IMPROVEMENTS	$453,046		
RPA-5 BUILDINGS	$4,305,000		
RPA-5 SITE PREP-SITE IMPROVEMENTS	$432,276		
RPA-6 BUILDINGS	$24,777,000		
RPA-6 SITE PREP-SITE IMPROVEMENTS	$2,953,586		
MARKETING COST	**$14,588,032**		
SUB-TOTAL	**$123,356,200**		
PROFESSIONAL FEES			
ARCHITECTURAL & ENGINEERING	$800,000	$800,000	
LEGAL & PROFESSIONAL	$275,000	$275,000	
SUB-TOTAL	**$1,075,000**	**$1,075,000**	
TOTAL PRIVATE-BLIGHT COSTS	**$154,539,492**	**$14,496,579**	
PUBLIC IMPROVEMENTS			
UTILITY INSTALLATION	$2,949,512	$2,949,512	
STREET IMPROVEMENTS/APPROACHES/CURB	$7,553,294	$7,553,294	
SCHOOL PARKING LOT	$770,500	$770,500	
MITIGATION COST	$3,860,000	$3,860,000	
STORM WATER CONTROL	$700,000	$700,000	
SUB-TOTAL	**$15,833,306**	**$15,833,306**	
TOTAL ALL HARD COST	**$170,372,798**	**$30,329,885**	
CONTINGENCY	**$3,757,634**	**$537,610**	
TOTAL HARD COST WITH CONTINGENCY	**$174,130,432**	**$30,867,495**	
TOTAL FINANCING COSTS	**$56,199,621**	**$7,151,579**	**$9,149,469**
GRAND TOTAL	**$230,330,053**	**$37,481,464**	**$9,149,469**
PERCENTAGES	100%	16%	3.97%
CID FUNDING OF COST		$9,601,356	$9,149,469
LOCAL TAXING DISTRICTS PORTION		$27,880,108	
PERCENTAGES		12.10%	

NOTE: This amount is the unpaid principal and interest estimated to remain at the end of 15 years of capturing TIF Revenue based on projections.

The maximum term the TIF can exist is 16 years per RPA, it is projected to take 15 years to pay back the maximum TIF Reimbursable, as illustrated in the Plan.

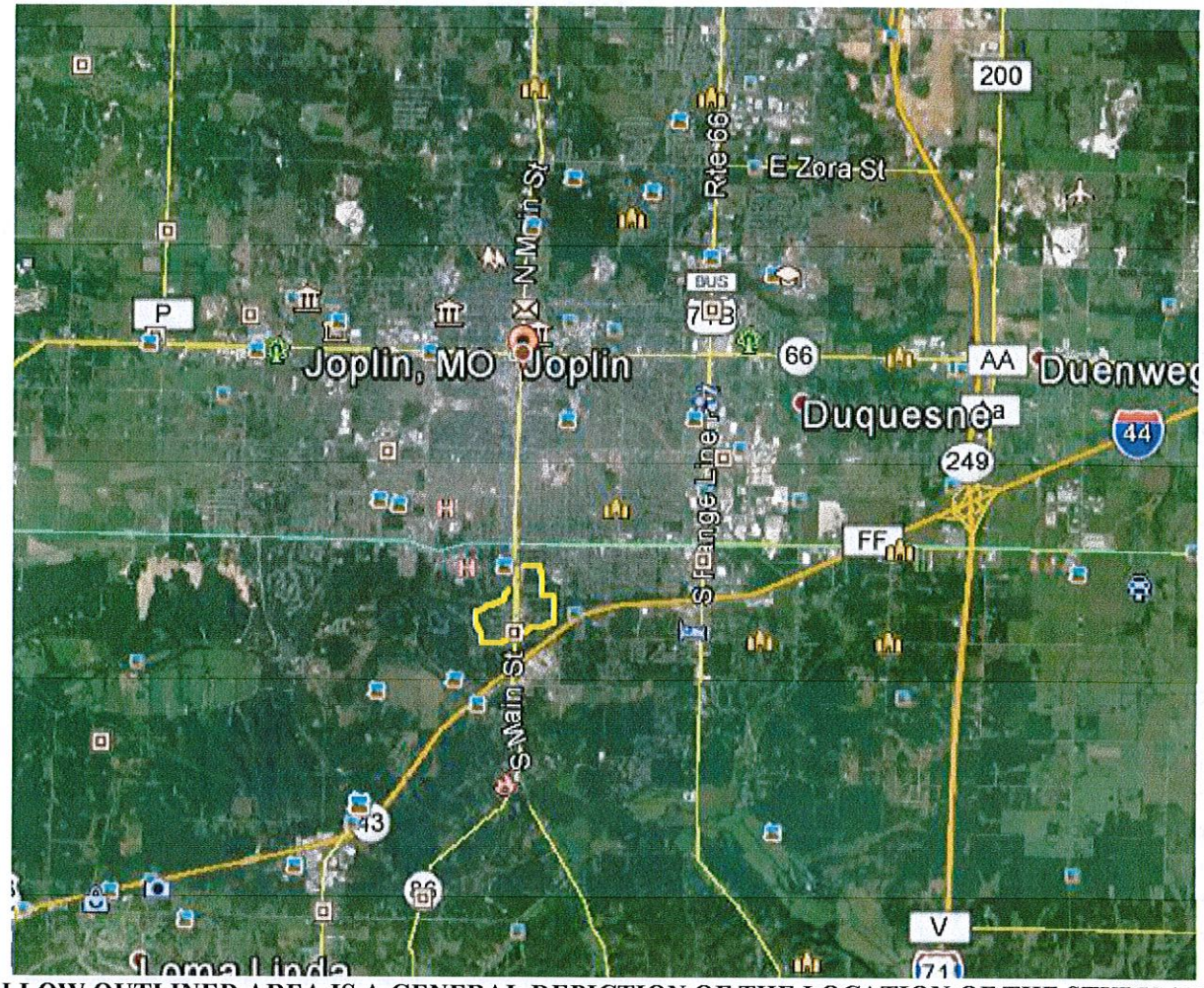
The South Main Street CID, which is a special taxing district established only within the Redevelopment Area, collects a 1% additional tax.

The South Mains Street CID will continue to operate to pay any unpaid balance after the TIF, or pay the cost above the Maximum TIF Budget of $37,481,464

CID payments will not affect any other taxing district. Estimated CID will run for an additional 7 years to pay this amount.

EXHIBIT 4
BLIGHT STUDY
MAIN STREET TIF DISTRICT
CITY OF JOPLIN, MISSOURI

This Study is being conducted and prepared on behalf of RKS Development, LLC, a proposed Developer for a proposed Redevelopment Area generally located south of 32nd Street and north of I-44 lying on both the east and west sides of Main Street from 36th Street south to 42nd Street, on the east side of Main Street from 36th Street to just south of 32nd Street, not including the CVS Site, and the east side of Main Street from 42nd Street to 44th Street in the City of Joplin, Missouri. The Redevelopment Area contains approximately 83 acres. A general location map is provided below. It is described in Exhibit 1, including maps, of the Redevelopment Plan. The Study has been prepared by Gross & Associates. . An inspection of the Area was conducted on December 17, 2014 by Darrell Gross, the principal investigator.



YELLOW OUTLINED AREA IS A GENERAL DEPICTION OF THE LOCATION OF THE STUDY AREA

In accordance with the MoRS 99.810 of the Tax Increment Finance Act that No redevelopment plan shall be adopted by a municipality without findings that:

(1) The redevelopment area on the whole is a blighted area, a conservation area, or an economic development area, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing. Such a finding shall include, but not be limited to, a detailed description of the factors that qualify the redevelopment area or project pursuant to this subdivision and an affidavit, signed by the developer or developers and submitted with the redevelopment plan, attesting that the provisions of this subdivision have been met;

In accordance with the TIF Act, Section 99.810.1 a Redevelopment Plan must find or contain a Blighted Area, Conservation Area, and Economic Development Area are defined as follows in Section 99.805 of the TIF Act:

SECTION 99.805. As used in sections 99.800 to 99.865, unless the context clearly requires otherwise, the following terms shall mean: The numbering below is the same as used in the TIF Act Definitions.

(1) "Blighted area", an area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, 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, morals, or welfare in its present condition and use;

(3) "Conservation area", any improved area within the boundaries of a redevelopment area located within the territorial limits of a municipality in which fifty percent or more of the structures in the area have an age of thirty-five years or more. Such an area is not yet a blighted area but is detrimental to the public health, safety, morals, or welfare and may become a blighted area because of any one or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning. A conservation area shall meet at least three of the factors provided in this subdivision for projects approved on or after December 23, 1997;

(5) "Economic development area", any area or portion of an area located within the territorial limits of a municipality, which does not meet the requirements of subdivisions (1) and (3) of this section, and in which the governing body of the municipality finds that redevelopment will not be solely used for development of commercial businesses which unfairly compete in the local economy and is in the public interest because it will:

While the Governing Body of the City of Joplin, i.e. the City Council, certainly has the knowledge and ability to assess the conditions of the neighborhood within the proposed Redevelopment Area, and are aware of the conditions therein, this Study is intended to provide documentation of such conditions for the record of actions and steps the Council takes in considering the adoption of Tax Increment Financing within the proposed Redevelopment Area.

CURRENT PROPERTY OWNER-CURRENT USE AND PROPERTY INFORMATION

The ownership make-up of the study Area consist of 60.742 acres of residential classified property, which is primarily single-family homes. An estimated 6.67 acres is classified as agricultural, which are mostly vacant larger tracts of land. Within the study area only 7.153 acres is classified as commercial, and these are primarily converted single-family homes that front the highway. Also within the Redevelopment Area is an estimated 11.55 acres of tax exempt property, which is primarily a major elementary school, and the City has a police station in the area. As discussed in detail within the study there exist some vacant structures, abandoned buildings, and an apartment building that has numerous building codes. The average age on the structures within the study area is an estimated 59 years based on the age assigned by the County Assessor. Some new structures, primarily rental property has been constructed within the last two decades on the west side of Main Street. Limited new commercial growth has occurred along Main Street from I-44 to 32nd street, only a few conversions from residential use to commercial. Since the construction of I-44 the area has been in transition with limited success. The construction of the new Mercy Hospital is expected to improve the prospects for redeveloping the area. It is clear from the lack of redevelopment over the past fifty years since I-44 was constructed, which should have stimulated redevelopment of the area, since Main street leads to the downtown area.

In the process of the study the records of the codes violations of the apartment building has been obtain, and police reports. No significant records were available for other properties within the area, for few have changed hands in several years, and little new development has occurred. Following is a site development plan that was used to establish the study area. It is broken down into six-redevelopment area, which are shown in more detail following the site plan, with maps and property information on each parcel.

SITE DEVELOPMENT PLAN OF THE REDEVELOPMENT AREA

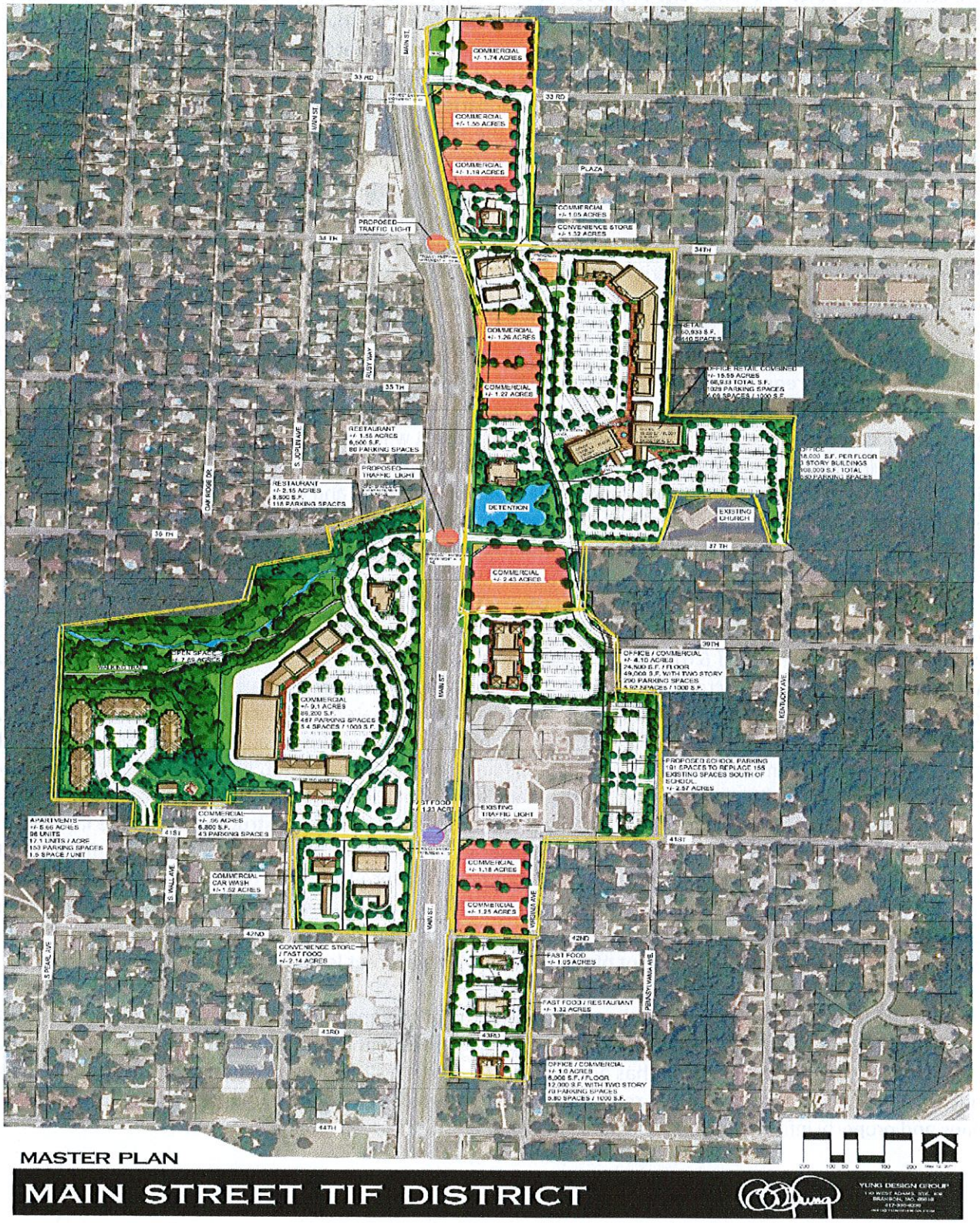
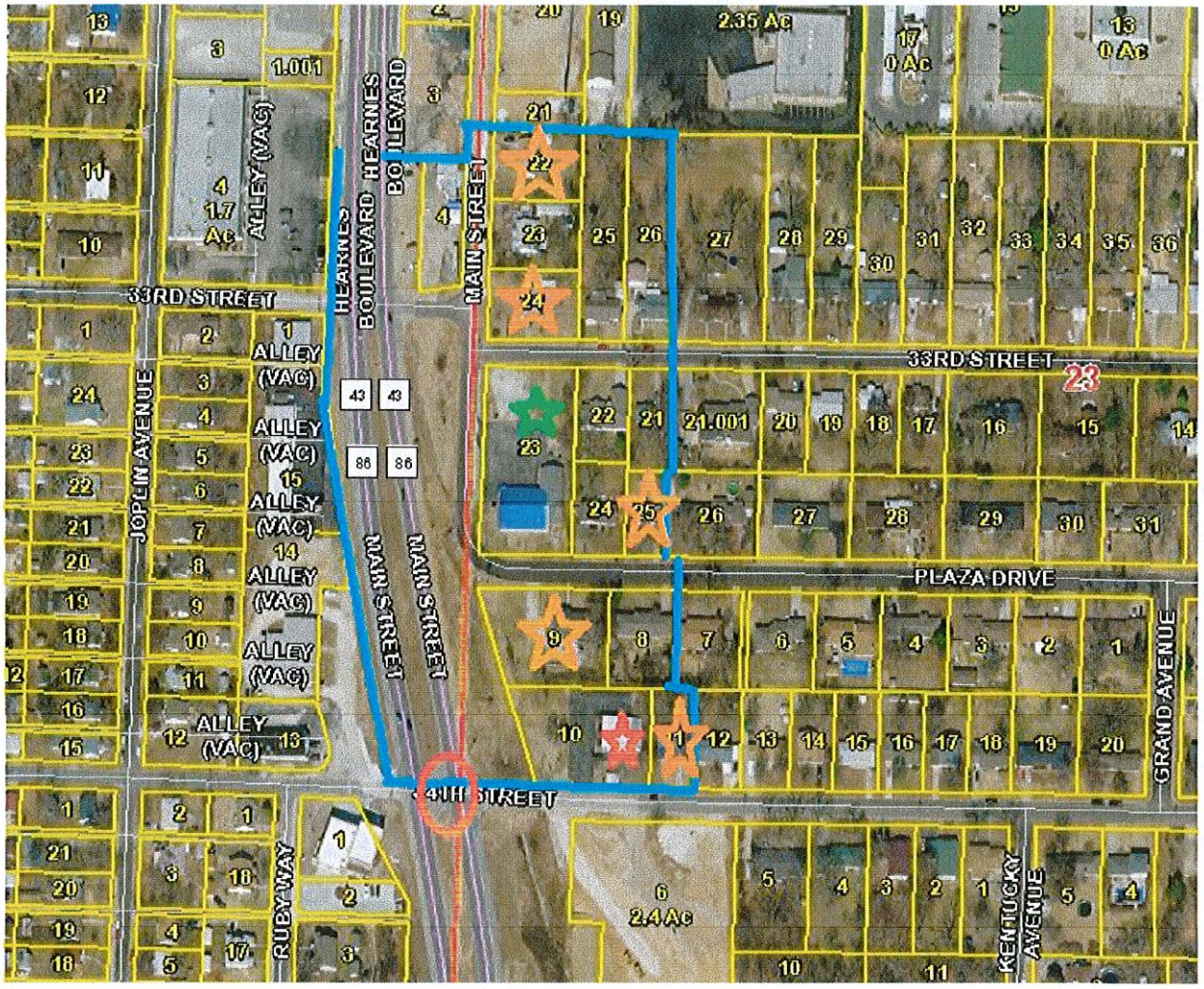


EXHIBIT 1-LEGAL DESCRIPTION & MAP OF REDEVELOPMENT AREAS (6 RPAs TOTAL)

REDEVELOPMENT PROJECT AREA 1



INDEX TO MAP

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RED CIRCLE: Proposed Traffic Light
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ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022001001004000	0.260	GOODSON, ROBERT & DONNA 3227 MAIN JOPLIN, MO 64804	$17,120	1945-RES
Address:				
Legal Description:		FREEMAN GROVE 1 & 6: LOTS 8-9-10 & 11 EX W 50'	BOOK PAGE	324 02670
056023002001022000	0.325	COLE, MICHAEL B. & DONNA I. 6895 Beef Branch Road Joplin, MO 64804	$6,790	1945-RES
Address:				

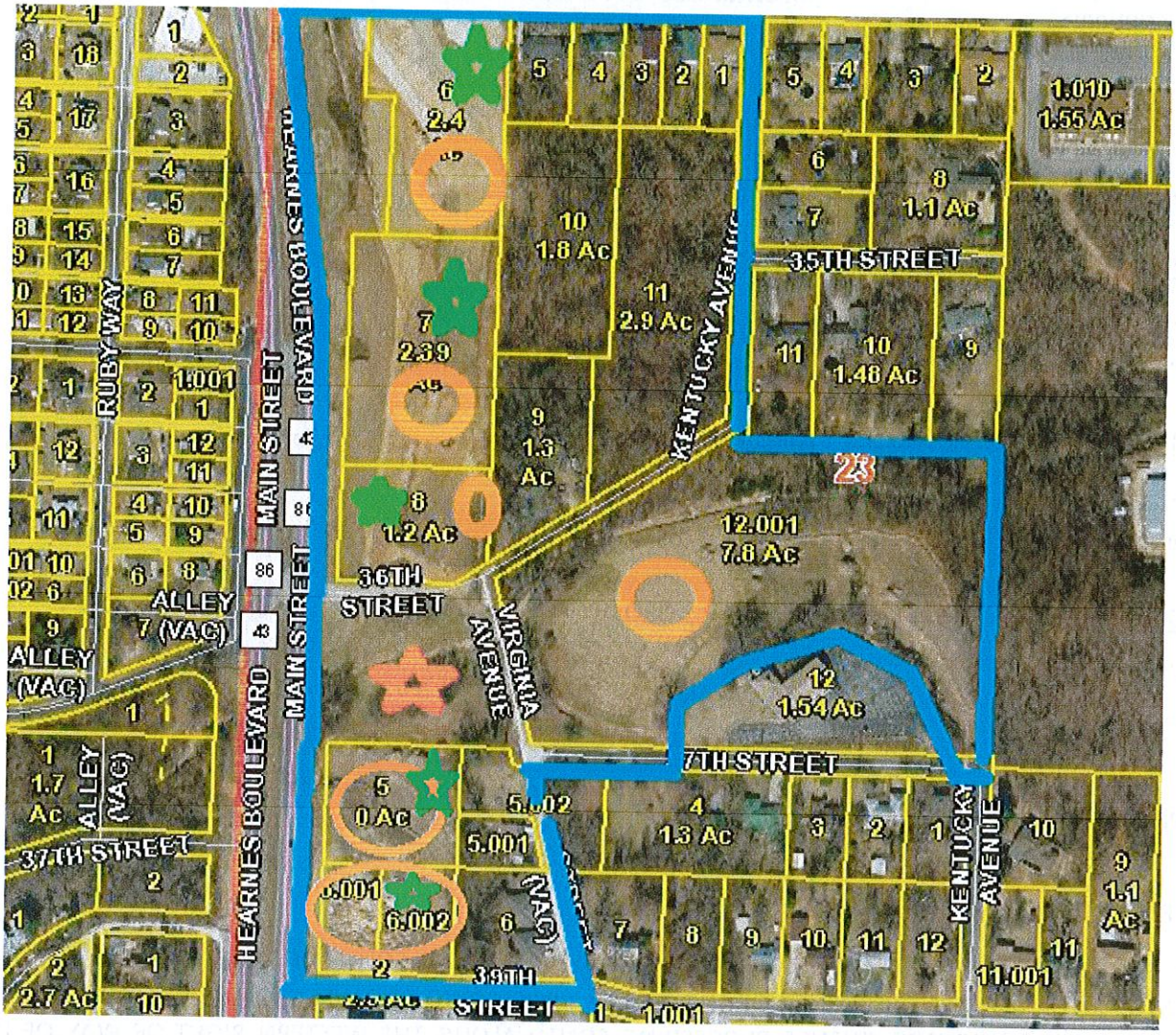
Legal Description:		COLLINS: N 102' LOT 10	BOOK PAGE	342 02769
056023002001023000	0.325	LEWIS, BERT G.	$9,540	1945-RES
Address:		3235 S MAIN JOPLIN, MO 64804		
Legal Description:		COLLINS: PT LOT 10 BEG 102' S NW COR E 139' S 102' W 139' N 102' TO POB	BOOK PAGE	354 01958
056023002001024000	0.326	LEGALLY BLONDE INVESTMENTS, LLC	$7,410	1945-RES
Address:		P. O. BOX 249 SAGINAW, MO 64864		
Legal Description:		COLLINS: S1/3 LOT 10	BOOK PAGE	0360 01057
056023002001025000	0.488	LOYD, KEVIN G.	$9,780	1945-RES
Address:		129 E. 33RD JOPLIN, MO 64804		
Legal Description:		COLLINS: W1/2 LOT 11	BOOK PAGE	353 08014
056023002001026000	0.489	O'DELL, DION P.	$10,370	1945-RES
Address:		133 E. 33RD JOPLIN, MO 64804		
Legal Description:		COLLINS: E1/2 LOT 11	BOOK PAGE	0359 1864
056023002002021000	0.234	JUDD, MARK A.	$4,670	??-RES
Address:		132 E. 33RD JOPLIN, MO 64804		
Legal Description:		COLLINS: E 59' OF N 150' LOT 20 & W 9' OF N 150' LOT 21	BOOK PAGE	350 09332
056023002002022000	0.253	DEWEESE, CRYSTAL R.	$17,590	1950-RES
Address:		120 E. 33RD JOPLIN, MO 64804		
Legal Description:		COLLINS: N 138' OF W 80' LOT 20	BOOK PAGE	356 04629
056023002002023000	0.882	HECKMASTER, STEVE & DIANA & STEVEN SMITH	$28,100	??-COM
Address:		2607 WISCONSIN AVENUE Joplin, MO 64804		
Legal Description:		COLLINS: LOT 19	BOOK PAGE	0360 03991
056023002002024000	0.253	DENNIS, JEFFREY SCOTT & D'ANN	$13,850	1956-RES
Address:		101 POINDEXTER PINEVILLE, MO 64856		
Legal Description:		COLLINS: W 80' LOT 20 EX N 138'	BOOK PAGE	0362 05661
056023002002025000	0.172	FISHER, LINDSEY	$11,140	??-RES
Address:		121 PLAZA DRIVE		

		JOPLIN, MO 64804		
Legal Description:		COLLINS: E 59' LOT 20 EX N 150' & EX S 30'	BOOK PAGE	0361 08484
056023002005008000	0.333	DOKE, LAVONNE LEEANNE	$16,600	1970-RES
Address:		P.O. BOX 1137 JOPLIN, MO 64802-1137		
Legal Description:		PARK PLAZA 1: LOT 3	BOOK PAGE	346 02905
056023002005009000	0.666	RUARK, DENNIS L. & MARY JANE	$36,420	1976-RES
Address:		3506 SILVER CREEK ROAD JOPLIN, MO 64804-5348		
Legal Description:		PARK PLAZA 1: LOTS 1 & 2	BOOK PAGE	300 01198
056023002005010000	0.563	JOPLIN CITY	$0	1971-EXEMPT
Address:		602 S. MAIN JOPLIN, MO 64804		
Legal Description:		PARK PLAZA 1: LOT 22 EX E 32' & ALL LOTS 23 & 24	BOOK PAGE	358 01024
056023002005011000	0.220	GILSTRAP, DOROTHY J.	$9,750	1964-RES
Address:		9386 ELM DRIVE JOPLIN, MO 64804		
Legal Description:		PARK PLAZA 1: W 33.7' LOT 21 & E 32' LOT 22	BOOK PAGE	0361 07849
			$199,130 Assessed Value	
TOTAL PROJECT 1	**5.789 Acres**			

STREET RIGHT OF WAY TO BE INCLUDED.

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF PARCEL # 056023002001024000, BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL, PROCEEDING DUE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD, THENCE PROCEEDING SOUTH ALONG THE WESTERN RIGHT OF WAY OF HEARNE'S BOULEVARD TO THE NORTHWEST CORNER OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD AND 34TH STREET. ALSO INCLUDING THE RIGHT OF WAY OF MAIN STREET THAT LIES SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF PARCEL # 056023002002022000, THENCE PROCEEDING WEST TO THE WESTERN RIGHT OF WAY OF MAIN STREET. INCLUDES ALL OF THE RIGHT OF WAY OF MAIN STREET SOUTH OF THAT LINE TO A 90 DEGREE CURVE IN THE STREET AT TO THE POINT THE STREET BECOMES PLAZA DRIVE. ALSO INCLUDING THE RIGHT OF WAY OF PLAZA DRIVE BEGINNING AT THE SOUTHWEST CORNER OF PARCEL #056023002001026000, THENCE PROCEEDING SOUTH TO THE SOUTHERN RIGHT OF WAY OF PLAZA DRIVE. INCLUDES ALL OF PLAZA DRIVE FROM THAT POINT TO THE 90 DEGREE CURVE AT THE POINT WHERE THE STREET BECOMES MAIN STREET.

REDEVELOPMENT PROJECT AREA 2



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OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
056023002006001000	0.305	WOOD, WILLIAM K.	$13,430	1974-RES
Address:		326 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: LOT 26 EX W 140' & N 10'	BOOK PAGE	338 04078
056023002006002000	0.305	WILSON, PHYLLIS K.	$13,240	??-RES
ADDRESS:		318 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: E 70' OF W 140' LOT 26	BOOK PAGE	338 03974

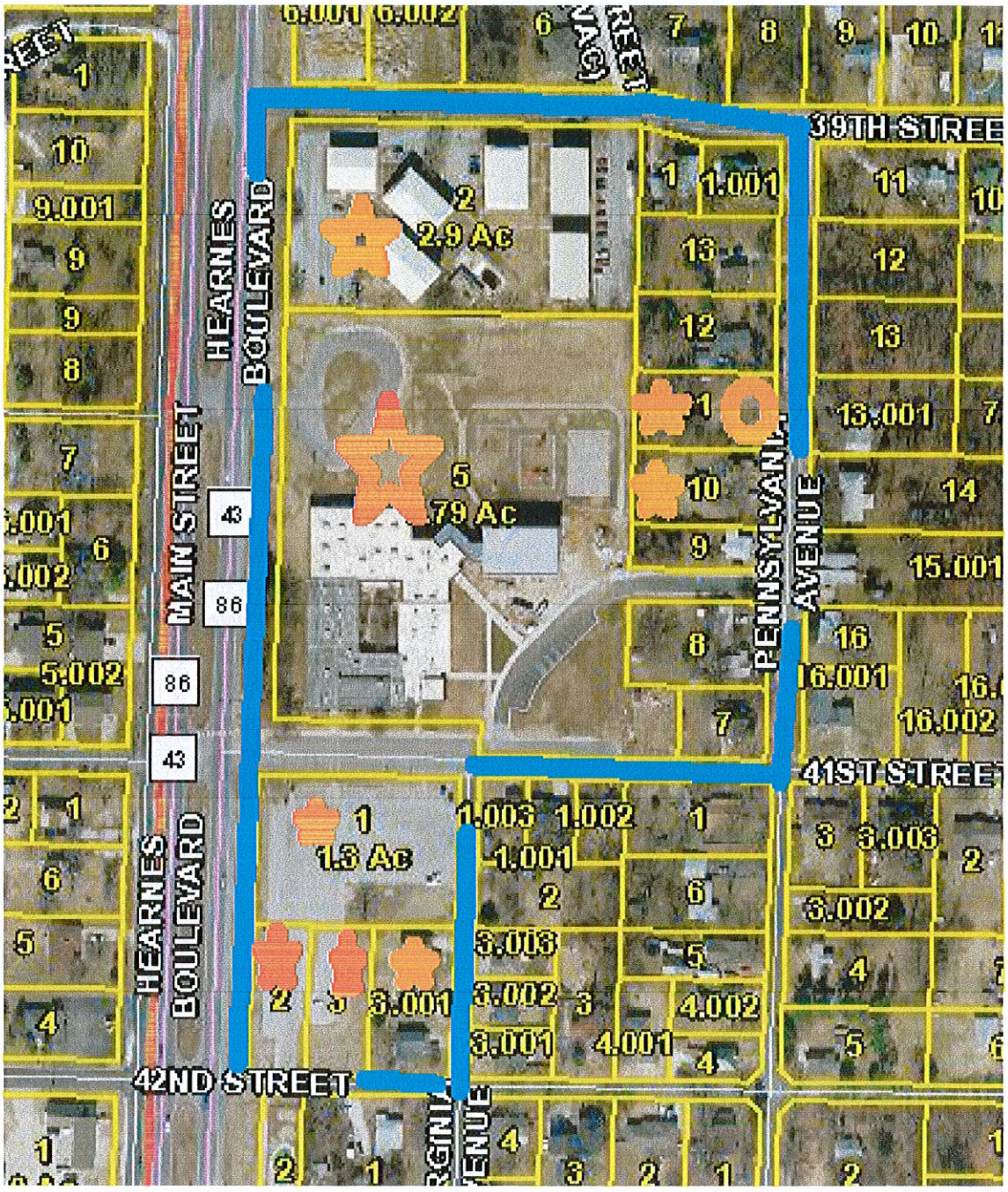
056023002006003000	0.305	CLAFLIN, JOHN	$13,530	??-RES
Address:		314 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: W 70' LOT 26 EX N 10'	BOOK PAGE	358 02558
056023002006004000	0.393	NASH, KENNETH W. & ARLENE	$16,300	??-RES
Address:		310 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: E 90' LOT 25	BOOK PAGE	291 00074
056023002006005000	0.480	ERMAN, ROBERT MICHAEL	$18,940	??-RES
Address:		302 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: W 110' LOT 25	BOOK PAGE	0360 6257
056023002006006000	2.400	RKS DEVELOPMENT, LLC	$85,470	Vacant-COM
Legal Description:		MODOC ACRES: LOTS 6 & 7 EX N 10' & S 150' OF N 160' OF E 50' LOT 5	BOOK PAGE	0361 06840
056023002006007000	2.390	RKS DEVELOPMENT, LLC	$91,170	Vacant-COM
Legal Description:		MODOC ACRES: E 260' LOTS 8-9-10 & 11	BOOK PAGE	0361 07848
056023002007012001	7.800	RKS DEVELOPMENT	$9,840	Vacant-RES
		MODOC ACRES: LOTS 15-16-17-18-31-32-33-34-35-36- 37 & 38 EX N 300' LOTS 31-32-33 & 34 ETC		
Legal Description:			BOOK PAGE	0362 07379
Address:		202 E. 32ND JOPLIN, MO 64804		
056023002006008000	1.200	RKS DEVELOPMENT, LLC & DANIEL ALLGE	$5.890	Vacant-COM
Address:		202 E. 32ND JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: LOTS 12 & 13 EX W 140'	BOOK PAGE	0361 08862
056023002006009000	1.300	DOSS, CLYDE E. JR & ANNA	$10,570	1940-RES
Address:		3529 VIRGINIA JOPLIN, MO 64801		
Legal Description:		MODOC ACRES: LOT 20	BOOK PAGE	0181 0441
056023002006010000	1.800	LUNDSTRUM, BOB	$3,690	Vacant-AGR
Legal Description:		MODOC ACRES: W 200' LOTS 21-22-23 & 24	BOOK PAGE	0362 01710
056023002006011000	2.900	LUNDSTRUM, BOB	$4,790	Vacant-AGR
Legal Description:		MODOC ACRES: LOT 19 & E 210' LOTS 21-22 23 & 24	BOOK PAGE	245 00467
Address:		711 E. 33RD JOPLIN, MO 64804		

NO PARCEL #	1.500	Missouri Department of Transportation P.O. 868 Springfield, Mo 65801	$0	Vacant-EXEMPT
Address:		An estimated 1.5 Acres lying south of 36th Street, east of Virginia Avenue, west of main and north of Newton County Parcel # 056023003002005000 and 056023003002005001 in Section 23 Township 27 Range 33 of Newton County, except that part used for right of way for Main Street and 36th Street.		
Legal Description:			BOOK PAGE	NA
056023003002005000	1.110	RKS DEVELOPMENT, LLC PT NW1/4 SW1/4 BEG 246.21' E NW COR E 409.92' S 208.71' W 409.92' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB S 14* E 92.55' W 169.90' W 90' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	$5,850	Vacant-COM
Legal Description:			BOOK PAGE	0362 02326
056023003002006001	0.422	RKS DEVELOPMENT, LLC PT NW1/4 SW1/4 BEG 208.71' S & 171.29' E NW SEC COR E 100' S 183.71' W 100' N 183.71' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	$31,230	Vacant-COM
Legal Description:			BOOK PAGE	0362 02327
056023003002006002	0.548	RKS DEVELOPMENT, LLC W 129.83' OF: BEG 208.71' S & 271.29' E NW COR SW1/4 S 183.71' E 329.83' N 183. 71' W 329.83' TO POB 202 E. 32ND JOPLIN, MO 64804	$2,770	Vacant-COM
Legal Description:			BOOK PAGE	0362 02327
Address:				
PT OF 056023003002005001	0.332	WHITE, KEITH V. BEG 517.15' E & S 14* E 122.08' NW COR NW1/4 SW1/4 S 14* E 92.55' W 169.90' N 90' E 146.17' TO POB & EASEMENT OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY LYING WEST OF VIRGINIA AVENUE.	$9,280	1940-RES
Legal Description			BOOK PAGE	0347 04478
056023003002005002	0.601	WHITE, KEITH V. & DEBBIE A. PT NW1/4 SW1/4 BEG 402.29' E OF NW COR E 253.84' S 208.71' W 253.84' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY. 3706 VIRGINIA AVENUE JOPLIN, MO 64804	$3,105	Vacant-RES
Legal Description:			BOOK PAGE	355 06307
Address:				
056023003002006000	0.843	RDE, LLC 817 MAIDEN LANE JOPLIN, MO 64801	$35,230	1993-RES
Address:				

Legal Description	PT NW1/4 SW1/4 BEG 208.71' S & 271.29' E NW COR SW1/4 W 183.71' E 329.83' N 183.71' W 329.83' TO POB EX W 129.83' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	0362 3730
TOTAL	**27.48**		**$377,095**

STREET RIGHT OF WAY TO BE INCLUDED IN RPA

RPA WILL INCLUDE THAT PART OF HEARNE'S BOULEVARD LYING SOUTH OF A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF 34TH STREET AND HEARNE'S BOULEVARD, THENCE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. INCLUDES ALL OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD SOUTH OF THIS LINE TO A LINE, WHICH BEGINS AT THE NORTHWEST CORNER OF PARCEL #056023003002005000, THENCE PROCEEDING WESTERLY TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. ALSO INCLUDING THE RIGHT OF WAY OF 34TH STREET BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF 34TH STREET AND HEARNE'S BOULEVARD, THENCE SOUTH TO THE SOUTHERN RIGHT OF WAY OF 34TH STREET. INCLUDES ALL OF THE RIGHT OF WAY OF 34TH STREET LYING EAST OF THIS LINE TO A LINE BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF KENTUCKY AVENUE AND 34TH STREET, THENCE NORTH TO THE NORTH RIGHT OF WAY LINE OF 34TH STREET. ALSO INCLUDES ALL OF KENTUCKY STREET LYING SOUTH OF 34TH STREET TO A POINT WHERE KENTUCKY CONNECTS WITH 36TH STREET. ALSO INCLUDES ALL OF 36TH STREET LYING EAST OF HEARNE'S BOULEVARD TO A POINT WHERE 36TH STREET CONNECTS WITH KENTUCKY AVENUE. ALSO INCLUDES THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF WHERE IT CONNECTS WITH 36TH AND KENTUCKY STREET TO THE POINT IT CONNECTS WITH 37TH STREET. ALSO INCLUDING ALL OF 37TH STREET LYING EAST OF THE POINT IT CONNECTS WITH VIRGINIA AVENUE TO A POINT WHERE IT CONNECTS WITH KENTUCKY AVENUE.



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OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL NUMBER	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
056023003003002000	2.900	MARCULES, BART AUGUSTIN TRUST	$322,750	Apt-RES
Address:		988 E. CEMETERY ROAD GRANBY, MO 64844		

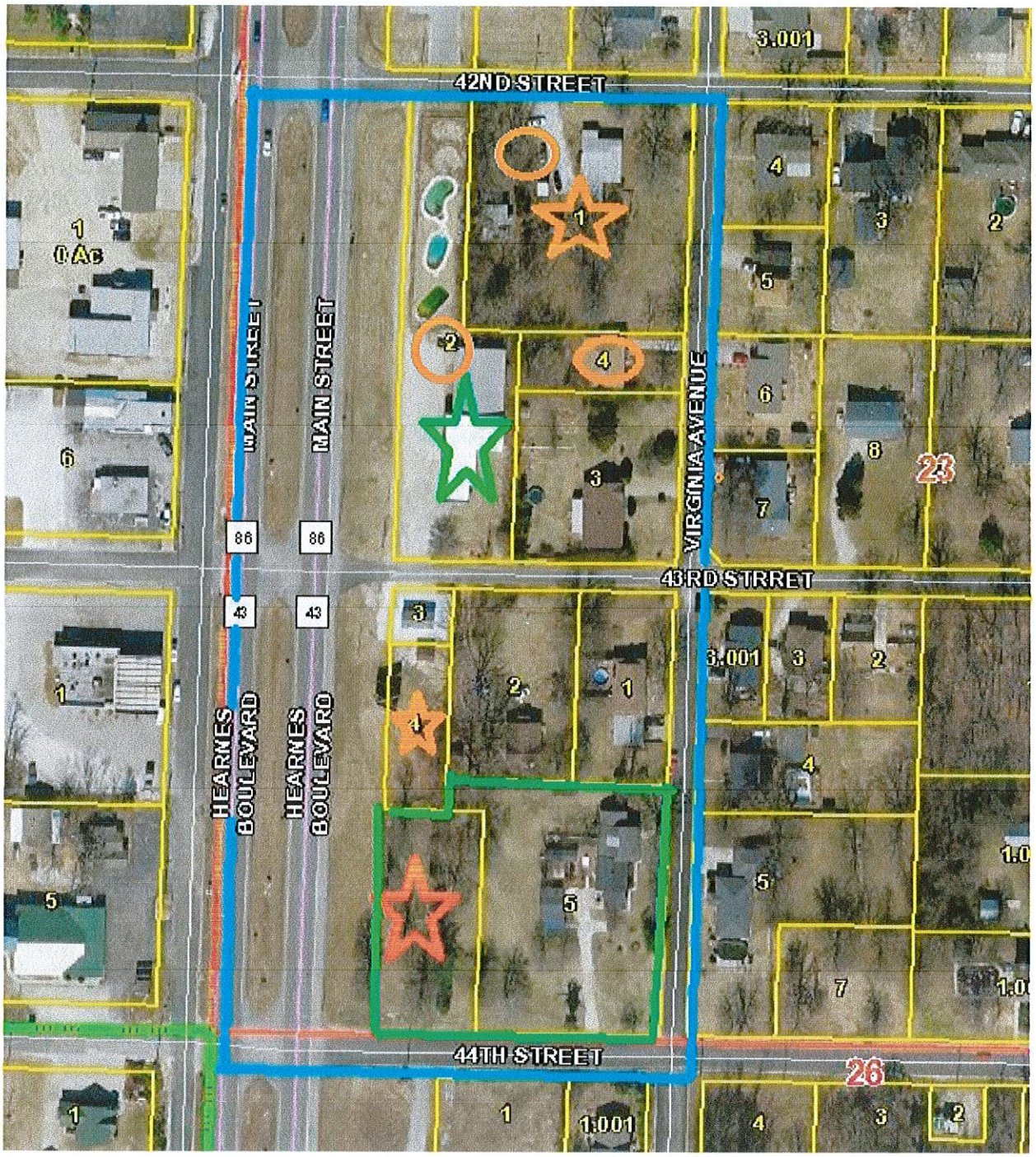
Legal Description:		PT NW1/4 SW1/4 BEG 170' E & 612.56' N SW COR N 257.20' E 486.13' S 257.20' W 486.13' TO P	BOOK PAGE	0362 05967
056023003003003000	0.600	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	EXEMPT
Legal Description:		SCHOOL PROPERTY-BEG 492.56' N & 170' E SW COR NW1/4 SW1/4 N 120' E 223' S 120' W 223' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	352 12512
056023003003004000	0.529	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	EXEMPT
Legal Description:		SCHOOL PROPERTY-BEG SW COR M-15 E 176.47' N 127.61' W 180' S 125.56' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	352 14889
056023003003004002	0.248	JOPLIN R-VIII SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-BEG 140' S & 180' E NW COR M-15 S 127.61' E 85' N 127.61' W 85' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	353 00708
056023003003005000	5.400	JOPLIN R-8 SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-W 73.7' OF S 97' OF: BEG 656.13' E & 15' N SW COR NW1/4 SW1/4 N 97' E 73.7' S 97' TO 15' N OF S LN W 73.7' TO POB & W 656.13' OF S 347' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	350 09703
056023003010001000	1.300	SCHOOL DISTRICT 42	$0	EXEMPT
Legal Description:		SCHOOL-LOTS 5 & 6 STAPLES & PABST 2 & BEG NE COR LOT 5 E 130' W 130' N 205' TO POB	BOOK PAGE	240 00566
056023003010002000	0.386	JOPLIN R-8 SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-PT LOT 7 STAPLES & PABST 2	BOOK PAGE	324 02870
056023003010003000	0.416	JOPLIN R-VIII SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-LOT 8 EX E 114' STAPLES & PABSTS 2	BOOK PAGE	353 02365
Address:		P.O. BOX 128 JOPLIN, MO 64802		
056023003003012000	0.459	RAINEY, JANE E.	$6,690	1920-RES
Address:		3922 S. PENNSYLVANIA JOPLIN, MO 64804		
Legal Description:		JONES: LOT 23	BOOK PAGE	0361 03456
056023003003011000	0.462	RKS DEVELOPMENT, LLC	$2,240	Vacant-RES
Address:				
Legal Description:		JONES: LOT 24	BOOK PAGE	0359 05017
056023003003010000	0.441	CRUMBLISS, CAROLYN J.	$6,420	1920-RES
Address:		1913 W. 10TH ST. JOPLIN, MO 64801		

Legal Description:		PT NW1/4 SW1/4 BEG 656.13' E & 332.4' N SW COR N 100' E 190.6' S 100' W TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	349 03014
056023003003009000	0.261	HUNTER, LORI ANN	$6,640	1900-RES
Address:		318 E. 41ST JOPLIN, MO 64804		
Legal Description:		TR M-19 PT NW1/4 SW1/4 BEG 656.13' E & 228.4' N SW COR N 104' E 208.7' S 104' W 208.7' TO POB EX S 45' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	351 05812
056023003003008000	0.519	ALTMAN, JEFFREY L.	$9,280	1945-RES
Address:		4016 PENNSYLVANIA JOPLIN, MO 64804		
Legal Description:		TR M-18 PT NW1/4 SW1/4 BEG 656.13' E & 112' N SW COR N 116.5' E 208.7' S 116.5' W 208.7' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	355 04106
056023003003007000	0.267	SMITH, ELLA L.	$8,720	1942-RES
Address:		4030 PENNSYLVANIA AVENUE JOPLIN, MO 64804		
Legal Description:		PT M-17 BEG 656.13' E & 15' N SW COR NW1/4 SW1/4 N 97' E 208.7' S 97' W 208.7' TO POB EX W 73.7' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	0360 04606
056023003010003001	0.537	LOCKE, MICHAEL K. & TANIA R.	$34,470	1996-RES
Address:		P.O. BOX 2004 JOPLIN, MO 64803-2004		
Legal Description:		GRIFFIN: LOTS 1-2 & 3	BOOK PAGE	345 01069
TOTALS	**14.73 ACRES**		**$397,210 ASSESSED VALUE**	

STREET RIGHT OF WAY TO BE INCLUDED

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD WHICH LIES SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF PARCEL #056023003002005000, THENCE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. INCLUDES ALL OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF THIS LINE TO A LINE WHICH BEGINS AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 42ST STREET AND HEARNE'S BOULEVARD, THENCE EAST TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ST STREET AND HEARNE'S BOULEVARD. ALSO INCLUDING THE RIGHT OF WAY OF 39TH STREET WHICH LIES EAST OF THE POINT WHICH 39TH STREET CONNECTS WITH HEARNE'S BOULEVARD TO A LINE WHICH BEGINS AT THE NORTHEAST CORNER OF PARCEL #056023003003002000, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 39TH STREET. ALSO INCLUDES A VACATED STREET WHICH LIES EAST OF PARCELS #056023003002005001AND #056023003002006000, SOUTH OF 37TH STREET AND NORTH OF 39TH

STREET. ALSO INCLUDES THE RIGHT OF WAY OF PENNSYLVANIA LYING SOUTH OF 39TH STREET AND NORTH OF 41ST STREET. ALSO INCLUDES THE RIGHT OF WAY OF 41ST STREET LYING EAST OF THE POINT IT CONNECTS WITH HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND PENNSYLVANIA, THENCE SOUTH TO THE SOUTHERN RIGHT OF WAY LINE OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF 41ST STREET AND NORTH OF 42ND STREET. ALSO INCLUDING THE RIGHT OF WAY OF 42ND STREET WHICH LIES EAST OF THE RIGHT OF WAY OF THE POINT IT CONNECTS WITH HEARNE'S BOULEVARD AND AT A NORTH SOUTH LINE BETWEEN THE NORTHEAST CORNER AND THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ND STREET AND VIRGINIA AVENUE.



REDEVELOPMENT PROJECT AREA 4

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

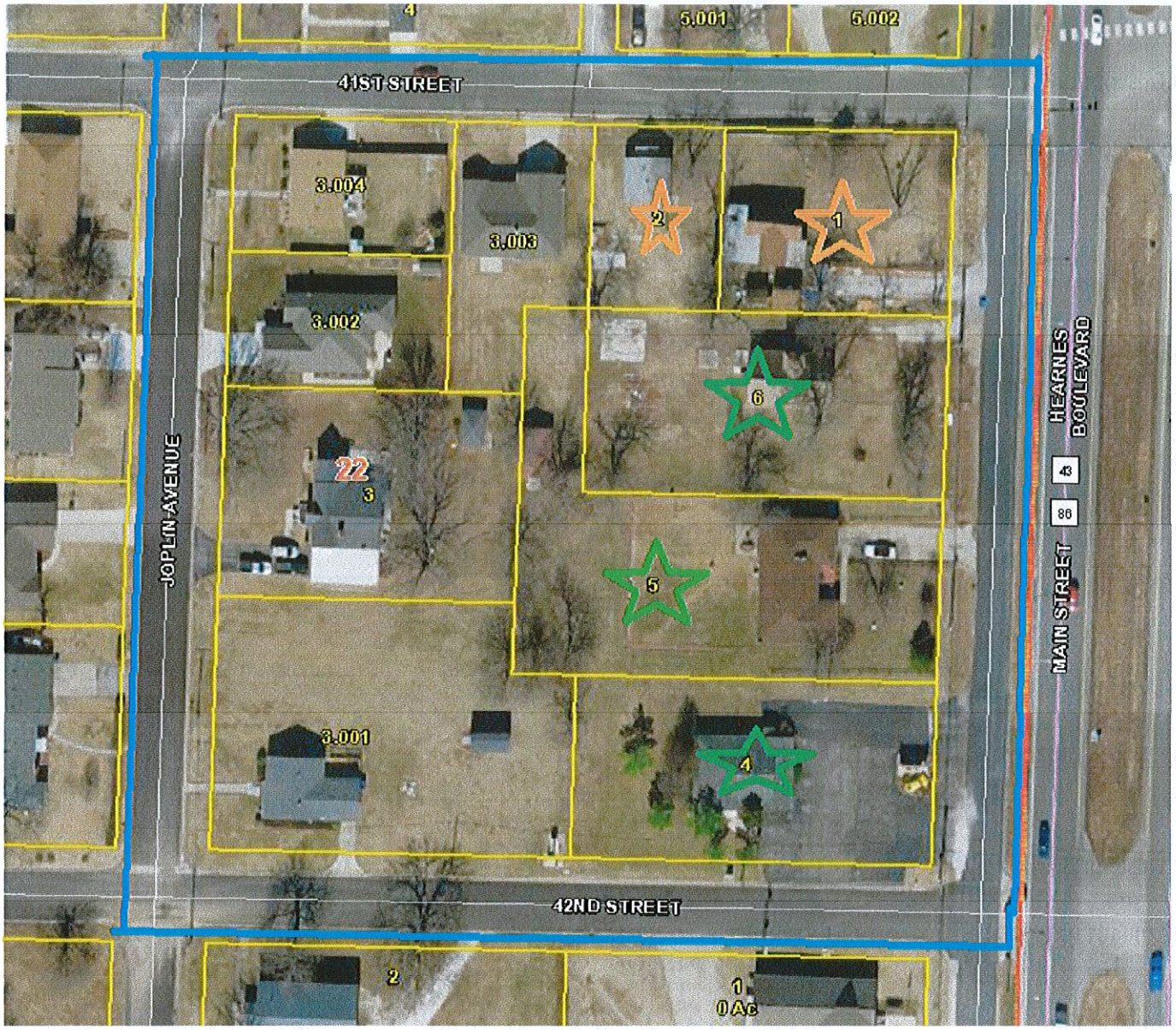
0560230030110010000	1.000	RKS Development, LLC.	$7,860-R	1936-RES
Address:		4029 MISSOURI JOPLIN, MO 64804		

Legal Description:		Lot 1,2,3 of Hughes Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	358 09788
056023003011002000	1.080	RKS DEVELOPMENT, LLC	$58,200-C	1986-COM
Address:				
Legal Description:		East 62' of Lots 18 & 19 and the West 52' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	328 02165
056023003011003000	0.520	SHEPHERD, SCOTT S.	$14.010-R	1945-RES
Address:		4230 VIRGINIA JOPLIN, MO 64804		
Legal Description:		Beginning at the SE Corner of Lot 20 of the Staples & Pabst 2 Subdivision, thence west 150', thence north 153.7, thence east 150', thence south 153.7 to POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	356 02415
056023003011004000	0.180	RKS DEVELOPMENT, LLC	$10,230-R	1967-RES
Address:		202 EAST 32ND JOPLIN, MO 64804		
Legal Description:		The east 150' and the north 53.7' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	362 04583
056023003016001000	0.350	KIENZLE, GARY L. & CARLENE	$16,700-R	1979-RES
Address:		4306 Virginia JOPLIN, MO 64804		
Legal Description:		The north 174' of Lot 29, except the west 115' of the north 174' of Lot 29 of Staples & Pabst 2 Subdivision of Section 23 Township 27 Range 33 of Newton County	BOOK PAGE	314 00269
056023003016002000	0.200	BIBENS, HARRY A. & DEBORAH	$6,010-R	1945-RES
Address:		108 EAST 43RD JOPLIN, MO 64804		
Legal Description:		The WEST 115' OF THE NORTH 174' OF Lot 29 of Staples & Pabst 2 Subdivision of Section 23 Township 27 Range 33 of Newton County	BOOK PAGE	301 00951
056023003016003000	0.070	GONZALEZ, OSCAR H. & LAURA	$670-R	Vacant-RES
Address:		4301 MAIN JOPLIN, MO 64804		
Legal Description:		North 50' of Lot 30 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	355 00783
056023003016004000	0.210	PERRY MANAGEMENT, LP	$2,070-R	Vacant-RES
Address:		P.O. BOX 514 CARTHAGE, MO 64836		
Legal Description:		East 62' of THE SOUTH 150' OF Lot 30 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	351 06683

		$115,750
	3.610	**ASSESSED**
TOTALS	**ACRES**	**VALUE**

STREET RIGHT OF WAY TO BE INCLUDED

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF A LINE BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND HEARNE'S BOULEVARD THENCE WESTWARD TO THE SOUTHWEST CORNER OF 41ST STREET AND HEARNE'S BOULEVARD, ALL OF THE RIGHT OF WAY LYING SOUTH TO A LINE WHICH BEGINS AT THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 43TH STREET AND HEARNE'S BOULEVARD, THENCE PROCEEDING EASTERLY TO THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 43TH STREET AND HEARNE'S BOULEVARD. ALSO INCLUDING ALL OF THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF 42ND STREET AND NORTH OF 43TH STREET. ALSO INCLUDING THE RIGHT OF WAY OF 43RD STREET LYING EAST OF HEARNE'S BOULEVARD AND WEST OF VIRGINIA AVENUE. ALSO INCLUDING THE RIGHT OF WAY OF 43TH STREET LYING EAST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF VIRGINIA AVENUE AND 44TH STREET, THENCE SOUTH TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF VIRGINIA AVENUE AND 43TH STREET.



REDEVELOPMENT PROJECT AREA 5

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

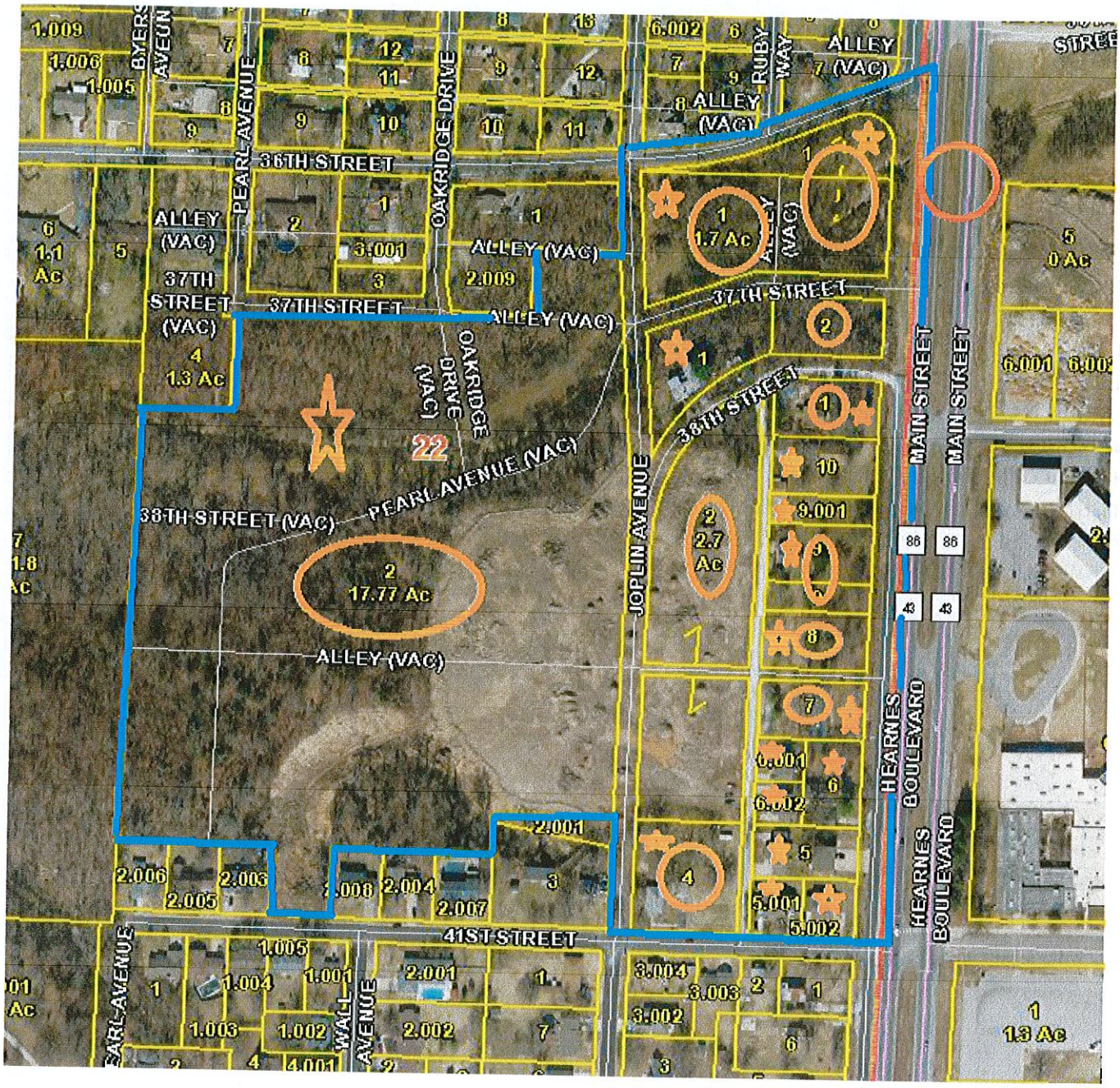
PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022004011001000	0.280	OX, L.L.C.	$6,750	1902-RES
Address:		1505-A W. 10TH JOPLIN, MO 64801		
Legal Description:		STAPLES & PABST 1: N1/2 LOT 1 EX W 70'	BOOK 0360 PAGE 07635	
055022004011002000	0.157	LUCAS, DAVID E.	$6,290	1920-RES

Address:		% HARLAN DAVID SMITH- TS2013 STELLA, MO 64867		
Legal Description:		STAPLES & PABST 1: W 70' N1/2 LOT 1	BOOK PAGE	356 03047
055022004011003000	0.413	SOOTER, KEVIN	$13,040	1930-RES
Address:		4115 JOPLIN JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: PT LOTS 2 & 11 BEG NW COR LOT 2 S 143.61' E 161.22' N 46.37' E 34.03' N 97.62' W 195' TO POB	BOOK PAGE	356 05572
055022004011003001	0.604	GARRISON, GEORGE O. & BARBARA	$9,820	1951-RES
Address:		4145 JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABSTS: BEG SW COR LOT 11 N ALG W LOT LN 134.88' E 161' S 37.38' E 34' S 97.50' W 195' TO POB	BOOK PAGE	352 08017
055022004011003002	0.198	REYNOLDS, BONNIE	$19,820	Vacant-RES
Address:		4107 S. JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST: PT LOT 2 BEG NW COR E 195' S 97.22' W 34.03' S 46.37' W 161.22' N 143.61' TO POB EX BEG 120' E OF NW COR E 75' S 97.62' W 34.03' S 46.37' W 41.22' N 143.58' TO POB ETC.	BOOK PAGE	0360 4170
055022004011003003	0.247	HEISLER, DORIS	$17,670	2008-RES
Address:		118 W. 41ST JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST BEG NW COR LOT 2 E 1200' TO POB E 75' S 97.62' W 34.03' S 46.37' W 41.22' N 143.58' TO POB	BOOK PAGE	358 02178
055022004011003004	0.198	STERNES, ELIZABETH A.	$5,980	1951-RES
Address:		4105 S. JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST'S: BEG NW COR LOT 2 E 120' S 71.81' W 120' N 71.81' TO POB	BOOK PAGE	360 3905
055022004011004000	0.436	VOLK, RICHARD E. & DIANE M.	$26,210	1972-COM
Address:		4130 HEARNE'S BLVD. JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: S1/2 LOT 12	BOOK PAGE	343 06795
055022004011005000	0.513	BOTTOROFF, JERRY R. & JUDITH ANN	$13,250	1965-COM
Address:		4118 S. MAIN JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: N1/2 LOT 12 & E 34' OF N 97.5' LOT 11 & E 34' OF S 97.5' LOT 2	BOOK PAGE	283 00228
055022004011006000	0.436	WILLIAMS, DAVID S.	$9,310	1900-COM
Address:		4601 HICKORY LANE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: S1/2 LOT 1	BOOK PAGE	0360 4973

		$128,140 ASSESSED VALUE
TOTALS	**3.482 ACRES**	

STREET RIGHT OF WAY TO BE INCLUDED

THE RPA WILL INCLUDE THE RIGHT OF WAY OF 41ST STREET LYING WEST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHWEST CORNER OF THE POINT WHERE 41ST STREET CONNECTS WITH JOPLIN AVENUE, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF JOPLIN AVENUE LYING SOUTH OF 41ST STREET AND NORTH OF 42ND STREET. ALSO INCLUDING THE RIGHT OF WAY OF 42ND STREET LYING WEST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ND STREET AND JOPLIN AVENUE, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 42ND STREET. ALSO WILL INCLUDING THE RIGHT OF WAY OF SOUTH JOPLIN AVENUE LYING SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND SOUTH JOPLIN AVENUE, THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF SOUTH JOPLIN AVENUE. ALL OF THE RIGHT OF WAY SOUTH OF SAID LINE TO A LINE BEGINNING AT THE SOUTHWEST CORNER OF 42ND STREET AND SOUTH JOPLIN AVENUE, THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF SOUTH JOPLIN AVENUE.



REDEVELOPMENT PROJECT AREA 6

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022004003005002	0.203	WOLTJER, DONALD D.	$21,350	1993-RES
Legal Description:		FREEMAN GROVE 5 BEG SE COR LOT 508 W 92.47' N 96.41' E 92.43' S 95.73' TO POB	BOOK PAGE	355 04569

055022004003005001	0.206	WOLTJER, DONALD D.	$22,680	1993-RES
Legal Description:		FREEMAN GROVE 5 BEG SW COR LOT 508 N 97.10' E 92.43' S 96.41' W 92.47' TO POB	BOOK PAGE	355 04569
055022004003005000	0.381	WOLTJER, DONALD D.	$44,370	1993-RES
Legal Description:		FREEMAN GROVE 5 (UNRECORDED) BEG NE COR LOT 495 S 89.73' W 184.87' N 91.09' E 184.82' TO POB	BOOK PAGE	355 04569
Address:		PO BOX 20 NEOSHO, MO 64850		
055022004003004000	0.814	RKS DEVELOPMENT III, LLC	$10,680	1950-RES
Legal Description:		M-14 PT NE1/4 SE1/4 BEING LOTS 494-497-506 & 509 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	285 00399
055022004003007000	0.425	RKS DEVELOPMENT, LLC	$16,800	1950-COM
Legal Description:		M-10 PT NE1/4 SE1/4 BEG 30' W & 400.6' SSE COR W 185' ETC A/K/A LOTS 464 & 473 FREEMAN GROVE 5 UNRECORDED ETC OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04585
055022004003008000	0.510	RKS DEVELOPMENT, LLC	$3,550	Vacant-RES
Legal Description:		LOTS 454 & 463	BOOK PAGE	0362 04585
055022004003009000	0.212	RKS DEVELOPMENT , LLC	$1,480	1928-RES
Legal Description:		FREEMAN GROVE 5: LOT 453, 444 & 445	BOOK PAGE	0362 04585
055022004003002000	2.700	RKS DEVELOPMENT, LLC	$3,410	Vacant-RES
Legal Description:		PT NE & SE1/4 BEING LOTS 432-433-436-437-440- 443-446-452-455-462 465-472-475-482 & 485 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04582
055022004005002000	17.770	RKS DEVELOPMENT, LLC	$8,280	Vacant-RES
Legal Description:		FREEMAN GROVE 5: LOTS 388-389-390-391-392-393 394-398-399-400-401-402-403-404-416-417-418-419-420 - 441-442-447-448-449-450-451-456-457-458-459-460-461-466-467-468-469-470-471-476-455-478-479-480-481-487-488-489-490- 491-492-493 & PT LOTS 486-498-499	BOOK PAGE	0362 04582
055022001033001000	1.510	RKS DEVELOPMENT, LLC	$1,290	Vacant-RES
Legal Description:		FREEMAN GROVE 4: LOT A-425 LY E OF ST	BOOK PAGE	0362 04582
055022004003001000	0.425	RKS DEVELOPMENT, LLC	$13,640	1940-RES
Legal Description:		N1/2 M-8 PT NE1/4 SE1/4 BEING LOTS 431 & 434 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04780
055022004001001000	1.700	RKS DEVELOPMENT LLC	$4,100	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOTS 422-423-424-	BOOK	0362

		426-427 & 428 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	PAGE	04582
Legal Description:		PT NE1/4 SE1/4 LOTS 429 & 430 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04582
Address:		202 E. 32ND JOPLIN, MO 64804		
055022004003006000	0.344	RENT JOPLIN.COM LLC	$9,310	1929-RES
Address:		530 S. VIRGINIA JOPLIN, MO 64801		
Legal Description:		PT NE1/4 SE1/4 LOTS 474-483 & 484 EX W 85' FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	354 06256
055022004003006001	0.146	LANDIS, ROBERT C. & BARBARA R.	$24,340	1952-RES
Address:		2820 IRON GATES ROAD JOPLIN, MO 64804		
Legal Description:		WITMERS 1: PT LOT 4 BEG 115' W NE COR W 80' S 135' E 80' N 135' TO POB	BOOK PAGE	0359 2434
055022004003006002	0.146	CARDEN, MAX & INA	$21,300	1992-RES
Address:		1615 W. ASH ROGERS, AR 72758		
Legal Description:		FREEMAN GROVE 5: W 85' LOT 484 & W 85' S1/2 LOT 483	BOOK PAGE	355 01690
055022004003009001	0.212	POTTER, JAMES L.	$1,480	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOT 439 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	351 12099
055022004003010000	0.425	POTTER, JAMES L.	$10,330	1940-RES
Legal Description:		S1/2 M-8 PT NE1/4 SE1/4 LOTS 435 & 438 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	351 12099
Address:		3806 S. MAIN JOPLIN, MO 64804		
TOTALS	**28.577 ACRES**		**$219,780 ASSESSED VALUE**	

STREET RIGHT OF WAY TO BE INCLUDED

THE RPA WILL INCLUDE THE RIGHT OF WAY OF JOPLIN AVENUE LYING SOUTH OF 36TH STREET AND NORTH OF 41ST STREET. ALSO WILL INCLUDE THE RIGHT OF WAY OF 37TH AND 38TH STREET LYING WEST OF HEARNE'S BOULEVARD AND EAST OF JOPLIN AVENUE. ALSO INCLUDES ANY PORTION OF 38TH STREET WHICH HAS BEEN VACATED. ALSO INCLUDING THE RIGHT OF WAY OF SOUTH JOPLIN AVENUE LYING SOUTH OF 36TH STREET AND NORTH OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF 39TH STREET LYING WEST OF HEARNE'S BOULEVARD AND NORTH OF 41ST STREET. ALSO INCLUDES ALL ALLEYS WITHIN THE RPA SHOWN ON THE ABOVE MAP, VACATED OR OTHERWISE. ALSO INCLUDES THE VACATED PORTIONS OF PEARL AVENUE AND OAKRIDGE AVENUE SHOWN ON THE ABOVE MAP.

TOTAL ACRES ALL RPAs 83.67 TOTAL ASSESSED VALUE ALL RPAs $1,437,105

NOTICE & DISCLAIMER: The assessed values listed in this exhibit, and part of the Redevelopment Plan, are listing of the assessed values as best known at the time the Redevelopment Plan was drafted. In accordance with the Missouri Revised Statutes 99.855, the county assessor shall certify the assessed value of the Redevelopment Area, after adoption the Plan, and the imposing of Tax Increment Financing within the Redevelopment Area. Any values listed prior to the certification by the County Assessor, is an estimate only.

CURRENT CONDITIONS

LAND USE & TRANSPORTATION

The City of Joplin, Missouri had a population of an estimated 49,526 in 2012, as estimated by the State Demographer. The population growth since the 2000 census is estimated at 8.8%. The median household income was $35,884 in 2012, compared to the State average of $45,321, and the per-capita income was $22,671. The City has experienced one of the worst natural disasters in US history in 2011, when an F-5 tornado ripped through the City causing an estimated 2.8 billion in damage and taking the lives of 161 people. The tornado has thrust the City into a redevelopment mode to reconstruct existing businesses, homes, and to further foster new development to replace businesses, jobs, homes, and tax base that was lost due to the storm, while continuing to further the pre-tornado reputation of Joplin as a growing community. The general area proposed for the Redevelopment Area has been an area in "transition" for the past several years. Prior to the construction of I-44, the Area was a residential area, with many homes constructed just after the turn of the century. With the increased traffic from I-44, some businesses developed along the frontage of Hearne's Boulevard, also called Main Street, and State Highway 43. Most all of the commercial development occurred by converting existing residential buildings to commercial use. None of the businesses along the section of Main Street from I-44 to 32nd Street have become or were major or destination type businesses. No major commercial development has occurred within the Area in the past several decades. While outside the proposed Redevelopment Area, it is worthy to mention the conversion of the corner of 32nd Street and Main at the Southeast corner. A new CVS Pharmacy was developed there in 2014. It needs to be noted that while CVS located there to benefit being close to the new Mercy Hospital and capturing the traffic off Main Street, but also the traffic on 32nd Street, which is a major east-west artery within the City. Traffic count averages 17,500 cars per day, depending where a count is taken. The area is located just north of I-44, a major national interstate, which was constructed in the 1950s that has a current traffic count of 30,627 just prior to the exit point on the Interstate onto Main Street from the East. The Count on Main Street just after the exit point from I-44 is 15,532, it then escalates at the 41st traffic light and the Elementary School to 22,839, which would factor in the localized traffic created by the School. The traffic count at the 32nd Street intersection with Main and 32nd Street is 18,244. All traffic count numbers were obtained from the Missouri Department of Transportation 2013 Traffic Volume Maps. These numbers demonstrate that Main Street is a major conduit of traffic from I-44 to other points within the City.

MAJOR DEVELOPMENT THAT MAY OR SHOULD IMPACT THE AREA

A Major development has recently occurred, or in the process of occurring, which is the relocation of the Mercy Hospital campus to just south of the intersection of I-44 and Main Street. The new campus will open in the spring of 2015. The facility will be an estimated 600,000 square feet, which is four times the size of their old facility, which was destroyed by the 2011 tornado. The facility will employ an estimated 1,500 people. The development will have a major impact upon the area, changing traffic patterns and influencing new development. The patients, and family, combined with the employees,

which will traverse to and from the facility will have an impact on retail patterns, both within the neighborhood, and the region. It is anticipated that the facility will attract people from the entire four state region, due to the advanced medical services to be provided. While it is easy to surmise that the entire Redevelopment Area will burst with new retail development due to its geographic close proximity to the new Mercy Hospital, and the projected new traffic which may traverse along Main Street to gain access to the Hospital from the north. There is no question in that there will be increased traffic, and most likely increased demand for services and goods as a result of the opening of the Hospital, however such demand may, or may not, develop within the proposed Redevelopment Area. The employees, patients, and family members will have the free choice of obtaining goods and services outside the proposed Redevelopment Area. Prospective retailers would, or will, most likely prefer to be as close and convenient as possible to the Hospital in order to capture the business generated by the Hospital, however they cannot pay in excess of the financial return of their business for the property and the development of the property. There are, or will be "greenfield choices" available to prospective retailers and developers. Greenfield Developments are defined as new developments, whereby all infrastructure is in place, no demolition or mitigation cost. The proposed Redevelopment Area is currently not a Greenfield Development, due to the need to upgrade infrastructure and demolition of existing structures.

IMPROPER PLATTING AND SUBDIVISION OF AREA

The Area is primarily a neighborhood residential area, however, over the past 20 years or so the area has been in transition with several businesses acquiring property fronting Main Street and converting the residential properties to commercial. Most of the conversions acquiring residential properties and simply changing the use to commercial without major renovations, and not having to comply with building codes in years past that are mandatory today. Since the conversions of most of these businesses, the size of retail properties, design, and building codes have changed substantially. Today the average size lot for a standalone retail store is an estimated 1.5 acres, or an estimated 65.340 square feet. Most buildings are of masonry construction and vary in size from 1,500 to 7,500 square feet, depending on the use. The current building codes also requires that all commercial properties that are open to the general public to be in compliant with the handicap access requirements, and many other safety compliant conditions. Most historic residential conversions to commercial that were converted in years past would not comply with current market or regulatory conditions for commercial use. Additionally, most of the lots were, or are, very small in size. Within the proposed Redevelopment Area there Are 101 total parcels, with a total of 4,418,091 square feet. Two of the 101 parcels contain 21.8 acres, or 949,658 square feet, and two of the smallest parcels combined have 9,424 square feet. If the four parcels described are removed from the total 4,418,091 square feet in order to remove the largest and the smallest parcels in order to reflect a reasonable average parcel size, the average parcel size would be 35,659 square feet, or 0.81 Acres, far from what would be needed for current day commercial properties. If just the frontage along Main Street were considered, then the actual average size would be less than ½ acre, removing property, such as the School property from the total. Within the proposed Redevelopment Area the average age of the residential and commercial structures is 59 years. The total assessed value is $1,460,635 and the appraised value according to the Newton County Assessor is $6,997,699. The proposed Redevelopment Area has a total of 60.742 acres of residential classified property by the Newton County Assessor, 6.67 acres of agricultural property, 11.55 acres that are tax-exempt, both publicly owned, and religious. The is currently only 7.153 acres of commercial property compromising only $351,000 of assessed value or $1,138,945 of appraised value, or 16.3% of the total current value of the proposed Redevelopment Area. When considering locating and or expanding a business prudent business operations use a Return on Assets and or Sales to Capital Employed Ratio when evaluating a business investment. These common ratios are defined as follows.

Return on assets (ROA) is a financial ratio that shows the percentage of profit that a company earns in relation to its overall resources (total assets). Return on assets is a key profitability ratio which measures the amount of profit made by a company per dollar of its assets. It shows the company's ability to generate profits before leverage, rather than by using leverage. Unlike other profitability ratios, such as return on equity (ROE), ROA measurements include all of a company's assets – including those which arise from liabilities to creditors as well as those which arise from contributions by investors. So, ROA gives an idea as to how efficiently management use company assets to generate profit, but is usually of less interest to shareholders than some other financial ratios such as ROE. Return on assets gives an indication of the capital intensity of the company, which will depend on the industry. Capital-intensive industries (such as railroads and thermal power plant) will yield a low return on assets, since they must possess such valuable assets to do business. Shoestring operations (such as software companies and personal services firms) will have a high ROA: their required assets are minimal. The number will vary widely across different industries. This is why, when using ROA as a comparative measure, it is best to compare it against a company's previous ROA figures or the ROA of a similar company.

Calculation (formula)

Return on assets is calculated by dividing a company's **net income** (usually annual **income)** by its total assets, and is displayed as a percentage. There are two acceptable ways to calculate return on assets: using total assets on the *exact date* or *average* total assets: ROA = Net Income after tax / Total assets (or Average Total assets)

Sales to Capital Employed Ratio Definition: Sales to Capital Employed Ratio is used to measure the firm's ability to generate sales revenue by utilizing its assets. A higher ratio is preferable to lower one (retail companies such as supermarkets tend to have higher ratios).

Formula:

Sales to Capital Employed Ratio = (Sales / Capital Employed) * 100%

In summary these common sense terms demonstrate that a business cannot pay or invest more in a facility than the facility can generate in adequate profit to return the funds invested, plus a reasonable profit. When evaluating a location a developer, or business, must factor in all cost and compare such cost with other choices in the market. Unless the Area undergoes a planned Redevelopment, the Area is most likely to remain the same due to the development challenges facing individual businesses and developers. Consider the fact that most businesses will need an estimated 1.5 acres or a minimum of 65,000 square feet of land to construct a new standalone facility. Considering that the average size of existing lots fronting Main Street is only an average of 30,000-38,000 square feet, (Please see the RPA maps, which show the Assessor's map for the Area end the size of each parcel), and the parcels will most likely have aged residential structures upon the site, (See the age listing in the RPA property information). The prospective business will have to be able to acquire a minimum of two lots which are adjoining in order to have a large enough lot. The property will need to be rezoned; the residential structures will need to be demolished, or removed. Most likely existing sewer, water and electric lines will need to be relocated and or upgraded. All of these factors add cost to the location. The purchase price of the parcels is a major factor. Whenever a neighborhood is in transition property owners seem to get a perceived idea of value of their property which exceeds the market. Combining the cost of property with all other cost and complications, it would be an easy choice for developers/businesses to look for other Greenfield sites within the City to locate. While the City may be able to capture a new business that selects a Greenfield site within the City, the condition of the Main Street Area remain the same and not redevelop. Unless new planned development, and new public improvements are made within the proposed Redevelopment Area the adjoining residential neighborhoods will suffer and the deteriorating conditions along the frontage of Main Street will continue to deteriorate, and the tax base will decline. The current average appraised value per square foot in the proposed Redevelopment Are is $1.67 per square foot.

Some of the conditions within the Redevelopment Area which must be corrected before any significant Redevelopment will occur is listed and defined below:

VACANT AND DETERIORATING STRUCTURES: Within the Redevelopment area there are an estimated 70-80 structures, ranging from single family structures with outbuildings, commercial structures, mostly converted residential structures, and some public use structures, such as school buildings and a police sub-station. There is a major apartment complex, and several smaller multi-family structures. The average age is 59 years for the structures, based on an average of the year of construction assigned by the County Assessor. Several structures are vacant and in bad condition. Most all are In RPA 6, (See Map), along 37th Street and fronting Main that are vacant, abandoned, and in poor repair. The total number of single-family homes that are vacant is four. In addition to the single family homes the apartment building known as Village Oaks Apartments, located adjoining the Stapleton Elementary School at 41st & Main. The apartment complex has an estimated 64,000 total square feet of buildings, with 64 total units, however it is estimated that over 50% of the units are vacant. It is clear by observing the outside of apartment building, that aside from imposing a visual eyesore in the Area, it is also imposing a safety issue at a minimum and likely a health issue in addition. The proposed Developer, RKS Development, LLC, purchased a parcel within the Redevelopment Area, known as the Capri Motel, and demolished and removed the old motel property. It was not vacant, but was being used as a hotel/motel where rooms were rented by the week or month. The structure and improvements were in very poor shape. The facility had a local reputation for excessive police calls for various disturbances and crimes. Following is a summary of the past five years of police reports just to the apartment property, which is next door to the Elementary School. In addition, copies of the Fire Marshal Reports on code violations on the apartment buildings are herein provide.

POLICE REPORTS/CALLS TO THE VILLAGE OAKS APARTMENTS AT 3901 SOUTH HEARNE'S BOULEVARD: From 2009 through July of 2014 a total of 135 police/911 calls were received by the Joplin Police Department Dispatcher. Copies of the police calls were obtained and tabulated to determine the crime impact the apartment complex had on the neighborhood. Of the 135 calls, 23 were for theft related activities, 56 were for disturbances of various type, including property damage, 20 were for excessive noise created by other tenants, 13 were for drug and alcohol issues, 23 were for domestic issues, and sex related issues, such as rape, and 23. The peak number of calls came from years 2010, which

had 74 in one year. The calls have tapered off, but so has the occupancy of the complex. It is currently estimated that 50% of the complex is vacant.

FIRE MARSHAL INSPECTIONS OF THE VILLAGE OAK APARTMENTS AT 3901 SOUTH HEARNE'S BOULEVARD: Copies were obtained from the Joplin Fire Marshal of inspection and violation reports of inspections by the Fire Marshal conducted in September of 2013. The violations were issued in June of 2014. Copies of the violation notice is attached below. Violations consist of lack of emergency lighting, building lacking interior and exterior finish, lacking fire extinguishers, smoke detectors, electrical issues, and improper use of units as storage. The complex had 16 separate code violations, with 26 total violations in all.

CITY OF JOPLIN MISSOURI

JOPLIN FIRE RESCUE EMS

FIRE MARSHAL
Dale Brooks
Joplin Fire Department
303 E Third Street
Joplin, Missouri 64801
Phone: 417-674-0820 ext 307
Fax: 417-625-4709

Joplin Violation Notice

Wednesday June 4, 2014

VILLAGE OAKS APARTMENTS
3901 S HEARNES BLVD
Joplin, MO 64804

An inspection of your facility on Thursday September 12,... revealed the violations listed below.

ORDER TO COMPLY: Since these conditions are contrary to law, you must correct them upon receipt of this notice. An inspection to determine compliance with this Notice will be conducted on .

If you fail to comply with this notice before the reinspection date listed, you may be liable for the penalties provided for by law for such violations.

Violation Code	Article	Division	Page	Count
12.111. Exit Signs needed or missing		I	88	1
Building E Emergency light is out Exit Sign is out Building D Exit light is out Exit Sign is out Building C Exit Light is out Exit Sign is out Building B No Exit lights or Signs Building A Exit sign is out Emergency light is out				
12.111. Exit Signs needed or missing		I	88	1
12.110. Exit Illumination/ exit signs not illuminated		I	88	1
12.110. Exit Illumination/ exit signs not illuminated		I	88	1

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CITY OF JOPLIN MISSOURI

JOPLIN FIRE EMS RESCUE

FIRE MARSHAL
Dale Brooks
Joplin Fire Department
303 E Third Street
Joplin, Missouri 64801
Phone: 417-624-0820 ext 307
Fax: 417-625-4709

Joplin Violation Notice

Wednesday June 4, 2014

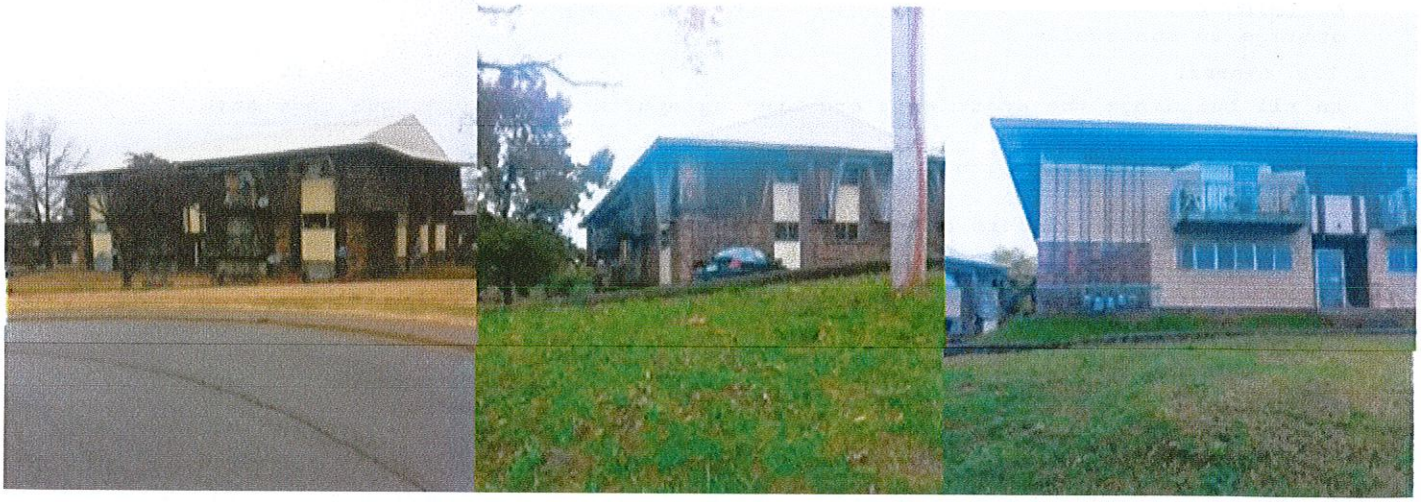
VILLAGE OAKS APARTMENTS
3901 S HEARNES BLVD
Joplin, MO 64804

10.603. Interior Wall and Ceiling Finishes	VI	74	1
Building E wall fire barrier is not intact in laundry room Building B wall fire barrier is not intact in laundry room Building C Drywall/Fire Barrier not intact 2nd and 3rd floors			
10.603. Interior Wall and Ceiling Finishes	VI	74	1
12.106. Emergency lighting missing or not working	I	86	1
Building E outside door entering into building is missing Building A outside door entering into building is missing			
12.108. Exit Corridors	I	88	1
Building D Storage in stairwells Building B Storage in stairwells			
12.201. General	II	89	1
in all buildings the apartments are missing apartment numbers. per code have to be 3 inch in size.			
10.301. Premises Identification	III	62	1
Building D Missing apartment numbers on outside of building			
10.201. General	II	61	1
All building have open eves and missing siding on outside of building			

PHOTOS OF VACANT BUILDINGS, BUILDINGS IN BAD REPAIR, AND DETREATING SITE CONDITIONS



PHOTOS OF APARTMENT COMPLEX CONDITIONS



The presence of vacant buildings certainly places a blighted condition upon an Area according to a study and report by the National Vacant Properties Campaign, The study found that "The costs imposed by a single vacant building are not contained. If left alone, that building can trigger a costly spiral of blight. With each arson or lot filling up with garbage comes further incentive for the remaining residents and businesses to flee. To stem these problems it is important for municipalities to address the issue early. In Renewing the Urban Landscape: The Dilemma of Vacant Housing, the authors describe the issue of vacant and abandoned property as a self-feeding problem. "In blighted neighborhoods that adjoin abandoned ones, existing homeowners face stagnating or declining property values. Unscrupulous real estate agents play on these fears by inducing existing residents to sell cheaply in order to maximize profits at the expense of incoming families. Although this property is still generating revenues for the city, the combination of high resale prices and high tax rates discourage maintenance of such structures. In this way, communities in transition start to look shabby and run-down. Businesses see their profits dwindle and are unlikely to remain in such locales."43 Part of the reason abandonment becomes contagious is that "it makes it harder for people to sell their homes or because it leads banks to lower appraisals or deny loans entirely on blocks with abandoned properties."44

The Report proceeds further and provides and evaluation of the impact upon the City and property owners, a reprint of that segment of the report is reprinted below:

Vacant Properties

The True Costs to Communities

Costs of Municipal Services

Vacant properties have been neglected by their owners, leaving it up to city governments to keep them from becoming crime magnets, fire hazards, or dumping grounds. In some communities, attending to vacant and abandoned properties can overwhelm city resources. The police and fire departments bear the brunt of the responsibility, along with building inspection and code enforcement units. But most municipalities have staff from several departments addressing the care of vacant properties: legal offices, public works, housing, and real estate services all deal with vacant properties. In Philadelphia, at least fifteen public agencies, not including the police and fire departments, have a role in the management of public land.10 Vacant property management also demands coordination among local governments, such as county health departments, tax collectors and assessors.

Crime

Vacant properties often become a breeding ground for crime, tying up an inordinate amount of police resources. The City of Richmond, VA conducted an analysis of citywide crime data from the mid-90s. Of all the economic and demographic variables tested, vacant/abandoned properties had the highest correlation to the incidence of crime.11 Another study focusing on crime in abandoned buildings in Austin, Texas found that crime rates on blocks with open abandoned buildings were twice as high as rates on matched blocks without open buildings. The survey also found that "41 percent of abandoned buildings could be entered without use of force; of these open buildings, 83 percent showed evidence of illegal use by prostitutes, drug dealers, property criminals, and others. Even if 90 percent of the crimes prevented are merely displaced to the surrounding area, securing abandoned buildings appears to be a highly cost-effective crime control tactic for distressed neighborhoods."12 A crime-prevention tactic that has gotten much attention in recent years is directly related to vacant, neglected, and abandoned property. According to George Kelling and James Q. Wilson, "The Broken Window Theory" holds that "If the first broken window in a building is not repaired, then people who like breaking windows will assume that no one cares about the building and more windows will be broken... The disorder escalates, possibly to serious crime." Wilson and Kelling suggest that it is the nature of the physical environment that leads to an increase in criminal activity.13 While the monetary costs of addressing the crime associated with abandoned buildings has not been calculated, it is clear that vacant properties burden police departments.

Arson and Accidental Fires

In 1999, firefighters in Worcester, Massachusetts entered a vacant cold storage building that was aflame to search for a homeless couple reported to have been in the building. Two firefighters became disoriented, and others went to their aid. Six became trapped and died in the fire. The homeless couple had left the premises after the fire began.16 The firefighters' deaths became national news as one of the major costs of vacant properties became all too clear. The US Fire Administration reports that over 12,000 fires in vacant structures are reported each year in the US, resulting in $73 million in property damage annually. Fires are likely in vacant properties because of poor maintenance, faulty wiring, and debris. In the winter, homeless people burn candles for light and heat and may even bring in outdoor grills. But more importantly, vacant buildings are a primary target of arsonists. More than 70 percent of fires in vacant or abandoned

buildings are arson or suspected arson. Such fires strain the resources of fire departments. Because vacant buildings often contain more open shafts, pits, and holes that can be an invisible threat to firefighters, the cost of fighting those fires is more than financial. The National Fire Protection Association (NFPA) estimates that 6,000 firefighters are injured every year in vacant or abandoned building fires.17

Public Nuisances and Health

Vacant and abandoned properties require a disproportionate amount of public maintenance. In addition to securing buildings against criminal activity, local governments must clean and care for them to prevent a buildup of trash, illegal dumping, and rodent infestations. In some cases, abandoned properties contain toxic waste, particularly in the case of abandoned industrial buildings.18 Most municipalities have adopted ordinances that allow them to clean, board, and secure abandoned buildings. For example, in Roanoke, Virginia, the city has taken a tougher stance on properties deemed health and safety hazards. If a property is deemed a hazard by the city the owner is given thirty days to ameliorate the problem. If no action is taken, the city will solicit input from the neighborhood, do asbestos and lead abatement, solicit demolition bids, raze the house, and place a lien on the property to try to recoup the demolition costs.19 Cities spend significant funds on these activities. "In Trenton, New Jersey during the 1990's, these dedicated resources (depending on the amount allocated for demolition) ranged from $500,000 to well over $1 million per year."20 Over a five-year period, St. Louis spent $15.5 million, or nearly $100 per household, to demolish vacant buildings.21 Detroit spends $800,000 each year just to clean vacant lots.22 Demolishing crumbling vacant buildings does not completely eliminate the costs associated with abandonment. The resulting vacant lots still require maintenance. A study of vacant lots in Philadelphia estimated that the city and closely related public agencies spent $1.8 million annually on cleaning vacant lots. At the current level of activity and assuming a three percent inflation rate. This adds up to $49.6 million over the course of twenty years.23 The study only included the costs of five out of the fifteen agencies that have a role in vacant property management.24 Rehabilitation is clearly a better choice. An examination of the St. Paul, Minnesota budget for maintenance and security costs associated with vacant buildings revealed that while demolition saves $4,697,25 the rehabilitation of a vacant building will save an estimated $7,141 in maintenance costs over a twenty-year period. Managing vacant properties ties up the time of municipal employees and the resources of municipal taxpayers. At the same time, these properties depress the value of other properties and generate little or no tax revenue themselves.

Lower Property Values

Vacant properties generate little in taxes – but, perhaps more importantly, they rob surrounding homes and businesses of their value. In a 2001 study, researchers from Philadelphia found that houses within 150 feet of a vacant or abandoned property experienced a net loss of $7,627 in value. Properties within 150 to 300 feet experienced a loss of $6,819 and those within 300 to 450 feet experienced a loss of $3,542 (see diagram below).

Philadelphia researchers also found "that all else being equal, houses on blocks with abandonment sold for $6,715 less than houses on blocks with no abandonment."33 A University of Minnesota study also evaluated the fiscal benefits the city of St. Paul would receive if it renovated abandoned housing. The study found that vacant properties negatively affected neighborhood property values, reducing the city's tax base. While a renovated property did not negatively affect surrounding property values, demolishing a vacant building and leaving a vacant lot in its stead led to "$26,397 in lost property tax revenue over a twenty-year period."34 These lower property values represent a hit in the pocketbook

for both homeowners and the city. But a focused effort to bring vacant properties back can restore value – and taxes – for the city.

Costs to Homeowners

Living in a neighborhood with many vacant and abandoned properties exacts many costs on homeowners. As discussed above, it leads to decreased property values, which can devastate a family's financial security. When neighborhood populations decline and properties become vacant, a smaller number of residents bear a greater proportion of the city's tax burden. This fact is particularly relevant in lower-income neighborhoods and among residents without the resources or the desire to leave their neighborhood. And there are other, less easily measured costs of owning a home in an area with vacant properties – costs that are both fiscal and psychological.

Higher Insurance Premiums

The proximity of vacant and abandoned properties makes obtaining homeowner's insurance, mortgages, and loans for home improvements more difficult. Insurance companies pay attention to what is going on in a neighborhood; this can mean increased premiums or even policy cancellations for those homeowners living close to an abandoned property. Determining how vacant and abandoned properties influence the cost of homeowners insurance is difficult at best. There are a number of variables involved in the setting of premiums and many insurance companies hold their underwriting manuals to be proprietary. An interview with an insurance agent in Washington, DC representing a national insurance company revealed that the presence of a "high hazard" property (which includes condemned properties) within forty feet of a solid masonry building and 100 feet of a non-masonry building would lead to a cancellation or non-renewal of an insurance policy.41

Poorer Quality of Life

Vacant properties degrade quality of life for remaining residents. Genesee County Treasurer Daniel T. Kildee tells the story of a Flint resident. "I met a woman who bought her house a decade ago, so proud to be a new homeowner. She took good care of her home and her family, and has seen the properties on both sides of her home burn and sit abandoned for many years. Finally under our program (see From the State House to Your House on page 8), we took control of the adjacent properties and have scheduled them for demolition and to transfer to her as part of our side-lot program. Sadly, our program was not in place for many years as she watched the neighborhood slowly slip away. This is a woman that saw her single greatest financial investment become valueless – not due to the condition of her home, but due to the neglect of the property that surrounds her. She only had two choices: stay and maintain her home and make her mortgage payments, or abandon the property and ruin her credit and her home. That is a story that has repeated itself in our community a thousand times over, with a far less happy ending."42 With abandoned buildings comes social fragmentation. Individuals who live in communities with an increasing number of vacant buildings begin to feel isolated, weakening the community as a whole. A large number of vacant buildings in a neighborhood symbolizes that no one cares, increasing the likelihood that property values will continue to decline and that further abandonment will set in. In the case of vacant properties, the problem is out in the open, for all to see. The aesthetic impact of abandoned properties, while not easily quantified in dollars, is another cost.

The Spiral of Blight: The Cumulative Impact of Vacant Property

The costs imposed by a single vacant building are not contained. If left alone, that building can trigger a costly spiral of blight. With each arson or lot filling up with garbage comes further incentive for the remaining residents and businesses to flee. To stem these problems it is important for municipalities to address the issue early.in renewing the urban landscape: The Dilemma of Vacant Housing, the authors describe the issue of vacant and abandoned property as a self-feeding problem. "In blighted neighborhoods that adjoin abandoned ones, existing homeowners face stagnating or declining property values. Unscrupulous real estate agents play on these fears by inducing existing residents to sell cheaply in order to maximize profits at the expense of incoming families. Although this property is still generating revenues for the city, the combination of high resale prices and high tax rates discourage maintenance of such structures. In this way, communities in transition start to look shabby and run-down. Businesses see their profits dwindle and are unlikely to remain in such locales."43 Part of the reason abandonment becomes contagious is that "it

makes it harder for people to sell their homes or because it leads banks to lower appraisals or deny loans entirely on blocks with abandoned properties."44

STORM WATER MANAGEMENT-MITIGATION: Any new development, be it a single building, or a large development or redevelopment, such as is proposed for the Redevelopment Area, it is required by the City of Joplin, as it is by most all cities, to manage the storm water runoff from the impervious surfaces created by the development, this entails roof surface as well as concrete and pavement surfaces. Such impervious surfaces will escalate and increase the amount of storm water runoff from the individual property, sine the impervious surfaces created by development prevents the storm water from being absorbed into the soil. The runoff must be managed so as not to increase the storm water runoff on the neighboring properties. A description of storm water runoff and the effect it has on the environment is provided below, a reprint from an informational brochure provide by the Corp of Engineers. The usual process is to construct individual storm water basins, or regional storm water basins to catch and hold the storm water to allow the runoff to either evaporate or allow the runoff to be managed and runoff more slowly into the area storm water sewers, either installed piping or surface ditches. The City, under its regulatory authority will allow for regional storm water basins, underground storm water storage, or even buying out the obligation of installing a storm water basin or control, and contributing to a pool of funds which the City would use the funds to control regional storm water. The proposed Redevelopment Area is within a unique situation. It is located within the drainage area of a stream or streams, which are regulated by the Corp of Engineers. These streams arte called "blue-line streams" by the Corp, since they show up on USGS maps as "blue lines". The Corp of Engineers have regulatory authority over these streams, not to just regulate storm water control, but to preserve the natural streams. Their mission and authority is to preserve and restore urban natural streams and wildlife areas, thus the Corp of Engineers Authority will supersede the authority of the City and regulate the storm water runoff so as to protect the streams. Within the proposed Redevelopment Area there exist the basin of a stream and tributaries that are part of a stream which starts to the far eastern part of the City and runs into a massive stream system within the City and ultimately empties into Shoal Creek. Several arteries of the streams runs within the City. A general map of these streams are provide below for the general Redevelopment Area. The mission and legal obligation of the Corp of Engineers is to preserve the natural stream and restore it, under the "Clean Water Act", including wildlife and vegetation. The Corp of Engineer requires that a 'Mitigation" plan be prepared and submitted for their review and approval of how the stream will be preserve and restored, which includes how the storm water will be managed in the Area, how the stream will be restored, and how the natural habitat will be restored and preserved. Other regulatory agencies, such as the Missouri Department of Natural Recourses and the City will be entitled to review and comment upon the Mitigation Plan, but the Corp of Engineers will have full regulatory authority. Once the Plan has been reviewed and approve, which takes an estimated one year, the Corp will issue a permit to the Developer, granting a period of time to complete the Mitigation Plan. The proposed Developer, RKS Development, LLC, has submitted a mitigation plan to the Corp of Engineers. The Corp has conducted some review, but have not yet approved the mitigation plan submitted. The estimated cost of the mitigation plan is a minimum of $4 million, which is only the direct cost of stream improvements and not the infrastructure to collect and control the storm water. Much of the other storm water cost are included in other cost, such as excavation and site cost.

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Mitigation

Mr. Kuehn;

Please find the attached map that illustrates four streams located on the 34th Street Development area (Streams 1, 2, 3 and 4). These streams have been verified by the Corps of Engineers to be within their jurisdiction. Attached is also a jurisdictional determination letter from the Corps of Engineers addressing that these streams are considered jurisdictional. We are in the middle of the Section 404 permit process *regarding a request for a permit to impact about 3360 linear feet of these low quality* streams to be able to develop the site as planned. This is following the Corps sequencing process of avoidance, minimization and compensation (mitigation). It is anticipated that mitigation will be required to place 3360 linear feet of stream into underground piping system. To mitigate this impact a mitigation plan has been developed that will involve enhancement of approximately 1300 feet of stream on site and 6700 feet of adjacent stream located downstream of the development site. Cost estimates of the stream mitigation work have been estimated at roughly $2.5 to $3.5 million.

Sincerely,

Manuel Barnes, PWS
EGIS



BLUE-LINE" STREAM MAP OF REDEVELOPMENT AREA

DEPARTMENT OF THE ARMY
LITTLE ROCK DISTRICT, CORPS OF ENGINEERS
POST OFFICE BOX 867
LITTLE ROCK, ARKANSAS 72203-0867
www.swl.usace.army.mil/

December 10, 2013

Regulatory Division

FILE No. **SWL-2013-00312**

Mr. Manuel Barnes
EGIS, Inc.
314 South Main
Bentonville, Arkansas 72712

Dear Mr. Barnes:

Please refer to your letter of August 16, 2013 , concerning a waters of the United States determination of a development known as the 34th street project, in sections 22 and 23, T. 27 N., R. 33 W., Joplin, Newton County, Missouri. This letter will provide information on the extent of the waters of the United States, including wetlands, on the property and the Department of the Army permit requirements pursuant to Section 404 of the Clean Water Act (33 U.S. Code 1344).

My site inspection revealed that the property may contain areas that meet the definition of wetlands and waters of the United States, as determined by the 1987 Corps of Engineers Wetlands Delineation Manual and Regional Supplements, appropriate guidance, and Department of the Army regulations. Approximately 5,318 linear feet of stream were identified. No wetlands were observed onsite. The approximate location of these areas is shown on the enclosed map of the site.

This letter contains an Approved Jurisdictional Determination for your subject site. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 Code of Federal Regulations (CFR) Part 331. Enclosed you will find a Notification of Appeals Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA for to the Southwestern Division Office at the following address:

Mr. Elliott Carman
Administrative Appeals Review Officer (CESWD-PD-O)
U.S. Army Corps of Engineers
1100 Commerce Street, Suite 831
Dallas , Texas 75242-1317

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete; that it meets the criteria for appeal under 33 CFR part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP.

It is not necessary to submit an RFA form to the Division Office if you do not object to the determination in this letter.

This approved jurisdictional determination is valid for a period of 5 years from the date of this letter unless new information warrants revision of the determination before the expiration date.

Please be advised that the discharge of dredged or fill material in waters of the United States, including wetlands, requires a Department of the Army permit prior to beginning work in most situations. A permit is required pursuant to Section 404 of the Clean Water Act and Corps of Engineers implementing regulations, 33 Code of Federal Regulations (CFR) 320 - 332. The clearing of wetlands with mechanized equipment; landleveling; construction of ditches, dikes, and dams; placement of fill to raise the elevation of a site; and stabilization of banks are examples of activities that routinely require a permit. All of these activities involve the discharge of dredged or fill material in waters of the United States.

This determination has been conducted to identify the limits of the Corps Clean Water Act jurisdiction for the particular site identified in this request.

Your cooperation in the Regulatory Program is appreciated. If you have any questions, please contact me at (501) 324-5295 and refer to No. **SWL-2013-00312.**

Sincerely,

Lisa Boyle
Project Manager

Enclosures

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

cc:
Table Rock PO, w/cy dwgs
Ch, Regulatory Enf, w/cy dwgs

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: **RKS Development, LLC**	File Number: **2013-00312**	Date: **10-Dec-13**
Attached is:		See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
	PERMIT DENIAL	C
✓	APPROVED JURISDICTIONAL DETERMINATION	D
	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/CECW/Pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT		
REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)		
ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.		
POINT OF CONTACT FOR QUESTIONS OR INFORMATION:		
If you have questions regarding this decision and/or the appeal process you may contact: Lisa Boyle 501-324-5295	If you only have questions regarding the appeal process you may also contact: Mr. Elliott Carman Administrative Appeals Review Officer (CESWD-PD-O) U.S. Army Corps of Engineers 1100 Commerce Street, Suite 831 Dallas , Texas 75242-1317 469-487-7061	
RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.		
_____ Signature of appellant or agent.	Date:	Telephone number:

APPROVED JURISDICTIONAL DETERMINATION FORM
U.S. Army Corps of Engineers

This form should be completed by following the instructions provided in Section IV of the JD Form Instructional Guidebook.

SECTION I: BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): August 16, 2013

B. DISTRICT OFFICE, FILE NAME, AND NUMBER: SWL, Development – 52 acres – Joplin, MO – Hwy 43 b/t 34th and 41st streets, 2013-00312

C. PROJECT LOCATION AND BACKGROUND INFORMATION:

State: Missouri County/parish/borough: Newton City: Joplin
Center coordinates of site (lat/long in degree decimal format): Lat. 37.04717°, Long. -94.51522°
Universal Transverse Mercator: 4101178 Northing, 365261 Easting
Name of nearest waterbody: Unnamed tributary to Shoal Creek
Name of nearest Traditional Navigable Water (TNW) into which the aquatic resource flows: Grand (Neosho) River
Name of watershed or Hydrologic Unit Code (HUC): 11070207

☑ Check if map/diagram of review area and/or potential jurisdictional areas is/are available upon request.

☐ Check if other sites (e.g., offsite mitigation sites, disposal sites, etc…) are associated with this action and are recorded on a different JD form

D. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

☑ Office (Desk) Determination. Date: October 17, 2013

☑ Field Determination. Date(s): July 9-10, 2013 (EGIS, Inc.)

SECTION II: SUMMARY OF FINDINGS

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.
There are no "*navigable waters of the U.S.*" within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area. [*Required*]

☐ Waters subject to the ebb and flow of the tide.

☐ Waters are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce. Explain:

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.
There are "*waters of the U.S.*" within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area. ***[Required]***

1. Waters of the U.S.
a. Indicate presence of waters of U.S. in review area (check all that apply): [1]

☐ TNWs, including territorial seas

☐ Wetlands adjacent to TNWs

☑ Relatively permanent waters[2] (RPWs) that flow directly or indirectly into TNWs

☑ Non-RPWs that flow directly or indirectly into TNWs

☐ Wetlands directly abutting RPWs that flow directly or indirectly into TNWs

☐ Wetlands adjacent to but not directly abutting RPWs that flow directly or indirectly into TNWs

☐ Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs

☐ Impoundments of jurisdictional waters

☐ Isolated (interstate or intrastate) waters, including isolated wetlands

b. Identify (estimate) size of waters of the U.S. in the review area:
Non-wetland waters: 5,318 linear feet: varies from 1.5 ft (stream 4) to 12 ft (stream 1) width (ft) and/or acres.
Wetlands: acres.

c. Limits (boundaries) of jurisdiction based on: Established by OHWM

Elevation of established OHWM (if known):

2. Non-regulated waters/wetlands (check if applicable):[3]

☐ Potentially jurisdictional waters and/or wetlands were assessed within the review area and determined to be not jurisdictional. Explain:

[1] Boxes checked below shall be supported by completing the appropriate sections in Section III below.
[2] For purposes of this form, an RPW is defined as a tributary that is not a TNW and that typically flows year-round or has continuous flow at least "seasonally" (e.g., typically 3 months).
[3] Supporting documentation is presented in Section III.F.

SECTION III: CWA ANALYSIS

A. TNWs AND WETLANDS ADJACENT TO TNWs

Tributary properties with respect to top of bank (estimate):
Average width: 12 feet (Stream 1), 6 feet (Stream 2), 3.5 feet (Stream 3), 1.5 feet (Stream 4)
Average depth: 1.9 feet (Stream 1), 1 feet (Stream 2), 1 feet (Stream 3), 0.7 feet (Stream 4)
Average side slopes:

Primary tributary substrate composition (check all that apply):

☑ Silts	☑ Sands	☐ Concrete
☐ Cobbles	☑ Gravel	☐ Muck
☑ Bedrock	☐ Vegetation. Type/% cover:	
☐ Other. Explain:		

Tributary condition/stability [e.g., highly eroding, sloughing banks]. Explain: moderately stable
Presence of run/riffle/pool complexes. Explain: Most of the aquatic features onsite were dry, so it was difficult to tell if riffle/run/pool complexes are present.
Tributary geometry: Relatively Straight
Tributary gradient (approximate average slope): %

(c) Flow:

Tributary provides for: Intermittent but not Seasonal Flow ; Stream 4 provides for ephemeral flow.
Estimate average number of flow events in review area/year:
Describe flow regime: shallow concentrated flow to channel flow
Other information on duration and volume: Streams 1, 2 and 3 are described as intermittent streams, whereas Stream 4 is defined as an ephemeral stream.
Surface flow is: Confined Characteristics: Water body is incised in the ground.
Subsurface flow: Unknown Explain findings:
☐ Dye (or other) test performed:

Tributary has (check all that apply):
☑ Bed and banks
☑ OHWM[6] (check all indicators that apply):

☑ clear, natural line impressed on the bank	☐ the presence of litter and debris
☐ changes in the character of soil	☑ destruction of terrestrial vegetation
☐ shelving	☐ the presence of wrack line
☐ vegetation matted down, bent, or absent	☑ sediment sorting
☐ leaf litter disturbed or washed away	☐ scour
☐ sediment deposition	☐ multiple observed or predicted flow events
☐ water staining	☐ abrupt change in plant community
☐ other (list):	

☐ Discontinuous OHWM.[7] Explain:

If factors other than the OHWM were used to determine lateral extent of CWA jurisdiction (check all that apply):

☐ High Tide Line indicated by:	☐ Mean High Water Mark indicated by:
☐ oil or scum line along shore objects	☐ survey to available datum;
☐ fine shell or debris deposits (foreshore)	☐ physical markings;
☐ physical markings/characteristics	☐ vegetation lines/changes in vegetation types.
☐ tidal gauges	
☐ other (list):	

(iii) Chemical Characteristics:
Characterize tributary (e.g., water color is clear, discolored, oily film; water quality; general watershed characteristics, etc.).
Explain: Where water was present, water appeared clear. Though the property boundary in this jurisdictional determination is undeveloped and generally wooded, the rest of the drainage basin is heavily developed, including a hospital, commercial areas, and residential areas.
Identify specific pollutants, if known: Shoal Creek is on Missouri's 2012 303d list for *E. coli*.

[6]A natural or man-made discontinuity in the OHWM does not necessarily sever jurisdiction (e.g., where the stream temporarily flows underground, or where the OHWM has been removed by development or agricultural practices). Where there is a break in the OHWM that is unrelated to the waterbody's flow regime (e.g., flow over a rock outcrop or through a culvert), the agencies will look for indicators of flow above and below the break.
[7]Ibid.

(iv) Biological Characteristics. Channel supports (check all that apply):

- ☑ Riparian corridor. Characteristics (type, average width): Much of the stream length is partially to fully shaded, with grass, shrubs, vines and trees composing the riparian zone. However, a sewer line follows much of Stream 1 on one side, reducing or eliminating the riparian buffer on that side.
- ☐ Wetland fringe. Characteristics:
- ☐ Habitat for:
  - ☐ Federally Listed species. Explain findings:
  - ☐ Fish/spawn areas. Explain findings:
  - ☐ Other environmentally-sensitive species. Explain findings:
  - ☐ Aquatic/wildlife diversity. Explain findings:

2. Characteristics of wetlands adjacent to non-TNW that flow directly or indirectly into TNW

(i) Physical Characteristics:

(a) General Wetland Characteristics:
Properties:
Wetland size: acres
Wetland type. Explain:
Wetland quality. Explain:
Project wetlands cross or serve as state boundaries. Explain:

(b) General Flow Relationship with Non-TNW:
Flow is: Explain:

Surface flow is:
Characteristics:

Subsurface flow: Explain findings:
- ☐ Dye (or other) test performed:

(c) Wetland Adjacency Determination with Non-TNW:
- ☐ Directly abutting
- ☐ Not directly abutting
  - ☐ Discrete wetland hydrologic connection. Explain:
  - ☐ Ecological connection. Explain:
  - ☐ Separated by berm/barrier. Explain:

(d) Proximity (Relationship) to TNW
Project wetlands are river miles from TNW.
Project waters are aerial (straight) miles from TNW.
Flow is from:
Estimate approximate location of wetland as within the floodplain.

(ii) Chemical Characteristics:
Characterize wetland system (e.g., water color is clear, brown, oil film on surface; water quality; general watershed characteristics; etc.). Explain:
Identify specific pollutants, if known:

(iii) Biological Characteristics. Wetland supports (check all that apply):
- ☐ Riparian buffer. Characteristics (type, average width):
- ☐ Vegetation type/percent cover. Explain:
- ☐ Habitat for:
  - ☐ Federally Listed species. Explain findings:
  - ☐ Fish/spawn areas. Explain findings:
  - ☐ Other environmentally-sensitive species. Explain findings:
  - ☐ Aquatic/wildlife diversity. Explain findings:

3. Characteristics of all wetlands adjacent to the tributary (if any)
All wetland(s) being considered in the cumulative analysis:
Approximately () acres in total are being considered in the cumulative analysis.

For each wetland, specify the following:

Directly abuts? (Y/N)	Size (in acres)	Directly abuts? (Y/N)	Size (in acres)

Summarize overall biological, chemical and physical functions being performed:

C. SIGNIFICANT NEXUS DETERMINATION

A significant nexus analysis will assess the flow characteristics and functions of the tributary itself and the functions performed by any wetlands adjacent to the tributary to determine if they significantly affect the chemical, physical, and biological integrity of a TNW. For each of the following situations, a significant nexus exists if the tributary, in combination with all of its adjacent wetlands, has more than a speculative or insubstantial effect on the chemical, physical and/or biological integrity of a TNW. Considerations when evaluating significant nexus include, but are not limited to the volume, duration, and frequency of the flow of water in the tributary and its proximity to a TNW, and the functions performed by the tributary and all its adjacent wetlands. It is not appropriate to determine significant nexus based solely on any specific threshold of distance (e.g. between a tributary and its adjacent wetland or between a tributary and the TNW). Similarly, the fact an adjacent wetland lies within or outside of a floodplain is not solely determinative of significant nexus.

Draw connections between the features documented and the effects on the TNW, as identified in the *Rapanos* Guidance and discussed in the Instructional Guidebook. Factors to consider include, for example:

- Does the tributary, in combination with its adjacent wetlands (if any), have the capacity to carry pollutants or flood waters to TNWs, or to reduce the amount of pollutants or flood waters reaching a TNW?
- Does the tributary, in combination with its adjacent wetlands (if any), provide habitat and lifecycle support functions for fish and other species, such as feeding, nesting, spawning, or rearing young for species that are present in the TNW?
- Does the tributary, in combination with its adjacent wetlands (if any), have the capacity to transfer nutrients and organic carbon that support downstream foodwebs?
- Does the tributary, in combination with its adjacent wetlands (if any), have other relationships to the physical, chemical, or biological integrity of the TNW?

Note: the above list of considerations is not inclusive and other functions observed or known to occur should be documented below:

1. **Significant nexus findings for non-RPW that has no adjacent wetlands and flows directly or indirectly into TNWs.** Explain findings of presence or absence of significant nexus below, based on the tributary itself, then go to Section III.D: The drainage area of the non-RPW, Stream 4, includes a residential area, multiple roads, and a church. According to Dr. Jane Frankenberger at Purdue University, "In urban areas, pet wastes can be washed off streets and other impervious surfaces and flow through storm drains directly to lakes and streams," potentially creating a source for *E. coli* and other bacteria. Runoff from the roads and residential lawns may carry pollutants to the stream. Likewise, runoff from residential lawns can carry nutrients, and fallen leaves and branches may provide organic carbon that contributes to downstream foodwebs.

2. **Significant nexus findings for non-RPW and its adjacent wetlands, where the non-RPW flows directly or indirectly into TNWs.** Explain findings of presence or absence of significant nexus below, based on the tributary in combination with all of its adjacent wetlands, then go to Section III.D:

3. **Significant nexus findings for wetlands adjacent to an RPW but that do not directly abut the RPW.** Explain findings of presence or absence of significant nexus below, based on the tributary in combination with all of its adjacent wetlands, then go to Section III.D:

D. DETERMINATIONS OF JURISDICTIONAL FINDINGS. THE SUBJECT WATERS/WETLANDS ARE (CHECK ALL THAT APPLY):

1. **TNWs and Adjacent Wetlands.** Check all that apply and provide size estimates in review area:
   - ☐ TNWs: linear feet width (ft), Or, acres.
   - ☐ Wetlands adjacent to TNWs: acres.

2. **RPWs that flow directly or indirectly into TNWs.**
   - ☐ Tributaries of TNWs where tributaries typically flow year-round are jurisdictional. Provide data and rationale indicating that tributary is perennial: .
   - ☑ Tributaries of TNW where tributaries have continuous flow "seasonally" (e.g., typically three months each year) are jurisdictional. Data supporting this conclusion is provided at Section III.B. Provide rationale indicating that tributary flows seasonally: USGS has designated Stream 1 on this project site as intermittent. Field observations by EGIS, Inc. on July 9 and 10, 2013, indicate that Streams 1, 2 and 3 are likely intermittent.

   Provide estimates for jurisdictional waters in the review area (check all that apply):
   Tributary waters: Stream 1 - 3,462 linear feet 12 width (ft).
   ☑ Stream 2 - 1,174 linear feet 6 width (ft).
   Stream 3 - 291 linear feet 3.5 width (ft).

F. NON-JURISDICTIONAL WATERS, INCLUDING WETLANDS (CHECK ALL THAT APPLY):

- ☐ If potential wetlands were assessed within the review area, these areas did not meet the criteria in the 1987 Corps of Engineers Wetland Delineation Manual and/or appropriate Regional Supplements.
- ☐ Review area included isolated waters with no substantial nexus to interstate (or foreign) commerce.
  - ☐ Prior to the Jan 2001 Supreme Court decision in "*SWANCC*," the review area would have been regulated based solely on the "Migratory Bird Rule" (MBR).
- ☐ Waters do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction. Explain:
- ☐ Other: (explain, if not covered above):

Provide acreage estimates for non-jurisdictional waters in the review area, where the sole potential basis of jurisdiction is the MBR factors (i.e., presence of migratory birds, presence of endangered species, use of water for irrigated agriculture), using best professional judgment (check all that apply):

- ☐ Non-wetland waters (i.e., rivers, streams): linear feet width (ft).
- ☐ Lakes/ponds: acres.
- ☐ Other non-wetland waters: acres. List type of aquatic resource: .
- ☐ Wetlands: acres.

Provide acreage estimates for non-jurisdictional waters in the review area that do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction (check all that apply):

- ☐ Non-wetland waters (i.e., rivers, streams): linear feet width (ft).
- ☐ Lakes/ponds: acres.
- ☐ Other non-wetland waters: acres. List type of aquatic resource: .
- ☐ Wetlands: acres.

SECTION IV: DATA SOURCES.

A. SUPPORTING DATA. Data reviewed for JD (check all that apply - checked items shall be included in case file and, where checked and requested, appropriately reference sources below):

- ☑ Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: see hard copy file
- ☑ Data sheets prepared/submitted by or on behalf of the applicant/consultant.
  - ☑ Office concurs with data sheets/delineation report.
  - ☐ Office does not concur with data sheets/delineation report.
- ☐ Data sheets prepared by the Corps:
- ☐ Corps navigable waters' study:
- ☑ U.S. Geological Survey Hydrologic Atlas:
  - ☑ USGS NHD data.
  - ☐ USGS 8 and 12 digit HUC maps.
- ☑ U.S. Geological Survey map(s). Cite scale & quad name: 1:24K Joplin West
- ☑ USDA Natural Resources Conservation Service Soil Survey. Citation: Missouri_Soils
- ☑ National wetlands inventory map(s). Cite name: National Wetlands Inventory
- ☐ State/Local wetland inventory map(s):
- ☑ FEMA/FIRM maps: Newton County S_Fld_Haz_Ar.shp
- ☐ 100-year Floodplain Elevation is: (National Geodectic Vertical Datum of 1929)
- ☑ Photographs: ☑ Aerial (Name & Date): Bing Maps Hybrid accessed October 23, 2013
  - ☐ or ☐ Other (Name & Date):
- ☐ Previous determination(s). File no. and date of response letter:
- ☐ Applicable/supporting case law:
- ☐ Applicable/supporting scientific literature:
- ☐ Other information (please specify):

B. ADDITIONAL COMMENTS TO SUPPORT JD: Four streams are present on this property. Streams 1-3 are classified as intermittent, and Stream 4 is ephemeral. Soils information indicates that all soils are upland soils, and do not contain hydric inclusions. The National Wetland Inventory supported this. This area is well above a FEMA-designated floodplain.

☐ Other non-wetland waters: acres.
Identify type(s) of waters:

3. **Non-RPWs[8] that flow directly or indirectly into TNWs.**
☑ Waterbody that is not a TNW or an RPW, but flows directly or indirectly into a TNW, and it has a significant nexus with a TNW is jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide estimates for jurisdictional waters within the review area (check all that apply):
☑ Tributary waters: Stream 4 - 391 linear feet 1.5 width (ft).
☐ Other non-wetland waters: acres.
Identify type(s) of waters:

4. **Wetlands directly abutting an RPW that flow directly or indirectly into TNWs.**
☐ Wetlands directly abut RPW and thus are jurisdictional as adjacent wetlands.
☐ Wetlands directly abutting an RPW where tributaries typically flow year-round. Provide data and rationale indicating that tributary is perennial in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW:

☐ Wetlands directly abutting an RPW where tributaries typically flow "seasonally." Provide data indicating that tributary is seasonal in Section III.B and rationale in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW:

Provide acreage estimates for jurisdictional wetlands in the review area: acres.

5. **Wetlands adjacent to but not directly abutting an RPW that flow directly or indirectly into TNWs.**
☐ Wetlands that do not directly abut an RPW, but when considered in combination with the tributary to which they are adjacent and with similarly situated adjacent wetlands, have a significant nexus with a TNW are jurisidictional. Data supporting this conclusion is provided at Section III.C.

Provide acreage estimates for jurisdictional wetlands in the review area: acres.

6. **Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs.**
☐ Wetlands adjacent to such waters, and have when considered in combination with the tributary to which they are adjacent and with similarly situated adjacent wetlands, have a significant nexus with a TNW are jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide estimates for jurisdictional wetlands in the review area: acres.

7. **Impoundments of jurisdictional waters.[9]**
As a general rule, the impoundment of a jurisdictional tributary remains jurisdictional.
☐ Demonstrate that impoundment was created from "waters of the U.S.," or
☐ Demonstrate that water meets the criteria for one of the categories presented above (1-6), or
☐ Demonstrate that water is isolated with a nexus to commerce (see E below).

E. ISOLATED [INTERSTATE OR INTRA-STATE] WATERS, INCLUDING ISOLATED WETLANDS, THE USE, DEGRADATION OR DESTRUCTION OF WHICH COULD AFFECT INTERSTATE COMMERCE, INCLUDING ANY SUCH WATERS (CHECK ALL THAT APPLY):[10]
☐ which are or could be used by interstate or foreign travelers for recreational or other purposes.
☐ from which fish or shellfish are or could be taken and sold in interstate or foreign commerce.
☐ which are or could be used for industrial purposes by industries in interstate commerce.
☐ Interstate isolated waters. Explain:
☐ Other factors. Explain:

Identify water body and summarize rationale supporting determination:

Provide estimates for jurisdictional waters in the review area (check all that apply):
☐ Tributary waters: linear feet width (ft).
☐ Other non-wetland waters: acres.
Identify type(s) of waters:
☐ Wetlands: acres.

---

[8] See Footnote # 3.
[9] To complete the analysis refer to the key in Section III.D.6 of the Instructional Guidebook.
[10] Prior to asserting or declining CWA jurisdiction based solely on this category, Corps Districts will elevate the action to Corps and EPA HQ for review consistent with the process described in the Corps/EPA *Memorandum Regarding CWA Act Jurisdiction Following Rapanos.*

What is Storm water Runoff?
Storm water runoff occurs when precipitation from rain or snowmelt flows over the ground. Impervious surfaces like driveways, sidewalks, and streets prevent storm water runoff from naturally soaking into the ground.
Why is storm water runoff a problem?

Lisa Boyle
Project Manager

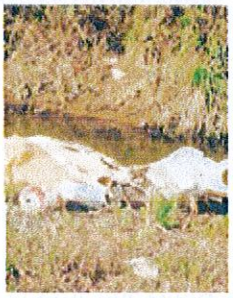
October 24, 2013
Date

Storm water can pick up debris, chemicals, dirt, and other pollutants and flow into a storm sewer system or directly to a lake, stream, river, wetland, or coastal water. Anything that enters a storm sewer system is discharged untreated into the waterbodies we use for swimming, fishing and providing drinking water.

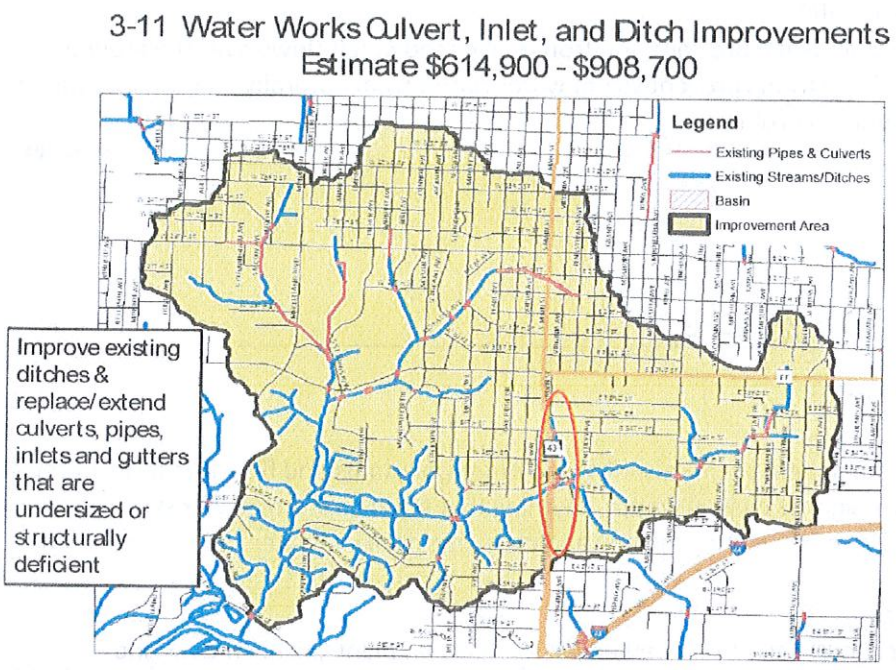
The effects of pollution
Polluted storm water runoff can have many adverse effects on plants, fish, animals and people.



Sediment can cloud the water and make it difficult or impossible for aquatic plants to grown. Sediment also can destroy aquatic habitats.
Excess nutrients can cause algae blooms. When algae die, they sink to the bottom and decompose in a process that removes oxygen from the water. Fish and other aquatic organisms can't exist in water with low dissolved oxygen levels.
Bacteria and other pathogens can wash into swimming areas and create health hazards, often making beach closures necessary.
Debris - plastic bags, six-pack rings, bottles, and cigarette butts - washed into waterbodies can choke, suffocate, or disable aquatic life like ducks, fish, turtles, and birds.



Household hazardous wastes like insecticides, pesticides, paint, solvents, used motor oil, and other auto fluids can poison aquatic life. Land animals and people can become sick from eating diseased fish and shellfish or ingesting polluted water.
Polluted storm water often affects drinking water sources. This, in turn, can affect human health and increase drinking water treatment costs.

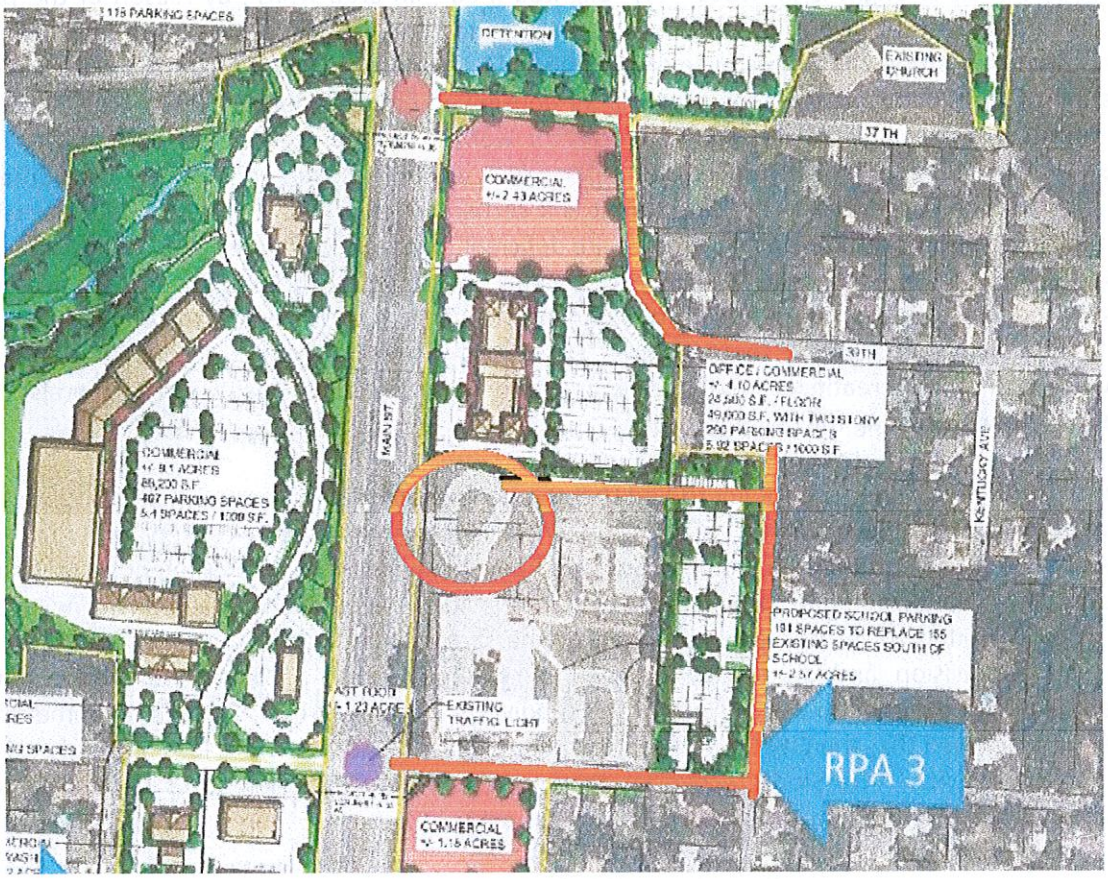


MAP FROM THE CITY OF JOPLIN'S STORM WATER MANAGEMENT PLAN
RED CIRCLE REFLECTS THE GENERAL LOCATION OF THE REDEVELOPMENT AREA

TRANSPORTATION IMPROVEMENTS:

MAIN STREET: As previously discussed, Mercy Hospital will be completed with the construction of their new facility and open in the spring of 2015. The opening of the facility will affect and increase traffic flow in the area. It is uncertain what the exact effect on traffic will be until the Hospital opens and the development patterns of the Area are established, however, a study was done by the Joplin Area Transportation Study Organization (JATSO), which is comprised of the City, County, and other transportation organizations. The Study was completed in July of 2013 by CJW Transportation Consultants, LLC of Springfield, MO. The study reviewed the impact of the new Hospital and the impact upon existing roads and streets in the Area. Based on the study report Main Street north of 50th Street will have an increase traffic of an estimated 2,000 to 8,000 cars per day. The lower amount is just the hospital and the higher amount is with significant development in the area. Currently the traffic volume on Main Street ranges from 17,500 cars per day, as previously outlined in at the beginning of this Blight Study. The Hospital, plus new development in the Area will increase traffic from 12% to 46%. This increased traffic will affect the quality of the usage of the existing street system. The areas east and west of Main Street are residential areas that have significant population, and the transportation artery system relies upon Main Street to be the main collector route of residents from within this residential area. Any increase of traffic on Main Street will affect the quality of service, or the ability to access Main Street from the arteries leading to Main Street. Currently there is only one traffic light between 32nd Street and I-44, it is located at 41st Street to serve Stapleton Elementary School. As traffic increases it will affect the ability to turn onto Main Street from 33rd, 34th, 35th, 36th, 39th, 43rd, and 44th Street, since traffic volumes will slow the ability to access Main. The Redevelopment Plan calls for, and plans, new traffic lights at 34th and 37th Street, which will increase the lighted intersections for residents to access Main from a safe point.

SCHOOL TRAFFIC: Currently all School Buses that use the access point of the buses at Main Street, just north of the 41st Street light, the buses can only access Main Street by using the circle drive and turning back onto Main Street. The bus driveway has a very significant grade for buses to navigate. During icy or slick times it creates a dangerous drive to navigate by the bus drivers, both to turn into, and to drive out of. It is proposed under the Redevelopment Plan to create an access point for the buses to accesses Pennsylvania Avenue, which will then allow buses to access either 41st or a new lighted intersection at 37th Street.



SITE PLAN SHOWING NEW SCHOOL BUS ACCESS TO MAIN STREET
RED CIRCLE HIGHLIGHTS BUS CIRCLE DRIVE
RED LINES REFLECT NEW LIGHTED BUS ACCESS POINTS TO MAIN STREET

DANGEROUS PEDESTRIAN CROSSING: Currently, the School parking lot is located south of 41st Street, while the School buildings are north of 41st Street, This causes anyone parking in the parking lot to cross 41st Street to access the School. There ae no lighted pedestrian crossings on 41st. There have been accidents in the past whereby pedestrians have been hit by cars, according to School officials. The parking lot accommodates mostly teachers and employees. Most of the pedestrian traffic is generated when school starts and end, thus the peak traffic times for 41st Street as people are leaving the parking lot and parents are picking up their children. The Development proposes to create a new parking lot lying east of the School and west of Pennsylvania Avenue, thus allowing all patrons that park in the parking lot to access the School buildings without crossing any street.

GENERAL TRAFFIC FLOW: As previously illustrated, the increase in traffic caused by the Hospital will cause increased traffic congestion and slow the access to Main Street for the area residents. While two new traffic lights are planned at 34th and 37th Street, additional interior streets or upgrades are planned to allow for access to these new lights. Improvements or extensions and upgrades to interior streets will be done, especially Virginia Avenue and 37th Street, which will allow traffic to be collected and directed to lighted intersection.

CONCLUSIONS & SUMMARY: Using the definition from the first page of this Study, which is a reprint of the State Statute 99.810 (1) the definition of Blight is provided. (1) "Blighted area", an area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, 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, morals, or welfare in its present condition and use; Based upon the current transportation improvements the increased traffic which will be imposed upon the area will create a quality and safety issue. It is not an if concerning the Hospital, it is a certainty that traffic will increase, the exact amount is not known, also the current transportation improvements are deficient for the School buses as defined in this report, whereby the School buses have only one access to Main Street, which is not lighted. Due to the size of the average lot or parcel, which is less than one acre in size the subdivision platting is deficient for a conversion to commercial use based on the industry normal lot or parcel size of 1 to 11/2 acre. Conditions within the area created by the vacant and obsolete housing provisions conditions creating a social liability and menace to the public health, safety, morals, or public welfare in the current conditions affecting the neighborhood.

The City Council is required under the TIF Act to find that the Redevelopment Area as a whole is blighted prior to making that determination: "The redevelopment area on the whole is a blighted area, a conservation area, or an economic development area, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing. Such a finding shall include, but not be limited to, a detailed description of the factors that qualify the redevelopment area or project pursuant to this subdivision and an affidavit, signed by the developer or developers and submitted with the redevelopment plan, attesting that the provisions of this subdivision have been met; " Based upon the documented facts provide herein it is believed that the City Council can and should find the Area as a whole is blighted under the definition provided under the TIF Act. The Study recognizes that not every parcel is blighted as defined under the Act, but conditions exist which contribute to the blighted conditions as a whole.

RESUME OF EXPERIENCE OF PRINCIPAL INVESTIGATOR
DARRELL GROSS

EDUCATION: BS Degrees in Political Science, Business Administration, Accounting, School of the Ozarks, Made the Dean's List for 3 of 4 years, graduated with a 3.7 GPA. Was student intern in Circuit City Manager training program for two-years. Graduate work in Public Administration and Economics, Southwest Missouri State University.

PROFESSIONAL EXPERIENCE:

- **Elected County Assessor of Taney County:** Undertook reassessment of County prior to State Mandated Reassessment.
- **Manufacturing Business:** Assisted Brother in building a boat trailer manufacturing company in Mountain Home, AR. Served as CFO and Sales Manager. Was with the company from the beginning and assisted the company through rapid growth. Brother sold the business for $5 million.
- **Director of Community & Economic Development:** Served a five county region in central Missouri through the Council of Local Governments. Assisted communities with economic development and community development issues and programs. Also served as Director of the regions Small Business Administration Certified Development Company, packaging and underwriting SBA 504 loan debentures.
- **Economic Development Loan Officer:** Served as loan officer for United Savings & Loan specializing in SBA, USDA, HUD, and other government backed loan programs. Served 27 branches.
- **Senior Vice President:** Served as Senior Vice President of commercial lending for Landmark Banks. Company had 64 branches in Missouri and Illinois. Was leading producer of commercial loans among all branches.
- **Adjunct Professor of Finance:** Served for 11 years as Adjunct Professor of Finance at Washington University Engineering Graduate School. Assisted the University in applying for a grant through the Department of Education for a special grant to develop a program to offer a joint degree in engineering and project management and finance. The concept was to train engineers in the area of project finance so as to broaden their skills and career opportunities. Program was renewed for ten years by the Department of Education. Developed and taught the finance classes for students. Students learned how to underwrite a project from various finance structures, including tax backed bonds, revenue bonds, and public/private partnerships through the program. During tenure graduated 75 students with a Masters degree in Project Management and Finance. Served on all Master's Thesis committees. Three of the graduates work at the World Bank as underwriters on public projects funded by the World Bank. This was a part time position and was done while operating a private consulting business.
- **Consulting Business:** Since 1989 has owned and operated Gross & Associates an economic development and real estate development consulting business. Has assisted various communities and private developers with economic development projects. Specializes in Tax Increment Financing, Special Taxing Districts, and other incentive programs. Specializes in rural or small town economic development projects and plans.

During the years of providing consulting services to governmental entities and to private developers has developed or assisted in the development of 28 TIF Plans or projects serving as financial advisor, and or drafting of plan. Has developed and be the advisor on the creation of 39 Community Improvement Districts and serves as operations advisor on 28. Have assisted as financial advisor on three Transportation Development Districts, serve as operations advisor on two. Have prepared three city comprehensive plans.

PROFESSIONAL DESIGNATIONS AND HONORS:

- Outstanding Young Men of America
- Certified Business Counselor
- Certified International Financier
- Outstanding International Business Leader
- Small Business Administration: Financial Advocate Award, State of Missouri
- Harry S. Truman Congressional Award

RPA-1 CURRENT PROPERTY OWNERS

EXHIBIT 5 PAGE 1

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
055022001001004000	0.26	GOODSON, ROBERT & DONNA	$17,120	RES	11,887	$90,105	$7.58
056023002001022000	0.325	COLE, MICHAEL B. & DONNA I.	$6,790	RES	14,178	$35,737	$2.52
056023002001023000	0.325	LEWIS, BERT G.	$9,540	RES	14,178	$50,211	$3.54
056023002001024000	0.326	LEGALLY BLONDE INVESTMENTS, LLC	$7,410	RES	14,178	$39,000	$2.75
056023002001025000	0.488	LOYD, KEVIN G.	$9,780	RES	20,891	$51,474	$2.46
056023002001026000	0.489	O'DELL, DION P.	$10,370	RES	199,130	$54,579	$0.27
056023002002021000	0.234	JUDD, MARK A.	$4,670	RES	377,095	$24,579	$0.07
056023002002022000	0.253	DEWEESE, CRYSTAL R.	$17,590	RES	10,200	$92,579	$9.08
056023002002023000	0.882	HECKMASTER, STEVE & DIANA & STEVEN	$28,100	RES	115,750	$147,895	$1.28
056023002002024000	0.253	DENNIS, JEFFREY SCOTT & D'ANN	$13,850	RES	11,040	$72,895	$6.60
056023002002025000	0.172	FISHER, LINDSEY	$11,140	RES	7,493	$58,632	$7.82
056023002005008000	0.333	DOKE, LAVONNE LEEANNE	$16,600	RES	14,500	$87,368	$6.03
056023002005009000	0.666	RUARK, DENNIS L. & MARY JANE	$36,420	RES	25,725	$191,684	$7.45
056023002005010000	0.563	JOPLIN CITY	$0	TAX EXEMPT	45,738	$0	$0.00
056023002005011000	0.22	GILSTRAP, DOROTHY J.	$9,750	RES	9,685	$51,316	$5.30
TOTAL PROJECT 1	**5.789**		**$199,130**		**891,668**	**$1,048,053**	**$1.18**
		SUMMARY BY CLASSIFICATION RPA-1					
RESIDENTIAL	**5.226**		**$199,130**		**845,930**	**$1,048,053**	**$1.24**
TAX EXEMPT	**0.563**		**0**		**45,738**	**0**	**$0.00**
AGRICULTURE	**0**		**0**		**0**	**0**	**$0.00**
COMMERCIAL	**0**		**0**		**0**	**0**	**$0.00**
TOTALS	**5.789**		**$199,130**		**891668**	**$1,048,053**	**$1.18**

RPA-2 CURRENT PROPERTY OWNERS EXHIBIT 5 PAGE 2

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
056023002006001000	0.305	WOOD, WILLIAM K.	$13,430	RES	13,300	$70,684	$5.31
056023002006002000	0.305	WILSON, PHYLLIS K.	$13,240	RES	13,300	$69,684	$5.24
056023002006003000	0.305	CLAFLIN, JOHN	$13,530	RES	13,300	$71,211	$5.35
056023002006004000	0.393	NASH, KENNETH W. & ARLENE	$16,300	RES	17,100	$85,789	$5.02
056023002006005000	0.48	ERMAN, ROBERT MICHAEL	$18,940	RES	20,900	$99,684	$4.77
056023002006006000	2.4	RKS DEVELOPMENT, LLC	$85,470	COM	85,500	$256,667	$3.00
056023002006007000	2.39	RKS DEVELOPMENT, LLC	$91,170	COM	104,000	$273,784	$2.63
056023002006008000	1.2	RKS DEVELOPMENT, LLC & DANIEL ALLGE	$5,890	RES	51,138	$31,000	$0.61
056023002006009000	1.3	DOSS, CLYDE E. JR & ANNA	$10,570	RES	64,575	$55,632	$0.86
056023002006010000	1.8	LUNDSTRUM, BOB	$3,690	RES	80,000	$19,421	$0.24
056023002006011000	2.9	LUNDSTRUM, BOB	$4,790	AGR	127,200	$39,917	$0.31
056023002007012001	7.8	RKS DEVELOPMENT	$9,840	RES	339,768	$51,789	$0.15
26023003002005000	1.11	RKS DEVELOPMENT	$5,850	COM	48,352	$18,281	$0.38
056023003002005000	0.422	RKS DEVELOPMENT, LLC	$31,230	COM	18,400	$93,784	$ 5.10
056023003002006001	0.548	RKS DEVELOPMENT, LLC	$2,770	RES	24,104	$14,579	$ 0.60
056023003002006000	0.843	RDE, LLC	$35,230	RES	35,052	$185,421	$ 5.29
056023003002006002	0.548	RKS DEVELOPMENT, LLC	$2,770	RES	24104	14578.947	$0.60
056023003002005001	0.332	WHITE, KEITH V.	$9,280	RES	14,426	$48,842	$3.39
PT OF 056023003002005002	0.601	WHITE, KEITH V. & DEBBIE A.	$3,105	RES	12,840	$16,342	$1.27
NO PARCEL #	1.5	Missouri Department of Transportation	$0	TAX EXEMPT	65,340	$0	$0.00
TOTALS	**27.48**		**$377,095**		**1,172,699**	**$1,517,090**	**$ 1.29**
		SUMMARY BY CLASSIFICATION RPA-2					
RESIDENTIAL	**17.32**		**$158,585**		**730,129**	**$809,298**	**$1.11**
TAX EXEMPT	**1.5**		**0**		**65,340**	**0**	**$0.00**
AGRICULTURE	**2.9**		**$4,790**		**126,324**	**$39,917**	**$0.32**
COMMERCIAL	**5.76**		**$213,720**		**250,906**	**$667,875**	**$2.66**
TOTALS	**27.48**	**0**	**$377,095**	**0**	**1,172,699**	**$1,517,090**	**$1.29**

RPA-3 PROJECT 3 CURRENT PROPERTY OWNERS

EXHIBIT 5 PAGE 3

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
056023003003002000	2.9	MARCULES, BART AUGUSTIN TRUST	$322,750	RES	124,902	$1,698,684	$ 13.60
056023003003003000	0.6	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	TAX EXEMPT	26,136	$0	$ -
056023003003004000	0.529	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	TAX EXEMPT	23,043	$0	$ -
056023003003004002	0.248	JOPLIN R-VIII SCHOOL DISTRICT	$0	TAX EXEMPT	10,803	$0	$ -
056023003003005000	5.4	JOPLIN R-8 SCHOOL DISTRICT	$0	TAX EXEMPT	235,224	$0	$ -
056023003003012000	0.459	RAINEY, JANE E.	$6,690	RES	20,034	$35,211	$ 1.76
056023003003011000	0.462	RKS Development	$2,240	RES	20,140	$11,789	$ 0.59
056023003003010000	0.441	CRUMBLISS, CAROLYN J.	$6,420	RES	19,200	$33,789	$ 1.76
056023003003009000	0.261	HUNTER, LORI ANN	$6,640	RES	11,328	$34,947	$ 3.09
056023003003008000	0.519	ALTMAN, JEFFREY L.	$9,280	RES	22,581	$48,842	$ 2.16
056023003003007000	0.267	SMITH, ELLA L.	$8,720	RES	11,640	$45,895	$ 3.94
056023003010001000	1.3	SCHOOL DISTRICT 42	$0	TAX EXEMPT	58,220	$0	$ -
056023003010002000	0.386	JOPLIN R-8 SCHOOL DISTRICT	$0	TAX EXEMPT	16,810	$0	$ -
056023003010003000	0.416	JOPLIN R-VIII SCHOOL DISTRICT	$0	TAX EXEMPT	17,733	$0	$ -
056023003010003001	0.537	LOCKE, MICHAEL K. & TANIA R.	$34,470	RES	23,370	$181,421	$ 7.76
TOTALS	**14.73**		**$397,210**		**641,164**	**$2,090,579**	**$ 3.26**

SUMMARY BY CLASSIFICATION RPA-3

RESIDENTIAL	**5.846**		**$397,210**		**254,395**	**$2,090,579**	**$8.22**
TAX EXEMPT	**8.879**		**0**		**386,769**	**0**	**$0.00**
AGRICULTURE	**0**		**$0**		**0**	**$0**	**$0.00**
COMMERCIAL	**0**		**$0**		**0**	**$0**	**$0.00**
TOTALS	**14.73**		**0 $397,210**		**0 641,164**	**$2,090,579**	**$3.26**

RPA 4 CURRENT PROPERTY OWNERS

EXHIBIT 5 PAGE 4

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
560230030110010000	1	RKS DEVELOPMENT, LLC	$7,860	RES	43560	$41,368	$0.95
56023003011002000	1.08	MOFFAT, CLYDE & ELEANOR	$58,200	COM	47,045	$181,875	$ 3.87
56023003011003000	0.52	SHEPHERD, SCOTT S.	$14,010	RES	22,651	$73,737	$ 3.26
56023003011004000	0.18	RKS DEVELOPMENT, LLC	$10,230	RES	7,841	$53,842	$ 6.87
56023003016001000	0.35	KIENZLE, GARY L. & CARLENE	$16,700	RES	15,246	$87,895	$ 5.77
56023003016002000	0.2	BIBENS, HARRY A. & DEBORAH	$6,010	RES	8,712	$31,632	$ 3.63
560230030160030000	0.07	GONZALEZ, OSCAR H. & LAURA	$670	RES	3,049	$3,526	$ 1.16
56023003016004000	0.21	PERRY MANAGEMENT, LP	$2,070	RES	9,148	$10,895	$ 1.19
TOTALS	**3.61**		**$115,750**		**157,252**	**$ 484,770**	**$ 3.08**
		SUMMARY BY CLASSIFICATION RPA-4					
RESIDENTIAL	**2.53**		**$57,550**		**110,207**	**$302,895**	**$2.75**
TAX EXEMPT	**0**		**0**		**0**	**0**	**$0.00**
AGRICULTURE	**0**		**$0**		**0**	**$0**	**$0.00**
COMMERCIAL	**1.08**		**$58,200**		**47,045**	**$181,875**	**$3.87**
TOTALS	**3.61**		**0 $115,750**	**0**	**157,252**	**$484,770**	**$3.08**

RPA 5 CURRENT PROPERTY OWNERS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
055022004011001000	0.28	OX, L.L.C.	$6,750	RES	12,188	$35,526	$ 2.91
055022004011002000	0.157	LUCAS, DAVID E.	$6,290	RES	6,825	$33,105	$ 4.85
055022004011003000	0.413	SOOTER, KEVIN	$13,040	RES	17,871	$68,632	$ 3.84
055022004011003001	0.604	GARRISON, GEORGE O. & BARBARA	$9,820	RES	25,067	$51,684	$ 2.06
055022004011003002	0.198	REYNOLDS, BONNIE	$19,820	RES	8,640	$104,316	$ 12.07
055022004011003003	0.247	HEISLER, DORIS	$17,670	RES	10,100	$93,000	$ 9.21
055022004011003004	0.198	STERNES, ELIZABETH A.	$5,980	RES	8,640	$31,474	$ 3.64
055022004011004000	0.436	VOLK, RICHARD E. & DIANE M.	$26,210	COM	19,110	$137,947	$ 7.22
055022004011005000	0.513	BOTTOROFF, JERRY R. & JUDITH ANN	$13,250	RES	25,774	$69,737	$ 2.71
055022004011006000	0.436	WILLIAMS, DAVID S.	$9,310	RES	18,915	$49,000	$ 2.59
TOTALS	**3.482**		**$128,140**		**153,130**	**$ 674,421**	**$ 4.40**
		SUMMARY BY CLASSIFICATION RPA-5					
RESIDENTIAL	**3.046**		**$101,930**		**134,020**	**$536,474**	**$4.00**
TAX EXEMPT	**0**		**0**		**0**	**0**	**$0.00**
AGRICULTURE	**0**		**$0**		**0**	**$0**	**$0.00**
COMMERCIAL	**0.436**		**$26,210**		**19,110**	**$137,947**	**$7.22**
TOTALS	**3.482**		**0 $128,140**	**0**	**153,130**	**$674,421**	**$4.40**

RPA 6 CURRENT PROPERTY OWNERS

EXHIBIT 5 PAGE 5

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
055022004003005002	0.203	WOLTJER, DONALD D.	$21,350	RES	8,832	$112,368	$ 12.72
055022004003005001	0.206	WOLTJER, DONALD D.	$22,680	RES	8,832	$119,368	$ 13.52
055022004003005000	0.381	WOLTJER, DONALD D.	$44,370	RES	16,650	$233,526	$ 14.03
055022004003004000	0.814	RKS DEVELOPMENT III, LLC	$10,680	RES	35,520	$56,211	$ 1.58
055022004003006000	0.344	RENT JOPLIN.COM LLC	$9,310	RES	15,000	$49,000	$ 3.27
055022004003006001	0.146	LANDIS, ROBERT C. & BARBARA R.	$24,340	RES	6,375	$128,105	$ 20.09
055022004003006002	0.146	CARDEN, MAX & INA	$21,300	RES	6,375	$112,105	$ 17.59
055022004003007000	0.425	RKS DEVELOPMENT, LLC	$16,230	COM	18,500	$48,739	$ 2.63
055022004003008000	0.51	RKS DEVELOPMENT, LLC	$3,550	RES	18,500	$18,684	$ 1.01
055022004003009000	0.212	RKS DEVELOPMENT , LLC	$1,480	RES	27,750	$7,789	$ 0.28
055022004003009001	0.212	POTTER, JAMES L.	$1,480	RES	9,250	$7,789	$ 0.84
055022004003010000	0.425	POTTER, JAMES L.	$10,330	RES	18,500	$54,368	$ 2.94
055022004003002000	2.7	RKS DEVELOPMENT, LLC	$3,410	RES	117,612	$17,947	$ 0.15
055022004005002000	17.77	RKS DEVELOPMENT, LLC	$8,280	AGR	164,221	$69,000	$ 0.42
055022001033001000	1.51	RKS DEVELOPMENT, LLC	$1,290	RES	65,777	$6,789	$ 0.10
055022004003001000	0.425	RKS DEVELOPMENT, LLC	$13,640	RES	18,513	$71,789	$ 3.88
055022004001001000	1.7	RKS DEVELOPMENT LLC	$4,100	RES	74,052	$21,579	$ 0.29
055022004002002000	0.448	RKS DEVELOPMENT, LLC	$1,960	RES	19,514	$10,316	$ 0.53
TOTALS	######		**$219,780**		649,773	$1,145,476	$ 1.76
		SUMMARY BY CLASSIFICATION RPA-6					
RESIDENTIAL	**10.38**		**$195,270**		**467,052**	**$1,027,737**	**$2.20**
TAX EXEMPT	**0**		**0**		**0**	**0**	**$0.00**
AGRICULTURE	**17.77**		**$8,280**		**164,221**	**$69,000**	**$0.00**
COMMERCIAL	**0.425**		**$16,230**		**18,500**	**$48,739**	**$2.63**
TOTALS	######		**$219,780**		**649,773**	**$1,145,476**	**$1.76**

SUMMARY OF ALL PROJECTS

RESIDENTIAL	**44.35**		**$1,109,675**	**0**	**2541733**	**$5,815,035**	**$19.52**
TAX EXEMPT	**10.94**		**$0**	**0**	**497847**	**$0**	**$0.00**
AGRICULTURE	**20.67**		**$13,070**	**0**	**290545**	**$108,917**	**$0.32**
COMMERCIAL	**7.701**		**$314,360**	**0**	**335560**	**$1,036,436**	**$16.38**

EXHIBIT 6

BUT FOR ANALYSIS

As required by State Law, the City must undergo what is known as a "but for" analysis. This is a burden which the City must impose on all projects, which means the City must be confident that the project would not be able financially to proceed without the assistance of TIF funds. In order to do this the primary assumption to be made is to analyze the profit or return on investment to the Developer, with and without the use of TIF funds to give a comparison.
The same project cost are used in these assumptions as were used for project cost as reported in Exhibit 3 of the TIF Plan. Exhibit 3 has separated out the Reimbursable Cost from the Developer Cost. Exhibit 3 has estimates for building cost and additional site work that would not be eligible under the TIF, such as parking lots, finish grading and other final improvements. The building and other site cost are estimates based on the land planners projected highest and best of the site. The final building size and type will depend on the final user's size, design and specification.
This return on investment analysis removeas the varibles of the finish site cost and buildings so as to calculate the return on investment as if all land will be sold as a land development. Developer plans on doing both.

SUMMARY OF ALL PROJECT COST USED IN PLAN

COST WERE USED FROM EXHIBIT 3 AND ESTIMATES FOR LAND ONLY SALES		
PROJECT COST AS REPORTED EXHIBIT 3 REIMBURSABLE PROJECT COST		$30,867,495
LAND COST: Includes cost of 45 acres the Developer now owns, plus estimated cost of an additional 35-40 more*		$19,886,713
Marketing Cost	Advertising, Leasing commissions-Sales Commissions-Land only	$1,645,568
INTEREST CARRY COST 16 YEARS	Estimate for financing site cost above land sales revenue	$14,500,000
TOTAL PROJECT COST ADJUSTED TO ACTUAL PROJECTED COST-NO TIF ASSISTANCE		$66,899,776

Of the estimated 35-40 acres the Developer needs to purchase, it consist of 52 different owners that are mostly single family homes.

Of the estimated 45 acres the Developer now owns most all of it were large tracts an undeveloped.

RETURN ON INVESTMENT NO TIF ASSISTANCE

AVERAGE COST PER ACRE 63 ACRES OF NET SELLABLE AND USABLE LAND		$1,061,901
AVERAGE COST PER SQUARE FOOT OF LAND	2744280 Total Sq Ft	$24.38
ESTIMATED LAND VALUE PER SQUARE FOOT DEPENDING ON LOCATION*		$11.00
TOTAL ESTIMATED REVENUE FROM SELLING LAND		$30,187,080
LOSS ON INVESTMENT IN 83 ACRES WITH NET 63 ACRES ABLE TO BE SOLD USING AVERAGE SELLING PRICE		($36,712,696)
ESTIMATED PERCENTAGE LOSS ON INVESTMENT WITHOUT TIF ASSISTANCE		-55%

The market selling price for the area is not known at this time. Because of the improvements projected and the demand for the sites created by the redevelopment the value of the land in the future has not been established, however in the real estate business values for property have a general range due to the maximum retailers and business can pay for property in competition with other locations. Although the Developer will be, or projects to purchase a total of an estimated 83 acres the net sellable amount is an estimated

63 acres. The estimated 20 acres will be used for walking trails, streets and public right of ways, and storm detention areas.
The estimated price per square foot that the commercial frontage will sell for is about $10-12 per Sq Ft, for the second tier locations it will be less.
Some of the office land in the rear and apartment land will sell in the range of $4.00 per square foot. An average of $10.00 is used in the estimates.
See Exhibit 2 Site plan for useable land and public use and Exhibit 9.

RETURN ON INVESTMENT WITH TIF ASSISTANCE

COST TO DEVELOPER			$66,899,776
REIMBURSABLE PROJECT COST	See Exhibit 3		($30,867,495)
REIMBURSEMENT OF INTEREST FROM TIF	See Exhibit 3	See (2) note below	($7,151,579)
REIMBURSEMENT OF INTEREST FROM CID	See Exhibit 3		($9,149,469)
ADJUSTED COST TO DEVELOPER WITH TIF ASSISTANCE			$19,731,233
AVERAGE COST PER ACRE FOR 63 SELLABLE ACRES			$313,194
AVERAGE COST PER SQUARE FOOT OF LAND			$7.19
AVERAGE SELLING PRICE OF LAND PER SQUARE FOOT			$10
TOTAL ESTIMATED REVENUE FROM SELLING LAND			$30,187,080
TOTAL ESTIMATED PROFIT FROM SELLING LAND WITH TIF ASSISTANCE			$10,455,847
PROFIT MARGIN IN INVESTMENT TOTAL WITH TIF REIMBURSEMENT			15.63%

The Return on investment above uses the total Cost to Developer as the investment amount rather than the adjusted cost to the Developer since the Developer must invest the total cost and the reimburrsement portion from the TIF will be paid over time and is contiengent upon the TIF revnue, thus the true return on investment is calculated by using the Total cost to the Developer as the investment amount.

PROJECTED INVESTMENT WITH BUILDINGS

REIMBURSABLE PROJECT COST		TIF	$30,867,495
Land Cost		NON-TIF	$19,886,713
Buildings with infill		NON-TIF	$100,362,930
Apartment Building RPA 6		NON-TIF	$3,840,000
Site Prep Cost		NON-TIF	$8,405,238
Marketing Cost		NON-TIF	$14,588,032
Contingency		Part TIF	$3,757,634
(1)Interest Cost-6% 48 Months-Buildings-non TIF Cost(1)		NON-TIF	36,201,731
Interest on TIF Portion-14 yrs (2)	See Exhibit 15	Part -TIF	19,997,890
TOTAL			$237,907,663

(1) Interest is calculated for the construction period on the buildings and other private cost over a 48 month period. Assumptions are that they will be sold and or converted to a long term mortgage whereby the lease income would then fund interest cost.

(2) This is the estimated total carrying cost for the TIF reimbursable cost, which the Developer will have to totally fund. The amount that is reimburseable is being limited however to $7,151,579 from the TIF and the balance of $9,149,469 from the CID

EXHIBIT 7

DEVELOPER AFFIDAVIT

AFIDAVIT

STATE OF MISSOURI)
)ss
COUNTY OF Jasper)

The undersigned RKS Development, LLC. (the "Developers"), hereby attest as follows:

1. They have a contact to acquire certain real property located within the City limits of Joplin, Missouri, legally described and attached as Exhibit A.

2. On November 14, 2014, the Developers submitted a project proposal to the Tax Increment Financing Commission of the City of Joplin requesting the rights to develop the property in accordance with the proposal submitted and to negotiate a development agreement with the TIF Commission and the City of Joplin, where by a share of the new tax increments may be captured to fund excessive cost to redevelop the property described herein.

3. Without the financial assistance of the Tax Increment Financing Commission of the City of West Joplin, it is not reasonably anticipated that the Developers would undertake and complete the commercial development described in the project proposal.

By:_____
RKS Development, LLC.

IN WITNESS WHEREOF. Before has appeared Rodney Spriggs, known to me personally and/or has provided me sufficient documentation to confirm his identity and to be the person so authorized to sign this document. I have hereunto subscribed my name and affixed my official seal this 24th day of November, 2014.

By:_____
Notary Public

My commission expires:
11/27/2016

PRISCILLA CARDEN
Notary Public - Notary Seal
State of Missouri, Jasper County
My Commission Expires Nov. 27, 2016
Commission # 12418228

MAIN STREET TIF & CID EXHIBIT 8

FINANCIAL IMPACT ON TAXING DISTRICTS-SUMMARY

ALL RPAs END IN 16 YEARS TIF ENDS IN 16 YEARS

CUMULATIVE TOTAL OF TAX REVENUE BY TAXING DISTRICT PAID TOWARD TOTAL PROJECT COST-LIFE OF TIF

TAX REVENUE PAID BY DISTRICT TAX REVENUE PAID FOR PROJECT COST	PROPERTY TAX CUM-TOTAL	SALES TAX CUM-TOTAL	TOTAL ALL TAXES CUM-TOTAL	PERCENTAGE OF TOTAL TAXES
Newton County	$0	$4,770,303	$4,770,303	**10.13%**
Newton County Fair	$38,327	$0	$38,327	**0.08%**
Newton County Health Department	$191,634	$0	$191,634	**0.41%**
Newton County Mental Health	$316,209	$0	$316,209	**0.67%**
Joplin Special Road District	$849,361	$0	$849,361	**1.80%**
Joplin School District	$14,028,226	$0	$14,028,226	**29.80%**
SB 40-Sheltered Workshop	$229,978	$0	$229,978	**0.49%**
SOUTH MAIN STREET CID	$0	$13,885,570	$13,885,570	**29.50%**
City of Joplin	$1,633,945	$11,130,706	$12,764,651	**27.12%**
TOTAL	**$17,287,680**	**$29,786,579**	**$47,074,259**	**100.00%**

CUMULATIVE TOTAL OF TAX REVENUE BY DISTRICT COLLECTED BY DISTRICTS-NOT CAPTURED BY TIF

TAX REVENUE COLLECTED BY DISTRICT TAXES RETAINED BY TAXING DISTRICTS	PROPERTY TAX CUM-TOTAL	SALES TAX CUM-TOTAL	TOTAL ALL TAXES CUM-TOTAL	PERCENTAGE OF TOTAL TAXES
Newton County	$0	$5,089,529	$5,089,529	**23.35%**
Newton County Fair	$10,730	$0	$10,730	**0.05%**
Newton County Health Department	$53,652	$0	$53,652	**0.25%**
Newton County Mental Health	$88,526	$0	$88,526	**0.41%**
Joplin Special Road District	$237,755	$0	$237,755	**1.09%**
Joplin School District	$3,927,320	$0	$3,927,320	**18.02%**
SB 40-Sheltered Workshop	$64,382	$0	$64,382	**0.30%**
SOUTH MAIN STREET CID	$0	$0	$0	**0.00%**
City of Joplin	$457,436	$11,870,565	$12,328,001	**56.55%**
TOTAL	**$4,839,801**	**$16,960,094**	**$21,799,895**	**100.00%**

CUMULATIVE TOTAL OF TAX REVENUE BY DISTRICT PROJECTION OF REVENUE-NO TIF ASSUMPTION

TAX REVENUE COLLECTED BY DISTRICT NO TIF IN PLACE-16 YEAR PERIOD	PROPERTY TAX CUM-TOTAL	SALES TAX CUM-TOTAL	TOTAL ALL TAXES CUM-TOTAL	PERCENTAGE OF TOTAL TAXES
Newton County	$0	$98,046	$98,046	**6.52%**
Newton County Fair	$2,668	$0	$2,668	**0.18%**
Newton County Health Department	$13,340	$0	$13,340	**0.89%**
Newton County Mental Health	$22,011	$0	$22,011	**1.46%**
Joplin Special Road District	$59,123	$0	$59,123	**3.93%**
Joplin School District	$976,493	$0	$976,493	**64.90%**
SB 40-Sheltered Workshop	$16,008	$0	$16,008	**1.06%**
SOUTH MAIN STREET CID	$0	$0	$0	**0.00%**
City of Joplin	$113,737	$203,224	$316,961	**21.07%**
TOTAL	**$1,203,380**	**$301,270**	**$1,504,650**	**100.00%**

EXHIBIT 9

BUILD OUT SCHEDULE OF DEVELOPMENT

Development Schedule estimates total build out by 2018

	RPA 1 is anticipated to be developed in 2018			LAND CALCULATIONS			IMPROVEMENT VALUES					SALES			JOBS
RPA-1 NORTH OF 34TH STREET EAST OF MAIN							OFFICE	RETAIL	BUILDING	IMPRVT	TOTAL	ASSESSED	SALES	ANNUAL	
LISTING OF SITES FOR DEVELOPMENT				LAND	LAND	LAND	BUILDING	BUILDING		$7,700,000	VALUE	VALUE	SQ FT	SALES	
SITE #	USAGE	ACRES	DESCRIPTION	SQ FT	PRICE	VALUE	SQ FT	SQ FT	SQ FT						
1	Commercial Lot	1.74	Commercial	75,794	$ 5.00	$ 378,972		15000	$175	$ 2,625,000	$ 3,003,972	$961,271	$200	$3,000,000	15
2	Commercial Lot	1.55	Commercial	67,518	$ 5.00	$12,570,924		13500	$175	$ 2,362,500	$ 14,933,424	$4,778,696	$200	$2,700,000	14
3	Commercial Lot	1.19	Commercial	51,836	$ 5.00	$ 259,182		10000	$175	$ 1,750,000	$ 2,009,182	$642,938	$200	$2,000,000	10
4	TAX EXEMPT	1.05	Police Station	45,738											
	STREETS	0.25	STREETS	10,890						$ -	$ -				
TOTAL RPA-1		**5.78**		**251,777**		**$ 13,209,078**	**0**	**38500**		**$6,737,500**	**$19,946,578**	**$6,382,905**		**$7,700,000**	**39**
	RPA-2 is anticipated to be developed in 2016														
RPA-1 SOUTH OF 34TH & NORTH OF 37TH STREET EAST OF MAIN															
5	Commercial Lot	1.32	C-Store	57,499	$ 5.00	$287,496		7500	$175	$1,312,500	$1,599,996	$511,999	$250	$1,875,000	7.5
6	Commercial Lot	1.26	Retail	54,886	$ 5.00	$274,428		10000	$175	$1,750,000	$2,024,428	$647,817	$200	$2,000,000	10
7	Commercial Lot	1.27	Retail	55,321	$ 5.00	$276,606		10000	$175	$1,750,000	$2,026,606	$648,514	$200	$2,000,000	10
8	Commercial Lot	1.58	Restaurant	68,825	$ 5.00	$344,124		9500	$175	$1,662,500	$2,006,624	$642,120	$250	$2,375,000	10
9	Detention Area	1	Retail	43,560	$ 5.00			0	$0	$0	$0	$0	$0	$0	
10	Commercial Lot	15.5	Retail & Office 3 stor	675,180	$ 3.50	$2,363,130	108000	60933	$150	$25,339,950	$27,703,080	$8,864,986	$100	$6,093,300	331
11	Commercial Lot	2.43	Commercial	105,851	$ 4.00	$423,403		20000	$175	$3,500,000	$3,923,403	$1,255,489	$200	$4,000,000	20
	STREETS	1.5	STREETS	65,340											
TOTAL RPA 2		**25.86**		**1126461.6**		**3969187.2**	**108000**	**117933**		**35314950**	**$39,284,137**	**$12,570,924**		**$18,343,300**	**388**
	RPA-3 is anticipated to be developed in 2017														
RPA-3 SOUTH OF 37TH & NORTH OF 42ND STREET EAST OF MAIN															
12	Commercial Lot	4.1	Commercial 2 story	178,596	$ 3.50	$625,086	24500	24500	$150	$7,350,000	$7,975,086	$2,552,028	$200	$4,900,000	86
13	Commercial Lot	1.18	C-Store	51,401	$ 5.00	$257,004		5000	$125	$625,000	$882,004	$282,241	$300	$1,500,000	5
14	Commercial Lot	1.25	Restaurant	54,450	$ 5.00	$272,250		3500	$175	$612,500	$884,750	$283,120	$400	$1,400,000	3.5
	Parking-School	2.57	Parking Lost	111,949	$ -			0	$0	$0	$0	$0	$0	$0	
	School Property	6.75		294,030	$ -	$0	0	0	$0	$0	$0	$0	$0	$0	
TOTAL RPA 3		**15.85**		**690,426**		**$1,154,340**	**$24,500**	**$33,000**		**$8,587,500**	**$9,741,840**	**$3,117,389**		**$7,800,000**	**502**

RPA 4 is anticipated to be developed in 2019

RPA 4 NORTH OF 44TH SOUTH OF 42ND EAST OF MAIN

15	Commercial Lot	1.05	C-Store-Rest	45,738	$	5.00	$228,690		7500	$175	$1,312,500	$1,541,190	$493,181	$325	$2,437,500	8
16	Commercial Lot	1.32	Retail	57,499	$	5.00	$287,496		5000	$175	$875,000	$1,162,496	$371,999	$200	$1,000,000	5
17	Commercial Lot	1.04	Office-Retail	45,302	$	5.00	$226,512		5000	$175	$875,000	$1,101,512	$352,484	$100	$500,000	5
TOTAL RPA 4		**3.41**		**148539.6**			**$742,698**	**0**	**17500**		**$3,062,500**	**$3,805,198**	**$1,217,663**		**$3,937,500**	**18**

RPA 5 is anticipated to be developed in 2017

RPA 5 NORTH OF 42ND SOUTH OF 41ST WEST OF MAIN

18	Commercial Lot	1.14	C-Store-Rest	49,658	$	5.00	$248,292		7500	$175	$1,312,500	$1,560,792	$499,453	$325	$2,437,500	8
19	Commercial Lot	1	Retail	43,560	$	5.00	$217,800		5000	$175	$875,000	$1,092,800	$349,696	$200	$1,000,000	5
20	Commercial Lot	1	Office-Retail	43,560	$	5.00	$217,800		5000	$175	$875,000	$1,092,800	$349,696	$100	$500,000	5
21	Commercial Lot	0.52	Car Wash	22,651	$	5.00	$113,256		3000	$100	$300,000	$413,256	$132,242	$0	$0	3
TOTAL RPA 5		**3.66**		**159429.6**			**$797,148**	**0**	**20500**		**$3,362,500**	**$4,159,648**	**$1,331,087**		**$3,937,500**	**21**

RPA 6 is anticipated to be developed in 2016

RPA 6 NORTH OF 41ST STREET SOUTH OF 36TH COMMERCIAL WEST OF MAIN

22	Commercial Lot	0.96	Commercial	41,818	$	6.00	$250,906		2500	$175	$437,500	$688,406	$220,290	$200	$500,000	3
23	Commercial Lot	1.23	Fast Food	53,579	$	5.00	$267,894		3500	$175	$612,500	$880,394	$281,726	$400	$1,400,000	4
24	Commercial Lot	9.1	Retail Center	396,396	$	3.50	$1,387,386		86200	$125	$10,775,000	$12,162,386	$3,891,964	$200	$17,240,000	86
25	Commercial Lot	2.15	Restaurant	93,654	$	5.00	$468,270		7500	$175	$1,312,500	$1,780,770	$569,846	$400	$3,000,000	8
0	STREETS	3	STREETS	130,680												
26	Residential Lot	5.66	Apartments	246,550	$	2.50	$616,374		96	$40,000	$3,840,000	$4,456,374	$935,839	$0	$0	4
	OPEN SPACE	7.89	Walking Trail	343,688			$0			$0	$0		$0	$0	$0	
TOTAL RPA 6		**29.99**		**1,306,364**			**$2,990,830**	**0**	**99700**		**$16,977,500**	**$19,968,330**	**$5,899,664**		**$22,140,000**	**104**

TOTALS	ACRES	SQ FT	LAND VALUE	SQ FT	SQ FT	IMROV VALUE	TOTAL VALUE	ASSESSED VALUE	RETAIL SALES	JOBS
RPA 1	5.78	251,777	$ 13,209,078	0	38500	$6,737,500	$19,946,578	$6,382,905	$7,700,000	39
RPA 2	25.86	1126461.6	$3,969,187	108000	117933	$35,314,950	$39,284,137	$12,570,924	$18,343,300	388
RPA 3	15.85	690426	$1,154,340	24500	33000	$8,587,500	$9,741,840	$3,117,389	$7,800,000	502
RPA 4	3.41	148539.6	$742,698	0	17500	$3,062,500	$3,805,198	$1,217,663	$3,937,500	18
RPA 5	3.66	159429.6	$797,148	0	20500	$3,362,500	$4,159,648	$1,331,087	$3,937,500	21
RPA 6	29.99	1,306,364	$2,990,830	0	99700	$16,977,500	$19,968,330	$5,899,664	$22,140,000	104
TOTALS	84.55	3682998	$22,863,281	132500	327133	$74,042,450	$96,905,731	$30,519,633	$63,858,300	1070

TOTAL LAND VALUE AND IMPROVEMENT VALUES ARE BASED ON ESTIMATED VALUES WHICH MAY BE USED BY THE COUNTY ASSESSOR, USING CURRENT VALUES FOR LIKE IMPROVEMENTS.

ACTUAL COST OF IMPROVEMENTS AND LAND IS ESTIMATED TO BE HIGHER. TOTAL ACTUAL LAND AND IMPROVEMENT COST IS ESTIMATED AT $210,000,000. SEE EXHIBIT 6 FOR DETAILS.

MAIN STREET TIF ECONOMIC IMPACT

EXHIBIT 10

NO TIF

Property Taxes

Projections reflect an annual growth rate of .018% in value increase. The past five year average.

COMMERCIAL AREAS	CURRENT ASSESSED VALUE	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
RPA 1 ASSESSED VALUE	$199,130	$199,130	$202,714	$206,363	$210,078	$213,859	$217,709	$221,627	$225,617	$229,678	$233,812	$238,021
RPA 2 ASSESSED VALUE	$377,095	$377,095	$383,883	$390,793	$397,827	$404,988	$412,278	$419,699	$427,253	$434,944	$442,773	$450,743
RPA 3 ASSESSED VALUE	$397,210	$397,210	$404,360	$411,638	$419,048	$426,591	$434,269	$442,086	$450,044	$458,144	$466,391	$474,786
RPA 4 ASSESSED VALUE	$115,750	$115,750	$117,834	$119,955	$122,114	$124,312	$126,549	$128,827	$131,146	$133,507	$135,910	$138,356
RPA 5 ASSESSED VALUE	$128,140	$128,140	$130,447	$132,795	$135,185	$137,618	$140,095	$142,617	$145,184	$147,797	$150,458	$153,166
RPA 6 ASSESSED VALUE	$219,780	$219,780	$223,736	$227,763	$231,863	$236,037	$240,285	$244,610	$249,013	$253,496	$258,059	$262,704
TOTAL ALL ASSESSED VALUE	$1,437,105	$1,437,105	$1,462,973	$1,489,306	$1,516,114	$1,543,404	$1,571,185	$1,599,467	$1,628,257	$1,657,566	$1,687,402	$1,717,775
TOTAL RESIDENTIAL & AGRICULTURAL ASSESSED VALUE	$1,128,025	$1,128,025	$1,148,329	$1,174,663	$1,201,470	$1,228,761	$1,256,542	$1,284,823	$1,313,614	$1,342,922	$1,372,758	$1,403,132
COMMERCIAL ASSESSED VALUE	$309,080	$309,080	$314,643	$314,643	$314,643	$314,643	$314,643	$314,643	$314,643	$314,643	$314,643	$314,643

Projections reflect an annual growth rate of .00925% in levy increases. The past five year average.

CURRENT TAX LEVIES												
COUNTY SUR CHARGE	$0.4000	$0.4000	$0.4037	$0.4074	$0.4112	$0.4150	$0.4188	$0.4227	$0.4266	$0.4306	$0.4346	$0.4386
TOTAL LEVY OF DISTRICTS	$4.5104	$4.5104	$4.5521	$4.5942	$4.6367	$4.6796	$4.7229	$4.7666	$4.8107	$4.8552	$4.9001	$4.9454
TOTAL TAX LEVY	**$4.9104**	**$4.9104**	**$4.9558**	**$5.0017**	**$5.0479**	**$5.0946**	**$5.1417**	**$5.1893**	**$5.2373**	**$5.2858**	**$5.3346**	**$5.3840**
TOTAL REVENUE TO TAXING DISTRICTS												
SURCHARGE ON COMMERCIAL PORTION	$0.4000	$1,236.32	$1,270.22	$1,281.97	$1,293.82	$1,305.79	$1,317.87	$1,330.06	$1,342.36	$1,354.78	$1,367.31	$1,379.96
BASELINE TAXES	$4.5104	$64,819.18	$66,596.30	$68,422.14	$70,298.03	$72,225.36	$74,205.52	$76,239.98	$78,330.21	$80,477.75	$82,684.17	$84,951.08
TOTAL TAX REVENUE	**$4.9104**	**$66,055.5**	**$67,866.5**	**$69,704.1**	**$71,591.9**	**$73,531.1**	**$75,523.4**	**$77,570.0**	**$79,672.6**	**$81,832.5**	**$84,051.5**	**$86,331.0**

TAX REVENUE TO EACH TAXING DISTRICT	LEVY	PERCENTAGE										
Newton County Fair	**$0.01**	**0.2217%**	$146.45	$150.47	$154.54	$158.73	$163.03	$167.44	$171.98	$176.64	$181.43	$186.35	$191.40
Newton County Health Department	**$0.05**	**1.1085%**	$732.26	$752.33	$772.70	$793.63	$815.13	$837.21	$859.90	$883.21	$907.15	$931.75	$957.02
Newton County Mental Health	**$0.0825**	**1.8291%**	$1,208.23	$1,241.35	$1,274.96	$1,309.49	$1,344.96	$1,381.40	$1,418.84	$1,457.30	$1,496.80	$1,537.39	$1,579.09
Joplin Special Road District	**$0.2216**	**4.9131%**	$3,245.37	$3,334.34	$3,424.63	$3,517.37	$3,612.65	$3,710.53	$3,811.09	$3,914.39	$4,020.51	$4,129.52	$4,241.52
Joplin School District	**$3.66**	**81.1458%**	$53,601.26	$55,070.82	$56,561.95	$58,093.78	$59,667.44	$61,284.06	$62,944.83	$64,650.95	$66,403.66	$68,204.25	$70,054.01
SB 40 Sheltered Workshop	**$0.06**	**1.3303%**	$878.71	$902.80	$927.25	$952.36	$978.15	$1,004.66	$1,031.88	$1,059.85	$1,088.58	$1,118.10	$1,148.43
City of Joplin	**$0.4263**	**9.4515%**	$6,243.23	$6,414.40	$6,588.08	$6,766.50	$6,949.79	$7,138.09	$7,331.52	$7,530.25	$7,734.39	$7,944.12	$8,159.57
TOTAL	**$4.5104**	**100.0000%**	**$66,055.50**	**$67,866.51**	**$69,704.10**	**$71,591.86**	**$73,531.15**	**$75,523.39**	**$77,570.04**	**$79,672.58**	**$81,832.53**	**$84,051.48**	**$86,331.04**
ESTIMATED TAX COLLECTED BY LOCAL TAXING DISTRICTS ANNUALLY			**$66,055.50**	**$67,866.51**	**$69,704.10**	**$71,591.86**	**$73,531.15**	**$75,523.39**	**$77,570.04**	**$79,672.58**	**$81,832.53**	**$84,051.48**	**$86,331.04**
ANNUAL INCREASE IN PROPERTY TAXES-1.8% ANNUAL INCREASE-NO TIF			**$0.00**	**$1,811.01**	**$1,837.59**	**$1,887.75**	**$1,939.29**	**$1,992.25**	**$2,046.65**	**$2,102.54**	**$2,159.96**	**$2,218.95**	**$2,279.56**

AN ANNUAL AVERAGE INCREASE OF $3,331 PER YEAR.

MAIN STREET TIF ECONOMIC IMPACT

EXHIBIT 10

NO TIF Property Taxes

Projections reflect an annual growth rate of .018% in value increase. The past five year average.

COMMERCIAL AREAS		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	CUMULATIVE TOTAL
RPA 1 ASSESSED VALUE		$242,305	$246,666	$251,106	$255,626	$260,228	$264,912	$269,680	$274,534	$279,476	$284,507	$289,628	$294,841	$5,612,116
RPA 2 ASSESSED VALUE		$458,856	$467,115	$475,523	$484,083	$492,796	$501,667	$510,697	$519,889	$529,247	$538,774	$548,472	$558,344	$10,627,736
RPA 3 ASSESSED VALUE		$483,332	$492,032	$500,889	$509,905	$519,083	$528,427	$537,938	$547,621	$557,478	$567,513	$577,728	$588,127	$11,194,640
RPA 4 ASSESSED VALUE		$140,847	$143,382	$145,963	$148,590	$151,265	$153,987	$156,759	$159,581	$162,453	$165,378	$168,354	$171,385	$3,262,203
RPA 5 ASSESSED VALUE		$155,923	$158,730	$161,587	$164,495	$167,456	$170,470	$173,539	$176,663	$179,843	$183,080	$186,375	$189,730	$3,611,392
RPA 6 ASSESSED VALUE		$267,432	$272,246	$277,146	$282,135	$287,213	$292,383	$297,646	$303,004	$308,458	$314,010	$319,662	$325,416	$6,194,099
TOTAL ALL ASSESSED VALUE		$1,748,695	$1,780,171	$1,812,215	$1,844,834	$1,878,041	$1,911,846	$1,946,259	$1,981,292	$2,016,955	$2,053,261	$2,090,219	$2,127,843	$40,502,186
TOTAL RESIDENTIAL & AGRICULTURAL ASSESSED VALUE		**$1,428,388**	**$1,454,099**	**$1,480,273**	**$1,506,918**	**$1,534,042**	**$1,561,655**	**$1,589,765**	**$1,618,380**	**$1,647,511**	**$1,677,166**	**$1,707,355**	**$1,738,088**	**$32,798,679**
COMMERCIAL ASSESSED VALUE		**$320,307**	**$326,073**	**$331,942**	**$337,917**	**$343,999**	**$350,191**	**$356,495**	**$362,912**	**$369,444**	**$376,094**	**$382,864**	**$389,755**	**$7,703,507**
CURRENT TAX LEVIES		Projections reflect an annual growth rate of .00925% in levy increases. The past five year average.												
COUNTY SUR CHARGE		$0.4426	$0.4467	$0.4509	$0.4550	$0.4592	$0.4635	$0.4678	$0.4721	$0.4765	$0.4809	$0.4853	$0.4898	
TOTAL LEVY OF DISTRICTS		$4.9912	$5.0373	$5.0839	$5.1309	$5.1784	$5.2263	$5.2747	$5.3234	$5.3727	$5.4224	$5.4725	$5.5232	
TOTAL TAX LEVY		$5.4338	$5.4841	$5.5348	$5.5860	$5.6377	$5.6898	$5.7424	$5.7955	$5.8492	$5.9033	$5.9579	$6.0130	
TOTAL REVENUE TO TAXING DISTRICTS														
SURCHARGE ON COMMERCIAL PORTION		$1,417.79	$1,456.66	$1,496.60	$1,537.63									$20,389.15
BASELINE TAXES		$87,280.14	$89,673.06	$92,131.58	$94,657.51									$1,182,992.03
TOTAL TAX REVENUE		**$88,697.94**	**$91,129.72**	**$93,628.18**	**$96,195.14**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$1,203,381.18**
TAX REVENUE TO EACH TAXING DISTRICT														CUMULATIVE TOTALS-15 YRS
	PERCENTAGE													
Newton County Fair	0.2217%	$196.65	$202.04	$207.58	$213.27	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,668.01
Newton County Health Department	1.1085%	$983.26	$1,010.22	$1,037.91	$1,066.37	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$13,340.07
Newton County Mental Health	1.8291%	$1,622.38	$1,666.86	$1,712.56	$1,759.51	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$22,011.12
Joplin Special Road District	4.9131%	$4,357.81	$4,477.29	$4,600.04	$4,726.15	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$59,123.20
Joplin School District	81.1458%	$71,974.65	$73,947.94	$75,975.33	$78,058.31	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$976,493.24
SB 40 Sheltered Workshop	1.3303%	$1,179.91	$1,212.26	$1,245.50	$1,279.64	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$16,008.09
City of Joplin	9.4515%	$8,383.28	$8,613.12	$8,849.26	$9,091.87	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$113,737.45
TOTAL	100.0000%	**$88,697.94**	**$91,129.72**	**$93,628.18**	**$96,195.14**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$1,203,381.18**
		$88,698	**$91,130**	**93,628.18**	**96,195.14**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**$1,203,381.18**
		$2,367	**$2,432**	**2,498.46**	**2,566.96**	**-96,195.14**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**-$66,055.50**

MAIN STREET TIF ECONOMIC IMPACT

EXHIBIT 11

WITH TIF Property Taxes/PILOTs

Projections reflect an annual growth rate of .018% in assessed value

Newton County Fair COMMERCIAL AREAS	$0.0	$250.93	CURRENT ASSESSED VALUE	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
RPA 1 ASSESSED VALUE			$199,130	$199,130	$202,714	$206,363	$210,078	$5,981,148	$6,088,809	$6,198,407	$6,309,979	$6,423,558	$6,539,182	$6,656,887
RPA 2 ASSESSED VALUE			$377,095	$377,095	$383,883	$12,570,924	$12,773,316	$13,003,236	$13,237,294	$13,475,565	$13,718,125	$13,965,052	$14,216,422	$14,472,318
RPA 3 ASSESSED VALUE			$397,210	$397,210	$404,360	$411,638	$3,117,389	$3,173,502	$3,230,625	$3,288,776	$3,347,974	$3,408,238	$3,469,586	$3,532,039
RPA 4 ASSESSED VALUE			$115,750	$115,750	$117,834	$119,955	$122,114	$1,287,359	$1,310,531	$1,334,121	$1,358,135	$1,382,582	$1,407,468	$1,432,803
RPA 5 ASSESSED VALUE			$128,140	$128,140	$130,447	$132,795	$1,331,087	$1,355,047	$1,379,437	$1,404,267	$1,429,544	$1,455,276	$1,481,471	$1,508,137
RPA 6 ASSESSED VALUE			$219,780	$219,780	$225,934	$5,899,664	$6,005,858	$6,113,963	$6,224,015	$6,336,047	$6,450,096	$6,566,198	$6,684,389	$6,804,708
TOTAL ALL ASSESSED VALUE			$1,437,105	$1,437,105	$1,465,171	$19,341,339	$23,559,841	$30,914,255	$31,470,711	$32,037,184	$32,613,853	$33,200,903	$33,798,519	$34,406,892
LESS BASELINE ASSESSED VALUE				$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105
NET INCREASE IN ASSESSED VALUE TO TIF				$0	$5,563	$17,904,234	$22,122,736	$29,477,150	$30,033,606	$30,600,079	$31,176,748	$31,763,798	$32,361,414	$32,969,787
TOTAL RESIDENTIAL & AGRICULTURAL ASSESSED VALUE			$1,128,025	$1,128,025	$1,150,527	$1,150,527	$1,128,025	$1,128,025	$1,128,025	$1,128,025	$1,128,025	$1,128,025	$1,128,025	$1,128,025
COMMERCIAL ASSESSED VALUE			$309,080	$309,080	$314,643	$17,563,947	$22,337,824	$29,978,416	$30,518,027	$31,067,351	$31,626,564	$32,195,842	$32,775,367	$33,365,324

Under the conditions of the TIF Plan, all assessed value on any residential property, partial or full will go to the taxing districts.

Projections reflect an annual growth rate of .00925% in levy increases. (TIF does not capture increase in levy) (State Law)

CURRENT TAX LEVIES														
COUNTY SUR CHARGE			$0.4000	$0.4000	$0.4037	$0.4074	$0.4112	$0.4150	$0.4188	$0.4227	$0.4266	$0.4306	$0.4346	$0.4386
TOTAL LEVY OF DISTRICTS			$4.5104	$4.5104	$4.5521	$4.5942	$4.6367	$4.6796	$4.7229	$4.7666	$4.8107	$4.8552	$4.9001	$4.9454
TOTAL TAX LEVY			**$4.9104**	**$4.9104**	**$4.9558**	**$5.0017**	**$5.0479**	**$5.0946**	**$5.1417**	**$5.1893**	**$5.2373**	**$5.2858**	**$5.3346**	**$5.3840**
TOTAL REVENUE TO TAXING DISTRICTS														
SURCHARGE ON COMMERCIAL PORTION			$0.4000	$1,236.32	$1,270.22	$71,561.53	$91,853.80	$124,412.41	$127,823.36	$131,327.83	$134,928.38	$138,627.64	$142,428.33	$146,333.22
TOTAL TAXES & PILOTS				$64,819.18	$66,696.35	$888,585.25	$1,092,405.03	$1,446,667.98	$1,486,330.55	$1,527,080.53	$1,568,947.74	$1,611,962.79	$1,656,157.17	$1,701,563.20
LESS INCREASE GOING TO TIF				$0.00	$250.93	$765,342.47	$955,613.81	$1,287,327.27	$1,311,665.91	$1,336,442.64	$1,361,665.35	$1,387,342.07	$1,413,480.97	$1,440,090.38
NET TAXES TO DISTRICTS, NOT INCLUDING SURCHARGE			$4.5104	$64,819.18	$66,445.41	$123,242.79	$136,791.22	$159,340.71	$174,664.65	$190,637.90	$207,282.39	$224,620.72	$242,676.20	$261,472.83
TOTAL TAX REVENUE TO TAXING DISTRICTS			**$4.9104**	**$66,055.5**	**$67,715.6**	**$194,804.3**	**$228,645.0**	**$283,753.1**	**$302,488.0**	**$321,965.7**	**$342,210.8**	**$363,248.4**	**$385,104.5**	**$407,806.0**
TAXES COLLECTED BY TIF				**$0.00**	**$250.93**	**$765,342.47**	**$955,613.81**	**$1,287,327.27**	**$1,311,665.91**	**$1,336,442.64**	**$1,361,665.35**	**$1,387,342.07**	**$1,413,480.97**	**$1,440,090.38**
TAX REVENUE TO EACH TAXING DISTRICT														
	LEVY	**PERCENTAGE**												
Newton County Fair	**$0.01**	**0.2217%**		$146.45	$150.13	$431.90	$506.93	$629.11	$670.65	$713.83	$758.71	$805.36	$853.81	$904.15
Newton County Health Department	**$0.05**	**1.1085%**		$732.26	$750.66	$2,159.50	$2,534.64	$3,145.54	$3,353.23	$3,569.15	$3,793.57	$4,026.79	$4,269.07	$4,520.73
Newton County Mental Health	**$0.0825**	**1.8291%**		$1,208.23	$1,238.59	$3,563.18	$4,182.16	$5,190.15	$5,532.83	$5,889.09	$6,259.40	$6,644.20	$7,043.97	$7,459.21
Joplin Special Road District	**$0.2216**	**4.9131%**		$3,245.37	$3,326.93	$9,570.91	$11,233.54	$13,941.05	$14,861.51	$15,818.47	$16,813.12	$17,846.72	$18,920.53	$20,035.88
Joplin School District	**$3.66**	**81.1458%**		$53,601.26	$54,948.39	$158,075.51	$185,535.82	$230,253.73	$245,456.30	$261,261.65	$277,689.65	$294,760.78	$312,496.13	$330,917.46
SB 40 Sheltered Workshop	**$0.06**	**1.3303%**		$878.71	$900.79	$2,591.40	$3,041.57	$3,774.65	$4,023.87	$4,282.98	$4,552.29	$4,832.14	$5,122.89	$5,424.88
City of Joplin	**$0.4263**	**9.4515%**		$6,243.23	$6,400.14	$18,411.91	$21,610.36	$26,818.90	$28,589.62	$30,430.56	$32,344.02	$34,332.38	$36,398.12	$38,543.75
TOTAL	**$4.5104**	**100.0000%**		**$66,055.50**	**$67,715.63**	**$194,804.31**	**$228,645.02**	**$283,753.12**	**$302,488.01**	**$321,965.73**	**$342,210.77**	**$363,248.37**	**$385,104.53**	**$407,806.04**
ESTIMATED TAX COLLECTED BY LOCAL TAXING DISTRICTS				**$66,055.50**	**$67,715.63**	**$194,804.31**	**$228,645.02**	**$283,753.12**	**$302,488.01**	**$321,965.73**	**$342,210.77**	**$363,248.37**	**$385,104.53**	**$407,806.04**
				$0.00	**$1,660.12**	**$128,748.81**	**$162,589.52**	**$217,697.62**	**$236,432.50**	**$255,910.22**	**$276,155.26**	**$297,192.86**	**$319,049.02**	**$341,750.54**

ANNUAL INCREASE IN PROPERTY TAXES-245% WITH TIF OVER EXHIBIT 10 PROJECTIONS WITH NO TIF. TOTAL INCREASE IS PROJECTED TO BE $3,452,237 OR AN ANNUAL AVERAGE OF $215,765.

Increase is resulting from levy increases and reclassification of property to commercial, thus granting taxing districts the ability to collect the Sur-Charge. TIF cannot collect Sur Charge or any increase in the tax levies.

MAIN STREET TIF ECONOMIC IMPACT

EXHIBIT 11 **EXHIBIT 11 PAGE 2**

WITH TIF **Property Taxes/PILOTs**

Projections reflect an annual growth rate of .018% in assessed value

COMMERCIAL AREAS		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	CUMULATIVE TOTAL
RPA 1 ASSESSED VALUE		$6,776,711	$6,898,692	$7,022,869	$7,149,280	$7,277,967	$7,408,971	$7,542,332	$7,678,094	$7,816,300	$7,956,993	$8,100,219	$8,246,023	$134,890,709
RPA 2 ASSESSED VALUE		$14,732,820	$14,998,011	$15,267,975	$15,542,798	$15,822,569	$16,107,375	$16,397,308	$16,692,459	$16,992,923	$17,298,796	$17,610,174	$17,927,158	$317,583,594
RPA 3 ASSESSED VALUE		$3,595,615	$3,660,336	$3,726,222	$3,793,294	$3,861,574	$3,931,082	$4,001,842	$4,073,875	$4,147,204	$4,221,854	$4,297,848	$4,375,209	$75,467,293
RPA 4 ASSESSED VALUE		$1,458,593	$1,484,848	$1,511,575	$1,538,783	$1,566,481	$1,594,678	$1,623,382	$1,652,603	$1,682,350	$1,712,632	$1,743,460	$1,774,842	$29,332,878
RPA 5 ASSESSED VALUE		$1,535,284	$1,562,919	$1,591,051	$1,619,690	$1,648,845	$1,678,524	$1,708,737	$1,739,495	$1,770,806	$1,802,680	$1,835,128	$1,868,161	$32,096,968
RPA 6 ASSESSED VALUE		$6,927,193	$7,051,882	$7,178,816	$7,308,035	$7,439,580	$7,573,492	$7,709,815	$7,848,592	$7,989,866	$8,133,684	$8,280,090	$8,429,132	$149,400,828
TOTAL ALL ASSESSED VALUE		$35,026,216	$35,656,688	$36,298,508	$36,951,882	$37,617,016	$38,294,122	$38,983,416	$39,685,117	$40,399,450	$41,126,640	$41,866,919	$42,620,524	$738,772,269
LESS BASELINE ASSESSED VALUE		$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,342,653,829
NET INCREASE IN ASSESSED VALUE TO TIF		$33,589,111	$34,219,583	$34,861,403	$35,514,777	$36,179,911	$36,857,017	$37,546,311	$38,248,012	$38,962,345	$39,689,535	$40,429,814	$41,183,419	$2,367,724,065
TOTAL RESIDENTIAL & AGRICULTURAL ASSESSED VALUE		**$1,139,305**	**$1,159,812**	**$1,180,689**	**$1,201,942**	**$1,223,576**	**$1,245,601**	**$1,268,022**	**$1,290,846**	**$1,314,081**	**$1,337,735**	**$1,361,814**	**$1,386,327**	**$26,294,350**
COMMERCIAL ASSESSED VALUE		**$33,886,911**	**$34,496,876**	**$35,117,819**	**$35,749,940**	**$36,393,439**	**$37,048,521**	**$37,715,394**	**$38,394,271**	**$39,085,368**	**$39,788,905**	**$40,505,105**	**$41,234,197**	**$712,516,696**
		Under the conditions of the TIF Plan, all assessed value on any residential property, partial or full will go to the taxing districts.												
CURRENT TAX LEVIES		Projections reflect an annual growth rate of .00925% in levy increases. (TIF does not capture increase in levy) (State Law)												
COUNTY SUR CHARGE		$0.4426	$0.4467	$0.4509	$0.4550	$0.4592	$0.4635	$0.4678	$0.4721	$0.4765	$0.4809	$0.4853	$0.4898	
TOTAL LEVY OF DISTRICTS		$4.9912	$5.0373	$5.0839	$5.1309	$5.1784	$5.2263	$5.2747	$5.3234	$5.3727	$5.4224	$5.4725	$5.5232	
TOTAL TAX LEVY		$5.4338	$5.4841	$5.5348	$5.5860	$5.6377	$5.6898	$5.7424	$5.7955	$5.8492	$5.9033	$5.9579	$6.0130	
TOTAL REVENUE TO TAXING DISTRICTS														
SURCHARGE ON COMMERCIAL PORTION		$149,995.53	$154,107.88	$158,332.98	$162,673.92									$1,738,370.44
TOTAL TAXES & PILOTS		$1,748,214.11	$1,796,144.02	$1,845,388.01	$1,895,982.09									
LESS INCREASE GOING TO TIF		$1,463,616.06	$1,491,127.89	$1,519,134.94	$1,547,646.12									$17,295,469.63
NET TAXES TO DISTRICTS, NOT INCLUDING SURCHARGE		$284,598.05	$305,016.13	$326,253.07	$348,335.97									$3,101,474.39
TOTAL TAX REVENUE TO TAXING DISTRICTS		**$434,593.58**	**$459,124.01**	**$484,586.05**	**$511,009.89**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	$4,839,844.83
TAXES COLLECTED BY TIF		**$1,463,616.06**	**$1,491,127.89**	**$1,519,134.94**	**$1,547,646.12**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	$17,295,469.63
TAX REVENUE TO EACH TAXING DISTRICT														
	PERCENTAGE													
Newton County Fair	0.2217%	$963.54	$1,017.92	$1,074.37	$1,132.96									$10,730.41
Newton County Health Department	1.1085%	$4,817.68	$5,089.62	$5,371.87	$5,664.80									$53,652.06
Newton County Mental Health	1.8291%	$7,949.18	$8,397.87	$8,863.59	$9,346.91									$88,525.90
Joplin Special Road District	4.9131%	$21,351.97	$22,557.17	$23,808.15	$25,106.37									$237,785.92
Joplin School District	81.1458%	$352,654.42	$372,559.84	$393,221.21	$414,663.04									$3,927,330.63
SB 40 Sheltered Workshop	1.3303%	$5,781.22	$6,107.54	$6,446.25	$6,797.75									$64,382.47
City of Joplin	9.4515%	$41,075.57	$43,394.06	$45,800.60	$48,298.05									$457,437.45
TOTAL	100.0000%	**$434,593.58**	**$459,124.01**	**$484,586.05**	**$511,009.89**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$4,839,844.83**
ESTIMATED TAX COLLECTED BY LOCAL TAXING DISTRICTS		**$434,593.58**	**$459,124.01**	**$484,586.05**	**$511,009.89**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	$4,839,844.83
ANNUAL INCREASE IN PROPERTY TAXES-245% WITH TIF OVER EXHIBIT 10 PROJE		**$368,538.08**	**$393,068.51**	**$418,530.54**	**$444,954.38**									$3,849,012.28

ASSUMPTIONS-NO TIF ASSUMPTIONS-City Tax Levies not renewed by Voters

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF .25% IS NOT RENEW BY VOTERS IN 2021 & the CAPITAL IMPROVEMENT tax of .375% in 2025

YEARS		CURRENT	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
REDEVELOPMENT PROJECT AREA I ONLY		ANNUAL	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy
ACTIVATED TIF AREA		SALES	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.375%	2.375%	2.375%	2.000%
RPA 1	Projected Sales at 1% Annual Grow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 2	Projected Sales at 1% Annual Grow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 3	Projected Sales at 1% Annual Grow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 4	Projected Sales at 1% Annual Grow	$0	$500,000	$505,000	$510,050	$515,151	$520,302	$525,505	$530,760	$536,068	$541,428	$546,843	$552,311	$557,834
RPA 5	Projected Sales at 1% Annual Grow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 6	Projected Sales at 1% Annual Grow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL SALES		**$0**	**$500,000**	**$505,000**	**$510,050**	**$515,151**	**$520,302**	**$525,505**	**$530,760**	**$536,068**	**$541,428**	**$546,843**	**$552,311**	**$557,834**

PROJECTED EATS WHICH THE TIF WILL CAPTURE (50% OF THE INCREASE OVER THE BASELINE)													
CITY OF JOPLIN	**NONE**	**INCREASE ONLY**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NEWTON COUNTY	**NONE**	**INCREASE ONLY**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MAIN STREET CID	**NONE**	**INCREASE ONLY**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL CAPTURED BY TIF			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

TOTAL SALES TAX REVENUE RETAINED BY THE TAXING DISTRICTS											
CITY OF JOPLIN	**1.75% TO 2.625%**	$13,256	$13,389	$13,523	$13,658	$13,795	$13,932	$14,072	$12,859	$12,988	$13,117	$11,157
NEWTON COUNTY	**1.125%**	$5,681	$5,738	$5,795	$5,853	$5,912	$5,971	$6,031	$6,091	$6,152	$6,213	$6,276
MAIN STREET CID	**NOT ACTIVATED**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL RETAINED BY TAXING DISTRICTS		**$18,938**	**$19,127**	**$19,318**	**$19,511**	**$19,706**	**$19,904**	**$20,103**	**$18,950**	**$19,139**	**$19,331**	**$17,432**

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.375 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue without the renewal of the taxes.

ASSUMPTIONS-City Tax Levies not renewed by Voters

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF .25% IS NOT RENEW BY VOTERS IN 2022													CUMULATIVE
YEARS		**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**TOTALS**
REDEVELOPMENT PROJECT AREA I ONLY		City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	
ACTIVATED TIF AREA		2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	
RPA 1	Projected Sales at 1% Annual Growth	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 2	Projected Sales at 1% Annual Growth	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 3	Projected Sales at 1% Annual Growth	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 4	Projected Sales at 1% Annual Growth	$563,413	$569,047	$574,737	$580,484	$586,289	$592,152	$598,074	$604,054	$610,095	$616,196	$622,358	$628,582	$13,486,732
RPA 5	Projected Sales at 1% Annual Growth	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 6	Projected Sales at 1% Annual Growth	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NET NEW SALES SUBJECT TO TIF		**$563,413**	**$569,047**	**$574,737**	**$580,484**	**$586,289**	**$592,152**	**$598,074**	**$604,054**	**$610,095**	**$616,196**	**$622,358**	**$628,582**	$13,486,732
														$0
PROJECTED EATS WHICH THE TIF WILL CAPTURE (50% OF THE INCREASE OVER THE BASELINE)														$0
CITY OF JOPLIN	**NONE**													$0
NEWTON COUNTY	**NONE**													$0
MAIN STREET CID	**NONE**													$0
TOTAL CAPTURED BY TIF		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$0
														$0
TOTAL SALES TAX REVENUE RETAINED BY THE TAXING DISTRICTS														$0
CITY OF JOPLIN	**1.75% TO 2.625%**	$11,268	$11,381	$11,495	$11,610	$11,726								$203,224
NEWTON COUNTY	**1.125%**	$6,338	$6,402	$6,466	$6,530	$6,596								$98,046
MAIN STREET CID	**NOT ACTIVATED**													$0
TOTAL RETAINED BY TAXING DISTRICTS		**$17,607**	**$17,783**	**$17,961**	**$18,140**	**$18,322**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$301,271
														$0

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.25 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue without the renewal of the taxes.

ASSUMPTIONS-TIF activated in 2015-no levy renewal by City Voters

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF .25% IS NOT RENEWED BY VOTERS IN 2021 & THE CAPITAL IMPROVEMENT TAX of .375% IN 2025.

YEARS		CURRENT	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
REDEVELOPMENT PROJECT AREA I ONLY	ANNUAL	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy
ACTIVATED TIF AREA	SALES	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.375%	2.375%	2.375%	2.000%
RPA 1	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$0	$7,700,000	$7,777,000	$7,854,770	$7,933,318	$8,012,651	$8,092,777	$8,173,705
RPA 2	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$14,343,300	$14,486,733	$14,631,600	$14,777,916	$14,925,695	$15,074,952	$15,225,702	$15,377,959	$15,531,739
RPA 3	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$11,800,000	$11,918,000	$12,037,180	$12,157,552	$12,279,127	$12,401,919	$12,525,938	$12,651,197
RPA 4	Projected Sales at 1% Annual Grov	$0	$500,000	$505,000	$510,050	$515,151	$520,302	$3,937,500	$3,976,875	$4,016,644	$4,056,810	$4,097,378	$4,138,352	$4,179,736
RPA 5	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$3,937,500	$3,976,875	$4,016,644	$4,056,810	$4,097,378	$4,138,352	$4,179,736	$4,221,533
RPA 6	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$22,140,000	$22,361,400	$22,585,014	$22,810,864	$23,038,973	$23,269,363	$23,502,056	$23,737,077	$23,974,447
LESS 2014 BASE LINE	Projected Baseline Gross Sales	$0	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000
NET NEW SALES SUBJECT TO TIF		**$0**	**$0**	**$5,000**	**$10,050**	**$36,498,451**	**$52,605,935**	**$64,248,989**	**$64,896,479**	**$65,550,444**	**$66,210,948**	**$66,878,058**	**$67,551,839**	**$68,232,357**

PROJECTED EATS WHICH THE TAXING DISTRICTS WILL RETAIN (BASELINE PLUS 50% OF INCREASE)

CITY OF JOPLIN	2.625% current levy	base plus 50% of increas	$13,191	$13,257	$492,167	$703,578	$856,393	$864,891	$873,475	$798,130	$806,052	$814,053	$692,324
NEWTON COUNTY	1.125% current levy	base plus 50% of increas	$5,653	$5,682	$210,929	$301,533	$367,026	$370,668	$374,346	$378,062	$381,814	$385,604	$389,432
MAIN STREET CID	1% projected levy	50% of increase	$0	$50	$182,492	$263,030	$321,245	$324,482	$327,752	$331,055	$334,390	$337,759	$341,162
TOTAL CAPTURED BY TIF			**$18,844**	**$18,989**	**$885,588**	**$1,268,141**	**$1,544,663**	**$1,560,041**	**$1,575,573**	**$1,507,246**	**$1,522,256**	**$1,537,416**	**$1,422,917**

PROJECTED EATS TO BE CAPTURE BY TIF (50% OF INCREASE)

CITY OF JOPLIN	2.625% CURRENT LEVY	$131	$132	$479,042	$690,453	$843,268	$851,766	$860,350	$744,873	$752,378	$759,958	$597,033
NEWTON COUNTY	1.125% CURRENT LEVY	$56	$57	$205,304	$295,908	$361,401	$365,043	$368,721	$372,437	$376,189	$379,979	$383,807
MAIN STREET CID	PROJECTED 1% LEVY IF ACTIVATED	$0	$50	$182,492	$263,030	$321,245	$324,482	$327,752	$331,055	$334,390	$337,759	$341,162
TOTAL RETAINED BY TAXING DISTRICTS		**$188**	**$239**	**$866,838**	**$1,249,391**	**$1,525,913**	**$1,541,291**	**$1,556,823**	**$1,448,364**	**$1,462,958**	**$1,477,696**	**$1,322,002**

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.375 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue without the renewal of the taxes.

SALES TAX REVENUE-WITH TIF-NO RENEWAL OF CITY LEVIES

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF .25% IS NOT RENEWED BY VOTERS IN 2021 & THE CAPITAL IMPROVEMENT TAX of .375% IN 2025.

YEARS		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	CUMULATIVE TOTALS
REDEVELOPMENT PROJECT AREA I ONLY		City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	
ACTIVATED TIF AREA		2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	
RPA 1	Projected Sales at 1% Annual Growth	$8,255,442	$8,337,997	$8,421,377	$8,505,590	$8,590,646	$8,676,553	$8,763,318	$8,850,951	$8,939,461	$9,028,856	$9,119,144	$9,210,336	$160,243,892
RPA 2	Projected Sales at 1% Annual Growth	$15,687,056	$15,843,927	$16,002,366	$16,162,389	$16,324,013	$16,487,253	$16,652,126	$16,818,647	$16,986,834	$17,156,702	$17,328,269	$17,501,552	$333,326,732
RPA 3	Projected Sales at 1% Annual Growth	$12,777,709	$12,905,486	$13,034,541	$13,164,886	$13,296,535	$13,429,501	$13,563,796	$13,699,434	$13,836,428	$13,974,792	$14,114,540	$14,255,686	$259,824,247
RPA 4	Projected Sales at 1% Annual Growth	$4,221,533	$4,263,748	$4,306,386	$4,349,450	$4,392,944	$4,436,874	$4,481,242	$4,526,055	$4,571,315	$4,617,028	$4,663,199	$4,709,831	$84,493,402
RPA 5	Projected Sales at 1% Annual Growth	$4,263,748	$4,306,386	$4,349,450	$4,392,944	$4,436,874	$4,481,242	$4,526,055	$4,571,315	$4,617,028	$4,663,199	$4,709,831	$4,756,929	$86,699,828
RPA 6	Projected Sales at 1% Annual Growth	$24,214,192	$24,456,334	$24,700,897	$24,947,906	$25,197,385	$25,449,359	$25,703,853	$25,960,891	$26,220,500	$26,482,705	$26,747,532	$27,015,007	$514,515,756
LESS 2014 BASE LINE S	Projected Baseline Gross Sales	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$12,000,000
NET NEW SALES SUBJECT TO TIF		**$68,919,680**	**$69,613,877**	**$70,315,016**	**$71,023,166**	**$71,738,398**	**$72,460,782**	**$73,190,390**	**$73,927,294**	**$74,671,567**	**$75,423,282**	**$76,182,515**	**$76,949,340**	$1,427,103,857
														$0
PROJECTED EATS WHICH THE TAXING DISTRICTS WILL RETAIN (BASELINE PLUS 50% OF INCREASE)														$0
CITY OF JOPLIN	**2.625% current levy** base plus 50%	$699,197	$706,139	$713,150	$720,232									$9,766,227
NEWTON COUNTY	**1.125% current levy** base plus 50%	$393,298	$397,203	$401,147	$405,130									$4,767,527
MAIN STREET CID	**1% projected levy** 50% of increas	$344,598	$348,069	$351,575	$355,116									$4,162,776
TOTAL CAPTURED BY TIF		**$1,437,093**	**$1,451,411**	**$1,465,872**	**$1,480,478**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$18,696,531
														$0
PROJECTED EATS TO BE CAPTURE BY TIF (50% OF INCREASE)														$0
CITY OF JOPLIN	**2.625% CURRENT LEVY**	$603,047	$609,121	$615,256	$621,453									$9,028,262
NEWTON COUNTY	**1.125% CURRENT LEVY**	$387,673	$391,578	$395,522	$399,505									$4,683,180
MAIN STREET CID	**1.125% CURRENT LEVY**	$344,598	$348,069	$351,575	$355,116									$4,162,776
TOTAL RETAINED BY TAXING DISTRICTS		**$1,335,319**	**$1,348,769**	**$1,362,353**	**$1,376,074**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$17,874,219
														$0

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.375 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue without the renewal of the taxes.

ASSUMPTIONS-TIF activated in 2015-levies renewal by City Voters

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF 1/4% IS RENEW BY VOTERS IN 2021 & THE TRANSPORTATION TAX IN 2025

YEARS		CURRENT	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
REDEVELOPMENT PROJECT AREA I ONLY	ANNUAL	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy
ACTIVATED TIF AREA	SALES	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%
RPA 1	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$0	$7,700,000	$7,777,000	$7,854,770	$7,933,318	$8,012,651	$8,092,777	$8,173,705
RPA 2	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$14,343,300	$14,486,733	$14,631,600	$14,777,916	$14,925,695	$15,074,952	$15,225,702	$15,377,959	$15,531,739
RPA 3	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$11,800,000	$11,918,000	$12,037,180	$12,157,552	$12,279,127	$12,401,919	$12,525,938	$12,651,197
RPA 4	Projected Sales at 1% Annual Grov	$0	$500,000	$505,000	$510,050	$515,151	$520,302	$3,937,500	$3,976,875	$4,016,644	$4,056,810	$4,097,378	$4,138,352	$4,179,736
RPA 5	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$3,937,500	$3,976,875	$4,016,644	$4,056,810	$4,097,378	$4,138,352	$4,179,736	$4,221,533
RPA 6	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$22,140,000	$22,361,400	$22,585,014	$22,810,864	$23,038,973	$23,269,363	$23,502,056	$23,737,077	$23,974,447
LESS 2014 BASE LINE	Projected Baseline Gross Sales	$0	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000
NET NEW SALES SUBJECT TO TIF		**$0**	**$0**	**$5,000**	**$10,050**	**$36,498,451**	**$52,605,935**	**$64,248,989**	**$64,896,479**	**$65,550,444**	**$66,210,948**	**$66,878,058**	**$67,551,839**	**$68,232,357**

PROJECTED EATS WHICH THE TAXING DISTRICTS WILL RETAIN													
CITY OF JOPLIN	2.625% current levy	base plus 50% of increas	$13,125	$13,257	$492,167	$703,578	$856,393	$864,891	$873,475	$880,894	$889,650	$898,493	$907,425
NEWTON COUNTY	1.125% current levy	base plus 50% of increas	$5,625	$5,682	$210,929	$301,533	$367,026	$370,668	$374,346	$378,062	$381,814	$385,604	$389,432
MAIN STREET CID	1% projected levy	50% of increase 5% allowance for	$0	$2,423	$175,743	$252,253	$307,558	$310,633	$313,740	$316,877	$320,046	$323,246	$326,479
TOTAL CAPTURED BY TIF			**$18,750**	**$21,361**	**$878,839**	**$1,257,364**	**$1,530,976**	**$1,546,192**	**$1,561,560**	**$1,575,832**	**$1,591,509**	**$1,607,343**	**$1,623,335**

PROJECTED EATS TO BE CAPTURE BY TIF												
CITY OF JOPLIN	2.625% CURRENT LEVY	$131	$132	$479,042	$690,453	$843,268	$851,766	$860,350	$869,019	$877,775	$886,618	$895,550
NEWTON COUNTY	1.125% CURRENT LEVY	$56	$57	$205,304	$295,908	$361,401	$365,043	$368,721	$372,437	$376,189	$379,979	$383,807
MAIN STREET CID	1% projected levy	$0	$2,550	$184,992	$265,530	$323,745	$326,982	$330,252	$333,555	$336,890	$340,259	$343,662
TOTAL RETAINED BY TAXING DISTRICTS		**$188**	**$2,739**	**$869,338**	**$1,251,891**	**$1,528,413**	**$1,543,791**	**$1,559,323**	**$1,575,010**	**$1,590,854**	**$1,606,856**	**$1,623,018**

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.375 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue with the renewal of the taxes.

ASSUMPTIONS-TIF activated in 2015-levies renewal by City Voters

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF 1/4% IS RENEW BY VOTERS IN 2022

YEARS		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	TOTALS
REDEVELOPMENT PROJECT AREA I ONLY		City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	
ACTIVATED TIF AREA		2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	
RPA 1	Projected Sales at 1% Annual Growth	$8,255,442	$8,337,997	$8,421,377	$8,505,590	$8,590,646	$8,676,553	$8,763,318	$8,850,951	$8,939,461	$9,028,856	$9,119,144	$9,210,336	$97,655,273
RPA 2	Projected Sales at 1% Annual Growth	$15,687,056	$15,843,927	$16,002,366	$16,162,389	$16,324,013	$16,487,253	$16,652,126	$16,818,647	$16,986,834	$17,156,702	$17,328,269	$17,501,552	$214,395,348
RPA 3	Projected Sales at 1% Annual Growth	$12,777,709	$12,905,486	$13,034,541	$13,164,886	$13,296,535	$13,429,501	$13,563,796	$13,699,434	$13,836,428	$13,974,792	$14,114,540	$14,255,686	$162,950,071
RPA 4	Projected Sales at 1% Annual Growth	$4,221,533	$4,263,748	$4,306,386	$4,349,450	$4,392,944	$4,436,874	$4,481,242	$4,526,055	$4,571,315	$4,617,028	$4,663,199	$4,709,831	$52,487,858
RPA 5	Projected Sales at 1% Annual Growth	$4,263,748	$4,306,386	$4,349,450	$4,392,944	$4,436,874	$4,481,242	$4,526,055	$4,571,315	$4,617,028	$4,663,199	$4,709,831	$4,756,929	$54,374,229
RPA 6	Projected Sales at 1% Annual Growth	$24,214,192	$24,456,334	$24,700,897	$24,947,906	$25,197,385	$25,449,359	$25,703,853	$25,960,891	$26,220,500	$26,482,705	$26,747,532	$27,015,007	$330,935,908
LESS 2014 BASE LINE S	Projected Baseline Gross Sales	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$8,500,000
NET NEW SALES SUBJECT TO TIF		**$68,919,680**	**$69,613,877**	**$70,315,016**	**$71,023,166**	**$71,738,398**	**$72,460,782**	**$73,190,390**	**$73,927,294**	**$74,671,567**	**$75,423,282**	**$76,182,515**	**$76,949,340**	$904,298,688
														$0
PROJECTED EATS WHICH THE TAXING DISTRICTS WILL RETAIN														$0
CITY OF JOPLIN	**2.625% current levy** base plus 50%	$917,696	$926,807	$936,010	$945,304	$751,404								$11,870,568
NEWTON COUNTY	**1.125% current levy** base plus 50%	$393,298	$397,203	$401,147	$405,130	$322,030								$5,089,529
MAIN STREET CID	**1% projected levy**	$329,743	$333,041	$336,371	$339,735	$645,187	$729,608	$736,904	$744,273	$751,716	$759,233	$766,825	$538,964	$9,660,597
TOTAL CAPTURED BY TIF		**$1,640,737**	**$1,657,051**	**$1,673,528**	**$1,690,169**	**$1,718,622**	**$729,608**	**$736,904**	**$744,273**	**$751,716**	**$759,233**	**$766,825**	**$448,692**	$21,593,171
														$0
PROJECTED EATS TO BE CAPTURE BY TIF														$0
CITY OF JOPLIN	**2.625% CURRENT LEVY**	$904,571	$913,682	$922,885	$932,179	$203,287								$11,130,706
NEWTON COUNTY	**1.125% CURRENT LEVY**	$387,673	$391,578	$395,522	$399,505	$87,123								$4,770,303
MAIN STREET CID	1% projected levy	$347,098	$350,569	$354,075	$357,616	$77,197								$4,274,973
TOTAL RETAINED BY TAXING DISTRICTS		**$1,639,342**	**$1,655,830**	**$1,672,482**	**$1,689,300**	**$367,607**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$20,175,983
														$0

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.375 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue with the renewal of the taxes.

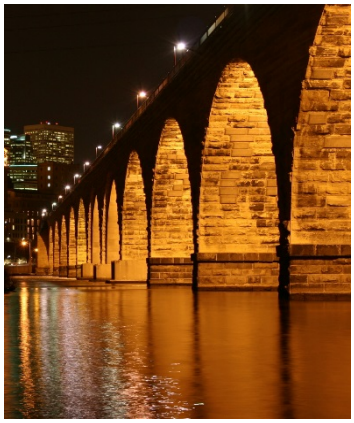
* The amount which is projected for the CID to retain is based on 50% of the total revenue, less operating cost, which is estimated to be 1.25%.

COMBINED TIF REVENUE AND OTHER REVENUE SOURCES
PROFORMA CASH FLOW OF REIMBURSABLE PROJECT COST

REVENUE SOURCES		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
PILOT'S (Property Tax)		$0.00	$346.20	$765,342.47	$955,613.81	$1,287,327.27	$1,311,665.91	$1,336,442.64	$1,361,665.35	$1,387,342.07	$1,413,480.97	$1,440,090.38
EAT'S (Sales Tax 50% of increase)	$0.00	$188.00	$2,739.00	$869,338.00	$1,251,891.00	$1,528,413.00	$1,543,791.00	$1,569,323.00	$1,575,010.00	$1,590,854.00	$1,606,856.00	$1,623,018.00
TOTAL TIF REVENUE	**$0.00**	**$188.00**	**$3,085.20**	**$1,634,680.47**	**$2,207,504.81**	**$2,815,740.27**	**$2,855,456.91**	**$2,905,765.64**	**$2,936,675.35**	**$2,978,196.07**	**$3,020,336.97**	**$3,063,108.38**
ADDITIONAL REVENUE-NON-TIF												
MAIN STREET CID 50% NOT CAPTURED BY TIF	$0.00	$0.00	$2,500.00	$184,992.00	$265,530.00	$323,745.00	$326,982.00	$330,252.00	$316,877.00	$320,046.00	$323,246.00	$326,479.00
TOTAL NON-TIF REVENUE	**$0.00**	**$0.00**	**$2,500.00**	**$184,992.00**	**$265,530.00**	**$323,745.00**	**$326,982.00**	**$330,252.00**	**$316,877.00**	**$320,046.00**	**$323,246.00**	**$326,479.00**
TOTAL REVENUE TO PAY PROJECT COST	**$0.00**	**$188.00**	**$5,585.20**	**$1,819,672.47**	**$2,473,034.81**	**$3,139,485.27**	**$3,182,438.91**	**$3,236,017.64**	**$3,253,552.35**	**$3,298,242.07**	**$3,343,582.97**	**$3,389,587.38**
100% OF REIMBURSABLE COST			RPA 2-6 COST & AREA COST	RPA 3-5 COST	RPA 1-4 COST							
REIMBURSABLE PROJECT COST	$0.00		$22,510,164	$5,397,222	$2,960,110							
ACCRUED INTEREST 5.5% 10 YEARS	$0.00	$0	$1,125,508	$1,181,504	$1,419,457	$1,514,784	$1,433,549	$1,346,104	$1,251,608	$1,151,511	$1,044,175	$929,204
LESS PAYMENTS	$0.00	$0	($5,585)	($1,819,672)	($2,473,035)	($3,139,485)	($3,182,439)	($3,236,018)	($3,253,552)	($3,298,242)	($3,343,583)	($3,389,587)
CUMULATIVE BALANCE	**$0.00**	**$0**	**$23,630,087**	**$28,389,141**	**$30,295,673**	**$28,670,971**	**$26,922,081**	**$25,032,168**	**$23,030,224**	**$20,883,493**	**$18,584,084**	**$16,123,701**

REVENUE SOURCES	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	CUM-TOTALS
PILOT'S (Property Tax)	$1,467,178.75	$1,494,754.71	$1,522,827.07	$1,551,404.57				$0.00	$0.00	$0.00	$0.00	$0.00	$17,295,482.17
EAT'S (Sales Tax 50% of increase)	$1,639,342.00	$1,655,830.00	$1,672,482.00	$1,689,300.00	$367,607.00			$0.00	$0.00	$0.00	$0.00	$0.00	$20,185,982.00
TOTAL TIF REVENUE	**$3,106,520.75**	**$3,150,584.71**	**$3,195,309.07**	**$3,240,704.57**	**$367,607.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$37,481,464.17**
ADDITIONAL REVENUE-NON-TIF													
MAIN STREET CID 50% NOT CAPTURED BY TIF	$323,743.00	$333,041.00	$336,371.00	$339,735.00	$629,474.00	$729,608.00	$736,904.08	$744,273.12	$751,715.85	$759,233.01	$766,825.34	$538,964.10	$9,710,536.51
TOTAL REVENUE TO REPAY PROJECT COST	**$323,743.00**	**$333,041.00**	**$336,371.00**	**$339,735.00**	**$629,474.00**	**$729,608.00**	**$736,904.08**	**$744,273.12**	**$751,715.85**	**$759,233.01**	**$766,825.34**	**$538,964.10**	**$9,710,536.51**
TOTAL REVENUE TO PAY PROJECT COST	**$3,430,263.75**	**$3,483,625.71**	**$3,531,680.07**	**$3,580,439.57**	**$997,081.00**	**$729,608.00**	**$736,904.08**	**$744,273.12**	**$751,715.85**	**$759,233.01**	**$766,825.34**	**$538,964.10**	**$47,192,000.68**
100% OF REIMBURSABLE COST													
REIMBURSABLE PROJECT COST													$30,867,496.00
ACCRUED INTEREST 5.65% 10 YRS	$910,989.12	$768,650.10	$615,253.98	$450,475.91	$273,632.96	$232,758.15	$204,686.13	$174,615.81	$126,044.40	$94,760.83	$61,537.22	$13,507.76	$16,324,316.68
LESS PAYMENTS	($3,430,263.75)	($3,483,625.71)	($3,531,680.07)	($3,580,439.57)	($997,081.00)	($729,608.00)	($736,904.08)	($744,273.12)	($751,715.85)	($759,233.01)	($766,825.34)	($538,964.10)	-$47,191,812.68
CUMULATIVE BALANCE	**$13,604,426.60**	**$10,889,450.99**	**$7,973,024.90**	**$4,843,061.24**	**$4,119,613.20**	**$3,622,763.34**	**$3,090,545.39**	**$2,520,888.09**	**$1,895,216.64**	**$1,230,744.46**	**$525,456.34**	**$0.00**	**$295,876,814.39**

This Impact Analysis was prepared to show the combined impact of both EAT's and PILOT's, total TIF revenue, and the additional 50% of CID revenue from within the Redevelopment Area. The revenue was taken from EXHIBIT 8 for property tax or PILOTs and EXHIBIT 11 for sales tax or EATs.
The impact reflects total cash flow of the TIF for both 100% of the Reimbursable Project cost plus interest based on cost reflected in Exhibit 3. CID is contributing the other 50% of their revenue, not captured by the TIF to pay project cost..





But-For Determination Report

City of Joplin, Missouri

Proposed South Main Tax Increment Finance Redevelopment Plan

May 26, 2015

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Mission Statement

Springsted provides high quality, independent financial and management advisory services to public and non-profit organizations, and works with them in the long-term process of building their communities on a fiscally sound and well-managed basis.

1. Purpose

The report that follows is pursuant to Missouri Statutes 99.800 et seq. relative to a determination that the proposed Project within the proposed TIF Redevelopment Plan would not reasonably be anticipated to be developed without adoption of the Redevelopment Plan.

We have approached this determination based on the proposed Projects' plans regarding redevelopment costs, outcomes, financing sources, and timing, to develop a measure of the Developer's expected return when compared to the amount of risk. If a project is undertaken and investments are made to create pad ready lots to be sold a price appropriate in the market place, a measure of return on the initial investment can be calculated. The measure of return on the initial investment is used to make a determination based on whether or not a potential return is reasonable without the requested subsidy, within the current marketplace and at the present time. The anticipated total captured revenue includes TIF (100% of PILOTS & 50% of EATS), and CID Sales Tax (1.0% sales tax, 50% captured as EATS). The Developer is seeking private subsidy assistance based on the captured TIF and CID revenue as defined above.

2. Executive Summary

The calculated Profit/Loss realized by the Developer with and without the subsidy request, based on the project costs and market value of the proposed project are shown in the tables below. Determining if a project would occur without subsidy requires the testing of various assumptions which have a material affect on the calculated return on investment. We have tested the sensitivity of the return without assistance by varying the cost and the revenue assumptions, each independently and then collectively. The reason for testing sensitivity is to illustrate the magnitude with which project assumptions would have to change in order for the project to *break-even* without assistance. Table A below, details the significant findings of the sensitivity analysis:

Table A

Without Assistance Sensitivity Analysis	Change Necessary to Break Even
Decreased Costs	45% Decrease
Increased Sale Value	81% Increase
Combined Cost and Sale Value	29% Decreased Costs 29% Increase Sale Value

The table above indicates the magnitude at which all project assumptions would have to change for the project to *break-even* without assistance. Absent the changes outlined above, the project would not result in a profit, and would require changes greater than the amount outlined above to attract a market return sufficient enough to warrant investment. We believe changes of these magnitudes are an unlikely realization which indicates the proposed project would not likely be completed through private enterprise alone.

Table B, below, illustrates the Developer's return on investment with and without assistance based on their assumed costs and our modifications to the return calculation:

Table B

Developer Return on Investment	With Assistance	Without Assistance
	14.05%	(44.75%)

3. The Project

The proposed South Main Tax Increment Finance (TIF) Redevelopment Plan proposes the creation of the South Main Redevelopment Area, which will contain an estimated 83 acres of property lying generally on both sides of Main Street, South of 32nd Street and North of I-44. The TIF Redevelopment Plan proposes the creation of six distinct Redevelopment Project Areas (RPA's 1-6). The individual project areas are proposed to be activated at varying times, depending on market conditions. Preliminarily, the Developer anticipates activating RPAs 2&6 in 2015, 3&5 in 2017, and 1&4 in 2018. The activation of all project areas will be subject to market considerations. The adoption of the TIF Redevelopment Plan requires the finding that the development of the Redevelopment Area as a whole would not be feasible but for the requested TIF assistance. Therefore, for purposes of this review we are evaluating the financial feasibility of the development of all six project areas as a whole. However, individual verification of the need for and amount of assistance for each individual project area may need to be undertaken by the City at the time activation is being requested.

The Developer of the South Main Redevelopment Area is RKS Development, LLC, who anticipates undertaking the development of all RPA's. The development pro forma analyzed in this review is from the perspective of RKS Development, LLC as a land developer, who will be undertaking the acquisition of the project areas, the installation of public improvements, the clearing and redevelopment of the individual development sites, and the sale of the redeveloped pad sites in a greenfield state to potential third-party investors. The but-for determination is based on the likelihood of the Developer undertaking the redevelopment of the project area, and the creation of greenfield development ready land, without the requested assistance.

The Developer is proposing to undertake the redevelopment to create approximately 24 greenfield pad building sites. The proposed end uses of the developed pad sites within the RPA's include; 132,500 square feet of commercial office building; 327,133 square feet of retail buildings, convenience stores, and a car wash; and a 96-unit apartment building. The redevelopment plan, and the but-for analysis, contemplates that the greenfield building sites will be sold to third-party building developers. The final determination on the project build-out will be determined by the purchasers of the pad-ready sites. It is acknowledged that some portion of the build-out will be undertaken by the Developer, but the exact mix of building projects undertaken by the Developer as opposed to third parties is unknown at this point in time. The Developer is also proposing to undertake necessary improvements to the site in order to bring it to a greenfield state. These necessary improvements include costs associated with: demolition and utility removal, extraordinary site costs and importing of fill, utility installation, street improvements, relocation of a school parking lot, wetland mitigation, storm water control, related soft costs, and contingency costs.

4. Redevelopment Costs

The total cost of the project is detailed in Table C below.

Table C

Total Project Cost	Total Cost	Developer	Third Party	TIF Reimbursable	CID Reimbursable
Land Acquisition Costs	$19,886,713	$16,686,713	$-	$3,200,000	-
Building Construction Costs & Site Improvement*	$108,768,168	-	$108,768,168	-	-
Marketing Cost – Commissions – Advertising*	$14,588,032	$1,645,568	$12,942,464	-	-
Utility Relocation-Extension Cost	$2,949,512	-	-	$2,949,512	-
Street Improvements	$7,553,294	-	-	$7,553,294	-
Demolition Cost	$759,100	-	-	$759,100	-
Site Excavation and Preparation	$9,462,479	-	-	$9,462,479	-
Wetland Mitigation Cost	$3,860,000	-	-	$3,860,000	-
Storm Water Control	$700,000	-	-	$700,000	-
School Parking Lot Relocation	$770,500	-	-	$770,500	-
Professional Fees	$1,075,000	-	-	$1,075,000	-
Contingency	$3,757,634	-	-	$537,610	-
Grand Total	$174,130,432	$18,332,281	$121,710,632	$30,867,495	$-
Percentages of Total Cost by Category	100%	10.553%	69.90%	17.73%	0.0%
Financing Costs	$56,199,621	$14,500,000	25,398,573	$7,151,579	$9,149,469
Grand Total with Financing Costs	$230,330,053	$32,832,281	$147,109,205	$38,019,074	$9,149,469

*These are line-items that are not largely associated with the development of the pad-ready sites and will be borne by third parties; therefore they are not being analyzed in this review.

Land Acquisition Cost

The Developer has estimated a total land acquisition cost of $19,886,713. Included in this amount is a request for approximately $3,200,000 of TIF reimbursement to offset land acquisition costs. Included within this line-item is $500,000 for costs associated with relocation. The net cost for the actual acquisition of property is $19,386,713, which the Developer has identified is for the purchase of 77.077 acres in total, which equates to 3,357,474 total square feet.

The Developer has indicated that the estimated cost for acquiring the property is based on a combination of factors including the actual cost for properties acquired to-date, existing County appraised market values, and additional costs due to the nature of the remaining properties to be acquired (mainly small lots and single family homes). The estimated cost assumes acquisition of all of the properties in the Redevelopment Area. However, the TIF Plan does not provide for the use of eminent domain by the City to acquire any properties for development. It is possible that not all property owners will be willing to sell and that some may be willing to sell but not at a price that is financially feasible for the Developer to pay. As a result, all of the properties in the Redevelopment

Area may not be acquired by the Developer which could result in a reduction of the total estimated land acquisition cost.

The Developer will be undertaking the construction of internal road ways, storm water control, wetland mitigation, and walking paths, which will result in a loss of property available to be sold. Utilizing information detailed in Exhibit 9 it appears they anticipate approximately 60.54 acres of property will be available to be sold following the redevelopment.

The land acquisition is the largest of the cost categories being carried by the Developer, and not being fully reimbursed from TIF Assistance. Therefore the actual land acquisition cost will significantly impact the rate of return with assistance, as an actual cost lower than illustrated will result in a return higher than projected; while conversely a cost higher than projected will result in a lower return.

TIF Reimbursable Expenses

The Developer has provided an estimate of TIF reimbursable costs totaling $27,667,495 (net of land acquisition reimbursement) for costs associated with utility relocations, street improvements, demolition costs, site excavation and preparation, wetland mitigation, storm water control, school parking lot relocation, professional fees, and contingency. The Redevelopment Plan details the nature of these costs.

The Developer is seeking reimbursement for these costs from TIF resources in an amount equal to the cost of $27,667,495 on a pay-as-you-go basis. Additionally, because these costs are being incurred by the Developer up-front and the reimbursement is being received over time, the Developer is seeking additional reimbursement for the anticipated 5.5% interest carrying cost incurred on these expenses of $16,301,048 from a mix of TIF and CID revenues.

In the return analysis section we illustrate the impact on project feasibility if these costs were to be borne solely by the Developer and not reimbursed from TIF.

Marketing

The Developer has projected they will incur a cost of $1,645,568 related to the cost of marketing the property, including potential real estate commissions. This cost is equivalent to approximately $0.62 per square foot of property available to be sold post redevelopment.

In the “Return Analysis” section of the report we discuss the sensitivity of project feasibility, without assistance, to changes in project costs, and to illustrate the rate at which these cost assumptions would have to change for the project to be feasible. Additionally, we performed a sensitivity analysis to indicate the potential change on the return on investment with assistance in the event land acquisition costs are lower than currently projected.

5. Assistance Request

The preliminary financing plan for the development, which this review is based on, is shown in Table D below:

Table D

Project Financing	Sources
Reimbursed by TIF:	$30,867,495
Third-Party Sources:	$121,710,632
Developer Debt/Equity:	$18,332,281
Total Sources	$174,130,432

The net cost to the Developer is related to their portion of the land acquisition and marketing costs, which total $18,332,281. However, because the TIF and CID assistance will be received on a pay-as-you-go basis the Developer will be responsible for funding a total of $49,199,776 in up front project costs in order to undertake the development.

Since the Developer is incurring the TIF reimbursable costs out of pocket and receiving reimbursement from TIF and CID revenues over the life of the project, the budget includes the reimbursement of interest incurred by the Developer on carrying the reimbursable costs at a rate of 5.5%. The total amount of interest carrying expense to be reimbursed is $16,301,048, with $7,151,579 of this amount reimbursed from TIF and $9,149,469 reimbursed from CID revenues. The projected term of the TIF District is 16-years from activation, while the CID is projected to be in place a total of 23-years.

The total TIF and CID revenue projected to be generated over the total life of the project is $34,633,329. The Net Present Value (NPV) of this revenue stream at an interest rate of 5.5% is $30,867,495 which is equivalent to the amount of reimbursable expenses being funded by the TIF and CID.

6. Return Analysis

Utilizing information prepared by the Developer we evaluated the need for assistance for the proposed development by comparing the potential return on investment with and without assistance. If the potential return without investment is insufficient to warrant the significant investment necessary to redevelop the site, then we can conclude the project would be unlikely to occur but-for the requested TIF and CID assistance. Additionally, we can also analyze the project with assistance to illustrate the potential return realized by the Developer.

For the purpose of making this but-for determination we have evaluated feasibility as a land development project. The Developer intends to acquire the property, make investments in the required infrastructure, and sell greenfield development ready pad sites. At this point in time it is unknown what percentage of the pad sites will be developed by third-parties and what portion will be undertaken by the Developer. To account for this unknown in this analysis, we have treated all lots as if they are being sold to third-parties at a fair market value. This allows us to isolate and analyze the specific return potentially realized by the Developer from the redevelopment of the site and the creation of development ready pad sites. The evaluation of the potential return realized from a land development perspective allows us to specifically isolate the impact of the redevelopment costs, and determine if they are a barrier to the redevelopment of the project area from a financial feasibility perspective.

Since the project is being evaluated on a land development basis, the return calculation is based simply on the cumulative basis for which potential revenues exceed project costs. The potential return is simply the percentage at which revenues exceed costs. This return calculation does not account for the time value of money and treats all costs and revenues as if they were incurred simultaneously. By not accounting for the time value of money within the return calculation the return illustrated is actually being slightly overstated. The TIF Redevelopment Plan anticipates the individual project areas will be developed over an approximately 5-year period.

The pro forma outlined in Table E below illustrates the potential return realized by the Developer if the project were undertaken without the requested assistance. Modifications to the Developer's assumptions are noted where applicable.

Table E

Return Calculation	Without Assistance
Land Acquisition Cost	$19,886,713
Land Interest Carry Cost[1]	$3,300,000
Marketing	$1,645,568
Redevelopment Costs[2]	$27,667,495
Total Development Cost:	$52,499,776
Sale Proceeds[3]	$29,008,342
Net Profit/Loss	($23,491,434)
Return on Investment	(44.75%)

Modifications to Developer Assumptions:

1. The interest cost of carrying the land acquisition expense over the 5-year development period was added as a potential cost realized by the Developer. This assumption was calculated using a 5.5% interest rate assumption and assumed level principal repayment over the 5-year development period.
2. The Redevelopment costs were reduced to net out the $3,200,000 associated with Land Acquisition, as that amount is included in the $19.8M listed for Land Acquisition Costs.
3. The Developer return calculation indicates 63 acres available to be sold to third-parties; however the detailed information illustrated in Exhibit 9 indicates 60.54 acres which we have used here. The Developer's sale assumption of $11 per square foot has been maintained.

The potential return realized by the Developer is a result of two sets of assumptions: (1) the development cost assumptions, and (2) the anticipated post-development market value assumption. In the Redevelopment Cost section of the report we discussed the assumptions used in determining the development costs. In regards to the anticipated post-development market value assumption the Developer has indicated they are assuming an average sale value of $11 per square foot. This value is an average, as specific pad sites will be able to command higher prices due to prime location, while others will be lower, but as an average the Developer has assumed $11. The post-development market value is also a function of the amount of land available to be sold for development. Due to the need to construct streets, wetland mitigation, storm water ponding, and walking paths a significant portion of land will be occupied by improvements and unavailable to be sold. We utilized information detailed in Exhibit 9 of the TIF Redevelopment plan to assume 60.54 acres of property will be available to be sold.

As illustrated above the project without assistance would need to realize either significant decrease in project costs, and/or increases in post development sale value. In order to understand the rate at which these assumptions would have to change in order for the project to *break-even* we conducted the sensitivity analysis below. The purpose of this analysis is to point out the rate at which assumptions would have to change for the project to cover its costs. The reality

is the Developer would need to realize a profit to undertake the development, so the magnitude at which assumptions would need to change for the project to be feasible is even greater than what is shown in the sensitivity analysis.

As Table F illustrates below, the project would need to realize significant changes in assumptions to be feasible without assistance.

Table F

Sensitivity Analysis	Rate of Change Necessary to Break-Even
Decreased Costs	45%
Increased Sale Value	81%
Combined Cost Savings & Increased Revenue	29%

The table above indicates the magnitude at which project assumptions, for all line items including the redevelopment costs, would have to change for the project to reach a *break-even* point. Absent changes even greater than the magnitude of these outlined above, the project would not have a sufficient enough profit to draw market investment. Only by assuming either significant increases in projected sales values, decreases in development costs, or a combined change of the two does the development project *break-even* without public assistance. However, given our review of these assumptions we project changes of the magnitude outlined above are unlikely to be realized, which indicates the proposed project would not likely be completed through private enterprise alone.

The Developer has requested assistance from the City in the amount of $30,867,495, which is based on anticipated revenues generated from TIF and CID funds that will be received on a pay-as-you-go basis over the proposed life of the TIF and CID terms. The Developer will be responsible for funding the reimbursable costs of $30,867,495 up front and will receive reimbursement as the TIF/CID revenue is generated. As a result of the Developer incurring the costs up front they will also receive reimbursement for interest costs incurred on these expenses at a rate of 5.5%. The total amount of interest to be reimbursed is $16,301,048, with $7,151,579 reimbursed from TIF revenue and $9,149,469 reimbursed from CID revenue.

Table G below illustrates the potential return to the Developer based on the project cost assumptions used in our modified without assistance scenario above, and the receipt of the upfront assistance amount of $30,867,495. It is appropriate to only use the up-front value of the assistance as this equates to the Net Present Value (NPV) of the TIF/CID revenue stream, and the return analysis is being based on the up-front cost of developing the project area.

Table G

Return Calculation	Without Assistance
Land Acquisition Cost	$19,886,713
Land Interest Carry Cost	$3,300,000
Marketing	$1,645,568
Redevelopment Costs	$27,667,495
Total Development Cost:	$52,499,776
Sale Proceeds	$29,008,342
NPV of TIF Reimbursement[1]	$30,867,495
Net Profit/Loss	$7,376,061
Return on Investment	14.05%

1. The Net Present Value of the TIF/CID revenue stream of $30,867,495. This amount is equal to the $27,667,495 of redevelopment costs, plus the $3,200,000 used to reimburse for eligible land acquisition costs. The TIF and CID revenue used to reimburse the developer for interest carrying cost is not included, as this portion of the TIF/CID assistance is provided to offset the Developer's interest carrying expense incurred on financing the $30,867,495 in eligible expenses in advance of reimbursement.

As illustrated above, the addition of the $30,867,061 in assistance significantly increases the potential return on investment realized by the Developer, bringing it from a significantly negative amount to a positive return of approximately 14%, resulting in a project with a feasible rate of return with assistance.

The potential return by the Developer will be a factor of the remaining land acquisition costs incurred by the Developer, and the actual land sale price for the development ready pads. In particular, the assumption for the remaining land acquisition price is based on the Developer acquiring the remaining property at a price significantly greater than the amount currently set by the County as the appraised value. In the event the Developer is able to acquire the remaining property for an amount lower than what is included in this analysis there will be a corresponding increase on the rate of return. A similar impact on the return would be realized in the event the land is sold for a greater amount. Table H below illustrates the impact on the potential return of either savings in land acquisition costs, or increases in land sale prices.

Table H

Land Cost Savings	Return on Investment		Land Sale Increase	Return on Investment
None	14.05%		None	14.05%
10%	18.85%		10%	19.58%
20%	22.56%		20%	25.10%
30%	27.31%		30%	30.63%
40%	32.44%		40%	36.15%
50%	38.00%		50%	41.68%

While the order of magnitude necessary for the project to be feasible without assistance is significant enough to not be realized, allowing for the but-for determination to be made, the potential return realized by the Developer with assistance will be determined by remaining land acquisition costs and sale prices that are not yet known. As illustrated in the sensitivity analysis above, significant changes to either of those assumptions has a resulting increase on the rate of return realized with assistance. The variability of the assumptions regarding remaining land acquisition cost and land sale prices, may potentially impact the amount of assistance necessary for the project to achieve a feasible rate of return, and is something that should be considered in future development agreements adopted with the activation of the individual project areas. However, if the remaining land acquisition costs and sale proceeds are realized at the amounts currently projected by the Developer the rate of return with assistance is not in excess of current market rates.

7. "But For" Conclusion

This TIF project involves the redevelopment of a blighted site. The Developer will bear all the risk until project completion and the sale of all development ready greenfield sites. This level of risk demands a positive return.

A Blight Study prepared by Darrel E. Gross and an affidavit signed by the Developer dated November 24, 2014, state that the redevelopment area is blighted and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing. Based upon the Blight Study, Developer affidavit, and upon our analysis, we conclude that the proposed project would not occur on this site at this time without a public subsidy.

TAX INCREMENT FINANCING

CONTRACT

BETWEEN

THE CITY OF JOPLIN, MISSOURI

and

RKS DEVELOPMENT, LLC

for the

SOUTH MAIN

TAX INCREMENT FINANCING PLAN

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B Legal Description of Redevelopment Project Areas

C Private Project Improvements

D Public Project Improvements

E Redevelopment Schedule

F Redevelopment Projects Cost Budget

TAX INCREMENT FINANCING CONTRACT

THIS TAX INCREMENT FINANCING CONTRACT (the "**Contract**") is made and entered into as of the ____ day of _____, 2015 (the "**Effective Date**"), by and between **THE CITY OF JOPLIN, MISSOURI** ("**City**"), and **RKS DEVELOPMENT, LLC**, a Missouri corporation, the developer selected by the City ("**Developer**") to implement its plan of redevelopment more fully described herein.

Recitals.

A. The Tax Increment Financing Commission of Joplin, Missouri (the "**Commission**") on May 28, 2015, recommended that the City approve the South Main Tax Increment Financing Plan (the "**Redevelopment Plan**") in an area described in the Redevelopment Plan determined to be a Blighted Area and as set forth in **Exhibit A**, attached hereto and incorporated herein by reference (the "**Redevelopment Area**").

B. The Redevelopment Plan provides for the construction of six (6) redevelopment projects designated as Redevelopment Projects 1 through 6 (the "**Redevelopment Projects**") in Joplin, Missouri which consists of the "**Project Improvements**" described in Section 5 herein.

C. By Ordinance No. 2015-____, adopted by the City Council of City (the "**City Council**") on _____, 2015, City approved the Redevelopment Plan, determined that the Redevelopment Area is a Blighted Area and that it met the other applicable requirements of the Act, selected Developer to implement the Redevelopment Plan, and authorized the Mayor of the City to execute this Contract.

NOW, THEREFORE, for and in consideration of the premises, and the mutual covenants herein contained, City and Developer agree as follows:

1. Rules of Interpretation. Unless the context clearly indicates to the contrary or unless otherwise provided herein, the following rules of interpretation shall apply to this Contract:

A. The terms defined in this Contract which refer to a particular agreement, instrument or document also refer to and include all renewals, extensions, modifications, amendments and restatements of such agreement, instrument or document; provided, that nothing contained in this sentence shall be construed to authorize any such renewal, extension, modification, amendment or restatement other than in accordance with **Section 38** of this Contract.

B. The words "hereof", "herein" and "hereunder" and words of similar import when used in this Contract shall refer to this Contract as a whole and not to any particular provision of this Contract. Section, subsection and exhibit references are to this Contract unless otherwise specified. Whenever an item or

items are listed after the word "including", such listing is not intended to be a listing that excludes items not listed.

C. Words of the masculine gender shall be deemed and construed to include correlative words of the feminine and neuter genders. Unless the context shall otherwise indicate, words importing the singular number shall include the plural and vice versa, and words importing person shall include individuals, corporations, partnerships, joint ventures, associations, joint stock companies, trusts, unincorporated organizations and governments and any agency or political subdivision thereof.

D. The table of contents, captions and headings in this Contract are for convenience only and in no way define, limit or describe the scope or intent of any provisions or sections of this Contract.

2. Definitions. All capitalized words or terms used in this Contract and defined in the Redevelopment Plan shall have the meaning ascribed to them in the Redevelopment Plan. In addition thereto and in addition to words and terms defined elsewhere in this Contract, the following words and terms shall have the meanings ascribed to them in this **Section 2** unless the context in which such words and terms are used clearly requires otherwise.

"Act," the Real Property Tax Increment Allocation Redevelopment Act, Section 99.800, et seq., RSMo, as amended.

"Affiliate," any person, entity or group of persons or entities which controls a party, which a party controls or which is under common control with a party. As used herein, the term "control" shall mean the possession, directly or indirectly, of the power to direct or cause the direction of management and policies, whether through the ownership of voting securities, by contract or otherwise.

"Blighted Area," an area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, 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, morals, or welfare in its present condition and use.

"CID," means a community improvement district formed pursuant to the CID Act and in accordance with this Contract, with boundaries coterminous with the boundaries of the Redevelopment Area.

"CID Act," the Community Improvement District Act, Sections 67.1401 to 67.1471 RSMo, as amended.

"CID Revenue," all funds derived from the CID Sales Tax revenue and any interest earned thereon.

"CID Sales Tax," a one percent (1%) sales tax imposed by the CID on sales within the CID in accordance with the CID Act.

"City," the City of Joplin, Missouri.

"City Council," the governing body of Joplin, Missouri.

"City Engineer," the city engineer of Joplin, Missouri.

"City Manager," the City Manager of Joplin, Missouri.

"City Treasurer," the Finance Director of Joplin, Missouri.

"Commission," the Tax Increment Financing Commission of Joplin, Missouri;

"County," Newton County, Missouri.

"County Assessor," the assessor of Newton County, Missouri.

"County Collector," the collector of Newton County, Missouri.

"Developer," RKS Development, LLC, its successors and assigns, subject, however, to the provisions of **Section 30** hereof.

"Developer Controlled Improvements," the Project Improvements owned or controlled by Developer or its Affiliates and authorized transferees, successors and assigns pursuant to the provisions of **Section 30** hereof.

"Economic Activity Account," the separate segregated account within the Special Allocation Fund into which Economic Activity Taxes are to be deposited.

"Economic Activity Taxes," fifty percent (50%) of the total additional revenue from taxes which are imposed by City or other Taxing Districts, which are generated by economic activities within the Redevelopment Area, while Tax Increment Financing remains in effect, excluding licenses, fees, personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, utility taxes, taxes levied pursuant to Section 70.500 RSMo., taxes levied for the purpose of public transportation pursuant to Section 94.660 RSMo., or special assessments, other than payments in lieu of taxes, until the designation is terminated pursuant to Subsection 2 of Section 99.850 of the Act.

"Financing Costs," all necessary and incidental expenses related to any loans or other obligations obtained by the Developer for the purpose of funding the Reimbursable Project Costs. In addition to the Reimbursable Project Costs described herein, Developer's actual financing costs, including, *inter alia*, interest incurred on amounts Developer was loaned to pay for any of the Reimbursable

Project Costs identified on **Exhibit F**, shall be deemed a Reimbursable Project Cost. Payment of financing costs shall be calculated pursuant to the provisions of **Section 19.C**.

"Land Use Approvals," those approvals required pursuant to City's zoning and subdivision regulations for the construction of Redevelopment Projects.

"Legal Requirements," any applicable constitution, treaty, statute, rule, regulation, ordinance, order, directive, code, interpretation, judgment, decree, injunction, writ, determination, award, permit, license, authorization, directive, requirement or decision of or agreement with or by any and all jurisdictions, entities, courts, boards, agencies, commissions, offices, divisions, subdivisions, departments, bodies or authorities of any nature whatsoever of any governmental unit (federal, state, county, district, municipality, city or otherwise), whether now or hereafter in existence and specifically including but not limited to all ordinances, rules and regulations of the City of Joplin, Missouri, such as zoning ordinances, subdivision ordinances, building codes, property maintenance codes, and City's adopted Public Works engineering standards and requirements; provided, however, unless otherwise provided herein Developer shall have the right to contest, in any manner provided by law and at its sole expense, the applicability or validity of any Legal Requirement.

"MHTC," the Missouri Highways and Transportation Commission,

"MoDOT," the Missouri Department of Transportation.

"Ordinance," an ordinance enacted by the City Council.

"Payment in Lieu of Taxes," those estimated revenues from real property in the Redevelopment Area, which revenues are to be used to pay Reimbursable Project Costs, which Taxing Districts would have received had the City not adopted Tax Increment Financing, and which would result from levies made after the time of the adoption of Tax Increment Financing during the time the current equalized value of real property in the Redevelopment Project Areas exceeds the Total Initial Equalized Value of real property in such area until the designation is terminated pursuant to subsection 2 of Section 99.850 of the Act, which shall not be later than twenty three (23) years after the Redevelopment Projects and Redevelopment Project Areas are approved by an Ordinance of the City Council. Payments in Lieu of Taxes which are due and owing shall constitute a lien against the real estate in the Redevelopment Project Areas from which they are derived, the lien of which may be foreclosed in the same manner as a special assessment lien as provided in Section 88.861 RSMo.;

"Payment in Lieu of Taxes Account," the separate segregated account within the Special Allocation Fund into which Payments in Lieu of Taxes are to be deposited.

"Private Loans," private loans obtained by the Developer, or its successors, assigns or transferees, from third party private lending institutions to fund Reimbursable Project Costs. Financing Costs, as defined herein, relating to Private Loans, including interest thereon shall be a Reimbursable Project Cost.

"Project Improvements," shall have the meaning assigned in **Section 5**.

"Redevelopment Plan," means the South Main Tax Increment Financing Plan approved by the City Council by Ordinance No. 2015-____ on _____, 2015, and any amendments thereto.

"Redevelopment Project Cost Budget," the budget setting forth the Redevelopment Project Costs, and identifying those Redevelopment Project Costs to be funded or reimbursed in accordance with this Contract, attached hereto as **Exhibit F** and incorporated herein by reference.

"Redevelopment Project Costs," include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, any such costs incidental to the Redevelopment Plan and the Redevelopment Projects. Such costs include, but are not limited to the costs set forth in **Exhibit F,** specifically:

(1) Costs of studies, surveys, plans and specifications;

(2) Professional service costs, including, but not limited to, architectural, engineering, legal, marketing, financial, planning or special services. Except the reasonable costs incurred by the City or Commission established in the Act for the administration of the Redevelopment Plan, such costs shall be allowed only as an initial expense which, to be recoverable, shall be included in the costs of the Redevelopment Plan and Redevelopment Projects;

(3) Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land;

(4) Costs of construction, rehabilitation and/or repair or remodeling of existing buildings and fixtures or any other public or private improvements;

(5) Cost of construction of public works or improvements;

(6) Financing Costs;

(7) All or a portion of a taxing district's capital cost resulting from the Redevelopment Projects necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan, to the extent the City, by written agreement, accepts and approves such costs;

(8) Relocation costs to the extent that the City determines that relocation costs shall be paid or are required to be paid by federal or state law; and

(9) Payments in Lieu of Taxes.

"Reimbursable Project Costs," the portion of Redevelopment Project Costs, which pursuant to the Redevelopment Plan and this Contract are to be funded or reimbursed with Payments in Lieu of Taxes, Economic Activity Taxes, or CID Sales Tax revenue as are set forth in the Redevelopment Project Cost Budget and elsewhere in this Contract. Reimbursable Project Costs include the portion of Redevelopment Project Costs incurred by City and, to the extent included in the Redevelopment Cost Project Budget as being funded or reimbursed with Payments in Lieu of Taxes or Economic Activity Taxes, Developer as a result of: preparing, reviewing and adopting the Redevelopment Plan or Redevelopment Projects; designation of the Redevelopment Project Areas; planning, financing, acquiring and constructing of the Redevelopment Projects; and any other work authorized by the Redevelopment Plan; the oversight of the construction of the Redevelopment Projects, the implementation of the Redevelopment Plan, and the management of the Special Allocation Fund.

"Special Allocation Fund," the fund established by the City into which, as required by the Act, all Payments in Lieu of Taxes and Economic Activity Taxes from Redevelopment Projects are deposited for the purpose of paying Reimbursable Project Costs.

"Tax Increment Financing," tax increment allocation financing as provided pursuant to the Act.

"Taxing Districts," any political subdivision of this state having the power to levy taxes on sales or property in the Redevelopment Area.

"TIF Revenue," Payments in Lieu of Taxes and Economic Activity Taxes and all interest earned on funds deposited in the Special Allocation Fund.

"Total Initial Equalized Assessed Value," that amount certified by the County Assessor which equals the most recently ascertained equalized land assessed value of each taxable lot, block, tract or parcel or real property within the Redevelopment Project Areas immediately after the Ordinances approving each such Redevelopment Projects have been approved by the City Council.

3. Redevelopment Area. The Redevelopment Area consists of the area legally described on **Exhibit A** attached hereto.

4. Redevelopment Project Areas.

A. The Redevelopment Area consists of six (6) Redevelopment Project Areas designated as Redevelopment Projects 1 through 6, in accordance

with the provisions of the Redevelopment Plan as legally described in **Exhibit B**. The Redevelopment Project Areas may only be changed, modified or amended in accordance with the Act.

B. Designation of Redevelopment Project Areas. Tax Increment Financing with respect to the Redevelopment Projects shall become effective only upon the approval thereof by an Ordinance of the Council (the "**Redevelopment Project Ordinance**") for each Redevelopment Project Area. Prior to approval of each Redevelopment Project Ordinance, Developer shall submit a request to the City for approval including the following information:

(1) a budget for the individual Redevelopment Project consistent with the Redevelopment Projects Cost Budget attached hereto as **Exhibit F**; and

(2) information demonstrating that Developer has acquired sufficient property within the Redevelopment Project Area or secured real estate contracts to acquire property that will allow development of the Redevelopment Project Area for the particular Redevelopment Project to proceed in accordance with the Redevelopment Plan.

5. Project Improvements. In accordance with the Act and the terms and conditions of the Redevelopment Plan and this Contract, to ameliorate or satisfy those conditions which are the basis for eligibility and designation of the Redevelopment Area as a Blighted Area and otherwise eligible as a redevelopment area under the Act, Developer shall cause Redevelopment Project Areas to be redeveloped through the construction of the Project Improvements. The Project Improvements consist of: (A) the Private Project Improvements described in **Exhibit C** attached hereto and incorporated herein by reference, (the "**Private Project Improvements**"); and (B) the Public Project Improvements described in **Exhibit D** attached hereto and incorporated herein by reference (the "**Public Project Improvements**").

6. Redevelopment Schedule.

A. It is the intention of the parties that development activities for the Redevelopment Projects be substantially commenced and completed on or before the estimated dates set forth on **Exhibit E**, as may be reasonably amended from time to time, attached hereto and incorporated herein by reference (the "**Redevelopment Schedule**"). Developer shall construct all Private Project Improvements and all Public Project Improvements, and shall complete all other development-related activities including, but not necessarily limited to design, land preparation, environmental evaluation and remediation, construction, management, maintenance and procurement of private financing in sufficient time to comply with the Redevelopment Schedule. Changes in the development program contemplated by the Redevelopment Plan that require a Redevelopment Plan amendment under the Act (as determined by City) shall be processed in accordance with the Act, and changes in the development program

contemplated by the Redevelopment Plan that do not require a statutorily mandated Redevelopment Plan amendment shall be made by agreement of the parties hereto. The parties hereto recognize and agree that market and other conditions may affect the Redevelopment Schedule. Therefore, the Redevelopment Schedule is subject to change and/or modification, with the written approval of City, which shall not be unreasonably conditioned, delayed, or withheld.

B. Any amendment to the Redevelopment Plan that is approved by City as provided herein shall immediately operate and be deemed to be an amendment to the approved Redevelopment Schedule and the provisions of this Contract. In order to implement the Redevelopment Schedule, City will endeavor to facilitate the timely passage of the Redevelopment Project Ordinance referred to in **Section 4.B.** hereof. Developer shall render such reasonable aid and assistance as requested by City to insure favorable consideration of any such Redevelopment Project Ordinance by the City Council. City shall endeavor to expedite the approval of the Redevelopment Plan and the Land Use Approvals; provided, however, that nothing herein shall constitute or be deemed to be a waiver by City or the City Council of its legislative authority. If as a result of solely the Developer's failure to timely complete its obligations under this Contract and provided that the City has fulfilled all of the terms of this Contract and provided that the delay has not been caused by event not otherwise in control of the Developer, City may require Developer to appear before the City Council to show cause why this Contract and the Redevelopment Plan shall not be terminated in accordance with **Section 35** hereof.

7. Design and Construction of Public Project Improvements.

A. Developer's Duties. Developer shall cause all of the Public Project Improvements to be designed and constructed as follows:

(1) The Public Project Improvements shall be constructed in accordance with all Legal Requirements and such Developer Public Project Plans (as defined in **Section 7.A.(4)** below) as are approved by City in writing. Developer, with the assistance of City as requested, shall obtain all approvals and permits required by MoDOT, and any other entities or governmental departments specified by MoDOT, for the Public Project Improvements prior to the commencement of any construction for any Public Project Improvements requiring MoDOT approval. City agrees to cooperate in good faith to facilitate approval of the design, engineering and construction of the Public Project Improvements requiring approval by MoDOT, if any and by any other governmental entities or governmental departments.

(2) The contracts related to the construction of the Public Project Improvements shall be subject to a transparent, open and competitive public bidding process conducted by Developer which will

allow for the selection of the lowest and most qualified contractor that is capable of complying with the Redevelopment Schedule to be selected based upon bid criteria developed by Developer and approved in writing by City (the "**Public Bid Process**"), such approval shall not be unreasonably withheld.

(3) Timing of Public Project Improvements. Prior to the design, engineering, and construction of the Public Project Improvements, Developer shall submit to the City a proposed schedule for the Public Project Improvements. The City Engineer shall approve the schedule as presented or return the schedule with comments, to be resubmitted by Developer until approved by the City Engineer, and such approval shall not be unreasonably withheld. Once the schedule is approved by the City Engineer, City and Developer shall mutually approve and adopt such changes to the Redevelopment Schedule as required to take into account the schedule for the Public Project Improvements approved by the City Engineer. Such changes to the Redevelopment Schedule shall be approved administratively, unless a statutorily mandated Redevelopment Plan amendment is required. The provisions of this **Section 7.A.(3)** and the schedule for the Public Project Improvements are subject to the provisions of **Section 9.D.** hereof.

(4) Design Phase. Developer shall meet with City staff regarding preliminary design of the Public Project Improvements to be constructed by Developer pursuant to this Contract and shall submit all preliminary design documents to City for approval before proceeding with the construction of the Public Project Improvements. On the basis of such approved preliminary design documents, Developer shall:

(a) Prepare detailed drawings, plans, design data, estimates, and technical specifications to show the character and scope of the work to be performed by contractors for all Public Project Improvements ("**Developer Public Project Plans**").

(b) Furnish to City for its review and approval copies of such Developer Public Project Plans and other documents and design data as may be required to secure approval of such governmental authorities as may have jurisdiction over design criteria applicable to the Public Project Improvements.

(c) Following review and approval of the Developer Public Project Plans, furnish the number of approval copies of the final Developer Public Project Plans for the Public Project Improvements as City may reasonably require.

(5) Right of Way Acquisition.

(a) Developer shall be responsible for acquiring or negotiating for the conveyance of the right-of-way or easements, if any, that are needed to construct the Public Project Improvements, including necessary temporary construction easements. In addition, Developer will convey or cause to be conveyed all rights-of-way or easements upon property owned or controlled by Developer that are needed to construct the Public Project Improvements, including all necessary temporary construction easements. All rights-of-way or easements to be provided by Developer under this **Section 7.A.(5)(a)** shall be provided to City without charge.

(b) In the event that Developer is unable, after good faith negotiations, to acquire some or all of the right-of-way or easements necessary for those Public Project Improvements over which City exercises jurisdiction (the "**Necessary Rights-of-Way**"), Developer shall deliver to City a written request (the "**Developer Request**") for City to acquire any of the Necessary Right-of-Way. If City agrees, at its sole discretion, to attempt to acquire any of the Necessary Rights-of-Way, City will enter into good faith negotiations and, at its option, may exercise its power of eminent domain to acquire any or all of such Necessary Rights-of-Way.

(c) In the event City agrees to enter into good faith negotiations or exercise its power of eminent domain to acquire the Necessary Right-of-Way, prior to beginning any work to acquire said Necessary Right-of-Way, Developer shall first deposit into escrow with City an amount equal to one hundred twenty five percent (125%) of the estimated acquisition costs. Acquisition costs paid by City ("**Acquisition Costs**") shall be a Reimbursable Project Cost and shall include, but shall not be limited to: the actual price paid for all rights-of-way or easements, whether determined by negotiation or eminent domain; expenses paid to third parties related to the establishment of acquisition values of rights-of-way or easements, including appraisals, legal fees, other expenses paid to third parties, and expenses incurred by City related to acquisition of rights-of-way or easements, whether through negotiation or eminent domain; and any other reasonable and necessary costs or expenses related to acquisition of the rights-of-way or easements. City may require that Developer enter into a separate acquisition funding agreement with City to provide for the terms and conditions under which Developer will place one hundred twenty five (125%) of all estimated Acquisition Costs in escrow with City prior to commencement of condemnation for rights-of-way or easements. The acquisition funding agreement shall obligate Developer to reimburse City in full for all Acquisition Costs that result from City's

condemnation process for any portion of the Public Project Improvements.

(6) Utility Relocation. The parties agree that if costs are incurred associated with relocating the existing utilities, if any, from any existing public or private easement or from any existing right-of-way, as a result of construction of the Public Project Improvements, and such costs are not paid by a utility company, such costs shall be paid by Developer and are not the responsibility of City; such costs shall be a Reimbursable Project Cost.

(7) Inspections and Change Orders. City, or its designees, shall have the right to inspect, observe, and oversee the construction of all Public Project Improvements in order to ascertain and determine that the standards of City have been met.

(8) Dedication. Upon completion, inspection and approval of the Public Project Improvements by City or MoDOT, as applicable, Developer will dedicate the Public Project Improvements to City or MoDOT, as applicable, for its use, operation and maintenance. City shall be under no obligation to accept the dedication or conveyance of any Public Project Improvement constructed pursuant to this Contract until it has been inspected and approved to the reasonable satisfaction of City. Upon written notice of the inspection and approval of the City's Director of Public Works, Developer agrees to convey all the Public Project Improvements to City free and clear of all liens and encumbrances or other obligations. Said conveyance shall be by appropriate document, and shall be sufficient, in the reasonable opinion of the City Attorney, to convey marketable title of record, as set forth in Title Standard 4 of the Missouri Bar.

(9) Insurance.

(a) General Provisions. Prior to commencing construction of the Public Project Improvements, and at all times until the Public Project Improvements are accepted by and dedicated to City or conveyed to MoDOT, as applicable, Developer shall obtain and keep in force the following insurance and Developer shall file with City a certificate of insurance evidencing such insurance:

(i). Commercial General Liability: Commercial general liability insurance written on an occurrence basis including personal injury, bodily injury, broad form property damage, operations hazard, owner's protective coverage, contractual liability (with a cross liability clause), and products and completed operations liability, in limits not to

exceed $1,000,000 inclusive per occurrence and $1,000,000 annual aggregate.

(ii). Automobile Liability: Minimum $1,000,000 combined single limit for bodily injury and property damage; applicable to owned, non-owned and hired automobiles.

(iii). Workers' Compensation: As required by state statute; if exempt, must submit letter stating the exemption; employer's liability $1,000,000 each occurrence.

(iv). Umbrella/Excess Liability: An umbrella or excess liability policy in the minimum amount of $5,000,000 each occurrence and aggregate; at least as broad as the underlying general liability, automobile liability and employer's liability.

(b) Endorsements. The following endorsements shall attach to the policy:

(i). The policy shall cover personal injury as well as bodily injury.

(ii). The policy shall cover blanket contractual liability subject to the standard universal exclusions of contractual liability included in the carrier's standard endorsement as to bodily injuries, personal injuries and property damage.

(iii). Broad form property damage liability shall be afforded.

(iv). City shall be listed as an additional insured.

(v). Standard form of cross-liability shall be afforded.

(vi). The policy shall not be canceled or not renewed without thirty (30) days advance written notice of such event being given to City.

(c) Use of Contractors and Subcontractors. Developer shall not permit any contractor to commence or continue work until they shall have obtained or caused to be obtained a City business license and all insurance required under this Subsection. Said insurance shall be maintained in full force and effect until the completion of construction of the Public Project Improvements, and acceptance of such Public Project Improvements by City or MoDOT

(as used in this Subsection, **"Final Completion"**). Subject to MoDOT requirements, Developer shall send City not less than ten (10) days' advance notice of Final Completion. City shall provide Developer with a detailed written notice of the reasons for objection to the Final Completion of the Public Improvements within such ten (10) day period. In the event no objections are received by Developer, Final Completion shall be deemed to have occurred on the date of Final Completion set forth in the Developer's notice provided as set forth above. In the event objections are made by the City, Developer shall proceed to correct the deficiency in accordance with the Developer Public Project Plans and the foregoing procedure shall be repeated until the deficiency is corrected and the City approves the Final Completion in accordance with the foregoing procedure. Upon request of Developer, City shall provide verification in writing of Final Completion.

(d) Workers' Compensation. Developer shall ensure that all contractors performing work for Developer obtain and maintain Workers' Compensation Insurance for all employees, Developer shall cause all contractors to require subcontractors to provide Workers' Compensation insurance for all subcontractor's employees, in compliance with State laws, and to fully protect City from any and all claims arising out of occurrences during construction of the Public Project Improvements. Developer hereby indemnifies City for any damage resulting to it from failure of either Developer or any contractor to obtain and maintain such insurance. Developer further waives, and shall cause all contractors performing work for Developer to waive, its rights to subrogation with respect to any claim against the City for injury arising out of performance under this Contract. Developer shall cause all contractors to ensure that all subcontractors performing work for Developer to waive, their rights to subrogation with respect to any claim against City for injury arising out of performance under this Contract. Developer shall provide City with a certificate of insurance indicating Workers' Compensation coverage prior to commencing construction of the Public Project Improvements, and shall cause such insurance to be maintained at all times that any work on the Public Project Improvements is being performed until Final Completion.

(e) Bonds; Assignment of Warranty. Developer shall provide, or cause to be provided, or cause its contractor to provide the following bonds and assignment of warranty for the Public Project Improvements and all other public infrastructure improvements that are constructed by Developer and dedicated to

City. Developer shall comply with MoDOT requirements for bonds regarding work performed in MoDOT right of way.

(i). Performance Bond and Payment Bond. Prior to commencement of construction and ending upon the completion of construction of the Public Project Improvements and acceptance of such Public Project Improvements by the City in accordance with adopted City engineering standards and requirements (as used in this Subsection, **"Final Completion"**), Developer shall maintain or cause to be maintained or cause its contractor to maintain a performance and payment bond in a form as approved by the City Engineer, in an amount equal to the cost of the Public Projects Improvements covered by such bond, as reasonably determined by the City Engineer, conditioned upon the faithful performance of the provisions, terms and conditions of the construction contract. The performance and payment bond shall name City as obligee and copies of certificates of such bond shall be delivered to City. No other party shall be named as a co-obligee on any of such bonds except with the prior written consent of City. Developer shall send City not less than ten (10) days' advance notice of Final Completion. City shall provide Developer with a detailed written notice of the reasons for objection to the Final Completion of the Public Project Improvements within such ten (10) day period. In the event no objections are received by Developer, Final Completion shall be deemed to have occurred on the date of Final Completion set forth in the Developer's notice provided as set forth above. In the event objections are made by the City, Developer shall proceed to correct the deficiency in accordance with the Developer Public Project Plans and the foregoing procedure shall be repeated until the deficiency is corrected and the City approves the Final Completion in accordance with the foregoing procedure. Upon request of Developer, City shall provide verification in writing of Final Completion.

(ii). Assignment of Contractor's Warranty. Prior to acceptance and dedication of the Public Projects Improvements, Developer shall assign, in a form reasonably approved by the City Attorney, general contractor's warranty for the Public Projects Improvements, which warranty shall be in effect for a term of one (1) year from the date of Final Completion as defined in Subsection (i) above for such Public Projects Improvements.

(iii). Indemnity for Failure to Provide Bonds. Developer shall indemnify City and its officers and employees for any damage resulting to City, its officers or employees from failure of Developer to provide the bonds set forth in this Section.

(10) City Inspector. City shall cause a qualified and authorized inspector to be present at reasonable times during the construction of the Public Project Improvements to facilitate the resolution of construction decisions arising in the field.

8. Bidding, Design Criteria and Review Procedures for Private Project Improvements.

A. The construction plans, site plans and building elevations for the Private Project Improvements shall conform to the requirements of a Planned Development Overlay District approved in conjunction with the zoning district designation for the Redevelopment Project Areas. In order to insure that the Private Project Improvements and their construction will be in accordance with the provisions of this Contract, and in substantial agreement with proposals made by Developer to City, the parties agree as follows:

(1) The Developer shall comply with and/or follow controls and design criteria in the Planned Development Overlay District relating to exterior improvements that defines and visually represents the exterior finishes and signage allowed for individual tenants, street furniture, lighting and other similar features to be used throughout the development (hereinafter the "**Design Criteria**").

(2) No Private Project Improvements shall be commenced or made unless and until all the construction plans therefore, in the detail herein, or any changes thereto, shall have been submitted to City staff, all in accordance with **Section 8.A.(1)** above.

(3) City shall have the absolute right, in its sole judgment and discretion at any time to the extent allowed by State law or the City's ordinances, to approve a variance from conformance to, or a waiver of compliance with, the Planned Development Overlay District and the Land Use Approvals relating to exterior improvements, or to eliminate any one or more of such requirements in connection with the approval or disapproval of the above construction plans or changes thereto, subject to all applicable City ordinance provisions.

(4) Subsequent to commencement of the Private Project Improvements and until said Private Project Improvements have been completed, Developer shall be subject to inspection by representatives of

City as described in **Section 9.A.** hereof and as required by Legal Requirements.

(5) Unless otherwise provided by law, neither City, nor any officer, director, commissioner, member, employee or agent of the same, shall be liable to Developer with respect to construction plans or modifications submitted for approval, nor for any other action in connection with its or their duties hereunder.

9. Control of Project.

A. Construction. Except as otherwise provided in this Contract, Developer shall have complete and exclusive control over construction of the Developer Controlled Improvements, subject, however, to all Legal Requirements. As to all parts of the Redevelopment Projects, Developer hereby grants to City, its agents and employees the right to enter at reasonable times for the purpose of inspecting the Redevelopment Projects.

B. Dedication of Right of Way. Developer shall dedicate all necessary rights-of-way located within the boundaries of the Redevelopment Area to City. Developer shall dedicate the real property necessary for construction of the Public Project Improvements to City as shown on **Exhibit D** at no cost to City. Developer shall convey, at no cost to City, the necessary rights of way located within the boundaries of the Redevelopment Area to MoDOT and convey the real property necessary for construction of the Public Project Improvements to MoDOT. To the extent that Developer does not dedicate any portion of the Redevelopment Area to MoDOT, Developer agrees that any portion not dedicated to MoDOT shall, at the option of City, be conveyed to City (or such third party as City may approve) by Special Warranty Deed free and clear of all liens and encumbrances.

C. Vacation of Right of Way by City and MoDOT. Implementation of the Redevelopment Plan may require the vacation of any existing rights of way and easements by City as well as by MoDOT. In order to allow Developer to maintain the Redevelopment Schedule, City will endeavor to facilitate the timely passage of ordinances which will vacate City-owned rights of way. City will also reasonably assist in securing the vacation by MoDOT of any MoDOT rights of way needed for implementation of the Redevelopment Plan.

D. Certificates of Substantial Completion. The City shall issue a certificate of substantial completion at such time that the Public Project Improvements are sufficiently complete in accordance with the applicable construction specifications so that the Public Project Improvements are functional and can be utilized for their intended use (herein **"Substantial Completion"**); provided that, the City has received all required approvals, licenses, and other documents from any other governmental authority having jurisdiction over the Public Project Improvements. Developer shall send City not less than ten (10)

days' advance notice of Substantial Completion of the Public Project Improvements. City shall provide Developer with a detailed written notice of the reasons for objection to the Substantial Completion of the Public Project Improvements within such ten (10) day period. In the event no objections are received by Developer, Substantial Completion shall be deemed to have occurred on the date of Substantial Completion set forth in the Developer's notice provided as set forth above. In the event objections are made by the City, Developer shall proceed to correct the deficiency in accordance with the Developer Public Project Plans and the foregoing procedure shall be repeated until the deficiency is corrected and the City approves the Substantial Completion in accordance with the foregoing procedure. Upon request of Developer, City shall provide verification in writing of Substantial Completion.

E. Maintenance and Repair. Developer, at its sole cost and expense, at all times shall (1) maintain and operate Developer Controlled Improvements, but not City or State owned Public Project Improvements, like other similarly situated commercial developments, (2) timely make all necessary repairs to and replacements and restorations of all parts of the Developer Controlled Improvements, (3) keep the Developer Controlled Improvements in good condition, repair and appearance, and (4) maintain casualty insurance on the Developer Controlled Improvements in an amount equal to the full replacement value thereof and provide City with evidence of such insurance upon demand.

Unless Developer has agreed to fulfill such obligations, Developer shall use its best efforts to contractually obligate any tenant, purchaser, transferee, developer, manager, contractor or subcontractor ("**User**") to comply with the provisions of this **Section 9.E.** for its respective portion of the Private Improvements. Developer shall enforce the provisions of this **Section 9.E.** in a commercially reasonable manner. Developer hereby agrees that every lease, sales contract or other contract regarding the Redevelopment Project Areas entered into following the effective date of this Contract shall indicate the responsibility of the Developer or User to fulfill **Section 9.E**. Developer shall use commercially reasonable efforts to enforce such contract rights.

10. Certificate of Completion and Compliance.

A. Upon the completion of construction of the Redevelopment Projects, Developer shall submit a report certifying that the Project Improvements contained therein have been completed in accordance with the Redevelopment Plan and that it is in material compliance with all other provisions of this Contract. Developer shall, as part of its report, submit its certificate setting forth on an aggregate basis and to Developer knowledge, a reasonable estimate of (1) the total cost of completing the Project Improvements; (2) Redevelopment Project Costs incurred which are eligible for reimbursement pursuant to the Redevelopment Plan; and (3) the actual private equity and debt used to complete the Project Improvements, which may include capitalized interest to the extent

actually paid to unrelated third parties during construction, but not during any "lease-up" period.

B. City may conduct an investigation, and if City determines that the Redevelopment Projects or any portion thereof have been completed in material accordance with the Redevelopment Plan, as evidenced by a Certificate of Substantial Completion where appropriate and other applicable Legal Requirements, and that as of the date of the request, all of Developer's duties pursuant to this Contract have been performed, then it shall issue a Certificate of Completion and Compliance. If City determines that the Redevelopment Projects or any portion thereof which is the subject of an investigation or review under this **Section 10.B.** have not been completed in material accordance with the Redevelopment Plan, or that Redevelopment Project Costs have not been incurred as certified, or that Developer is not in material compliance with the terms of this Contract, then it shall not issue a Certificate of Completion and Compliance and shall specify in writing the reason or reasons for withholding its certification. Upon request of Developer, City shall hold a hearing at which Developer may present new and/or additional evidence.

(1) The issuance of a Certificate of Completion and Compliance by City shall be a conclusive determination of the satisfaction of the covenants in this Contract with respect to the obligations of Developer to complete the Project Improvements within the dates for the beginning and completion thereof, but shall not prevent City from future action in the event of any subsequent default by Developer in the performance of any of its other obligations under this Contract.

(2) Each such certificate issued by City shall contain a description of the real property affected thereby and shall be in such form as will enable it to be accepted for recording in the Office of the Recorder of Deeds for Newton County, Missouri.

The City shall respond within fifteen (15) days to all requests by Developer for the issuance of a certificate or hearing under this Section.

11. Financing Plan.

A. Within ninety (90) days after the Effective Date, Developer shall submit to City a financing plan for the financing of the Redevelopment Projects setting forth (1) the anticipated sources of funds to pay Redevelopment Project Costs, and (2) the anticipated type and term of the sources of funds to pay said Redevelopment Project Costs (the "**Financing Plan**") for City's review and approval, which approval will not be unreasonably withheld. Before or after City approval, Developer shall immediately notify City of any material changes in the information affecting the Financing Plan for City's review and approval, which approval will not be unreasonably withheld.

B. Concurrently with delivery of the items described in **Section 11.A.** above, Developer will deliver to City its certificate stating that to the best of its knowledge and belief; (1) such sources of funds and financing commitments will enable Developer to timely implement the Redevelopment Projects by constructing the Project Improvements contained therein; (2) the information and statements contained therein, taken as a whole, are accurate in all material respects and complete for the purposes for which used and made; (3) the information and statements contained therein do not fail to state any material facts necessary in order to make the statements or representations made therein, in light of the circumstances under which they were made, not misleading. Developer's warranties and representations as set forth herein shall be deemed to be ongoing until termination or expiration of this Contract.

12. Funding Sources and Uses of Funds.

A. Private Funds. Developer shall construct the Private Project Improvements and the Public Project Improvements with private funds. Developer shall advance all Private Funds necessary to construct the Private Project Improvements and the Public Project Improvements. The private funds will be derived from a combination of Developer's equity or equity investment provided by third parties, and debt incurred by Developer or third parties (hereinafter the "**Private Funds**").

B. Community Improvement District. Developer shall cause a valid petition for the formation of a Community Improvement District ("**CID**") with boundaries that include the Redevelopment Area to be filed with the City Council, along with all evidence, drawings, affidavits and any other supporting documentation required by the CID Act. The initial petition may include boundaries that do not include the entire Redevelopment Area. Thereafter, Developer shall take all necessary actions to petition the City to add property to the boundaries of the CID from time-to-time as the Developer acquires additional properties in the Redevelopment Area in order to establish boundaries of the CID that are as close as possible to being coterminous with the boundaries of the Redevelopment Area.

(1) CID Sales Tax. In accordance with the CID Act, the CID will take all steps necessary, and as expeditiously as possible, to impose a sales tax in the amount of one percent (1%) (the "**CID Sales Tax**") on all retail sales in the CID area.

(2) Capture of CID Sales Tax Revenue as EATs. Following the activation by Ordinance of the Redevelopment Projects and Redevelopment Project Areas, the CID Sales Tax will be an Economic Activity Tax. As such, subject to the calculation of Economic Activity Taxes as defined in the Act, approximately fifty percent (50%) of the revenues generated by the CID Sales Tax occurring within the Redevelopment Project Areas will be directed to the Special Allocation

Fund. All Redevelopment Project Costs which are included within the definition of "projects" in the CID Act will also be declared as Reimbursable Project Costs.

(3) CID Cooperative Agreement. The parties will enter into a into a contract with the CID that shall specify the rights, duties and obligations of the City, Developer and CID with respect to the operation and management of the CID and the use of the CID Sales Tax revenues. The CID Cooperative Agreement shall include, without limitation, provisions granting City (1) the right to review and reasonably approve all budgets (capital or operating) of the CID prior to adoption thereof by the CID and (2) such other provisions as City shall reasonably determine to be necessary for the CID's role in the implementation and funding of this Redevelopment Plan. The contract shall further provide that the CID may pledge that portion of the CID Sales Tax revenue not captured as EATs to the payment of Reimbursable Project Costs, subject to the limitations of the CID Act.

13. Conditions Precedent to Developer's Duties. Developer's obligations hereunder are expressly conditioned upon the occurrence of each of the following events:

A. City approval of the Financing Plan pursuant to **Section 11** hereof.

B. The establishment of the CID and the imposition of the CID Sales Tax.

C. City approval of all zoning, subdivision and permit applications required for implementation of the Redevelopment Plan.

D. Developer obtaining the financing substantially in accordance with the terms set forth in the Financing Plan, provided such financing is deemed satisfactory in the sole discretion of Developer to implement this Redevelopment Plan.

E. MoDOT approval of construction plans for Public Project Improvements to be owned by MoDOT, including all right-of-way and easement acquisition.

F. MoDOT approval of all construction plans for all improvements within the MoDOT right-of-way.

G. MoDOT and City approval of all applications for vacation of right-of-way and sale/transfer to Developer.

By commencing construction, which for purposes of this clause means the pouring of footings and foundations, for any of the Private Project Improvements, Developer shall be deemed to have agreed that all of the foregoing conditions

precedent in this **Section 13** have been satisfied or, to the extent not so satisfied, Developer shall be deemed to have waived all such conditions precedent. City and Developer agree to use good faith efforts and cooperate with and assist each other in accomplishing all of the foregoing conditions precedent on or before the date set forth above.

14. Conditions Precedent to City's Duties. City's obligations hereunder are expressly conditioned upon the occurrence of each of the following events:

A. The establishment of the CID and the imposition of the CID Sales Tax.

B. City approval of the Financing Plan pursuant to **Section 11** hereof.

C. Developer obtaining the financing substantially in accordance with the terms set forth in the Financing Plan, provided such financing is deemed satisfactory in the sole discretion of Developer to implement this Redevelopment Plan.

D. MoDOT approval of construction plans for Public Project Improvements to be owned by MoDOT, including all right-of-way and easement acquisition.

E. MoDOT approval of all construction plans for improvements within the MoDOT right-of-way.

F. MoDOT approval of all applications for vacation of right-of-way and sale/transfer to Developer.

G. City approval of all zoning, subdivision and permit applications required for implementation of the Redevelopment Plan.

City and Developer agree to use good faith efforts and cooperate with and assist each other in accomplishing all of the foregoing conditions precedent.

15. Payments in Lieu of Taxes.

A. Pursuant to the provisions of the Redevelopment Plan and the Act, including, but not limited to, Section 99.845 thereof, when Tax Increment Financing is established by Ordinance for a Redevelopment Project Area, the real property located therein is subject to assessment for annual Payments in Lieu of Taxes. Payments in Lieu of Taxes shall be due November 30 of each year in which said amount is required to be paid and will be considered delinquent if not paid by December 31 of each such year or as otherwise determined by applicable law. The obligation to make said Payments in Lieu of Taxes shall be a covenant running with the land for the duration of the Redevelopment Plan (and any renewal periods thereof) and shall create a lien in favor of City on each such tax parcel as constituted from time to time and shall

be enforceable against Developer and its successors and assigns in ownership of property in the Redevelopment Project Areas.

B. Failure to pay Payments in Lieu of Taxes as to any property in a Redevelopment Project Area shall constitute a default by the owner, assignee, and/or tenant of such property (but not the Developer in the event Developer is not the owner of such property) of the provisions of **Section 35** hereof, and shall entitle City, the County Collector or any other government official or body charged with the collection of any such sums (any one or more of such persons hereinafter individually or collectively referred to as the "**Collection Authority**") to proceed against such property and/or the tenant or the owner thereof (but not Developer in the event Developer is not the owner of such property) as in other delinquent property tax cases or otherwise as permitted at law or in equity, and, if applicable, such failure shall entitle the Collection Authority to seek all other legal and equitable remedies it may have to ensure the timely payment of all such sums; provided, however, that the failure of any property in a Redevelopment Project Area to yield sufficient payments in lieu of taxes because the increase in the current equalized assessed value of such property is or was not as great as expected, shall not by itself constitute a breach or default. Promptly upon the designation and approval of a Redevelopment Project Ordinance, City shall use all reasonable and diligent efforts to promptly notify the County Assessor, County Collector, the City Treasurer and all other appropriate officials and persons and seek to assess the property within the Redevelopment Project Areas as described in the Act and fully collect the Payments in Lieu of Taxes and implement reimbursement of Reimbursable Project Costs as provided in this Contract and in the Redevelopment Plan.

C. Notwithstanding anything to the contrary, herein, the lien on property within a Redevelopment Project Area shall be deemed (1) released as to any public street or other public way included within any plat proposed by Developer, effective upon the passage of an Ordinance by City approving the same, and (2) subordinated to the lot lines, utility easements and other similar matters established by any such plat (but not to any private access or parking rights granted or created by any such plat), effective upon the passage of Ordinance by City as aforesaid, and to any easement or like interests granted to City or any public utility for public facilities or utilities or connection(s) thereto.

16. Economic Activity Taxes. In addition to the Payments in Lieu of Taxes described herein, and pursuant to Section 99.845.3 of the Act, Economic Activity Taxes shall be allocated to, and paid by the collecting officer, who shall be the City, as hereinafter provided, to the City Treasurer or other designated financial officer of City, who shall deposit such funds in the Economic Activity Account within the Special Allocation Fund. Following the approval of a Redevelopment Project, for as long as the Redevelopment Project Area is subject to Tax Increment Financing, Economic Activity Taxes shall be determined in accordance with the following procedures (subject, however, to the provisions of Section 99.835 of the Act):

A. Documentation of Economic Activity Taxes. So long as Developer owns the subject property within the Redevelopment Project Areas, Developer shall use commercially reasonable efforts to include the provisions as specified in **Section 26** hereof in all lease documents with tenants located at such subject property within a Redevelopment Project Area requiring said sales tax information to be provided to City. Developer shall use commercially reasonable efforts to include a similar provision in all sales contracts with purchasers of property located in a Redevelopment Project Area requiring said sales tax information to be provided to City. So long as Developer owns the subject property within the Redevelopment Project Areas, Developer shall use commercially reasonable efforts to enforce said provisions with respect to such subject property, and Developer shall use commercially reasonable efforts to provide that each such lease or sales contract provide that City is an intended third party beneficiary of such provisions and has a separate and independent right to enforce such provisions directly against any such tenant or purchaser. City shall comply with all applicable state laws limiting disclosure of sales tax information related to individual business provided to the City as documentation of Economic Activity Taxes. The City shall provide copies of all such sales tax information provided by tenants, users, occupants and owners within the Redevelopment Project Areas to Developer upon request by Developer, but in no event later than thirty (30) days after such request.

B. Certification by City. City, following reasonable research and investigation, using independent consultants, accountants and counsel shall certify the nature and amount of Economic Activity Taxes payable by each Taxing District from which Economic Activity Taxes are due, or as otherwise required by the procedures and requirements of the Taxing District from time to time established. Upon written request from Developer or Taxing District, City shall provide its certification of Economic Activity Taxes due to the governing body of each such Taxing District.

17. Special Allocation Fund. The City Treasurer shall establish and maintain the Special Allocation Fund which shall contain two (2) separate segregated accounts. Payments in Lieu of Taxes shall be deposited into the Payment in Lieu of Taxes Account within the Special Allocation Fund. Economic Activity Taxes, including the EATS portion of the CID Sales Tax, shall be deposited into the Economic Activity Account within the Special Allocation Fund. Payments in Lieu of Taxes and Economic Activity Taxes so deposited and any interest earned on such deposits will be used for the payment of Reimbursable Project Costs and for the distribution to the Taxing Districts, in the manner set forth in the Redevelopment Plan and this Contract.

18. Disbursements from Special Allocation Fund. Disbursements from the Special Allocation Fund will be made in the following manner and order of priority:

A. Payment of fees and expenses incurred by the City in the administration of the Redevelopment Plan and this Contract as detailed in

Section 44.A. hereof, to the extent not reimbursed pursuant to the Funding Agreement referenced in **Section 44** hereof;

B. Payment of any Payment in Lieu of Taxes derived from the value of any real property, or any portion of real property, within the Redevelopment Project Areas which is classified residential by the County Assessor after the redevelopment of said property which shall be declared as surplus and distributed to the taxing jurisdictions in accordance with the provisions of Section 99.820.1(12) of the Act; and

C. Reimbursement of Reimbursable Project Costs.

19. Reimbursable Project Cost Certification.

A. Request for Certification. Developer shall have the right to submit requests for certification for the line items and within the budget amounts identified on **Exhibit F** and on the individual Redevelopment Project budget submitted pursuant to **Section 4** hereof as reimbursable expenses, and including Financing Costs incurred by Developer relating to Private Loans obtained to fund Reimbursable Project Costs. Developer shall submit its request for certification of Reimbursable Project Costs incurred within thirty (30) days of the date of the end of each City fiscal year for all such costs incurred during said fiscal year. For all Reimbursable Project Costs incurred by Developer prior to the execution of this Contract, such Reimbursable Project Costs shall be submitted for certification within thirty (30) days from the date of the end of the first fiscal year after execution of this Contract. Upon presentation to City of an application for certification of Reimbursable Project Costs which details Reimbursable Project Costs paid in accordance with this Contract and the Redevelopment Plan, together with such supporting documentation in a format as stipulated by the City (including copies of invoices, canceled checks, receipts, lien waivers, and such other supporting documentation as City shall reasonably require) as City shall reasonably determine to be necessary (the "**Reimbursement Request**"), City shall review, verify and confirm the information included in the Reimbursement Request. The Reimbursement Request shall (1) identify each item of Reimbursable Project Cost by line item category in the Redevelopment Project Cost Budget for the individual Redevelopment Project separately, (2) aggregate all costs in the Reimbursement Request by line item category as set forth in the Redevelopment Project Cost Budget for the individual Redevelopment Project or elsewhere in this Contract, (3) include a report setting forth the total amount, by line item category from the Redevelopment Project Cost Budget for the individual Redevelopment Project, of all Reimbursable Project Costs set forth in the then-current Reimbursement Request and all prior Reimbursement Requests approved by City or for which approval is pending, and (4) include a report setting forth the percentage of work, by line item category from the Redevelopment Project Cost Budget for the individual Redevelopment Project, completed as of the date of the current Reimbursement Request. Notwithstanding anything contained herein to the contrary, Developer shall be

entitled to transfer amounts among each line item category in **Exhibit F** and the individual Redevelopment Project so long as Developer does not (a) exceed the aggregate of the Total Reimbursable Project Costs, (b) transfer to line items that are not approved for Tax Increment Financing funds, or (c) result in any additional fees or payments directly to Developer. If City determines that: (i) the Reimbursement Request accurately reflects Reimbursable Project Costs paid in accordance with this Contract and the Redevelopment Plan and (ii) the Reimbursable Project Costs for which certification is requested (considered in combination with all prior amounts certified for the same cost category or item, as applicable) are in accordance with the Redevelopment Project Cost Budget for the individual Redevelopment Project (subject to the foregoing sentence), it shall approve and certify the Reimbursement Request. If City, pursuant to its review of such Reimbursement Request and supporting documentation, determines that any portion of the request for reimbursement should not be approved, it shall promptly state the reasons for such disapproval to Developer. Any such disapproval may be appealed by Developer to the City Council, which shall upon Developer's request hold a hearing at which Developer may present new and/or additional evidence. No Reimbursement Request will be approved if it causes the total Reimbursable Project Costs to exceed the Final Project Budget without the formal approval by City Council of an amended and restated **Exhibit F** reflecting such an increase. Each Reimbursement Request for Developer Reimbursable Project Costs shall be approved administratively, and no action of the City Council shall be required to approve such Reimbursement Request. All Reimbursement Requests and Draw Certificates for City Reimbursable Project Costs may be approved by the City Treasurer and Developer shall not be required to approve or consent to any such Reimbursement Request for City Reimbursable Project Costs prior to the disbursement of funds to City. The City shall respond within a reasonable time period not to exceed thirty (30) days to all requests by Developer for approval under this **Section**.

B. Cost Allocation Across Line Items. Developer shall, in each Reimbursement Request, identify the specific line item within the Redevelopment Project Cost Budget as to which each Reimbursable Project Cost for which certification is requested is assigned. Subject to the provisions in **Section 19.A.** herein, savings in the amount expended with respect to any specific line item in the Redevelopment Project Cost Budget may be used to fund cost overruns in another line item of the Redevelopment Project Cost Budget. To the extent Developer achieves savings in the Total Project Costs as shown on **Exhibit F** and as reduced by costs associated with the Public Project Improvements, the amount of Total TIF/CID Reimbursable Project Costs as shown on **Exhibit F** and as reduced by costs associated with the Public Project Improvements shall be reduced proportionally so that the ratio of Total Project Costs to Total TIF/CID Reimbursable Project Costs remains constant.

C. Payment of Interest Expenses

(1) Third Party Borrowing. In the event Developer incurs Financing Costs on amounts Developer was loaned to finance and pay for Reimbursable Project Costs from a "non-Affiliate" third party in an arms-length transaction, City shall reimburse Developer as a Reimbursable Project Cost the actual Financing Costs incurred and certified pursuant to **Section 19**. For purposes of calculating interest expenses, Developer shall certify its interest expense pursuant to **Section 19** as a separate line item expense. For the month in which interest expense is initially incurred with respect to any advance of funds, the interest expense shall accrue from the 15th day of the month incurred for costs certified from the 1st through the 14th day of a month and from the last day of the month incurred for costs certified after the 15th day of a given month.

(2) Affiliate Borrowing. In the event Developer incurs Financing Costs on amounts Developer was loaned to finance and pay for Reimbursable Project Costs from an Affiliate of Developer, City shall reimburse Developer as a Reimbursable Project Cost with the actual Financing Costs incurred and certified pursuant to this **Section 19**. Financing Costs under this **Section 19.C.(2)** shall not exceed the lesser of (i) the lowest rate at which any Affiliate of Developer, loans any funds to any other first tier Affiliate of Developer for any purpose, (ii) the actual lowest cost of funds at which an Affiliate of Developer is able to borrow funds for its corporate purposes from time to time, or (iii) the rate at which the Developer could have acquired private financing from a non-Affiliate lender. For purposes of calculating interest expenses, Developer shall certify its interest expense pursuant to this **Section 19** as a separate line item expense, and as part of such certification Developer shall certify to City the actual lowest cost of funds at which any Affiliate of Developer is able to borrow funds for its corporate purposes as of the date such interest was incurred. For the month in which interest expense is initially incurred with respect to any advance of funds, the interest expense shall accrue from the 15th day of the month incurred for costs certified from the 1st through the 14th day of a month and from the last day of the month incurred for costs certified after the 15th day of a given month.

(3) Interest on Developer Equity – Project Improvements. In the event Developer finances a portion of the Reimbursable Project Costs associated with the Project Improvements with equity, Developer shall receive as a Reimbursable Project Cost, in addition to the return of its equity, interest on said equity as and from the date the equity was advanced at the same rate charged to Developer by its lender for debt financing. For purposes of calculating interest expense on Developer advanced equity, Developer shall certify its interest expense pursuant to this **Section 19** as a separate line item expense. For the month in which equity is initially advanced, the interest expense shall accrue from the 15th day of the month for equity advanced from the 1st through the 14th day of a

month and from the last day of the month for equity advanced after the 15th day of a given month.

(4) Limit on Total Interest Expense. Notwithstanding any other provision in this **Section 19.C.** or elsewhere in this Contract, the total amount of interest expense to be reimbursed to the Developer for the Redevelopment Projects from TIF Revenue (including that portion of CID Revenue deposited in the Special Allocation Fund) shall not exceed $7,151,579 as shown on **Exhibit F**.

D. Property Acquisition Costs. In addition to the above provisions of this **Section 19**, the parties agree that reimbursement for Reimbursable Project Costs associated with property acquisitions shall be pursuant to and subject to specific procedures to be mutually agreed by the parties upon based on the property acquisition cost provisions outlined on page 7 of the Redevelopment Plan with any required City approvals therein to be made by the City Manager.

20. Payment of Project Costs - "As Collected" Basis. The Reimbursable Project Costs shall be reimbursed from the Special Allocation Fund on an "as collected" basis. Developer shall present to the City a Reimbursement Request for the City's certification pursuant to the procedure set forth in **Section 19**. The City shall disburse to Developer sufficient proceeds from the Special Allocation Fund, to the extent such funds are available in the Special Allocation Fund, to pay those amounts identified on the certified Reimbursement Request within thirty (30) days following City's certification of such Reimbursement Request. City shall have the right to require lien releases (full or partial) and such other releases and documents as City may reasonably require prior to authorizing any such disbursement.

21. Cost Overruns. The Project Improvements shall be constructed in substantial accordance with the Redevelopment Project Cost Budget attached hereto as **Exhibit F**. In no event shall the aggregate total of the Reimbursable Project Costs that is to be paid for in whole or in part from the Special Allocation Fund exceed the aggregate of the Total Reimbursable Project Costs set out on **Exhibit F**, and if and to the extent that the Reimbursable Project Costs, exceed the Redevelopment Project Cost Budget in the aggregate then, Developer, subject to its right to seek to amend the Redevelopment Plan or this Contract, shall pay and be responsible for such Reimbursable Project Costs that exceed the Redevelopment Project Cost Budget in the aggregate.

22. Full Assessment of Redevelopment Area. After all Reimbursable Project Costs have been paid, payment of all Redevelopment Project Costs and distribution of any excess moneys pursuant to Section 99.845 and 99.850 of the Act, but not later than sixteen (16) years from the adoption of an Ordinance approving and designating Redevelopment Projects, City shall adopt an Ordinance dissolving the Special Allocation Fund and terminating the designation of the Redevelopment Area as a redevelopment area under the Act (the "**Termination Ordinance**"). From that date forward, all property in the Redevelopment Project Areas shall be subject to

assessments and payment of all ad valorem taxes, including, but not limited to, City, State, and County taxes, based on the full true value of the real property and the standard assessment ratio then in use for similar property by the County Assessor. After the adoption of the Termination Ordinance, the Redevelopment Area shall be owned and operated by Developer free from the conditions, restrictions and provisions of the Act, of any rules or regulations adopted pursuant thereto, of the Ordinance, of the Redevelopment Plan, and of this Contract, except as otherwise set forth herein or therein.

23. Public Participation. The purpose of affording public assistance to the Redevelopment Projects is to accomplish the stated public purposes and not to subsidize an otherwise economically viable development project. While it has been determined by both the Commission and the City Council that the Redevelopment Project would not be undertaken but for the public assistance being provided, the parties recognize that the ongoing profitability of the Redevelopment Project to Developer is based upon projections that may or may not be fulfilled. Therefore, in order to ensure that the public assistance being provided does not subsidize an unreasonable level of earnings for Developer, the parties agree that a reasonable level of earnings for the Redevelopment Projects is an "all cash" annual rate of return upon the Private Investment (as hereinafter defined) of eighteen percent (18%) after taxes (the "**Annual Rate of Return**"). The amount of Private Investment shall be reduced by the net proceeds of any sale of property in the Redevelopment Area by Developer.

A. Cash Flow. Each year the Developer shall determine if, as of the last day of each calendar year after the Effective Date of this Contract and prior to the termination of the Redevelopment Area as a development area pursuant to **Section 22** hereof, the Net Cash Flow (as hereinafter defined) exceeds the cash flow necessary to generate said Annual Rate of Return. If such excess exists, Developer may carry such excess forward to offset any years in which the Net Cash Flow is less than the cash flow necessary to generate said Annual Rate of Return. Similarly, if the Net Cash Flow in any year is less than the cash flow necessary to generate said Annual Rate of Return, Developer may carry forward such shortfall to offset any years in which the Net Cash Flow is in excess of the cash flow necessary to generate said Annual Rate of Return. Within ninety (90) days of the effective date of the Termination Ordinance, Developer shall add together all such annual excesses and/or shortfalls, and determine if there is a cumulative excess or shortfall. In the event Developer determines at such time that a cumulative excess exists, Developer shall, provided that City is not otherwise in default of this Contract beyond applicable grace and cure periods, contribute to the City the City Share (as hereinafter defined) of such cumulative excess to be distributed by the City to the impacted taxing districts on a pro rata basis. Any cumulative excess remaining after the contribution of the City Share of the cumulative excess to the City shall be retained by Developer.

B. Developer Financial Information.

(1) Developer shall upon written request by City but not more than once per calendar year, provide to City a complete written financial statement to City in a format reasonably acceptable to City showing in reasonable detail the calculation of actual earnings from the Redevelopment Projects and Net Cash Flow. Such statement shall include the income attributable to all Private Project Improvements. The financial statement shall include only those expenses which are reasonable and necessary to the operation of the Private Project Improvements and those Public Project Improvements maintained or operated by Developer, and may include allocable reasonable general administrative expenses.

(2) Developer shall upon written request by City but not more than once per calendar year, provide to City the amount of Private Investment by Developer and the month in which each item constituting a component of the Private Investment was expended (it being agreed that Developer shall be entitled to a return upon each such amount constituting a component of the Private Investment from the date the Private Investment was made), including the total amount of all net proceeds of any sale of property in the Redevelopment Area by Developer, together with a calculation of Developer's Annual Rate of Return on Private Investment in accordance with the provisions of **Section 23.A.** hereof.

(3) All such statements shall be certified to by Developer's Chief Financial Officer, shall be prepared in accordance with generally accepted accounting principles consistently applied (except as otherwise specified herein). Upon request from City, Developer shall provide such additional information or documentation as City shall reasonably require to verify or confirm the information set forth in such statements or to otherwise determine Developer's obligations hereunder and compliance with the requirements hereof.

C. Audit Right. Upon ten (10) days prior written notice, City may cause an audit, at City's sole cost and expense, of Developer's statements and calculations referred to herein by City's staff or consultant. If, as a result of any such audit, City believes that Developer's statement is materially inaccurate, then City shall inform Developer of its position in writing along with providing reasonable details and the material basis for City's position. Developer and City shall meet and discuss their conflicting positions (the "**Audit Meeting**"). If following the Audit Meeting both parties agree that Developer made a material misrepresentation in its statements, then the Developer shall immediately remit the costs of the City’s audit, and submit its revised statement. Provided, however, if the parties do not come to agreement following the Audit Meeting, the Developer shall have a right to appeal the City's position to the City Manager at which appeal it may provide additional evidence.

D. For purposes of this **Section 23**, the following terms shall have the meaning set forth below:

(1) **City Share:** The percentage equal to the percentage that the total actual Reimbursable Project Costs paid from the Special Allocation Fund (hereinafter the "**Public Investment**") bears to the sum of Public Investment plus Private Investment. For example purposes, if the amounts set forth in the **Exhibit F** Budget are actually expended, the Public Investment would be the $37,481,464 shown as TIF reimbursable expenses, the Private Investment would be $183,699,120 in Developer expenses (plus any other Private Investment as defined below), and thus the City Share would be 20%.

(2) **Net Cash Flow:** The net operating income from the Redevelopment Projects, determined in accordance with generally accepted accounting principles consistently applied (except as otherwise specified herein), for each calendar year during which the provisions of this **Section 23** are applicable. In determining the net operating income from the Redevelopment Projects there shall be no reduction for (a) debt service (principal or interest), depreciation, amortization, reserve deposits or any other non-cash charges, nor (b) any costs or expenses relating to sales of all or any part of the Redevelopment Projects or any real property in the Redevelopment Project Areas.

(3) **Private Investment:** The total cost incurred by the Developer in the construction, development and operation of the Private Project Improvements which are paid by Developer with Private Funds, including Developer's capital expenditures on the Private Project Improvements during the term of this Contract, as determined in accordance with generally accepted accounting principles consistently applied, reduced by all net proceeds (after deduction of reasonable costs and expenses of such sale) from sales of all or any part of the Redevelopment Projects or any real property in the Redevelopment Project Areas; subject, however, to the provisions of this **Section 23**.

E. Financial Statements. Developer shall, upon written request by City but not more than once per calendar year, submit to City, within ninety (90) days after the close of Developer's fiscal year, financial statements of Developer, certified by an independent certified public accounting firm.

24. Calculation of Public Participation. From and after the consummation of any sale or conveyance (not including leases) to any unaffiliated third party of any portion of the Redevelopment Projects, City's participation pursuant to **Section 23** hereof and as outlined in this Section shall end as to that part so sold or conveyed after the date of such sale or conveyance and the proceeds thereof shall be taken into account in determining Net Cash Flow pursuant to the terms hereof.

25. Tenant Approvals and Prohibitions.

A. The Developer shall have complete and exclusive control over the leasing or sales of property that it owns within the Redevelopment Area including, without limitation, the fixing of rentals and the selection or rejection of users; provided, however, that the City prohibits certain uses and shall have the right to review and approve the following Tenants within the Redevelopment Area:

(1) Existing Users in the City. Without the approval of the City, which approval shall not be unreasonably withheld, the Developer shall not cause the relocation of a tenant into the Redevelopment Area, which is then open and operating one or more facilities in the City and then ceases to operate at least the same number of existing facilities within one (1) year of the opening of the new facility within the Redevelopment Area.

(2) Restaurants. Without City approval, which approval shall not be unreasonably withheld, the Developer shall not lease or sell more than five (5) of the lots in the Redevelopment Area to Fast Food Restaurants as hereinafter defined. For the purpose of this section a Fast Food Restaurant shall be defined as a restaurant with all of the following characteristics:

(a) A "drive through" window;

(b) Less than 15 tables for the service of customers;

(c) No menu items in excess of $8.00;

(d) No waiter or waitress service; and

(e) No Liquor, wine or beer sales.

(3) Surplus or Second Hand Stores. Without City approval, which approval shall not be unreasonably withheld, the Developer shall not lease or sell any of the Redevelopment Area to a store whose primary business is the sale of used or second hand merchandise, a thrift shop, or a flea market.

(4) Gasoline Station/Convenience Stores. Without City approval, the Developer shall not by sale or lease locate more than two (2) gasoline station/convenience stores in the Redevelopment Area. For the purpose of this section a gasoline station/convenience store shall be defined as a facility where gasoline, diesel fuel and oil may be dispensed at retail with no automobile repair facilities. Uses may also include the sale of cold drinks, packaged foods, tobacco and similar household convenience goods for station customers.

(5) Auto Repair Businesses or Lube Shops. Without City approval, which approval shall not be unreasonably withheld, the Developer shall not lease or sell more than one (1) of the lots in the Redevelopment Area to a store whose primary business is as an automobile repair or lube shop or similar business that includes garage doors as a primary feature of its facility.

(6) Non-Sales Tax Generating Businesses. The Developer shall not, without City approval, sell or lease for development more than 48,250 square feet of finished first (1st) floor space in the Redevelopment Area to non-sales tax generating businesses such as office uses or fitness centers.

26. Lease of Project Property.

A. Developer, or any third party, may lease real property within the Redevelopment Area. With regard to leases entered into following the Effective Date of this Contract, Developer shall use commercially reasonable efforts to insert in any such lease, and shall use commercially reasonable efforts to cause any third party to insert language reasonably similar to the following and shall use commercially reasonable efforts to have such Developer-lease signed by the lessee indicating acknowledgment and agreement to the following provision:

Economic Activity Taxes and Community Improvement District Taxes

Tenant acknowledges that the Leased Premises are a part of a Tax Increment Financing district (**"TIF District"**) created by the City and that certain taxes generated by Tenant's economic activities), including sales taxes, will be applied toward the costs of certain improvements for the Development. In addition, Tenant acknowledges that the Shopping Center (including Tenant's Premises) are or may become within the area of a Community Improvement District ("**CID**") which will have the power to impose a sales tax on any retail sales generated within Tenant's Premises. Upon request of the City, Tenant shall forward to the City copies of Tenant's State of Missouri sales tax returns for its property located in the TIF District when and as they are filed with the Missouri Department of Revenue, and, upon good cause shown, shall provide such other reports and returns regarding other local taxes generated by Tenant's economic activities in the TIF District and/or the City which will permit the City to administer the TIF as well as the CID.

Tenant shall provide to Landlord upon Landlord's request a certification to the City that this Lease includes the provisions of preceding paragraph.

Tenant represents and warrants that its business is not currently located in the City within the meaning of the TIF Act. Tenant acknowledges that if Tenant's business is currently located within the City within the meaning of the TIF Act or the TIF Contract, this Lease shall not be effective unless the City Council approves this Lease, in addition to any other required approvals. Tenant acknowledges that the City is a third-party beneficiary of the obligations in this Section, and that the City may enforce these obligations in any manner provided by law.

Failure of Developer to require that such restrictions be placed in any such lease shall in no way modify, lessen or diminish the obligations and restrictions set forth herein relating to the Redevelopment Area. The City shall comply with all applicable state laws limiting disclosure of sales tax information related to individual businesses provided to the City as documentation of Economic Activity Taxes.

27. Sale or Disposition of Project Property.

A. Purchasing Entity. As a condition precedent to: (1) the transfer of any property interest within the boundaries of the Redevelopment Area to any transferee, other than a Lender or a party under any sale or lease of a pad site parcel for the construction thereon of improvements to be used by the purchaser or lessee of the parcel or its affiliate or borrower (such as the sale, lease, or transfer of a pad site retail building area for the construction and operation thereon, or (2) any transfer and assignment of Developer's obligations as set forth in **Sections 30 and 33** hereof, the Developer shall require the transferee or assignee to comply with the requirements of the Redevelopment Plan and the obligations set forth in this Contract. As a condition to the City granting consent, the City may require the transferee or assignee to expressly assume in writing the obligations of Developer hereunder. Upon such sale or disposition, Developer shall be released from its obligations in this Contract relating to said transferred property or transferred or assigned obligations.

B. Continuation of Payments in Lieu of Taxes. In the event of the sale or other voluntary or involuntary disposition of any or all of the real property of Developer or any third party in the Redevelopment Area, Payments in Lieu of Taxes with respect to the real property so sold or otherwise disposed of shall continue and shall constitute a lien against the property from which they are derived, and such obligations shall inure to and be binding upon Developer and its successors and assigns in ownership of said property as if they were in every case specifically named and shall be construed as a covenant running with the land and enforceable as if such purchaser, transferee or other possessor thereof were originally a party to and bound by this Contract.

C. Obligation to Ameliorate Existing Conditions. Developer's obligations pursuant to **Section 5** hereof, unless earlier satisfied and certified pursuant to **Section 10** hereof, shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties as if they were in every case specifically named.

D. Incorporation. The restrictions set forth above in **Section 27** hereof, shall be incorporated into any deed or other instrument conveying an interest in real property, other than a lease agreement, within the Redevelopment Area and shall provide that said obligations or restrictions shall constitute a benefit held by both Developer and City and that City is an intended third party beneficiary of said obligations and restrictions. Failure of Developer to require that such restrictions be placed in any such deed or other instrument shall in no way modify, lessen or diminish the obligations and restrictions set forth herein relating to the Redevelopment Area.

E. Notification to City of Transfer; City Council Approval. Developer shall notify City in writing of any proposed sale or other transfer of any or all of the real property in the Redevelopment Area or any interest therein other than any sale of a pad area for the construction thereon of improvements to be used by the purchaser of the pad area or its affiliate for retail and other permitted uses as provided for in this Contract. Such notice shall be provided not less than sixty (60) days prior to the proposed effective date of the sale or other transfer in a manner as described in **Section 37** hereof and shall include a copy of the instrument effecting such sale or other disposition to enable City to confirm that the requirements set forth above in this **Section 27** hereof have been fulfilled. Notwithstanding anything to the contrary herein, prior to Developer's sale or other transfer of any or all of the real property in the Redevelopment Area or any interest therein other than any sale of a pad area for the construction thereon of improvements to be used by the purchaser of the pad area or its affiliate for retail and other permitted uses as provided for in this Contract, Developer must obtain the consent to such sale or transfer by the City Council, such consent not to be unreasonably withheld.

28. Progress Reports.

A. Upon the City's written request (not to exceed more than once per year) until all Project Improvements are completed, Developer shall report to the City Council the progress of its implementation of the Redevelopment Projects. Such reports shall include such information as is required under the reporting requirements of the Act, such additional information as City may reasonably require, and such additional information as Developer wishes to present, including, without limitation:

(1) Project Improvements completed;

(2) status of Project Improvements in progress but not yet completed;

(3) actual Redevelopment Project Costs in the Redevelopment Area compared to Redevelopment Plan estimates;

(4) actual start and completion dates of Project Improvements in the Redevelopment Area compared to Redevelopment Plan estimates; and

(5) estimated start date of Project Improvements not yet commenced at date of report.

B. Developer shall from time to time furnish such other reports on specific matters not addressed by the foregoing as City may reasonably require.

29. Compliance with Laws. Subject to Developer's rights to contest the same in any manner permitted by law, Developer, its officers, directors and principals, at its sole cost and expense, shall comply in every respect with all Legal Requirements, ordinances, rules and regulations of all federal, state, county and municipal governments, agencies, bureaus or instrumentalities thereof now in force or which may be enacted hereafter which pertain to construction of the Project Improvements, the ownership, occupancy, use and operation of the Redevelopment Projects and the Redevelopment Area.

30. Assignment of Developer's Obligations. The Developer represents that its undertakings pursuant to this Contract are for the purpose of redevelopment. Without limiting the rights of Developer or any third party under **Section 27** hereof, Developer agrees that this Contract and the rights, duties and obligations hereunder may not and shall not be assigned by Developer without the prior written consent of the City Council, not to be unreasonably withheld, delayed or conditioned. Any proposed transferee shall have all of the qualifications and financial responsibility, as reasonably determined by the City, necessary and adequate to fulfill the obligations of Developer, and, if the proposed transfer relates to a portion of the Redevelopment Area on which Project Improvements are under way, such obligations to the extent that they relate to such property. Any proposed transferee shall, expressly for the benefit of City, enter into an agreement with the City obligating the transferee to assume all of the obligations of Developer under this Contract and agree to be subject to all the conditions and restrictions to which Developer is subject (or, in the event the transfer is of or relates to a portion of the Redevelopment Area, such obligations, conditions and restrictions to the extent that they relate to such portion). For purposes of this section, any sale, transfer, assignment, pledge or hypothecation of an interest in Developer (other than to an Affiliate of Developer) that results in a change in management control of Developer will constitute an assignment of this Contract. Notwithstanding the foregoing:

A. Developer may at any time without the City's consent convey the Redevelopment Area, assign its rights, and delegate its duties and obligations

under this Contract to any entity controlled by the Developer or the principals of the Developer, provided that the management of the entity is provided by the principals, or by an entity which they together or individually control.

B. For so long as any of the principals of the Developer or their entities continues to be the managing member or managing partner of Developer or any successor entity to Developer, no sale, transfer, assignment, pledge or hypothecation of an interest in Developer, to an investor, or other person will be construed as resulting in a change of control or construed as constituting an assignment of this Contract that requires the City's consent.

C. No consent will be required under this section for any pledge or assignment of this Contract or pledge or assignment of an interest in Developer or any interest in any member of Developer as collateral security for Developer's financing.

D. Approval by the City Manager, not to be unreasonably withheld, will be required under this section for any sale or lease of a pad site parcel for the construction thereon of improvements to be used by the purchaser or lessee of the parcel or its affiliate or borrower (such as the sale, lease, or transfer of a pad site retail building area for the construction and operation thereon).

Upon such assignment, Developer shall be released from such obligations accruing after the date of such assignment.

31. Assignment of Payments. Notwithstanding the provisions of **Section 30**, the Developer may assign or pledge its right to receive reimbursement for Reimbursable Project Costs incurred by providing City with notice of any such assignment or pledge. Such assignment or pledge shall remain subject to the terms, provisions and conditions of this Contract.

32. Collateral Assignment of Contract. Notwithstanding the provisions of **Section 30**, the Developer may assign or pledge its rights under this agreement as collateral by providing City with notice of any such assignment or pledge. Such assignment or pledge shall remain subject to the terms, provisions and conditions of this Contract.

33. Transfer of Interests in Developer – City Approval. Developer shall, prior to the sale, conveyance, merger or other transfer of greater than fifty percent (50%) of the voting interest in Developer membership interests if Developer is a limited liability company and any transfers by operation of law, deliver to City a request for approval of such transfer, and no such transfer shall be permitted except with the prior approval of City; provided, however, that the members, partners or shareholders of Developer as of the Effective Date, shall have the right to transfer, in one or more transactions, the ownership interest in Developer, without City's consent, to any entity or entities to which Developer is permitted, without City's consent, to transfer property and assign its obligations in the Redevelopment Area pursuant to **Section 30** hereof. Upon

submission by Developer of any request for transfer to City, City shall have the right to request such documentation and information as City shall determine to be reasonably necessary or desirable to determine whether such transfer is acceptable to City. Any purported transfer by Developer or any party owning any interest in Developer of any interest without the consent of City shall be null and void. In addition, City may require Developer, as a condition precedent to the transfer of any interests in Developer, to require the transferee to enter into an agreement with City obligating the transferee to comply with the requirements of the Redevelopment Plan and the obligations in this Contract relating to the property. Notwithstanding the foregoing, Developer or Developer's members, or any one of them, may, without notice to or approval of City, transfer interests in Developer to any Affiliate of such member, if such transfer does not result in a material change in the controlling interests of Developer.

34. Indemnification.

A. Developer shall indemnify, protect, defend and hold City and its officers, directors, members, commissioners, employees and agents (collectively, the "**Indemnified Parties**" or, individually, an "**Indemnified Party**") harmless from and against any and all claims, demands, liabilities and costs, including reasonable attorneys' fees, costs and expenses, arising from damage or injury, actual or claimed, of whatsoever kind or character (including consequential and punitive damages), to persons or property occurring or allegedly occurring as a result of any acts or omissions of Developer, its constituent members or partners, their employees, agents, independent contractors, licensees, invitees or others acting by, through or under such indemnifying parties, in connection with its or their activities conducted pursuant to this Contract and/or in connection with the ownership, use or occupancy and development or redevelopment of the Redevelopment Area or a portion thereof and the Project Improvements.

B. In the event any suit, action, investigation, claim or proceeding (collectively, an "**Action**") is begun or made as a result of which Developer may become obligated to one or more of the Indemnified Parties hereunder, the Indemnified Party shall give prompt notice to Developer of the occurrence of such event, but the failure to notify Developer will not relieve Developer of any liability that it may have to an Indemnified Party. After receipt of such notice, Developer may elect to defend, contest or otherwise protect the Indemnified Party against any such Action, at the cost and expense of Developer, utilizing counsel of Developer's choice. The Indemnified Party shall have the right, but not the obligation, to participate, at the Indemnified Party's own cost and expense, in the defense thereof by counsel of the Indemnified Party's choice. In the event that Developer shall fail timely to defend, contest or otherwise protect an Indemnified Party against such Action, the Indemnified Party shall have the right to do so, and (if such defense is undertaken by the Indemnified Party after notice to Developer asserting Developer's failure to timely defend, contest or otherwise protect against such Action), the Indemnified Party may submit any bills for fees and costs received from its counsel to Developer for payment and, within thirty (30) business days after such submission, Developer shall transfer to

the Indemnified Party sufficient funds to pay such bills. Developer acknowledges that such bills may be redacted to delete any information which would constitute attorney-client communication or attorney work product.

C. An Indemnified Party shall submit to Developer any settlement proposal that the Indemnified Party shall receive. Developer shall be liable for the payment of any amounts paid in settlement of any Action to the extent that Developer consents to such settlement. Neither Developer nor the Indemnified Party will unreasonably withhold its consent to a proposed settlement.

D. Developer expressly confirms and agrees that it has provided this indemnification and assumes the obligations under this Contract imposed upon Developer in order to induce City to enter into this Contract. To the fullest extent permitted by law, an Indemnified Party shall have the right to maintain an action in any court of competent jurisdiction to enforce and/or to recover damages for breach of the rights to indemnification created by, or provided pursuant to, this Contract. If such court action is successful, the Indemnified Party shall be reimbursed by Developer for all fees and expenses (including attorneys' fees) actually and reasonably incurred in connection with such action (including, without limitation, the investigation, defense, settlement or appeal of such action).

E. The right to indemnification set forth in this Contract shall survive the termination of this Contract and the Redevelopment Area as a development area.

35. Breach-Compliance.

A. If Developer or City does not comply with provisions of this Contract, including provisions of the Redevelopment Plan, within the time limits and in the manner for the completion of the Redevelopment Projects as therein stated, except for any extensions or waivers described herein and Excusable Delays (as defined in **Section 36** hereof), in that Developer or City shall do, permit to be done, or fail or omit to do, or shall be about so to do, permit to be done, or fail or omit to have done, anything contrary to or required of it by this Contract or the Act, and if, within ninety (90) days after notice of such default by the nondefaulting party to the defaulting party, the defaulting party shall not have cured such default or commenced such cure and be diligently pursuing the same if such cure would reasonably take longer than said ninety (90) day period (but in any event if the defaulting party shall not have cured such default within one hundred eighty (180) days), then the nondefaulting party may institute such proceedings as may be necessary in its opinion to cure the default including, but not limited to, proceedings to compel specific performance by the party in default of its obligations and, in the case of default by Developer, City is granted the right to terminate this Contract, the right to apply any deposit or other funds submitted by Developer to City in payment of the damages suffered by it, the right to withhold or apply funds from the Special Allocation Fund to such extent as is necessary to protect City from loss or to ensure that the Redevelopment Plan

and Redevelopment Projects are fully and successfully implemented in a timely fashion, and the right to withhold issuance of a Certificate of Completion and Compliance.

B. If any action is instituted by either party hereunder, the nonprevailing party in such action shall pay any and all costs, fees and expenses, including attorneys' fees incurred by the prevailing party in enforcing this Contract.

C. The rights and remedies of the parties to this Contract, whether provided by law or by this Contract, shall be cumulative and the exercise by either party of any one or more of such remedies shall not preclude the exercise by it, at the same or different times, of any other remedies for the same default or breach. No waiver made by either party shall apply to obligations beyond those expressly waived.

D. Developer (for itself and its successors and assigns, and for all other persons who are or who shall become liable, by express or implied assumption or otherwise, upon or subject to any obligation or burden under this Contract), waives to the fullest extent permitted by law and equity all claims or defenses otherwise available on the ground of being or having become a surety or guarantor, whether by agreement or operation of law. This waiver includes, but is not limited to, all claims and defenses based upon extensions of time, indulgence or modification of terms of contract.

E. Any delay by either party in instituting or prosecuting any such actions or proceedings or otherwise asserting its rights under this paragraph shall not operate as a waiver of such rights or limit them in any way. No waiver in fact made by either party of any specific default by the other party shall be considered or treated as a waiver of the rights with respect to any other defaults, or with respect, to the particular default except to the extent specifically waived.

F. In no event shall City be obligated to certify any Reimbursable Project Costs, approve any Reimbursement Request or reimburse Developer for any Reimbursable Project Costs incurred or paid by Developer at any time while any default by Developer has occurred and remained uncured beyond Developer's cure period as provided in **Section 35.A.** herein, and City has provided notice of such default as required under **Section 35**. Notwithstanding the above, if the City validly terminates this Contract, the City shall be required to, in due course according to the standards set forth herein, certify any Reimbursable Project Costs, approve any Reimbursement Request and reimburse Developer for any Reimbursable Project Costs incurred or paid by Developer prior to any such notice of default. If City shall at any time elect to rely upon the provisions of this **Section 35.F.** as the basis for an action by City, City shall, at the time of such election, notify Developer in writing of such decision and the specific facts or events relied upon by City as the basis for such action by City.

G. Notwithstanding anything to the contrary herein, Developer agrees that in the event of any default by City under this Contract, it will not bring any action or suit to recover damages against City or any officer, director, commissioner, member, employee, or agent of any of them, except that this **Section 35.G.** shall not be prevent the award of attorneys' fees under **Section 35.B.** hereof in the event of a default by City under this Contract. Actions brought in equity or which otherwise do not seek to recover damages are not precluded by this Section.

36. Excusable Delays. The parties understand and agree that Developer shall not be deemed to be in default of this Contract because of delays or temporary inability to commence, complete or proceed in accordance with the Redevelopment Schedule, due in whole or in part to causes beyond the reasonable control or without the material fault of Developer which are caused by the action or failure to act of any governmental body, department or agency, including but not limited to, failure to approve complete applications for permits that comply with all applicable laws and regulations within thirty (30) days of submission and failure to provide any consent required by this Contract where all applicable requirements for said consent have been complied with within twenty (20) days of submission, acts of war or civil insurrection, breach of this Contract by City or any natural occurrence, strikes, lock-outs, riots, floods, earthquakes, fires, casualties, acts of God, labor disputes, governmental restrictions or priorities, embargoes, litigation, tornadoes, or unusually severe weather (collectively "**Excusable Delays**"). The time of performance hereunder shall be extended for the period of any delay or delays caused or resulting from any of the foregoing causes, which approval shall not be arbitrarily or unreasonably withheld. Nothing herein shall excuse Developer from any obligation to pay money hereunder, nor shall this Section excuse Developer from performance of its obligations because of a lack of funds or inability to obtain financing, except as provided in **Section 13** hereof and except if financing commitments obtained by Developer and approved by City as provided in this Contract are not fulfilled by the party issuing such commitment through no fault of Developer, in which case Developer shall be entitled to additional time not to exceed one hundred eighty (180) days to obtain new financing commitments.

37. Notice. Any notice required by this Contract shall be deemed to be given if it is mailed by United States registered mail, postage prepaid, and addressed as hereinafter specified.

Any notice to City shall be addressed to:

Sam Anselm
City Manager
City Hall
602 South Main Street
Joplin, MO 64801

With a copy to:

Peter C. Edwards
City Attorney
City Hall
602 South Main Street
Joplin, MO 64801

Any notice to Developer shall be addressed to:

RKS Development, LLC
Attn: Rodney Spriggs
_____
_____

With a copy to:

Gross & Associates
Attn: Darrell Gross
8270 West Farm Road 160
Republic, Missouri 65738

Each party shall have the right to specify that notice be addressed to any other address by giving to the other party ten (10) days' written notice thereof.

38. Modification. The terms, conditions, and provisions of this Contract and of the Redevelopment Plan can be neither modified nor eliminated except in writing and by mutual agreement between City and Developer. Any modification to this Contract as approved shall be attached hereto and incorporated herein by reference.

39. Effective Date. This Contract shall become effective on the Effective Date and shall remain in full force and effect until the completion of all Project Improvements, as described herein, and so long as any Reimbursable Project Costs remain outstanding and unpaid, subject, however, to the provisions of **Section 35** hereof.

40. Recording. Upon full execution by City and Developer, this Contract or a memorandum thereof shall be recorded by City, at Developer's expense, in the Office of the Recorder of Deeds for Newton County, Missouri.

41. Applicable Law. This Contract shall be governed by and construed in accordance with the laws of the State of Missouri.

42. Covenant Running With the Land. The provisions of this Contract shall remain in effect for the duration of the Redevelopment Plan and any renewal period or periods of the Redevelopment Plan at the end of which time they shall cease. They shall be covenants running with the land and shall be binding, to the fullest extent permitted by law and equity, for the benefit and in favor of, and be enforceable by, City, its successors and assigns, against Developer, its successors and assigns, and every successor in interest to the subject real property, or any part of it or any interest in it and

any party in possession or occupancy of the real property or any part thereof (provided, subject to the provisions of **Section 33** hereof, that any such covenants shall be binding on Developer itself, such successor in interest to the subject property, and every part of the subject real property, and each party in possession or occupancy of the subject real property or any part thereof, only during their period of ownership).

43. Relocation Costs. Except as otherwise provided in the Redevelopment Project Cost, City shall not be responsible for any relocation activity or the costs thereof that may be required by law to be paid with respect to any part of the Redevelopment Plan. Developer shall provide the relocation services and benefits as provided for under the Redevelopment Plan and shall hold City harmless from any claim, cost or expense for said services and benefits made by individuals and entities arising from implementation of this Redevelopment Plan, except that such costs may be deemed by City to be Redevelopment Project Costs. City acknowledges that the amounts paid by Developer to purchase real property from third parties within the Redevelopment Area are Reimbursable Project Costs up to the reimbursable amounts shown for the Land and Relocation line items on **Exhibit F**, as these amounts include relocation costs. Notwithstanding the foregoing, City may assist in administering relocation activity if requested by Developer and approved by City, or if directed by the City Council of City.

44. Administrative Costs and Expenses.

A. In order to reimburse City for its administrative costs and expenses (including staff time and contracted services) in connection with the preparation, development and implementation of the Redevelopment Plan and Redevelopment Projects, this Contract or any agreement or instrument entered into pursuant to this Contract or in connection with the Redevelopment Projects or the Redevelopment Plan, City and Developer have entered into the Funding Agreement (the "**Funding Agreement**"). Any of City's actual and reasonable administrative costs and expenses that are provided for in this **Section 44.A.** and which are not covered by the Funding Agreement shall be reimbursed by the City from the incremental TIF revenue deposited in the Special Allocation Fund.

B. Additional documented professional service costs and other expenses incurred by City (other than those described in **Section 44.A.** hereof) that are found by City to be reasonable and necessary for it in connection with the Redevelopment Plan, this Contract or otherwise relating to the Redevelopment Projects shall be reimbursed from the Special Allocation Fund.

C. Upon the request of Developer, and at the sole cost of Developer, City shall furnish appropriate documentation of the administrative costs and expenses as referred to in this **Section 44** which are in its possession, and shall allow Developer or its representatives an opportunity to review the accounts and records of City with regard to such administrative costs and expenses, such review to be at the sole cost and expense of Developer and conducted at such time as is mutually agreeable to the parties, but in no event more frequently than monthly.

45. Validity and Severability. It is the intention of the parties hereto that the provisions of this Contract shall be enforced to the fullest extent permissible under the laws and public policies of State of Missouri, and that the unenforceability (or modification to conform with such laws or public policies) of any provision hereof shall not render unenforceable, or impair, the remainder of this Contract. Accordingly, if any provision of this Contract shall be deemed invalid or unenforceable in whole or in part, this Contract shall be deemed amended to delete or modify, in whole or in part, if necessary, the invalid or unenforceable provision or provisions, or portions thereof, and to alter the balance of this Contract in order to render the same valid and enforceable. All exhibits attached hereto are hereby incorporated into this Contract by reference.

46. Time and Performance are of the Essence. Time and exact performance are of the essence of this Contract.

47. City's Legislative Powers. Notwithstanding any other provisions in this Contract, nothing herein shall be deemed to usurp the governmental authority or police powers of City or to limit the legislative discretion of the City Council, and no action by the City Council in exercising its legislative authority shall be a default under this Contract.

48. Good Faith; Consent or Approval. In performance of this Contract or in considering any requested extension of time, the parties agree that each will act in good faith, cooperate in expeditious and timely approvals, and will not act unreasonably, arbitrarily, or capriciously or unreasonably withhold or delay any approval required by this Contract; provided, however, that the City need not act reasonably in considering a requested extension of time that would extend a time period set forth in this Contract for the performance of an obligation by the Developer by more than three (3) years from the original end of such period as set forth in this Contract. Except as otherwise provided in this Contract, whenever consent or approval of either party is required, such consent or approval will not be unreasonably withheld, conditioned or delayed. The City agrees to reasonably cooperate with the Developer with respect to (i) applications for building permits from the City and the issuance thereof, and any permits or approvals required from any governmental agency, whenever reasonably requested to do so; provided, however, that all applications for such permits and approvals are in compliance with the applicable ordinances and regulations, approved plans and specifications, and all applicable codes, (ii) securing any construction and permanent financing that the Developer may reasonably require in connection with the performance of its obligations under this Contract, (iii) reviewing and approving Developer's plans, including but not limited to the Developer Public Project Plans, site plans and building elevations, construction plans and the Design Criteria and any amendments thereto. The Developer, in recognition of the significant public investment of the City; and the City, in recognition of the substantial financial commitment of the Developer, agrees to cooperate in good faith to accomplish the expeditious and optimal utilization of the retail space in Redevelopment Area. The Developer agrees and acknowledges that in each instance in this Contract or elsewhere where the City is required or has the right to review or give its approval or consent, no such review, approval or consent will imply or be deemed to constitute an opinion by the City, nor impose upon the City any

responsibility for the design or construction of building elements, including but not limited to the structural integrity or life/safety requirements or adequacy of budgets or financing or compliance with any applicable federal or state law, or local ordinance or regulation, including the Environmental Laws. All reviews, approval and consents by the City under the terms of this Contract are for the sole and exclusive benefit of the Developer and no other person or party will have the right to rely thereon.

[Remainder of Page Intentionally Left Blank.]

IN WITNESS WHEREOF, the parties hereto have executed this Contract the day and year first above written.

CITY:

THE CITY OF JOPLIN, MISSOURI, a municipal corporation

By: _____
Print Name: _____
Title: _____

DEVELOPER:

RKS DEVELOPMENT, LLC, a Missouri limited liability company

By: _____
Print Name: _____
Title: _____

STATE OF _____)
)
COUNTY OF _____) ss.

On this ____ day of _____, 2015, before me personally appeared _____, to me known, who being by me duly sworn, did say that he/she is the _____ of The City of Joplin, Missouri, a Missouri municipal corporation, that said corporation has no corporate seal, that said instrument was signed on behalf of said corporation by authority of its City Council, and acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

_____

Print Name: _____

Notary Public in and for said County and State

My Commission Expires:
_____

STATE OF _____)
)
COUNTY OF _____) ss.

On this ____ day of _____, 2015, before me personally appeared _____, to me known to be the person described in and who executed the foregoing instrument, who being by me duly sworn, did say he is the _____ of RKS Development, LLC, a Missouri limited liability company, and acknowledged said instrument to be his free act and deed and the free act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

_____

Print Name: _____

Notary Public in and for said County and State

My Commission Expires:

_____

EXHIBIT A

LEGAL DESCRIPTION OF REDEVELOPMENT AREA

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022001001004000	0.260	GOODSON, ROBERT & DONNA 3227 MAIN JOPLIN, MO 64804	$17,120	1945-RES
Address:				
Legal Description:		FREEMAN GROVE 1 & 6: LOTS 8-9-10 & 11 EX W 50'	BOOK 324 PAGE 02670	
056023002001022000	0.325	COLE, MICHAEL B. & DONNA I. 6895 Beef Branch Road Joplin, MO 64804	$6,790	1945-RES
Address:				
Legal Description:		COLLINS: N 102' LOT 10	BOOK 342 PAGE 02769	
056023002001023000	0.325	LEWIS, BERT G. 3235 S MAIN JOPLIN, MO 64804	$9,540	1945-RES
Address:				
Legal Description:		COLLINS: PT LOT 10 BEG 102' S NW COR E 139' S 102' W 139' N 102' TO POB	BOOK 354 PAGE 01958	
056023002001024000	0.326	LEGALLY BLONDE INVESTMENTS, LLC P. O. BOX 249 SAGINAW, MO 64864	$7,410	1945-RES
Address:				
Legal Description:		COLLINS: S1/3 LOT 10	BOOK 0360 PAGE 01057	
056023002001025000	0.488	LOYD, KEVIN G. 129 E. 33RD JOPLIN, MO 64804	$9,780	1945-RES
Address:				
Legal Description:		COLLINS: W1/2 LOT 11	BOOK 353 PAGE 08014	
056023002001026000	0.489	O'DELL, DION P. 133 E. 33RD JOPLIN, MO 64804	$10,370	1945-RES
Address:				
Legal Description:		COLLINS: E1/2 LOT 11	BOOK 0359 PAGE 1864	
056023002002021000	0.234	JUDD, MARK A. 132 E. 33RD JOPLIN, MO 64804	$4,670	??-RES
Address:				
Legal Description:		COLLINS: E 59' OF N 150' LOT 20 & W 9' OF N 150' LOT 21	BOOK 350 PAGE 09332	
056023002002022000	0.253	DEWEESE, CRYSTAL R. 120 E. 33RD JOPLIN, MO 64804	$17,590	1950-RES
Address:				
Legal Description:		COLLINS: N 138' OF W 80' LOT 20	BOOK 356 PAGE 04629	

056023002002023000	0.882	HECKMASTER, STEVE & DIANA & STEVEN SMITH 2607 WISCONSIN AVENUE	$28,100	??-COM
Address:		Joplin, MO 64804		
Legal Description:		COLLINS: LOT 19	BOOK PAGE	0360 03991
056023002002024000	0.253	DENNIS, JEFFREY SCOTT & D'ANN	$13,850	1956-RES
Address:		101 POINDEXTER PINEVILLE, MO 64856		
Legal Description:		COLLINS: W 80' LOT 20 EX N 138'	BOOK PAGE	0362 05661
056023002002025000	0.172	FISHER, LINDSEY	$11,140	??-RES
Address:		121 PLAZA DRIVE JOPLIN, MO 64804		
Legal Description:		COLLINS: E 59' LOT 20 EX N 150' & EX S 30'	BOOK PAGE	0361 08484
056023002005008000	0.333	DOKE, LAVONNE LEEANNE	$16,600	1970-RES
Address:		P.O. BOX 1137 JOPLIN, MO 64802-1137		
Legal Description:		PARK PLAZA 1: LOT 3	BOOK PAGE	346 02905
056023002005009000	0.666	RUARK, DENNIS L. & MARY JANE	$36,420	1976-RES
Address:		3506 SILVER CREEK ROAD JOPLIN, MO 64804-5348		
Legal Description:		PARK PLAZA 1: LOTS 1 & 2	BOOK PAGE	300 01198
056023002005010000	0.563	JOPLIN CITY	$0	1971-EXEMPT
Address:		602 S. MAIN JOPLIN, MO 64804		
Legal Description:		PARK PLAZA 1: LOT 22 EX E 32' & ALL LOTS 23 & 24	BOOK PAGE	358 01024
056023002005011000	0.220	GILSTRAP, DOROTHY J.	$9,750	1964-RES
Address:		9386 ELM DRIVE JOPLIN, MO 64804		
Legal Description:		PARK PLAZA 1: W 33.7' LOT 21 & E 32' LOT 22	BOOK PAGE	0361 07849
TOTAL PROJECT 1	**5.789 Acres**		**$199,130 Assessed Value**	

STREET RIGHT OF WAY TO BE INCLUDED.

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF PARCEL # 056023002001024000, BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL, PROCEEDING DUE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD, THENCE PROCEEDING SOUTH ALONG THE WESTERN RIGHT OF WAY OF HEARNE'S BOULEVARD TO THE NORTHWEST CORNER OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD AND 34TH STREET. ALSO INCLUDING THE RIGHT OF WAY OF MAIN STREET THAT LIES SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF PARCEL # 056023002002022000, THENCE PROCEEDING WEST TO THE WESTERN RIGHT OF WAY OF MAIN STREET. INCLUDES ALL OF THE RIGHT OF WAY OF MAIN STREET SOUTH OF THAT LINE TO A 90 DEGREE CURVE IN THE STREET AT TO THE POINT THE STREET BECOMES PLAZA DRIVE. ALSO INCLUDING THE RIGHT OF WAY OF PLAZA DRIVE BEGINNING AT THE SOUTHWEST CORNER OF PARCEL #056023002001026000, THENCE PROCEEDING SOUTH TO THE SOUTHERN RIGHT OF WAY OF PLAZA DRIVE. INCLUDES ALL OF PLAZA DRIVE FROM THAT POINT TO THE 90 DEGREE CURVE AT THE POINT WHERE THE STREET BECOMES MAIN STREET.

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
056023002006001000	0.305	WOOD, WILLIAM K. 326 E. 34TH JOPLIN, MO 64804	$13,430	1974-RES
Address:				
Legal Description:		MODOC ACRES: LOT 26 EX W 140' & N 10'	BOOK PAGE	338 04078
056023002006002000	0.305	WILSON, PHYLLIS K. 318 E. 34TH JOPLIN, MO 64804	$13,240	??-RES
ADDRESS:				
Legal Description:		MODOC ACRES: E 70' OF W 140' LOT 26	BOOK PAGE	338 03974
056023002006003000	0.305	CLAFLIN, JOHN 314 E. 34TH JOPLIN, MO 64804	$13,530	??-RES
Address:				
Legal Description:		MODOC ACRES: W 70' LOT 26 EX N 10'	BOOK PAGE	358 02558
056023002006004000	0.393	NASH, KENNETH W. & ARLENE 310 E. 34TH JOPLIN, MO 64804	$16,300	??-RES
Address:				
Legal Description:		MODOC ACRES: E 90' LOT 25	BOOK PAGE	291 00074
056023002006005000	0.480	ERMAN, ROBERT MICHAEL 302 E. 34TH JOPLIN, MO 64804	$18,940	??-RES
Address:				
Legal Description:		MODOC ACRES: W 110' LOT 25	BOOK PAGE	0360 6257
056023002006006000	2.400	RKS DEVELOPMENT, LLC	$85,470	Vacant-COM
Legal Description:		MODOC ACRES: LOTS 6 & 7 EX N 10' & S 150' OF N 160' OF E 50' LOT 5	BOOK PAGE	0361 06840
056023002006007000	2.390	RKS DEVELOPMENT, LLC	$91,170	Vacant-COM
Legal Description:		MODOC ACRES: E 260' LOTS 8-9-10 & 11	BOOK PAGE	0361 07848
056023002007012001	7.800	RKS DEVELOPMENT	$9,840	Vacant-RES
Legal Description:		MODOC ACRES: LOTS 15-16-17-18-31-32-33-34-35-36- 37 & 38 EX N 300' LOTS 31-32-33 & 34 ETC	BOOK PAGE	0362 07379
Address:		202 E. 32ND JOPLIN, MO 64804		
056023002006008000	1.200	RKS DEVELOPMENT, LLC & DANIEL ALLGE 202 E. 32ND JOPLIN, MO 64804	$5.890	Vacant-COM
Address:				
Legal Description:		MODOC ACRES: LOTS 12 & 13 EX W 140'	BOOK PAGE	0361 08862

056023002006009000	1.300	DOSS, CLYDE E. JR & ANNA 3529 VIRGINIA	$10,570	1940-RES
Address:		JOPLIN, MO 64801		
Legal Description:		MODOC ACRES: LOT 20	BOOK PAGE	0181 0441
056023002006010000	1.800	LUNDSTRUM, BOB	$3,690	Vacant-AGR
Legal Description:		MODOC ACRES: W 200' LOTS 21-22-23 & 24	BOOK PAGE	0362 01710
056023002006011000	2.900	LUNDSTRUM, BOB	$4,790	Vacant-AGR
Legal Description:		MODOC ACRES: LOT 19 & E 210' LOTS 21-22 23 & 24	BOOK PAGE	245 00467
Address:		711 E. 33RD JOPLIN, MO 64804		
NO PARCEL #	1.500	Missouri Department of Transportation P.O. 868	$0	Vacant-EXEMPT
Address:		Springfield, Mo 65801		
Legal Description:		An estimated 1.5 Acres lying south of 36th Street, east of Virginia Avenue, west of main and north of Newton County Parcel # 056023003002005000 and 056023003002005001 in Section 23 Township 27 Range 33 of Newton County, except that part used for right of way for Main Street and 36th Street.	BOOK PAGE	NA
056023003002005000	1.110	RKS DEVELOPMENT, LLC	$5,850	Vacant-COM
Legal Description:		PT NW1/4 SW1/4 BEG 246.21' E NW COR E 409.92' S 208.71' W 409.92' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB S 14* E 92.55' W 169.90' W 90' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	BOOK PAGE	0362 02326
056023003002006001	0.422	RKS DEVELOPMENT, LLC	$31,230	Vacant-COM
Legal Description:		PT NW1/4 SW1/4 BEG 208.71' S & 171.29' E NW SEC COR E 100' S 183.71' W 100' N 183.71' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	BOOK PAGE	0362 02327
056023003002006002	0.548	RKS DEVELOPMENT, LLC	$2,770	Vacant-COM
Legal Description:		W 129.83' OF: BEG 208.71' S & 271.29' E NW COR SW1/4 S 183.71' E 329.83' N 183. 71' W 329.83' TO POB	BOOK PAGE	0362 02327
Address:		202 E. 32ND JOPLIN, MO 64804		
PT OF 056023003002005001	0.332	WHITE, KEITH V.	$9,280	1940-RES
Legal Description		BEG 517.15' E & S 14* E 122.08' NW COR NW1/4 SW1/4 S 14* E 92.55' W 169.90' N 90' E 146.17' TO POB & EASEMENT OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY LYING WEST OF VIRGINIA AVENUE.	BOOK PAGE	0347 04478

056023003002005002	0.601	WHITE, KEITH V. & DEBBIE A. PT NW1/4 SW1/4 BEG 402.29' E OF NW COR E 253.84' S 208.71' W 253.84' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB ETC OF	$3,105	Vacant-RES
Legal Description:		SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY. 3706 VIRGINIA AVENUE	BOOK PAGE	355 06307
Address:		JOPLIN, MO 64804		
056023003002006000	0.843	RDE, LLC 817 MAIDEN LANE	$35,230	1993-RES
Address:		JOPLIN, MO 64801 PT NW1/4 SW1/4 BEG 208.71' S & 271.29' E NW COR SW1/4 W 183.71' E 329.83' N 183.71' W 329.83' TO POB EX W 129.83' OF SECTION 23 TOWNSHIP	BOOK	0362
Legal Description		27 RANGE 33 OF NEWTON COUNTY	PAGE	3730
TOTAL	**27.48**		**$377,095**	

STREET RIGHT OF WAY TO BE INCLUDED IN RPA

RPA WILL INCLUDE THAT PART OF HEARNE'S BOULEVARD LYING SOUTH OF A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF 34TH STREET AND HEARNE'S BOULEVARD, THENCE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. INCLUDES ALL OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD SOUTH OF THIS LINE TO A LINE, WHICH BEGINS AT THE NORTHWEST CORNER OF PARCEL #056023003002005000, THENCE PROCEEDING WESTERLY TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. ALSO INCLUDING THE RIGHT OF WAY OF 34TH STREET BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF 34TH STREET AND HEARNE'S BOULEVARD, THENCE SOUTH TO THE SOUTHERN RIGHT OF WAY OF 34TH STREET. INCLUDES ALL OF THE RIGHT OF WAY OF 34TH STREET LYING EAST OF THIS LINE TO A LINE BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF KENTUCKY AVENUE AND 34TH STREET, THENCE NORTH TO THE NORTH RIGHT OF WAY LINE OF 34TH STREET. ALSO INCLUDES ALL OF KENTUCKY STREET LYING SOUTH OF 34TH STREET TO A POINT WHERE KENTUCKY CONNECTS WITH 36TH STREET. ALSO INCLUDES ALL OF 36TH STREET LYING EAST OF HEARNE'S BOULEVARD TO A POINT WHERE 36TH STREET CONNECTS WITH KENTUCKY AVENUE. ALSO INCLUDES THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF WHERE IT CONNECTS WITH 36TH AND KENTUCKY STREET TO THE POINT IT CONNECTS WITH 37TH STREET. ALSO INCLUDING ALL OF 37TH STREET LYING EAST OF THE POINT IT CONNECTS WITH VIRGINIA AVENUE TO A POINT WHERE IT CONNECTS WITH KENTUCKY AVENUE.

PARCEL NUMBER	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
056023003003002000	2.900	MARCULES, BART AUGUSTIN TRUST 988 E. CEMETERY ROAD	$322,750	Apt-RES
Address:		GRANBY, MO 64844 PT NW1/4 SW1/4 BEG 170' E & 612.56' N SW COR N 257.20' E 486.13' S 257.20'	BOOK	0362
Legal Description:		W 486.13' TO P	PAGE	05967
056023003003003000	0.600	SCHOOL DISTRICT OF JOPLIN R-VIII SCHOOL PROPERTY-BEG 492.56' N &	$0 BOOK	EXEMPT 352
Legal Description:		170' E SW COR NW1/4 SW1/4 N 120' E	PAGE	12512

		223' S 120' W 223' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY		
056023003003004000	0.529	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	EXEMPT
Legal Description:		SCHOOL PROPERTY-BEG SW COR M-15 E 176.47' N 127.61' W 180' S 125.56' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	352 14889
056023003003004002	0.248	JOPLIN R-VIII SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-BEG 140' S & 180' E NW COR M-15 S 127.61' E 85' N 127.61' W 85' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	353 00708
056023003003005000	5.400	JOPLIN R-8 SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-W 73.7' OF S 97' OF: BEG 656.13' E & 15' N SW COR NW1/4 SW1/4 N 97' E 73.7' S 97' TO 15' N OF S LN W 73.7' TO POB & W 656.13' OF S 347' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	350 09703
056023003010001000	1.300	SCHOOL DISTRICT 42	$0	EXEMPT
Legal Description:		SCHOOL-LOTS 5 & 6 STAPLES & PABST 2 & BEG NE COR LOT 5 E 130' W 130' N 205' TO POB	BOOK PAGE	240 00566
056023003010002000	0.386	JOPLIN R-8 SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-PT LOT 7 STAPLES & PABST 2	BOOK PAGE	324 02870
056023003010003000	0.416	JOPLIN R-VIII SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-LOT 8 EX E 114' STAPLES & PABSTS 2	BOOK PAGE	353 02365
Address:		P.O. BOX 128 JOPLIN, MO 64802		
056023003003012000	0.459	RAINEY, JANE E.	$6,690	1920-RES
Address:		3922 S. PENNSYLVANIA JOPLIN, MO 64804		
Legal Description:		JONES: LOT 23	BOOK PAGE	0361 03456
056023003003011000	0.462	RKS DEVELOPMENT, LLC	$2,240	Vacant-RES
Address:				
Legal Description:		JONES: LOT 24	BOOK PAGE	0359 05017
056023003003010000	0.441	CRUMBLISS, CAROLYN J.	$6,420	1920-RES
Address:		1913 W. 10TH ST. JOPLIN, MO 64801		
Legal Description:		PT NW1/4 SW1/4 BEG 656.13' E & 332.4' N SW COR N 100' E 190.6' S 100' W TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	349 03014
056023003003009000	0.261	HUNTER, LORI ANN	$6,640	1900-RES
Address:		318 E. 41ST JOPLIN, MO 64804		
Legal Description:		TR M-19 PT NW1/4 SW1/4 BEG 656.13' E & 228.4' N SW COR N 104' E 208.7' S	BOOK PAGE	351 05812

		104' W 208.7' TO POB EX S 45' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY		
056023003003008000	0.519	ALTMAN, JEFFREY L.	$9,280	1945-RES
Address:		**4016 PENNSYLVANIA JOPLIN, MO 64804**		
Legal Description:		**TR M-18 PT NW1/4 SW1/4 BEG 656.13' E & 112' N SW COR N 116.5' E 208.7' S 116.5' W 208.7' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY**	**BOOK PAGE**	**355 04106**
056023003003007000	0.267	SMITH, ELLA L.	$8,720	1942-RES
Address:		**4030 PENNSYLVANIA AVENUE JOPLIN, MO 64804**		
Legal Description:		**PT M-17 BEG 656.13' E & 15' N SW COR NW1/4 SW1/4 N 97' E 208.7' S 97' W 208.7' TO POB EX W 73.7' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY**	**BOOK PAGE**	**0360 04606**
056023003010003001	0.537	LOCKE, MICHAEL K. & TANIA R.	$34,470	1996-RES
Address:		**P.O. BOX 2004 JOPLIN, MO 64803-2004**		
Legal Description:		**GRIFFIN: LOTS 1-2 & 3**	**BOOK PAGE**	**345 01069**
TOTALS	**14.73 ACRES**		**$397,210 ASSESSED VALUE**	

STREET RIGHT OF WAY TO BE INCLUDED

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD WHICH LIES SOUTH OF A LINE BEGINNING AT THE

NORTHWEST CORNER OF PARCEL #056023003002005000, THENCE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. INCLUDES ALL OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF THIS LINE TO A LINE WHICH BEGINS AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 42ST STREET AND HEARNE'S BOULEVARD, THENCE EAST TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ST STREET AND HEARNE'S BOULEVARD. ALSO INCLUDING THE RIGHT OF WAY OF 39TH STREET WHICH LIES EAST OF THE POINT WHICH 39TH STREET CONNECTS WITH HEARNE'S BOULEVARD TO A LINE WHICH BEGINS AT THE NORTHEAST CORNER OF PARCEL #056023003003002000, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 39TH STREET. ALSO INCLUDES A VACATED STREET WHICH LIES EAST OF PARCELS #056023003002005001AND #056023003002006000, SOUTH OF 37TH STREET AND NORTH OF 39TH STREET. ALSO INCLUDES THE RIGHT OF WAY OF PENNSYLVANIA LYING SOUTH OF 39TH STREET AND NORTH OF 41ST STREET. ALSO INCLUDES THE RIGHT OF WAY OF 41ST STREET LYING EAST OF THE POINT IT CONNECTS WITH HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND PENNSYLVANIA, THENCE SOUTH TO THE SOUTHERN RIGHT OF WAY LINE OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF 41ST STREET AND NORTH OF 42ND STREET. ALSO INCLUDING THE RIGHT OF WAY OF 42ND STREET WHICH LIES EAST OF THE RIGHT OF WAY OF THE POINT IT CONNECTS WITH HEARNE'S BOULEVARD AND AT A NORTH SOUTH LINE BETWEEN THE NORTHEAST CORNER AND THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ND STREET AND VIRGINIA AVENUE.

0560230030110010000	1.000	RAINBOW DEVELOPMENT ONE, LLC.	$7,860-R	1936-RES
Address:		4029 MISSOURI JOPLIN, MO 64804		
Legal Description:		Lot 1,2,3 of Hughes Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	358 09788
056023003011002000	1.080	MOFFAT, CLYDE & ELEANOR	$58,200-C	1986-COM
Address:		P.O. BOX 781 SPRINGDALE, AR 72764		
Legal Description:		East 62' of Lots 18 & 19 and the West 52' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	328 02165
056023003011003000	0.520	SHEPHERD, SCOTT S.	$14.010-R	1945-RES
Address:		4230 VIRGINIA JOPLIN, MO 64804		
Legal Description:		Beginning at the SE Corner of Lot 20 of the Staples & Pabst 2 Subdivision, thence west 150', thence north 153.7, thence east 150', thence south 153.7 to POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	356 02415
056023003011004000	0.180	RKS DEVELOPMENT, LLC	$10,230-R	1967-RES
Address:		202 EAST 32ND JOPLIN, MO 64804		
Legal Description:		The east 150' and the north 53.7' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	362 04583
056023003016001000	0.350	KIENZLE, GARY L. & CARLENE	$16,700-R	1979-RES
Address:		4306 Virginia JOPLIN, MO 64804		
Legal Description:		The north 174' of Lot 29, except the west 115' of the north 174' of Lot 29 of Staples & Pabst 2 Subdivision of Section 23 Township 27 Range 33 of Newton County	BOOK PAGE	314 00269
056023003016002000	0.200	BIBENS, HARRY A. & DEBORAH	$6,010-R	1945-RES
Address:		108 EAST 43RD JOPLIN, MO 64804		
Legal Description:		The WEST 115' OF THE NORTH 174' OF Lot 29 of Staples & Pabst 2 Subdivision of Section 23 Township 27 Range 33 of Newton County	BOOK PAGE	301 00951
0560230030160030000	0.070	GONZALEZ, OSCAR H. & LAURA	$670-R	Vacant-RES
Address:		4301 MAIN JOPLIN, MO 64804		
Legal Description:		North 50' of Lot 30 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	355 00783

056023003016004000	0.210	PERRY MANAGEMENT, LP	$2,070-R	Vacant-RES
Address:		P.O. BOX 514 CARTHAGE, MO 64836		
Legal Description:		East 62' of THE SOUTH 150' OF Lot 30 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	351 06683
			$115,750	
	3.610		ASSESSED	
TOTALS	ACRES		VALUE	

STREET RIGHT OF WAY TO BE INCLUDED

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF A LINE BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND HEARNE'S BOULEVARD THENCE WESTWARD TO THE SOUTHWEST CORNER OF 41ST STREET AND HEARNE'S BOULEVARD, ALL OF THE RIGHT OF WAY LYING SOUTH TO A LINE WHICH BEGINS AT THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 43TH STREET AND HEARNE'S BOULEVARD, THENCE PROCEEDING EASTERLY TO THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 43TH STREET AND HEARNE'S BOULEVARD. ALSO INCLUDING ALL OF THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF 42ND STREET AND NORTH OF 43TH STREET. ALSO INCLUDING THE RIGHT OF WAY OF 43RD STREET LYING EAST OF HEARNE'S BOULEVARD AND WEST OF VIRGINIA AVENUE. ALSO INCLUDING THE RIGHT OF WAY OF 43TH STREET LYING EAST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF VIRGINIA AVENUE AND 44TH STREET, THENCE SOUTH TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF VIRGINIA AVENUE AND 43TH STREET.

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022004011001000	0.280	OX, L.L.C.	$6,750	1902-RES
Address:		1505-A W. 10TH JOPLIN, MO 64801		
Legal Description:		STAPLES & PABST 1: N1/2 LOT 1 EX W 70'	BOOK PAGE	0360 07635

055022004011002000	0.157	LUCAS, DAVID E.	$6,290	1920-RES
Address:		% HARLAN DAVID SMITH- TS2013 STELLA, MO 64867		
Legal Description:		STAPLES & PABST 1: W 70' N1/2 LOT 1	BOOK PAGE	356 03047
055022004011003000	0.413	SOOTER, KEVIN	$13,040	1930-RES
Address:		4115 JOPLIN JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: PT LOTS 2 & 11 BEG NW COR LOT 2 S 143.61' E 161.22' N 46.37' E 34.03' N 97.62' W 195' TO POB	BOOK PAGE	356 05572
055022004011003001	0.604	GARRISON, GEORGE O. & BARBARA	$9,820	1951-RES
Address:		4145 JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABSTS: BEG SW COR LOT 11 N ALG W LOT LN 134.88' E 161' S 37.38' E 34' S 97.50' W 195' TO POB	BOOK PAGE	352 08017
055022004011003002	0.198	AUBREY, BONNIE	$19,820	Vacant-RES
Address:		4107 S. JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST: PT LOT 2 BEG NW COR E 195' S 97.22' W 34.03' S 46.37' W 161.22' N 143.61' TO POB EX BEG 120' E OF NW COR E 75' S 97.62' W 34.03' S 46.37' W 41.22' N 143.58' TO POB ETC.	BOOK PAGE	0360 4170
055022004011003003	0.247	EMBREY, MICHELLE E.	$17,670	2008-RES
Address:		118 W. 41ST JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST BEG NW COR LOT 2 E 1200' TO POB E 75' S 97.62' W 34.03' S 46.37' W 41.22' N 143.58' TO POB	BOOK PAGE	358 02178
055022004011003004	0.198	STERNES, ELIZABETH A.	$5,980	1951-RES
Address:		4105 S. JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST'S: BEG NW COR LOT 2 E 120' S 71.81' W 120' N 71.81' TO POB	BOOK PAGE	360 3905
055022004011004000	0.436	VOLK, RICHARD E. & DIANE M.	$26,210	1972-COM
Address:		4130 HEARNE'S BLVD. JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: S1/2 LOT 12	BOOK PAGE	343 06795
055022004011005000	0.513	BOTTOROFF, JERRY R. & JUDITH ANN	$13,250	1965-COM
Address:		4118 S. MAIN JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: N1/2 LOT 12 & E 34' OF N 97.5' LOT 11 & E 34' OF S 97.5' LOT 2	BOOK PAGE	283 00228

055022004011006000	0.436	WILLIAMS, DAVID S.	$9,310	1900-COM
Address:		4601 HICKORY LANE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: S1/2 LOT 1	BOOK PAGE	0360 4973
			$128,140	
TOTALS	3.482 ACRES		ASSESSED VALUE	

STREET RIGHT OF WAY TO BE INCLUDED

THE RPA WILL INCLUDE THE RIGHT OF WAY OF 41ST STREET LYING WEST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHWEST CORNER OF THE POINT WHERE 41ST STREET CONNECTS WITH JOPLIN AVENUE, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF JOPLIN AVENUE LYING SOUTH OF 41ST STREET AND NORTH OF 42ND STREET. ALSO INCLUDING THE RIGHT OF WAY OF 42ND STREET LYING WEST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ND STREET AND JOPLIN AVENUE, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 42ND STREET. ALSO WILL INCLUDING THE RIGHT OF WAY OF SOUTH JOPLIN AVENUE LYING SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND SOUTH JOPLIN AVENUE, THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF SOUTH JOPLIN AVENUE. ALL OF THE RIGHT OF WAY SOUTH OF SAID LINE TO A LINE BEGINNING AT THE SOUTHWEST CORNER OF 42ND STREET AND SOUTH JOPLIN AVENUE, THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF SOUTH JOPLIN AVENUE.

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022004003005002	0.203	WOLTJER, DONALD D.	$21,350	1993-RES
Legal Description:		FREEMAN GROVE 5 BEG SE COR LOT 508 W 92.47' N 96.41' E 92.43' S 95.73' TO POB	BOOK PAGE	355 04569
055022004003005001	0.206	WOLTJER, DONALD D.	$22,680	1993-RES
Legal Description:		FREEMAN GROVE 5 BEG SW COR LOT 508 N 97.10' E 92.43' S 96.41' W 92.47' TO POB	BOOK PAGE	355 04569

055022004003005000	0.381	WOLTJER, DONALD D.	$44,370	1993-RES
Legal Description:		FREEMAN GROVE 5 (UNRECORDED) BEG NE COR LOT 495 S 89.73' W 184.87' N 91.09' E 184.82' TO POB	BOOK PAGE	355 04569
Address:		PO BOX 20 NEOSHO, MO 64850		
055022004003004000	0.814	RKS DEVELOPMENT III, LLC	$10,680	1950-RES
Legal Description:		M-14 PT NE1/4 SE1/4 BEING LOTS 494-497-506 & 509 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	285 00399
055022004003007000	0.425	RKS DEVELOPMENT, LLC	$16,800	1950-COM
Legal Description:		M-10 PT NE1/4 SE1/4 BEG 30' W & 400.6' SSE COR W 185' ETC A/K/A LOTS 464 & 473 FREEMAN GROVE 5 UNRECORDED ETC OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04585
055022004003008000	0.510	RKS DEVELOPMENT, LLC	$3,550	Vacant-RES
Legal Description:		LOTS 454 & 463	BOOK PAGE	0362 04585
055022004003009000	0.212	RKS DEVELOPMENT , LLC	$1,480	1928-RES
Legal Description:		FREEMAN GROVE 5: LOT 453, 444 & 445	BOOK PAGE	0362 04585
055022004003002000	2.700	RKS DEVELOPMENT, LLC	$3,410	Vacant-RES
Legal Description:		PT NE & SE1/4 BEING LOTS 432-433-436-437-440- 443-446-452-455-462 465-472-475-482 & 485 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04582
055022004005002000	17.770	RKS DEVELOPMENT, LLC	$8,280	Vacant-RES
Legal Description:		FREEMAN GROVE 5: LOTS 388-389-390-391-392-393 394-398-399-400-401-402-403-404-416-417-418-419-420 - 441-442-447-448-449-450-451-456-457-458-459-460-461-466-467-468-469-470-471-476-455-478-479-480-481-487-488-489-490- 491-492-493 & PT LOTS 486-498-499	BOOK PAGE	0362 04582
055022001033001000	1.510	RKS DEVELOPMENT, LLC	$1,290	Vacant-RES
Legal Description:		FREEMAN GROVE 4: LOT A-425 LY E OF ST	BOOK PAGE	0362 04582
055022004003001000	0.425	RKS DEVELOPMENT, LLC	$13,640	1940-RES
Legal Description:		N1/2 M-8 PT NE1/4 SE1/4 BEING LOTS 431 & 434 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04780
055022004001001000	1.700	RKS DEVELOPMENT LLC	$4,100	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOTS 422-423-424-426-427 & 428 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04582

055022004002002000	0.448	RKS DEVELOPMENT, LLC	$1,960	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOTS 429 & 430 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04582
Address:		202 E. 32ND JOPLIN, MO 64804		
055022004003006000	0.344	RENT JOPLIN.COM LLC	$9,310	1929-RES
Address:		530 S. VIRGINIA JOPLIN, MO 64801		
Legal Description:		PT NE1/4 SE1/4 LOTS 474-483 & 484 EX W 85' FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	354 06256
055022004003006001	0.146	LANDIS, ROBERT C. & BARBARA R.	$24,340	1952-RES
Address:		2820 IRON GATES ROAD JOPLIN, MO 64804		
Legal Description:		WITMERS 1: PT LOT 4 BEG 115' W NE COR W 80' S 135' E 80' N 135' TO POB	BOOK PAGE	0359 2434
055022004003006002	0.146	CARDEN, MAX & INA	$21,300	1992-RES
Address:		1615 W. ASH ROGERS, AR 72758		
Legal Description:		FREEMAN GROVE 5: W 85' LOT 484 & W 85' S1/2 LOT 483	BOOK PAGE	355 01690
055022004003009001	0.212	POTTER, JAMES L.	$1,480	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOT 439 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	351 12099
055022004003010000	0.425	POTTER, JAMES L.	$10,330	1940-RES
Legal Description:		S1/2 M-8 PT NE1/4 SE1/4 LOTS 435 & 438 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	351 12099
Address:		3806 S. MAIN JOPLIN, MO 64804		
TOTALS	**28.577 ACRES**		**$220.350 ASSESSED VALUE**	

STREET RIGHT OF WAY TO BE INCLUDED

THE RPA WILL INCLUDE THE RIGHT OF WAY OF JOPLIN AVENUE LYING SOUTH OF 36TH STREET AND NORTH OF 41ST STREET. ALSO WILL INCLUDE THE RIGHT OF WAY OF 37TH AND 38TH STREET LYING WEST OF HEARNE'S BOULEVARD AND EAST OF JOPLIN AVENUE. ALSO INCLUDES ANY PORTION OF 38TH STREET WHICH HAS BEEN VACATED. ALSO INCLUDING THE RIGHT OF WAY OF SOUTH JOPLIN AVENUE LYING SOUTH OF 36TH STREET AND NORTH OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF 39TH STREET LYING WEST OF HEARNE'S BOULEVARD AND NORTH OF 41ST STREET. ALSO INCLUDES ALL ALLEYS WITHIN THE RPA SHOWN ON THE ABOVE MAP, VACATED OR OTHERWISE. ALSO INCLUDES THE VACATED PORTIONS OF PEARL AVENUE AND OAKRIDGE AVENUE SHOWN ON THE ABOVE MAP.

EXHIBIT B

LEGAL DESCRIPTION OF REDEVELOPMENT PROJECT AREAS

Legal Description of Redevelopment Project 1

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022001001004000	0.260	GOODSON, ROBERT & DONNA 3227 MAIN JOPLIN, MO 64804	$17,120	1945-RES
Address:				
Legal Description:		FREEMAN GROVE 1 & 6: LOTS 8-9-10 & 11 EX W 50'	BOOK PAGE	324 02670
056023002001022000	0.325	COLE, MICHAEL B. & DONNA I. 6895 Beef Branch Road Joplin, MO 64804	$6,790	1945-RES
Address:				
Legal Description:		COLLINS: N 102' LOT 10	BOOK PAGE	342 02769
056023002001023000	0.325	LEWIS, BERT G. 3235 S MAIN JOPLIN, MO 64804	$9,540	1945-RES
Address:				
Legal Description:		COLLINS: PT LOT 10 BEG 102' S NW COR E 139' S 102' W 139' N 102' TO POB	BOOK PAGE	354 01958
056023002001024000	0.326	LEGALLY BLONDE INVESTMENTS, LLC P. O. BOX 249 SAGINAW, MO 64864	$7,410	1945-RES
Address:				
Legal Description:		COLLINS: S1/3 LOT 10	BOOK PAGE	0360 01057
056023002001025000	0.488	LOYD, KEVIN G. 129 E. 33RD JOPLIN, MO 64804	$9,780	1945-RES
Address:				
Legal Description:		COLLINS: W1/2 LOT 11	BOOK PAGE	353 08014
056023002001026000	0.489	O'DELL, DION P. 133 E. 33RD JOPLIN, MO 64804	$10,370	1945-RES
Address:				
Legal Description:		COLLINS: E1/2 LOT 11	BOOK PAGE	0359 1864
056023002002021000	0.234	JUDD, MARK A. 132 E. 33RD JOPLIN, MO 64804	$4,670	??-RES
Address:				
Legal Description:		COLLINS: E 59' OF N 150' LOT 20 & W 9' OF N 150' LOT 21	BOOK PAGE	350 09332
056023002002022000	0.253	DEWEESE, CRYSTAL R. 120 E. 33RD JOPLIN, MO 64804	$17,590	1950-RES
Address:				
Legal Description:		COLLINS: N 138' OF W 80' LOT 20	BOOK PAGE	356 04629

056023002002023000	0.882	HECKMASTER, STEVE & DIANA & STEVEN SMITH 2607 WISCONSIN AVENUE	$28,100	??-COM
Address:		Joplin, MO 64804		
Legal Description:		COLLINS: LOT 19	BOOK PAGE	0360 03991
056023002002024000	0.253	DENNIS, JEFFREY SCOTT & D'ANN	$13,850	1956-RES
Address:		101 POINDEXTER PINEVILLE, MO 64856		
Legal Description:		COLLINS: W 80' LOT 20 EX N 138'	BOOK PAGE	0362 05661
056023002002025000	0.172	FISHER, LINDSEY	$11,140	??-RES
Address:		121 PLAZA DRIVE JOPLIN, MO 64804		
Legal Description:		COLLINS: E 59' LOT 20 EX N 150' & EX S 30'	BOOK PAGE	0361 08484
056023002005008000	0.333	DOKE, LAVONNE LEEANNE	$16,600	1970-RES
Address:		P.O. BOX 1137 JOPLIN, MO 64802-1137		
Legal Description:		PARK PLAZA 1: LOT 3	BOOK PAGE	346 02905
056023002005009000	0.666	RUARK, DENNIS L. & MARY JANE	$36,420	1976-RES
Address:		3506 SILVER CREEK ROAD JOPLIN, MO 64804-5348		
Legal Description:		PARK PLAZA 1: LOTS 1 & 2	BOOK PAGE	300 01198
056023002005010000	0.563	JOPLIN CITY	$0	1971-EXEMPT
Address:		602 S. MAIN JOPLIN, MO 64804		
Legal Description:		PARK PLAZA 1: LOT 22 EX E 32' & ALL LOTS 23 & 24	BOOK PAGE	358 01024
056023002005011000	0.220	GILSTRAP, DOROTHY J.	$9,750	1964-RES
Address:		9386 ELM DRIVE JOPLIN, MO 64804		
Legal Description:		PARK PLAZA 1: W 33.7' LOT 21 & E 32' LOT 22	BOOK PAGE	0361 07849
TOTAL PROJECT 1	**5.789 Acres**		**$199,130 Assessed Value**	

STREET RIGHT OF WAY TO BE INCLUDED.

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF PARCEL # 056023002001024000, BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL, PROCEEDING DUE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD, THENCE PROCEEDING SOUTH ALONG THE WESTERN RIGHT OF WAY OF HEARNE'S BOULEVARD TO THE NORTHWEST CORNER OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD AND 34TH STREET. ALSO INCLUDING THE RIGHT OF WAY OF MAIN STREET THAT LIES SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF PARCEL # 056023002002022000, THENCE PROCEEDING WEST TO THE WESTERN RIGHT OF WAY OF MAIN STREET. INCLUDES ALL OF THE RIGHT OF WAY OF MAIN STREET SOUTH OF THAT LINE TO A 90 DEGREE CURVE IN THE STREET AT TO THE POINT THE STREET BECOMES PLAZA DRIVE. ALSO INCLUDING THE RIGHT OF WAY OF PLAZA DRIVE BEGINNING AT THE SOUTHWEST CORNER OF PARCEL #056023002001026000, THENCE PROCEEDING SOUTH TO THE SOUTHERN RIGHT OF WAY OF PLAZA DRIVE. INCLUDES ALL OF PLAZA DRIVE FROM THAT POINT TO THE 90 DEGREE CURVE AT THE POINT WHERE THE STREET BECOMES MAIN STREET.

Legal Description of Redevelopment Project 2

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
056023002006001000	0.305	WOOD, WILLIAM K. 326 E. 34TH JOPLIN, MO 64804	$13,430	1974-RES
Address:				
Legal Description:		MODOC ACRES: LOT 26 EX W 140' & N 10'	BOOK PAGE	338 04078
056023002006002000	0.305	WILSON, PHYLLIS K. 318 E. 34TH JOPLIN, MO 64804	$13,240	??-RES
ADDRESS:				
Legal Description:		MODOC ACRES: E 70' OF W 140' LOT 26	BOOK PAGE	338 03974
056023002006003000	0.305	CLAFLIN, JOHN 314 E. 34TH JOPLIN, MO 64804	$13,530	??-RES
Address:				
Legal Description:		MODOC ACRES: W 70' LOT 26 EX N 10'	BOOK PAGE	358 02558
056023002006004000	0.393	NASH, KENNETH W. & ARLENE 310 E. 34TH JOPLIN, MO 64804	$16,300	??-RES
Address:				
Legal Description:		MODOC ACRES: E 90' LOT 25	BOOK PAGE	291 00074
056023002006005000	0.480	ERMAN, ROBERT MICHAEL 302 E. 34TH JOPLIN, MO 64804	$18,940	??-RES
Address:				
Legal Description:		MODOC ACRES: W 110' LOT 25	BOOK PAGE	0360 6257
056023002006006000	2.400	RKS DEVELOPMENT, LLC	$85,470	Vacant-COM
Legal Description:		MODOC ACRES: LOTS 6 & 7 EX N 10' & S 150' OF N 160' OF E 50' LOT 5	BOOK PAGE	0361 06840
056023002006007000	2.390	RKS DEVELOPMENT, LLC	$91,170	Vacant-COM
Legal Description:		MODOC ACRES: E 260' LOTS 8-9-10 & 11	BOOK PAGE	0361 07848
056023002007012001	7.800	RKS DEVELOPMENT	$9,840	Vacant-RES
		MODOC ACRES: LOTS 15-16-17-18-31-32-33-34-35-36- 37 & 38 EX N 300' LOTS 31-32-33 & 34 ETC	BOOK PAGE	0362 07379
Legal Description:				
Address:		202 E. 32ND JOPLIN, MO 64804		
056023002006008000	1.200	RKS DEVELOPMENT, LLC & DANIEL ALLGE 202 E. 32ND JOPLIN, MO 64804	$5.890	Vacant-COM
Address:				
Legal Description:		MODOC ACRES: LOTS 12 & 13 EX W 140'	BOOK PAGE	0361 08862

056023002006009000	1.300	DOSS, CLYDE E. JR & ANNA 3529 VIRGINIA	$10,570	1940-RES
Address:		JOPLIN, MO 64801		
Legal Description:		MODOC ACRES: LOT 20	BOOK PAGE	0181 0441
056023002006010000	1.800	LUNDSTRUM, BOB	$3,690	Vacant-AGR
Legal Description:		MODOC ACRES: W 200' LOTS 21-22-23 & 24	BOOK PAGE	0362 01710
056023002006011000	2.900	LUNDSTRUM, BOB	$4,790	Vacant-AGR
Legal Description:		MODOC ACRES: LOT 19 & E 210' LOTS 21-22 23 & 24	BOOK PAGE	245 00467
Address:		711 E. 33RD JOPLIN, MO 64804		
NO PARCEL #	1.500	Missouri Department of Transportation P.O. 868	$0	Vacant-EXEMPT
Address:		Springfield, Mo 65801		
Legal Description:		An estimated 1.5 Acres lying south of 36th Street, east of Virginia Avenue, west of main and north of Newton County Parcel # 056023003002005000 and 056023003002005001 in Section 23 Township 27 Range 33 of Newton County, except that part used for right of way for Main Street and 36th Street.	BOOK PAGE	NA
056023003002005000	1.110	RKS DEVELOPMENT, LLC	$5,850	Vacant-COM
Legal Description:		PT NW1/4 SW1/4 BEG 246.21' E NW COR E 409.92' S 208.71' W 409.92' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB S 14* E 92.55' W 169.90' W 90' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	BOOK PAGE	0362 02326
056023003002006001	0.422	RKS DEVELOPMENT, LLC	$31,230	Vacant-COM
Legal Description:		PT NW1/4 SW1/4 BEG 208.71' S & 171.29' E NW SEC COR E 100' S 183.71' W 100' N 183.71' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	BOOK PAGE	0362 02327
056023003002006002	0.548	RKS DEVELOPMENT, LLC	$2,770	Vacant-COM
Legal Description:		W 129.83' OF: BEG 208.71' S & 271.29' E NW COR SW1/4 S 183.71' E 329.83' N 183. 71' W 329.83' TO POB	BOOK PAGE	0362 02327
Address:		202 E. 32ND JOPLIN, MO 64804		
PT OF 056023003002005001	0.332	WHITE, KEITH V.	$9,280	1940-RES
Legal Description		BEG 517.15' E & S 14* E 122.08' NW COR NW1/4 SW1/4 S 14* E 92.55' W 169.90' N 90' E 146.17' TO POB & EASEMENT OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY LYING WEST OF VIRGINIA AVENUE.	BOOK PAGE	0347 04478

056023003002005002	0.601	WHITE, KEITH V. & DEBBIE A.	$3,105	Vacant-RES
		PT NW1/4 SW1/4 BEG 402.29' E OF NW COR E 253.84' S 208.71' W 253.84' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB ETC OF		
Legal Description:		SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	BOOK PAGE	355 06307
Address:		3706 VIRGINIA AVENUE JOPLIN, MO 64804		
056023003002006000	0.843	RDE, LLC	$35,230	1993-RES
Address:		817 MAIDEN LANE JOPLIN, MO 64801		
		PT NW1/4 SW1/4 BEG 208.71' S & 271.29' E NW COR SW1/4 W 183.71' E 329.83' N 183.71' W 329.83' TO POB EX W 129.83' OF SECTION 23 TOWNSHIP	BOOK	0362
Legal Description		27 RANGE 33 OF NEWTON COUNTY	PAGE	3730
TOTAL	**27.48**		**$377,095**	

STREET RIGHT OF WAY TO BE INCLUDED IN RPA

RPA WILL INCLUDE THAT PART OF HEARNE'S BOULEVARD LYING SOUTH OF A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF 34TH STREET AND HEARNE'S BOULEVARD, THENCE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. INCLUDES ALL OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD SOUTH OF THIS LINE TO A LINE, WHICH BEGINS AT THE NORTHWEST CORNER OF PARCEL #056023003002005000, THENCE PROCEEDING WESTERLY TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. ALSO INCLUDING THE RIGHT OF WAY OF 34TH STREET BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF 34TH STREET AND HEARNE'S BOULEVARD, THENCE SOUTH TO THE SOUTHERN RIGHT OF WAY OF 34TH STREET. INCLUDES ALL OF THE RIGHT OF WAY OF 34TH STREET LYING EAST OF THIS LINE TO A LINE BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF KENTUCKY AVENUE AND 34TH STREET, THENCE NORTH TO THE NORTH RIGHT OF WAY LINE OF 34TH STREET. ALSO INCLUDES ALL OF KENTUCKY STREET LYING SOUTH OF 34TH STREET TO A POINT WHERE KENTUCKY CONNECTS WITH 36TH STREET. ALSO INCLUDES ALL OF 36TH STREET LYING EAST OF HEARNE'S BOULEVARD TO A POINT WHERE 36TH STREET CONNECTS WITH KENTUCKY AVENUE. ALSO INCLUDES THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF WHERE IT CONNECTS WITH 36TH AND KENTUCKY STREET TO THE POINT IT CONNECTS WITH 37TH STREET. ALSO INCLUDING ALL OF 37TH STREET LYING EAST OF THE POINT IT CONNECTS WITH VIRGINIA AVENUE TO A POINT WHERE IT CONNECTS WITH KENTUCKY AVENUE.

Legal Description of Redevelopment Project 3

PARCEL NUMBER	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
056023003003002000	2.900	MARCULES, BART AUGUSTIN TRUST	$322,750	Apt-RES
Address:		988 E. CEMETERY ROAD GRANBY, MO 64844		
Legal Description:		PT NW1/4 SW1/4 BEG 170' E & 612.56' N SW COR N 257.20' E 486.13' S 257.20' W 486.13' TO P	BOOK PAGE	0362 05967
056023003003003000	0.600	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	EXEMPT
Legal Description:		SCHOOL PROPERTY-BEG 492.56' N & 170' E SW COR NW1/4 SW1/4 N 120' E 223' S 120' W 223' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	352 12512
056023003003004000	0.529	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	EXEMPT
Legal Description:		SCHOOL PROPERTY-BEG SW COR M-15 E 176.47' N 127.61' W 180' S 125.56' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	352 14889
056023003003004002	0.248	JOPLIN R-VIII SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-BEG 140' S & 180' E NW COR M-15 S 127.61' E 85' N 127.61' W 85' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	353 00708
056023003003005000	5.400	JOPLIN R-8 SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-W 73.7' OF S 97' OF: BEG 656.13' E & 15' N SW COR NW1/4 SW1/4 N 97' E 73.7' S 97' TO 15' N OF S LN W 73.7' TO POB & W 656.13' OF S 347' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	350 09703
056023003010001000	1.300	SCHOOL DISTRICT 42	$0	EXEMPT
Legal Description:		SCHOOL-LOTS 5 & 6 STAPLES & PABST 2 & BEG NE COR LOT 5 E 130' W 130' N 205' TO POB	BOOK PAGE	240 00566
056023003010002000	0.386	JOPLIN R-8 SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-PT LOT 7 STAPLES & PABST 2	BOOK PAGE	324 02870
056023003010003000	0.416	JOPLIN R-VIII SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-LOT 8 EX E 114' STAPLES & PABSTS 2	BOOK PAGE	353 02365
Address:		P.O. BOX 128 JOPLIN, MO 64802		
056023003003012000	0.459	RAINEY, JANE E.	$6,690	1920-RES
Address:		3922 S. PENNSYLVANIA JOPLIN, MO 64804		
Legal Description:		JONES: LOT 23	BOOK PAGE	0361 03456

056023003003011000	0.462	RKS DEVELOPMENT, LLC	$2,240	Vacant-RES
Address:				
Legal Description:		JONES: LOT 24	BOOK 0359 PAGE 05017	
056023003003010000	0.441	CRUMBLISS, CAROLYN J.	$6,420	1920-RES
Address:		1913 W. 10TH ST. JOPLIN, MO 64801		
Legal Description:		PT NW1/4 SW1/4 BEG 656.13' E & 332.4' N SW COR N 100' E 190.6' S 100' W TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK 349 PAGE 03014	
056023003003009000	0.261	HUNTER, LORI ANN	$6,640	1900-RES
Address:		318 E. 41ST JOPLIN, MO 64804		
Legal Description:		TR M-19 PT NW1/4 SW1/4 BEG 656.13' E & 228.4' N SW COR N 104' E 208.7' S 104' W 208.7' TO POB EX S 45' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK 351 PAGE 05812	
056023003003008000	0.519	ALTMAN, JEFFREY L.	$9,280	1945-RES
Address:		4016 PENNSYLVANIA JOPLIN, MO 64804		
Legal Description:		TR M-18 PT NW1/4 SW1/4 BEG 656.13' E & 112' N SW COR N 116.5' E 208.7' S 116.5' W 208.7' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK 355 PAGE 04106	
056023003003007000	0.267	SMITH, ELLA L.	$8,720	1942-RES
Address:		4030 PENNSYLVANIA AVENUE JOPLIN, MO 64804		
Legal Description:		PT M-17 BEG 656.13' E & 15' N SW COR NW1/4 SW1/4 N 97' E 208.7' S 97' W 208.7' TO POB EX W 73.7' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK 0360 PAGE 04606	
056023003010003001	0.537	LOCKE, MICHAEL K. & TANIA R.	$34,470	1996-RES
Address:		P.O. BOX 2004 JOPLIN, MO 64803-2004		
Legal Description:		GRIFFIN: LOTS 1-2 & 3	BOOK 345 PAGE 01069	
			$397,210	
TOTALS	14.73 ACRES		ASSESSED VALUE	

STREET RIGHT OF WAY TO BE INCLUDED

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD WHICH LIES SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF PARCEL #056023003002005000, THENCE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. INCLUDES ALL OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF THIS LINE TO A LINE WHICH BEGINS AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 42ST STREET AND HEARNE'S BOULEVARD, THENCE EAST TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ST STREET AND HEARNE'S BOULEVARD. ALSO INCLUDING THE RIGHT OF WAY OF 39TH STREET WHICH LIES EAST OF THE POINT WHICH 39TH STREET CONNECTS WITH HEARNE'S BOULEVARD TO A LINE WHICH BEGINS AT THE NORTHEAST CORNER OF PARCEL #056023003003002000, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 39TH STREET. ALSO INCLUDES A VACATED STREET WHICH LIES EAST OF PARCELS #056023003002005001AND #056023003002006000, SOUTH OF 37TH

STREET AND NORTH OF 39TH STREET. ALSO INCLUDES THE RIGHT OF WAY OF PENNSYLVANIA LYING SOUTH OF 39TH STREET AND NORTH OF 41ST STREET. ALSO INCLUDES THE RIGHT OF WAY OF 41ST STREET LYING EAST OF THE POINT IT CONNECTS WITH HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND PENNSYLVANIA, THENCE SOUTH TO THE SOUTHERN RIGHT OF WAY LINE OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF 41ST STREET AND NORTH OF 42ND STREET. ALSO INCLUDING THE RIGHT OF WAY OF 42ND STREET WHICH LIES EAST OF THE RIGHT OF WAY OF THE POINT IT CONNECTS WITH HEARNE'S BOULEVARD AND AT A NORTH SOUTH LINE BETWEEN THE NORTHEAST CORNER AND THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ND STREET AND VIRGINIA AVENUE.

Legal Description of Redevelopment Project 4

0560230030110010000	1.000	RAINBOW DEVELOPMENT ONE, LLC.	$7,860-R	1936-RES
Address:		4029 MISSOURI JOPLIN, MO 64804		
Legal Description:		Lot 1,2,3 of Hughes Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	358 09788
056023003011002000	1.080	MOFFAT, CLYDE & ELEANOR	$58,200-C	1986-COM
Address:		P.O. BOX 781 SPRINGDALE, AR 72764		
Legal Description:		East 62' of Lots 18 & 19 and the West 52' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	328 02165
056023003011003000	0.520	SHEPHERD, SCOTT S.	$14.010-R	1945-RES
Address:		4230 VIRGINIA JOPLIN, MO 64804		
Legal Description:		Beginning at the SE Corner of Lot 20 of the Staples & Pabst 2 Subdivision, thence west 150', thence north 153.7, thence east 150', thence south 153.7 to POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	356 02415
056023003011004000	0.180	RKS DEVELOPMENT, LLC	$10,230-R	1967-RES
Address:		202 EAST 32ND JOPLIN, MO 64804		
Legal Description:		The east 150' and the north 53.7' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	362 04583
056023003016001000	0.350	KIENZLE, GARY L. & CARLENE	$16,700-R	1979-RES
Address:		4306 Virginia JOPLIN, MO 64804		
Legal Description:		The north 174' of Lot 29, except the west 115' of the north 174' of Lot 29 of Staples & Pabst 2 Subdivision of Section 23 Township 27 Range 33 of Newton County	BOOK PAGE	314 00269
056023003016002000	0.200	BIBENS, HARRY A. & DEBORAH	$6,010-R	1945-RES
Address:		108 EAST 43RD JOPLIN, MO 64804		
Legal Description:		The WEST 115' OF THE NORTH 174' OF Lot 29 of Staples & Pabst 2 Subdivision of Section 23 Township 27 Range 33 of Newton County	BOOK PAGE	301 00951
0560230030160030000	0.070	GONZALEZ, OSCAR H. & LAURA	$670-R	Vacant-RES
Address:		4301 MAIN JOPLIN, MO 64804		
Legal Description:		North 50' of Lot 30 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	355 00783

056023003016004000	0.210	PERRY MANAGEMENT, LP	$2,070-R	Vacant-RES
Address:		P.O. BOX 514 CARTHAGE, MO 64836		
Legal Description:		East 62' of THE SOUTH 150' OF Lot 30 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	351 06683
			$115,750	
	3.610		ASSESSED	
TOTALS	ACRES		VALUE	

STREET RIGHT OF WAY TO BE INCLUDED

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF A LINE BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND HEARNE'S BOULEVARD THENCE WESTWARD TO THE SOUTHWEST CORNER OF 41ST STREET AND HEARNE'S BOULEVARD, ALL OF THE RIGHT OF WAY LYING SOUTH TO A LINE WHICH BEGINS AT THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 43TH STREET AND HEARNE'S BOULEVARD, THENCE PROCEEDING EASTERLY TO THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 43TH STREET AND HEARNE'S BOULEVARD. ALSO INCLUDING ALL OF THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF 42ND STREET AND NORTH OF 43TH STREET. ALSO INCLUDING THE RIGHT OF WAY OF 43RD STREET LYING EAST OF HEARNE'S BOULEVARD AND WEST OF VIRGINIA AVENUE. ALSO INCLUDING THE RIGHT OF WAY OF 43TH STREET LYING EAST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF VIRGINIA AVENUE AND 44TH STREET, THENCE SOUTH TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF VIRGINIA AVENUE AND 43TH STREET.

Legal Description of Redevelopment Project 5

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022004011001000	0.280	OX, L.L.C.	$6,750	1902-RES
Address:		1505-A W. 10TH JOPLIN, MO 64801		
Legal Description:		STAPLES & PABST 1: N1/2 LOT 1 EX W 70'	BOOK PAGE	0360 07635
055022004011002000	0.157	LUCAS, DAVID E.	$6,290	1920-RES
Address:		% HARLAN DAVID SMITH- TS2013 STELLA, MO 64867		
Legal Description:		STAPLES & PABST 1: W 70' N1/2 LOT 1	BOOK PAGE	356 03047
055022004011003000	0.413	SOOTER, KEVIN	$13,040	1930-RES
Address:		4115 JOPLIN JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: PT LOTS 2 & 11 BEG NW COR LOT 2 S 143.61' E 161.22' N 46.37' E 34.03' N 97.62' W 195' TO POB	BOOK PAGE	356 05572
055022004011003001	0.604	GARRISON, GEORGE O. & BARBARA	$9,820	1951-RES
Address:		4145 JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABSTS: BEG SW COR LOT 11 N ALG W LOT LN 134.88' E 161' S 37.38' E 34' S 97.50' W 195' TO POB	BOOK PAGE	352 08017
055022004011003002	0.198	AUBREY, BONNIE	$19,820	Vacant-RES
Address:		4107 S. JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST: PT LOT 2 BEG NW COR E 195' S 97.22' W 34.03' S 46.37' W 161.22' N 143.61' TO POB EX BEG 120' E OF NW COR E 75' S 97.62' W 34.03' S 46.37' W 41.22' N 143.58' TO POB ETC.	BOOK PAGE	0360 4170
055022004011003003	0.247	EMBREY, MICHELLE E.	$17,670	2008-RES
Address:		118 W. 41ST JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST BEG NW COR LOT 2 E 1200' TO POB E 75' S 97.62' W 34.03' S 46.37' W 41.22' N 143.58' TO POB	BOOK PAGE	358 02178
055022004011003004	0.198	STERNES, ELIZABETH A.	$5,980	1951-RES
Address:		4105 S. JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST'S: BEG NW COR LOT 2 E 120' S 71.81' W 120' N 71.81' TO POB	BOOK PAGE	360 3905
055022004011004000	0.436	VOLK, RICHARD E. & DIANE M.	$26,210	1972-COM
Address:		4130 HEARNE'S BLVD. JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: S1/2 LOT 12	BOOK PAGE	343 06795

055022004011005000	0.513	BOTTOROFF, JERRY R. & JUDITH ANN	$13,250	1965-COM
Address:		4118 S. MAIN JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: N1/2 LOT 12 & E 34' OF N 97.5' LOT 11 & E 34' OF S 97.5' LOT 2	BOOK PAGE	283 00228
055022004011006000	0.436	WILLIAMS, DAVID S.	$9,310	1900-COM
Address:		4601 HICKORY LANE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: S1/2 LOT 1	BOOK PAGE	0360 4973
TOTALS	**3.482 ACRES**		**$128,140 ASSESSED VALUE**	

STREET RIGHT OF WAY TO BE INCLUDED

THE RPA WILL INCLUDE THE RIGHT OF WAY OF 41ST STREET LYING WEST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHWEST CORNER OF THE POINT WHERE 41ST STREET CONNECTS WITH JOPLIN AVENUE, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF JOPLIN AVENUE LYING SOUTH OF 41ST STREET AND NORTH OF 42ND STREET. ALSO INCLUDING THE RIGHT OF WAY OF 42ND STREET LYING WEST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ND STREET AND JOPLIN AVENUE, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 42ND STREET. ALSO WILL INCLUDING THE RIGHT OF WAY OF SOUTH JOPLIN AVENUE LYING SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND SOUTH JOPLIN AVENUE, THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF SOUTH JOPLIN AVENUE. ALL OF THE RIGHT OF WAY SOUTH OF SAID LINE TO A LINE BEGINNING AT THE SOUTHWEST CORNER OF 42ND STREET AND SOUTH JOPLIN AVENUE, THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF SOUTH JOPLIN AVENUE.

Legal Description of Redevelopment Project 6

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022004003005002	0.203	WOLTJER, DONALD D.	$21,350	1993-RES
Legal Description:		FREEMAN GROVE 5 BEG SE COR LOT 508 W 92.47' N 96.41' E 92.43' S 95.73' TO POB	BOOK 355 PAGE 04569	
055022004003005001	0.206	WOLTJER, DONALD D.	$22,680	1993-RES
Legal Description:		FREEMAN GROVE 5 BEG SW COR LOT 508 N 97.10' E 92.43' S 96.41' W 92.47' TO POB	BOOK 355 PAGE 04569	
055022004003005000	0.381	WOLTJER, DONALD D.	$44,370	1993-RES
Legal Description:		FREEMAN GROVE 5 (UNRECORDED) BEG NE COR LOT 495 S 89.73' W 184.87' N 91.09' E 184.82' TO POB	BOOK 355 PAGE 04569	
Address:		PO BOX 20 NEOSHO, MO 64850		
055022004003004000	0.814	RKS DEVELOPMENT III, LLC	$10,680	1950-RES
Legal Description:		M-14 PT NE1/4 SE1/4 BEING LOTS 494-497-506 & 509 FREEMAN GROVE 5 UNRECORDED	BOOK 285 PAGE 00399	
055022004003007000	0.425	RKS DEVELOPMENT, LLC	$16,800	1950-COM
Legal Description:		M-10 PT NE1/4 SE1/4 BEG 30' W & 400.6' SSE COR W 185' ETC A/K/A LOTS 464 & 473 FREEMAN GROVE 5 UNRECORDED ETC OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK 0362 PAGE 04585	
055022004003008000	0.510	RKS DEVELOPMENT, LLC	$3,550	Vacant-RES
Legal Description:		LOTS 454 & 463	BOOK 0362 PAGE 04585	
055022004003009000	0.212	RKS DEVELOPMENT , LLC	$1,480	1928-RES
Legal Description:		FREEMAN GROVE 5: LOT 453, 444 & 445	BOOK 0362 PAGE 04585	
055022004003002000	2.700	RKS DEVELOPMENT, LLC	$3,410	Vacant-RES
Legal Description:		PT NE & SE1/4 BEING LOTS 432-433-436-437-440- 443-446-452-455-462 465-472-475-482 & 485 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK 0362 PAGE 04582	
055022004005002000	17.770	RKS DEVELOPMENT, LLC	$8,280	Vacant-RES
Legal Description:		FREEMAN GROVE 5: LOTS 388-389-390-391-392-393 394-398-399-400-401-402-403-404-416-417-418-419-420 - 441-442-447-448-449-450-451-456-457-458-459-460-461-466-467-468-469-470-471-476-455-478-479-480-481-487-488-489-490- 491-492-493 & PT LOTS 486-498-499	BOOK 0362 PAGE 04582	

055022001033001000	1.510	RKS DEVELOPMENT, LLC	$1,290	Vacant-RES
Legal Description:		FREEMAN GROVE 4: LOT A-425 LY E OF ST	BOOK PAGE	0362 04582
055022004003001000	0.425	RKS DEVELOPMENT, LLC	$13,640	1940-RES
Legal Description:		N1/2 M-8 PT NE1/4 SE1/4 BEING LOTS 431 & 434 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04780
055022004001001000	1.700	RKS DEVELOPMENT LLC	$4,100	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOTS 422-423-424-426-427 & 428 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04582
055022004002002000	0.448	RKS DEVELOPMENT, LLC	$1,960	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOTS 429 & 430 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04582
Address:		202 E. 32ND JOPLIN, MO 64804		
055022004003006000	0.344	RENT JOPLIN.COM LLC	$9,310	1929-RES
Address:		530 S. VIRGINIA JOPLIN, MO 64801		
Legal Description:		PT NE1/4 SE1/4 LOTS 474-483 & 484 EX W 85' FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	354 06256
055022004003006001	0.146	LANDIS, ROBERT C. & BARBARA R.	$24,340	1952-RES
Address:		2820 IRON GATES ROAD JOPLIN, MO 64804		
Legal Description:		WITMERS 1: PT LOT 4 BEG 115' W NE COR W 80' S 135' E 80' N 135' TO POB	BOOK PAGE	0359 2434
055022004003006002	0.146	CARDEN, MAX & INA	$21,300	1992-RES
Address:		1615 W. ASH ROGERS, AR 72758		
Legal Description:		FREEMAN GROVE 5: W 85' LOT 484 & W 85' S1/2 LOT 483	BOOK PAGE	355 01690
055022004003009001	0.212	POTTER, JAMES L.	$1,480	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOT 439 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	351 12099
055022004003010000	0.425	POTTER, JAMES L.	$10,330	1940-RES
Legal Description:		S1/2 M-8 PT NE1/4 SE1/4 LOTS 435 & 438 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	351 12099
Address:		3806 S. MAIN JOPLIN, MO 64804		
TOTALS	**28.577 ACRES**		**$220.350 ASSESSED VALUE**	

STREET RIGHT OF WAY TO BE INCLUDED

THE RPA WILL INCLUDE THE RIGHT OF WAY OF JOPLIN AVENUE LYING SOUTH OF 36TH STREET AND NORTH OF 41ST STREET. ALSO WILL INCLUDE THE RIGHT OF WAY OF 37TH AND 38TH STREET LYING WEST OF HEARNE'S BOULEVARD AND EAST OF JOPLIN AVENUE. ALSO INCLUDES ANY PORTION OF 38TH STREET WHICH HAS BEEN VACATED. ALSO INCLUDING THE RIGHT OF WAY OF SOUTH JOPLIN AVENUE LYING SOUTH OF 36TH STREET AND NORTH OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF 39TH STREET LYING WEST OF HEARNE'S BOULEVARD AND NORTH OF 41ST STREET. ALSO INCLUDES ALL ALLEYS WITHIN THE RPA SHOWN ON THE ABOVE MAP, VACATED OR OTHERWISE. ALSO INCLUDES THE VACATED PORTIONS OF PEARL AVENUE AND OAKRIDGE AVENUE SHOWN ON THE ABOVE MAP.

EXHIBIT C

PRIVATE PROJECT IMPROVEMENTS

The Private Project Improvements will generally consist of the following improvements as described in the Redevelopment Plan:

1. Construct approximately 459,600 square feet of new retail and office space along with all necessary and required parking, access drives, utilities, landscaping and related improvements necessary to serve the development.

2. Construct and implement mitigation plans for streams in the Redevelopment Area to address storm water issues in conjunction with the development of the Redevelopment Projects as required by the U.S. Army Corps of Engineers in accordance with approved plans.

EXHIBIT D

PUBLIC PROJECT IMPROVEMENTS

The Public Project Improvements will generally consist of the following improvements:

Construction of public streets, sidewalks, water, sanitary sewer, and storm water improvements in accordance with adopted City standards within the Redevelopment Area as described in the Redevelopment Plan unless modified by the City as part of the Land Use Approvals process.

EXHIBIT E

REDEVELOPMENT SCHEDULE

	Commence	Complete
Blight Removal:		
Projects 2 & 6	2015	2016
Projects 3 & 5	2017	2018
Projects 1 & 4	2018	2019
Construction of Public Project Improvements:		
Projects 2 & 6	2016	2018
Projects 3 & 5	2018	2019
Projects 1 & 4	2019	2020
Construction of Private Project Improvements:		
Projects 2 & 6	2016	2029
Projects 3 & 5	2018	2029
Projects 1 & 4	2019	2032

All scheduled activities may commence earlier than the dates set out above.

EXHIBIT F

REDEVELOPMENT PROJECTS COST BUDGET

[see attached]

DESCRIPTION	TOTAL ALL PROJECT COSTS	TIF REIMBURSABLE COSTS	CID COST	
PROPERTY ACQUISITION				
PRIMARY SITE COST 83 Acres	$19,886,713	$3,200,000		
SUB-TOTAL	**$19,886,713**	**$3,200,000**		
LAND PREPARATION				
DEMOLITION & UTILITY REMOVAL	$759,100	$759,100		
EXTRAORDINARY SITE COSTS-IMPORT FILL	$9,462,479	$9,462,479		
SUB-TOTAL	**$10,221,579**	**$10,221,579**		
CONSTRUCTION COSTS				
RPA-1 BUILDINGS	$8,085,000			
RPA-1 SITE PREP-SITE IMPROVEMENTS	$595,204			
RPA-2 BUILDINGS	$43,245,930			
RPA-2 SITE PREP-SITE IMPROVEMENTS	$2,780,718			
RPA-3 BUILDINGS	$16,275,000			
RPA-3 SITE PREP-SITE IMPROVEMENTS	$1,190,408			
RPA-4 BUILDINGS	$3,675,000			
RPA-4 SITE PREP-SITE IMPROVEMENTS	$453,046			
RPA-5 BUILDINGS	$4,305,000			
RPA-5 SITE PREP-SITE IMPROVEMENTS	$432,276			
RPA-6 BUILDINGS	$24,777,000			
RPA-6 SITE PREP-SITE IMPROVEMENTS	$2,953,586			
MARKETING COST	**$14,588,032**			
SUB-TOTAL	**$123,356,200**			
PROFESSIONAL FEES				
ARCHITECTURAL & ENGINEERING	$800,000	$800,000		
LEGAL & PROFESSIONAL	$275,000	$275,000		
SUB-TOTAL	**$1,075,000**	**$1,075,000**		
TOTAL PRIVATE-BLIGHT COSTS	**$154,539,492**	**$14,496,579**		
PUBLIC IMPROVEMENTS				
UTILITY INSTALLATION	$2,949,512	$2,949,512		
STREET IMPROVEMENTS/APPROACHES/CURB	$7,553,294	$7,553,294		
SCHOOL PARKING LOT	$770,500	$770,500		
MITIGATION COST	$3,860,000	$3,860,000		
STORM WATER CONTROL	$700,000	$700,000		
SUB-TOTAL	**$15,833,306**	**$15,833,306**		
TOTAL ALL HARD COST	**$170,372,798**	**$30,329,885**		
CONTINGENCY	**$3,757,634**	**$537,610**		
TOTAL HARD COST WITH CONTINGENCY	**$174,130,432**	**$30,867,495**		
TOTAL FINANCING COSTS	**$56,199,621**	**$7,151,579**	**$9,149,469**	*** SEE NOTE BELOW**
GRAND TOTAL	**$230,330,053**	**$37,481,464**	**$9,149,469**	
PERCENTAGES	100%	16%	3.97%	
CID FUNDING OF COST		$9,601,356	$9,149,469	
LOCAL TAXING DISTRICTS PORTION		$27,880,108		
PERCENTAGES		12.10%		

NOTE: This amount is the unpaid principal and interest estimated to remain at the end of 14 years of capturing TIF Revenue based on projections.

The maximum term the TIF can exist is 16 years per RPA, it is projected to take 15 years to pay back the maximum TIF Reimbursable, as illustrated in the Plan.

The South Main Street CID, which is a special taxing district established only within the Redevelopment Area, collects a 1% additional tax.

The South Mains Street CID will continue to operate to pay any unpaid balance after the TIF, or pay the cost above the Maximum TIF Budget of $37,481,469

CID payments will not affect any other taxing district. Estimated CID will run for an additional 15 years to pay any unpaid amount.

City of Joplin — City Council Agenda Item

REQUESTED COUNCIL MEETING DATE: AUGUST 17, 2015

ITEM: COUNCIL BILL NO. 2015-518
ORIGINATING DEPARTMENT: FINANCE DEPARTMENT

Department Head: Leslie Haase
City Attorney: Peter Edwards
City Manager: Sam Anselm
Planning Director: Troy Bolander

INTRODUCTION:
This Council Bill approves the South Main Street TIF Redevelopment Project 1.

DISCUSSION:
Developer Rodney Spriggs, representing RKS Development, brought forward a proposed TIF (tax increment financing) plan several months ago. The South Main TIF, which proposes the redevelopment of approximately 83 acres of land in an area on both sides of Main Street, south of 32nd Street and north of Interstate 44. Under the TIF Plan, the Redevelopment Area will be redeveloped as six separate Redevelopment Projects with mixed use retail and commercial facilities. Improvements necessary to redevelop the Redevelopment Area include construction of streets, utility improvements, sidewalks, storm water improvements, and other site improvements. A significant portion of the project will require adherence to the Clean Water Act requiring wetland and stream mitigation.

With this ordinance, staff is asking Council to introduce Redevelopment Project 1 and consider it on first reading, then postpone further action to adopt the ordinance until the Developer and City are ready for TIF to be activated on this project. As a result, further council action will be required in the future to activate this Project and the other Redevelopment Projects. The TIF Plan includes a budget for the entire Redevelopment Area. Since the Redevelopment Projects will be activated at different times, the TIF Contract makes provisions to ensure an appropriate level of public assistance is provided for each Redevelopment Project. Prior to activating each Redevelopment Project, an individual budget for that Redevelopment Project will be required, as well as proof that sufficient property within each project has been secured in order to allow the project to proceed with development.

RECOMMENDATION:
City Staff recommends this Council Bill be passed on first reading and then further action postponed until the Developer and the City are ready to activate TIF for this project.

COUNCIL BILL NO. 2015-518 ORDINANCE NO.

AN ORDINANCE approving Redevelopment Project 1 of the South Main Street Tax Increment Financing Plan and adopting Tax Increment Financing therein.

WHEREAS, on _____, 2015, the City of Joplin, Missouri (the "City") adopted the South Main Street Tax Increment Financing Plan (the "Redevelopment Plan") including Redevelopment Project 1 included therein by Ordinance No. 2015-___, and designated the Redevelopment Area, described therein, as a blighted area, all pursuant to the provisions of the Real Property Tax Increment Allocation Act, Sections 99.800 to 99.865, RSMo (the "Act"); and

WHEREAS, the Redevelopment Plan contemplates implementation through six Redevelopment Projects designated as Redevelopment Projects 1, 2, 3, 4, 5, and 6, and the adoption of tax increment financing in the area selected for each Redevelopment Project.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the area selected for Redevelopment Project 1 legally described in Exhibit A attached hereto is approved and designated as a Redevelopment Project (hereinafter referred to as "Redevelopment Project 1"). Redevelopment Project 1 includes only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project improvements therein.

Section 2. That tax increment allocation financing is hereby adopted for taxable real property in the above-described area selected for Redevelopment Project 1. Pursuant to the Act, after the total equalized assessed valuation of the taxable real property in Redevelopment Project 1 exceeds the certified total initial equalized assessed valuation of the taxable real property in Redevelopment Project 1, the ad valorem taxes, and payments in lieu of taxes, if any, arising from the levies upon the taxable real property in Redevelopment Project 1 by taxing districts and tax rates determined in the manner provided in subsection 2 of Section 99.855 of the Act, as amended, each year after the effective date of the ordinance until redevelopment project costs have been paid shall be divided as follows:

a. That portion of taxes, penalties and interest levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized value of each such taxable lot, block, tract or parcel of property in the area selected for Redevelopment Project 1 shall be allocated to and, when collected, shall be paid by the Newton County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

b. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in the area selected for Redevelopment Project 1, and any applicable penalty and interest over and above the initial equalized assessed value of each such unit of property shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payment in lieu of taxes into a special fund called the "Special Allocation Fund" of the City for the purpose of paying redevelopment project costs and any obligations incurred in the payment thereof; provided that payments in lieu of taxes shall be subject to the provisions of Section 99.845.1(3) of the Act, as amended, regarding the blind pension fund tax and the merchants' and manufacturers' inventory replacement tax.

Section 3. That in addition to the payments in lieu of taxes described in subsection b of Section 2 above, fifty percent (50%) of the total additional revenue from taxes, penalties and interest which are imposed by the City or taxing districts, and which are generated by economic activities within the area selected for Redevelopment Project 1 over the amount of such taxes generated by economic activities within such area in the calendar year prior to the adoption of this ordinance, while tax increment financing remains in effect, but excluding those taxes, licenses, fees, or special assessments identified in subsection 3 of Section 99.845 RSMo, other than payments in lieu of taxes, and penalties and interest thereon shall be allocated to, and paid by the local political subdivision collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds in a separate segregated account within the Special Allocation Fund.

Section 4. That this ordinance shall be in full force and effect from and after its passage and approval by the Mayor and City Council.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2015.

_____
Michael L. Seibert, Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

Exhibit A

Legal Description of Redevelopment Project 1

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022001001004000	0.260	GOODSON, ROBERT & DONNA 3227 MAIN JOPLIN, MO 64804	$17,120	1945-RES
Address:				
Legal Description:		FREEMAN GROVE 1 & 6: LOTS 8-9-10 & 11 EX W 50'	BOOK PAGE	324 02670
056023002001022000	0.325	COLE, MICHAEL B. & DONNA I. 6895 Beef Branch Road Joplin, MO 64804	$6,790	1945-RES
Address:				
Legal Description:		COLLINS: N 102' LOT 10	BOOK PAGE	342 02769
056023002001023000	0.325	LEWIS, BERT G. 3235 S MAIN JOPLIN, MO 64804	$9,540	1945-RES
Address:				
Legal Description:		COLLINS: PT LOT 10 BEG 102' S NW COR E 139' S 102' W 139' N 102' TO POB	BOOK PAGE	354 01958
056023002001024000	0.326	LEGALLY BLONDE INVESTMENTS, LLC P. O. BOX 249 SAGINAW, MO 64864	$7,410	1945-RES
Address:				
Legal Description:		COLLINS: S1/3 LOT 10	BOOK PAGE	0360 01057
056023002001025000	0.488	LOYD, KEVIN G. 129 E. 33RD JOPLIN, MO 64804	$9,780	1945-RES
Address:				
Legal Description:		COLLINS: W1/2 LOT 11	BOOK PAGE	353 08014
056023002001026000	0.489	O'DELL, DION P. 133 E. 33RD JOPLIN, MO 64804	$10,370	1945-RES
Address:				
Legal Description:		COLLINS: E1/2 LOT 11	BOOK PAGE	0359 1864
056023002002021000	0.234	JUDD, MARK A. 132 E. 33RD JOPLIN, MO 64804	$4,670	??-RES
Address:				
Legal Description:		COLLINS: E 59' OF N 150' LOT 20 & W 9' OF N 150' LOT 21	BOOK PAGE	350 09332
056023002002022000	0.253	DEWEESE, CRYSTAL R. 120 E. 33RD JOPLIN, MO 64804	$17,590	1950-RES
Address:				
Legal Description:		COLLINS: N 138' OF W 80' LOT 20	BOOK PAGE	356 04629

056023002002023000	0.882	HECKMASTER, STEVE & DIANA & STEVEN SMITH	$28,100	??-COM
Address:		2607 WISCONSIN AVENUE Joplin, MO 64804		
Legal Description:		COLLINS: LOT 19	BOOK PAGE	0360 03991
056023002002024000	0.253	DENNIS, JEFFREY SCOTT & D'ANN	$13,850	1956-RES
Address:		101 POINDEXTER PINEVILLE, MO 64856		
Legal Description:		COLLINS: W 80' LOT 20 EX N 138'	BOOK PAGE	0362 05661
056023002002025000	0.172	FISHER, LINDSEY	$11,140	??-RES
Address:		121 PLAZA DRIVE JOPLIN, MO 64804		
Legal Description:		COLLINS: E 59' LOT 20 EX N 150' & EX S 30'	BOOK PAGE	0361 08484
056023002005008000	0.333	DOKE, LAVONNE LEEANNE	$16,600	1970-RES
Address:		P.O. BOX 1137 JOPLIN, MO 64802-1137		
Legal Description:		PARK PLAZA 1: LOT 3	BOOK PAGE	346 02905
056023002005009000	0.666	RUARK, DENNIS L. & MARY JANE	$36,420	1976-RES
Address:		3506 SILVER CREEK ROAD JOPLIN, MO 64804-5348		
Legal Description:		PARK PLAZA 1: LOTS 1 & 2	BOOK PAGE	300 01198
056023002005010000	0.563	JOPLIN CITY	$0	1971-EXEMPT
Address:		602 S. MAIN JOPLIN, MO 64804		
Legal Description:		PARK PLAZA 1: LOT 22 EX E 32' & ALL LOTS 23 & 24	BOOK PAGE	358 01024
056023002005011000	0.220	GILSTRAP, DOROTHY J.	$9,750	1964-RES
Address:		9386 ELM DRIVE JOPLIN, MO 64804		
Legal Description:		PARK PLAZA 1: W 33.7' LOT 21 & E 32' LOT 22	BOOK PAGE	0361 07849
TOTAL PROJECT 1	5.789 Acres		$199,130 Assessed Value	

STREET RIGHT OF WAY TO BE INCLUDED.

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF PARCEL # 056023002001024000, BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL, PROCEEDING DUE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD, THENCE PROCEEDING SOUTH ALONG THE WESTERN RIGHT OF WAY OF HEARNE'S BOULEVARD TO THE NORTHWEST CORNER OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD AND 34TH STREET. ALSO INCLUDING THE RIGHT OF WAY OF MAIN STREET THAT LIES SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF PARCEL # 056023002002022000, THENCE PROCEEDING WEST TO THE WESTERN RIGHT OF WAY OF MAIN STREET. INCLUDES ALL OF THE RIGHT OF WAY OF MAIN STREET SOUTH OF THAT LINE TO A 90 DEGREE CURVE IN THE STREET AT TO THE POINT THE STREET BECOMES PLAZA DRIVE. ALSO INCLUDING THE RIGHT OF WAY OF PLAZA DRIVE BEGINNING AT THE SOUTHWEST CORNER OF PARCEL #056023002001026000, THENCE PROCEEDING SOUTH TO THE SOUTHERN RIGHT OF WAY OF PLAZA DRIVE. INCLUDES ALL OF PLAZA DRIVE FROM THAT POINT TO THE 90 DEGREE CURVE AT THE POINT WHERE THE STREET BECOMES MAIN STREET.

B.

SOUTH MAIN

TAX INCREMENT FINANCING PLAN

JOPLIN, MISSOURI

May 15, 2015 4th Draft

PREPARED BY:
Gross & Associates
8270 West Farm Road 160
Republic, MO 65738
(417) 425-9460

PENDING APPROVALS

1. Tax Increment Financing Commission Public Hearing & Recommendation to City Council
2. City Council Approval

C.

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RE: Changes to the Main Street TIF Redevelopment Plan April 15, 2015 3rd Draft

Draft #3 dated April 15, 2015 was submitted to the TIF Commission. The public hearing was held on April 30, 2015. The hearing was held and continued to May 28, 2015 to allow for some changes to the Plan. I Am the consultant to the Developer and have prepared the plan, thus I am providing you a summary of the changes in accordance with Section 99.825 of the TIF Act, which requires a notice to the affected taxing districts at least seven days prior to the conclusion of the public hearing. I have attached copies of certain exhibits that have been changed. Following is a summary of the changes to the Plan.

1. The Developer has agreed to limit the term of the TIF to 16 years for each Redevelopment Project Area (RPA). There are six RPAs in the plan. The prior plan allowed for each RPA to run for the entire 23 year term as allowed by the TIF Act. This means that by the 16th year of any RPA the TIF will be terminated for that RPA regardless if the Developer has been fully reimbursed or not. If the Developer is fully reimbursed prior to the 16 years the TIF will terminate sooner.
2. The Reimbursable Project Cost has not changed, except the interest allowance request has been increased by $442,429.
3. The total project Cost has increased by $7,598,157, of which $7,155,728 is not reimbursable.
4. The But For Analysis has changed as a result of the changes in project cost. The But For analysis attached was prepared by myself for the Developer. The City has hired a third party to prepare a third party review of the But For, and may vary from the attached one prepared by and for the Developer.
5. RPA 2 & 3 have been changed. Property inn RPA 3 has been moved to RPA 2. No changes in total property, just a switch in project areas.
6. As a result of the changes, the projected cash flows of the TIF indicate that the TIF will be totally reimbursed by 2030.

This is a summary of the changes in the TIF Plan as of this date. Should further changes be made you will receive further notice of such changes. The TIF Commission may or may not make their recommendations on May 28, 2015. The Commission can continue the hearing, or close the hearing if not changes are made. The Plan is not yet approved. The changes are just a report of the changes to date from the prior version of the Plan. The TIF Commission will make a recommendation to the City Council, whom will have the authority to approve or reject the Plan.

I. SUMMARY OF PLAN

Following is a brief summary of the herein proposed Tax Increment Finance Plan and Redevelopment Area. The intent of this Summary is to acquaint the reader of this Plan with the overall intent and concept of the Plan. It will give a summary of the various terms of the proposed Plan. Readers are advised to read the entire Plan and not use the Summary to conclude any specific terms. Efforts in the drafting of the Summary to be all inclusive and correct, but the actual terms of the TIF Plan and Redevelopment Area are specified within the Plan and not within the Summary. The final adoption of this Plan will be the adoption of the Plan that is specified within the remainder of this Document and not the Summary Section.

The proposed Redevelopment Area is an estimated 83 acres of land, which generally lies on both sides of Main Street and south of 32nd Street, and north of I-44, in Joplin, Missouri. It more specifically lies east of Main Street from 36th Street north of 34th Street to the south side of the CVS Pharmacy Property, and both on the east and west side of Main Street from 36th Street south to 42nd Street, and East of Main Street from 42nd Street south to just north of 44th Street. The eastern and western boundaries vary. The Redevelopment Area is divided into six (6) Redevelopment Areas. The Redevelopment Area is broken up into RPA's in order to allow a developer to focus on the areas based on market conditions. The Plan calls for all six Redevelopment Areas to be activated different times/ RPAs 2 & 6 would be activated in 2015, RPAs 3 & 5 is projected to be activated in 2017, and RPAs 1 & 4 are projected to be activated in 2018. Market conditions may alter the activation of RPAs 3, 5, 1, & 4, but RPAs 2 & 6 would be activated upon approval of the Redevelopment Plan. Each RPA will terminate upon payment of all of the Redevelopment Project cost, or 16 years from the date of activation of the RPA, whichever comes first. The Developer is proposed to be RKS Development, LLC, which is comprised of Rodney Spriggs, Ken Caviness and Steve Wilcox, whom own and operate Vintage Stock, a retail operation with 45 stores nationwide and headquartered in Joplin. All three are Joplin natives. To date they have acquired an estimated 45 acres, or 54% of the total Redevelopment Area, they propose to possibly purchase an estimated total of 77 of the acres. The estimated Reimbursable project cost total is an estimated $37 million, including interest, or only 16% of total $230 million estimated project cost. It is proposed, as part of the Plan, that the Developer will create a "community improvement district" (CID), and impose an added 1% sales tax and contribute 100% of the sales tax revenue to fund Reimbursable Project Cost, 29.4%, thus reducing the cost to the current local taxing districts to 16%. Currently 78% of the redevelopment area is classified residential or agricultural, thus the County Sur-charge, or merchants and manufacturers tax is not imposed or collected on these properties. The County Sur-Charge is currently $.40 per $100 of assessed value. The funds derived from this tax is paid to all taxing districts based on the proportionate share of the total levy. The total revenue from the surcharge in the Redevelopment Area on the commercial classified property of $351,000, or 24% of the total assessed value of the Redevelopment Area, is currently $1,460,635, See Exhibit 5 for details. The Redevelopment plan will cause 96% of all of the property to be classified as commercial, thus the Sur-Charge will be imposed. Currently The TIF Act prohibits a TIF from capturing any of the County Sur-Charge. This will give the taxing districts a significate increase in taxes during the term of the TIF, estimated to be an additional $114,691 per year (average over 15 years) above the current $1,236.32. The total taxes estimated to be collected by the taxing districts if no TIF is approved is $1.4 million annually over a 15 year period, and that is with calculating an annual increase in assessed value of 0.018%, and an annual growth in tax levies of .00925%, which grants a combined annual growth rate of 0.0273%, which is based on historic growth in the area over the past five years. See Exhibit 10 for details. The total estimated increase in property taxes to the taxing districts over the 16 years is a combined $53,297, or $3,331 per year if no redevelopment occurs and the previous five-year growth is applied. See Exhibit 10 for details. No property taxes will be captured by the TIF from property classified as residential, if the Redevelopment Plan is approved. The only projected residential is in RPA 6, with the possible development of a new apartment building. The projected assessed value on that parcel is $935,839, and it is calculated in Exhibit 11 to go to the taxing districts. Any funds generated from residential assessments will be declared as a surplus and repaid to the taxing districts on a pro-rata bases based on their levy. If the Redevelopment Plan is approved, and TIF is imposed in accordance with the Plan, an estimated $4,856,417 in property tax revenue would be generated and paid to the taxing districts during the estimated 15-year term of the TIF, which would be a

total increase of $3,633,666 over the same period with no TIF, which is a 297% increase, or an annual average increase of $242,244. See Exhibit 8 for details. This is after the TIF captures the PILOT's as proposed under the Plan. See Exhibit 10 & 11 for details. The two taxing districts, which collect sales tax, the City and the County, would collect an estimated $301,271 over 16 years, or an annual average of $18,829 assuming no TIF is approved. With the TIF, it is estimated they will collect $16,900,988 over the 15-year period, after paying the 50% share of new taxes to the TIF.

E.+

II INTRODUCTION

Eminent domain will not be utilized for the redevelopment itself. It is anticipated that the Developer selected will be obligated to demonstrate that the Redeveloper can or will acquire ownership of the substantial majority of the land within the Redevelopment Area without the assistance of eminent domain. However, it is possible that eminent domain may be required to complete the upgrading and widening of the streets, utilities, and storm water easements and which will benefit the neighboring residential areas, in the normal manner which the City uses Eminent Domain in such cases. The current zoning is a mixture of residential and commercial. Future land use is projected to be mostly commercial. The 2012

The Redevelopment Area qualifies as a "Blighted Area," as defined by the Act and as evidenced by the information provided in the "Blight Study" attached to this Plan as Exhibit 4. The Area is considered a neighborhood in transition from residential to commercial. Since the development of I-44 the frontage property along Main Street, also known as "Hearne's Boulevard", has attempted to move from a residential area to a commercial usage. Most attempts to convert the usage consisted of converting existing residential buildings to commercial usage. This conversion effort has left commercial use properties along Main Street, which are in many cases in buildings that would not meet current commercial building codes, and the site is smaller than the current industry demand for new stand-alone commercial properties. Few productive and active commercial businesses are operational south of 32nd Street. The cost of acquiring various small residential or commercial parcels sufficient to construct new and modern standalone buildings will likely exceed the value of the property and force prospective developers to seek "greenfield" property outside the Redevelopment Area, thus leaving the area to further deteriorate in condition and value. The Area also has an elementary school, Stapleton Elementary, which suffers from a poor layout and land use, due to a parking lot south of the school that requires employees and patrons to cross 41st Street without traffic controls to get to the school buildings. The area also has an older multifamily apartment building, Village Oaks, which is in terrible interior and exterior condition. A significant amount of the buildings are vacant and boarded up. The presence of the apartment building in the area deters new investment due to the condition of the property and the increased police calls. The property has a long history of police calls to the property, 135 in the past five years, thus being next to the elementary school creates a safety condition for the students. The area has blue line streams in the low portion of the area, which captures the storm water drainage for the area and captures the run off for a significant portion of property outside the area. In order to develop or redevelop the property a mitigation plan must be approved by the Corp or Engineers. A significant amount of property will be consumed to allow for the mitigation. With these current conditions, it is unlikely that the area will develop in the proper manner. With the construction of the new Mercy Hospital south of I-44 and east of Main, the area will have significant traffic flow increase and should develop a demand for commercial property since the traffic will no longer be transit in nature. The Redevelopment Area is substantially underutilized, thus providing the City substantially less than its full measure of property taxes, sales taxes and employment opportunities for its residents. The property has not been subject to significant growth or development through investment by private enterprise. The Redevelopment Area cannot be reasonably anticipated to be redeveloped without the adoption of tax increment financing to defray, among other things, the costs of rectifying the conditions causing the Redevelopment Area to qualify as a Blighted Area.

This Plan anticipates that the Redevelopment Area will be redeveloped in segments or phases, referred to as "Redevelopment Project Areas." A total of six Redevelopment Project Areas are projected. Each Redevelopment Project Area (RPA) will have its own project, referred to as a "Redevelopment Project." The development of the entire Redevelopment Area, by the Developer selected, is estimated to take approximately (4) to (6) years. The Redevelopment Projects shall be implemented no later than ten (10) years from the adoption of the ordinance approving the Redevelopment Plan. It is understood that the approval and future development of any Redevelopment Project will not impair the ability to subsequently approve other Redevelopment Projects. It is proposed that RPAs 2 & 6 will be activated in 2015, RPAs 3 & 5 in 2017, and RPAs 1 & 4 in 2018. It may take the 4-6 years to fully develop each RPA, but it is anticipated that the "energy" of each RPA that is activated and developed will spur new activity and growth.

Comprehensive Plan specifically identifies the South Main to Downtown Corridor. The Plan specifies and encourages the development of mixed use commercial along the frontage of Main Street with residential behind the frontage. The Redevelopment Plan does comply since all of the frontage will be mixed use commercial and new residential is being developed behind the commercial in RPA 6.

With the adoption of Tax Increment Financing, each of the RPA areas that are activated, within the Redevelopment Area and adjacent thereto will enjoy increased sales, thereby strengthening and extending the useful economic life of both the subject tracts and neighboring tracts and businesses. Additionally, the assessed value of the Area will increase because of the private investment by the Developer, thus increasing the property tax base of the area and surrounding areas. Therefore, the City and other taxing districts will receive increased sales and other taxes from this area as a direct result of the Tax Increment Financing Plan and the new development. Currently within the Redevelopment Area, there are 83.117 acres (see Exhibit 5 for details) of which 645.02 acres or 78% of the land is classified residential and/or agricultural and only 7.153 acres are commercial or 8.6% of the total. The remaining 10.94 acres is tax exempt, or 13.2%. The Redevelopment Plan calls for redevelopment of the area whereby the end result will produce 93% of the area in commercial classification, see Exhibit 9 "Development Schedule Build-Out for details. This is extremely relevant and important to the taxing districts, which collect property taxes. Under the TIF Act, the County Sur-charge, or merchants and manufacturers tax, cannot be captured by the TIF. This tax is collected and paid to the taxing districts, even on any increase in assessed value. Based on the projections of the Redevelopment, this will generate an estimated $115,000 per year in new tax revenue, over the estimated 15 years of the TIF, based on the current levy of $.40 per $100 of assessed value, or an estimated $1.8 million in new tax revenue over the estimated 15 year term the TIF is proposed to capture property tax, thus the Redevelopment of the area into a viable commercial area will benefit the taxing districts during the TIF period as well as after the termination of the TIF. See Exhibit 13 for details.

The redevelopment of this district will also provide the City of Joplin with better utilization of facilities and infrastructure. As experienced by many cities, often developers choose to develop in "green fields" at the edges of existing development. Development in these "green field" areas are less expensive and quicker as there are commonly no assembly of land issues, neighbors who have concerns, storm water runoff issues, existing buildings and utilities to remove, or possible environmental concerns from asbestos, petro carbons and other contaminants. Greenfields are defined as new undeveloped areas with all infrastructure in place, usually a new commercial development area. As residents move outward, cities must extend utilities and infrastructure at increased expense. Moreover, departing residents and businesses leave cities with that common concept of the "donut hole" in parts of the city. In contrast, the redevelopment of this area will retard the deterioration of surrounding areas, both residential and commercial; provide jobs and less utility extensions.

The Blight study, as supplemented, attached as Exhibit 4 finds the area to be a Blighted Area within the definitions of the Tax Increment Financing statutes.

At approximately the time the required notices are provided to the taxing districts, a Request for Proposal will also be published to solicit a Developer. The City will then select a Developer from among the proposals. The chosen Developer shall document the new jobs within the Redevelopment Area. It is anticipated that any proposal shall include numerous new jobs, thereby strengthening the economic and employment base within the City of Joplin.

The Redevelopment Project will include and consist of site preparation, design and construction of a number of individual commercial developments ("Redevelopment Project Areas") within the Redevelopment Area. The proposed legal descriptions of the Individual Project Areas will be set forth within Exhibit 1. Redevelopment Project Areas may be redefined, resized and renumbered at the discretion of the Developer to meet market conditions and development demand subject to the approval of the City's governing body. Some Individual Project Areas are likely to be developed before others. A Preliminary Site Plan for the Redevelopment Projects as determined by the chosen Developer will be attached as Exhibit 2,

and will graphically depict the location of the proposed Project Areas. In connection with the planned developments for the Redevelopment Area, the Developer will be required to demolish most existing structures in the Redevelopment Areas upon property which the Developer takes ownership, which will be obtained and accomplished on a best efforts basis, and construct the buildings and improvements described on the Preliminary Site Plan, as may be modified. The Plan, as approved, will require the chosen Developer to construct and upgrade the development with enhanced quality of construction. As set out in greater detail below, the costs of the following categories shall be treated as and considered to be Reimbursable Project Costs pursuant to this Plan:

Street Improvements. The following street improvements will be accomplished: A new traffic light is proposed to be installed at 33rd Street and 39th Street, subject to MoDOT and City approval, complete with turn and stacking lanes. Turn and stacking lanes are proposed to be added at the current traffic light at 41st Street. Virginia Avenue will be extended from 39th Street to 33rd street. Joplin Avenue will be extended from 41st street to intersect with 36th Street. Pennsylvania Avenue will be upgraded to handle the increased traffic from the new proposed parking lot for the School. Streets will be reconstructed and upgraded to City/MoDOT standards (including removal of old street materials from the site where needed) and dedicated to the City, or MoDOT, to the extent feasible and acceptable to the City and MoDOT. Utilities in the ROW will need to be relocated to more appropriate locations. Way finding signs will be replaced and reinstalled at the perimeter entrances to the new intersections to increase awareness and speed up traffic flow. Streets and driveways into the various Redevelopment Project Areas will be constructed to MoDOT/City standards, depth, composition, etc. Within the Redevelopment Area it is estimated that $7.5 million in street and street related improvements will be needed. See Exhibit 3 for details.

Utilities Installation, Relocation, Upgrades: Due to the extensive amount of demolition of outdated structures, it is anticipated that the potable water, sewer, and other utilities will need to be relocated, extended, and or upgraded throughout the Redevelopment Area. There are two large tracts of land within the Redevelopment that have no utilities extended. Within RPA-2 there is an estimated seven acre tract, that is undeveloped, and within RPA-6 there is an estimated 18 acre tract that is undeveloped. All of the utility services will need to be extended within these two tracts. All utilities will be extended and upgraded in accordance with the guidelines of the Utility companies. The total estimated cost for Utility work is estimated at $3 million.

Extraordinary Land/Site Preparation Costs. The following will be accomplished: demolition and/or removal of the existing buildings on most property acquired by the Developer (on a best efforts basis to acquire the properties), and parking areas; demolition and removal of building materials and old asphalt paving materials to an appropriate off-site location or site fill where needed and approved; removal of any hazardous or environmental contaminating materials to an appropriate off-site location; removal and relocation of all utilities associated with demolition, insuring that neighboring owner's utilities are not interrupted. The total estimated cost is $10 million.

Storm Water Improvements/Mitigation Cost. The following will be accomplished: Current on-site storm water drainage is handled by flow into the low point of the area west of Main Street and south of 36th Street, located in the center of the Redevelopment Area, and the low point within the Redevelopment Area. The area is within the Flood plain of the Shoal Creek Basin. The streams are blue line streams, which are regulated by the Corp of Engineers and upon consultation with them, have determined that the area must be mitigated in order to allow any new storm water runoff. Plans have been

submitted to the Corp for approval which mitigates the area sufficiently to handle any new run off and manage existing runoff in the area. The mitigation plans calls for the preservation of the streams. Certain areas may require surface detention area to be constructed to slow down the runoff. The cost of mitigation and related cost is estimated at $3.9 million. Some storm water work, such as drainage for streets, will be covered in the Street Budget.

Additional Building Enhancements. The following will be accomplished: All new buildings to be masonry construction with combinations of brick/stone/block; variations in color and materials will be used to enhance appearance and style; no new metal buildings will be constructed, with the exception of the rear of buildings which will not have street visibility or neighbor visibility; all rooftop units/HVAC and roof-mounted equipment will be screened from the ground and street level in all directions (this is particularly important because of the elevation changes within the Redevelopment Area. All utilities will be underground or screened as code permits; loading docks and trash compactor areas will be screened as feasible; building entrances will be sheltered with canopies, awnings, etc., as permitted by tenant's prototypical building design; all external emergency exits and service doors will have contrasting frames and lintels on the exterior. There has been no Reimbursable Project Cost included for reimbursement of any specific enhancement to any private building. The Developers just intend to enforce all construction to adhere to these guidelines, except underground utilities.

Property Acquisition Cost: The Developer does not seek reimbursement for all land acquisition, which is an eligible cost under the TIF Act, but does seek the authority to be reimbursed for a portion of certain property cost, which exceeds the value of the property, or is extraordinary. As the Blight Study points out in a transitional neighborhood, whereby older residential property is, or needs to transcend to commercial classification, property owners often have an unrealistic idea of value, or the land site size is so small, that the residential property owner needs more than the property is worth to replace it. It is proposed that the Developer would have the ability to be reimbursed the cost above the appraised value on certain properties, with the City having the authority to approve each request, which the Developer proposes to be reimbursed. Following are the proposed rules relating to this provision; When the Developer identifies a property to purchase, they will notify the City of the offer and negotiations. If negotiations with the property owner breaks down and a price cannot be established, the Developer will request approval from the City to pay a specific price, with Reimbursement of a specific number. That number would be established by the City, but the Developer must pay the cost of an MAI commercial appraiser to conduct an appraisal of the value of the property as is, then one, with all demolition done. The appraisal will provide the Developer and City sufficient evidence to establish the true value or amount, which the TIF could, or should legitimately reimburse the Developer for excessive property cost. In all cases, the Developer must provide all funds to pay the property owner. No eminent Domain will be used. The City will not be a party to the transaction with the property owner, but will have final determination as to the final amount, which the TIF could reimburse the Developer. Developer will conduct all negotiations and provide the City with all requested information. The Appraiser will be hired by the City, but paid for by the Developer. The Developer will attempt to purchase all property without this incentive. No one will be forced out of their property if they wish to not sell. The estimated budget for total land acquisition cost for both public use and excess cost is $3.2 million, all of which is subject to the approval by the City for each property in which assistance is requested by the Developer.

Professional Fees & Contingencies & Interest: Costs of the Developer related to studies, surveys, plans and specifications, professional services and a budget contingency (such as legal fees, including those related to the costs for preparation of this Plan and a Developer's Proposal and special consultant fees), estimated at $1.6 million. Financing Costs, and any City and Commission expenses charged to the Developer, shall also be Reimbursable Project Costs, but is capped at $6,709,150 over the term of the TIF. The CID will fund any cost above the total cap of the TIF.

Total Reimbursable Project Cost is estimated at $37 million with interest. See Exhibit 3 for details.

Except for those costs for enhancements listed above and described below in greater detail, the costs of construction of the buildings and improvements themselves shall not be reimbursable pursuant to this Plan. Only those costs which are above those that would be required in "greenfield development" will be reimbursed and excessive cost of land acquisition, subject to approval by the City. Improvements to serve the public may be constructed, and dedicated to the

City for public use, as agreed upon by the City and the Developer.

It is estimated that construction of the Redevelopment Projects will create approximately 100 full-time jobs during the construction period for the Redevelopment Projects. Upon completion of all of the Redevelopment Projects, it is estimated that within the entire Redevelopment Area more than 662 full-time permanent workers will be employed, based on an estimate of one employee for every 1,000 square feet of retail space and one employee for every 400 square feet of office space. (See Exhibit 9 for details) The proposed new apartment building will have an estimated four employees. Salary and educational levels will range from entry level to higher paid executive level positions.

The aggregate Reimbursable Redevelopment Project costs are estimated at approximately Thirty million eight hundred eighty seven four hundred ninety five Dollars ($30,887,495), including professional service costs (including architect, engineer, special consultant and attorney fees) and a contingency budget financing costs (Interest) See Exhibit 3 for details.

All property owners within the Redevelopment Area under this Redevelopment Plan shall pay all current taxes now assessed upon the current property and make payments in lieu of taxes ("PILOTS") as set forth in the Act upon the increase in assessed value over the current value, which PILOTS shall be available for use to reimburse Reimbursable Project Costs on an "as-collected" basis. All PILOTs collected on the increase in assessed value upon any property, or any portion of a property, which is classified as "Residential" by the Newton County Assessor, shall be declared a surplus and paid to the taxing districts based upon each individual levy. Based on projections, and the TIF will terminate in 15 years after all cost are paid, but the TIF must terminate in 23 years in accordance with the TIF Statutes. See Exhibit 15 for a combined cash flow projection of both property and sales tax.

The most recent total equalized assessed value of the real estate within the Redevelopment Area is $1,434,905, as illustrated in Exhibit 1 & 5 by Project Area, however this number is only an estimate and is not official, since the Newton County Assessor is required to certify the true and actual number after the TIF Plan is approved in accordance with the TIF Act. It is estimated that the total equalized assessed value of the real estate within the Redevelopment Area will be an approximate additional ($32,350,469) when all of the Phases of the Redevelopment Project are completed in 2019, or an estimated 2,254% increase in assessed value, resulting from new construction. See Exhibit 9 for detailed estimates by Project Areas and Exhibit 11 to see the projected assessed value in the 15th year. The total Payments in Lieu of Taxes (which, as more thoroughly described in Section II, (which exclude the surtax or merchant and manufacturer's tax and personal property taxes) anticipated to be generated by the Redevelopment Project during the years of operation of the Redevelopment Project is shown in Exhibit 11 of the "Cost-Benefit Analysis, which consist of Exhibits 8 & 10 thru 15, and cannot precisely be determined at this time due to the uncertainty of the final size of each building, and uses. However, the total of PILOTs is estimated to be approximately $22 million, over the 15 years, which the TIF will captures $17 million of that total, and the taxing districts benefiting from collecting $5 million during the same 15 year period. See Exhibit 8 for details. The projected assessed value of the Redevelopment Area at the end of the 15 years is $38 million from which the estimated local property taxes generated would be $2 million based on the projected levy at that time. See Exhibit 11 for details.

The total Economic Activity Taxes anticipated to be generated by the Redevelopment Project during the 15 years of operation of the Redevelopment Project is projected in Exhibit 14, and are estimated to total $40 million during the projected 15 years of the TIF. Of that, total, and estimated $20 million will be captured by the TIF to pay Reimbursable Project Cost. Under the terms of the TIF Plan, the Main Street CID, to be created and impose an additional 1% sales tax shall agree to contribute the 50% of the sales tax not captured by the TIF to assist in paying

Reimbursable Project Cost, which will be another $10 million to assist with the payment of Reimbursable Project Cost. Combining the portion captured by the TIF and the additional CID contribution a total of $30 million will be captured and used to pay Reimbursable Project Cost. It is projected that the City and the County will collect, and retain, a total of $17 million in sales taxes during the estimated 15 years of the TIF. See Exhibit 8 and 12 thru 14 for details.

Thus, the total of PILOTs and EATs available for Tax Increment Financing is estimated to be approximately $40 million, which equals 100% of the commercial property PILOTs for, and 50% of the EATs, and the other 50% of the CID sales tax not captured by the TIF over a projected 15 year period needed to repay all Reimbursable Project Cost, however the TIF could, and must end in 16 years, if for some reason revenues are not sufficient to repay the Reimbursable Project Cost in the 15 year period. The total reimbursable amount from the TIF is caped based on the approved total in Exhibit 3, regardless of time. During the term of the TIF, Taxing Districts will also receive the taxes generated from the baseline-assessed value of the Redevelopment Area as of the time the Redevelopment Area is approved and activated. Also the taxing Districts will receive 100% of all tax revenues generated from the "Sur-Charge", or Merchant's and Manufacturer's Tax levied on all commercial property, property taxes generated from ALL personal property within the Redevelopment Area, and any increase in the tax levies above the levy amount at the time the Redevelopment Area is approved. See Exhibit 8 of the Cost Benefit Analysis.

It is anticipated that the Maximum Reimbursable Project Costs for the Redevelopment Project will be fully reimbursed in approximately the year 2030. It is required that the Developer file a petition with the City of Joplin to create a Community Improvement District to assist with the funding of eligible project cost. The Developer must seek amendments to the CID to add additional property as it is acquired by them during the term of the TIF. The detail of project costs provides a breakdown between the costs to be reimbursed and those borne by the Developer.

III DEFINITIONS

As used in this Plan, the following terms shall mean:

A. Act: The Real Property Tax Increment Allocation Redevelopment Act, Section 99.800, et seq., Revised Statutes of Missouri, as amended.

B. Approved Site Plan: The actual site plan as approved by the City for the applicable Redevelopment Project Area.

C. Blighted Area: An area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, 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, morals or welfare in its present condition and use.

D. City: Joplin, Missouri.

E. City Council: The governing body of Joplin, Missouri.

F. City Director of Finance: The Chief Financial Officer of Joplin, Missouri.

G. Conservation Area: An area within the boundaries of a redevelopment area located within the territorial limits of a municipality in which fifty percent or more of the structures in the area have an age of thirty-five years or more. Such an area is not yet a blighted area but is detrimental to the public health, safety, morals, or welfare and may become a blighted area because of anyone or more

of the following factors: Dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning. A Conservation Area shall meet at least three of the; factors provided in this definition.

H. County Assessor: The Assessor of Newton County, Missouri.

I. County Collector: The Collector of Newton; County, Missouri.

J. Debt Service: The amount required for the payment of interest and principal on Obligations or loan(s) as they come due, for the payment of mandatory or optional redemption payments, and for payments to reserve funds required by the terms of Obligations.

K. Developer: The person or entity selected by the TIF Commission to implement the TIF Plan, including construction of the Redevelopment Project, pursuant to the Development Agreement.

L. Development Agreement: The agreement to be executed by the City and the Developer setting forth the rights and obligations of Developer relating to the redevelopment of the Redevelopment Area, the construction of the Redevelopment Project and the payment and/or reimbursement of Reimbursable Project Costs.

M. Distribution Date: Monthly while this Plan remains in effect.

N. Economic Activity Account: The separate segregated account within the Special Allocation Fund into which Economic Activity Taxes are to be deposited.

O. Economic Activity Taxes: Fifty percent (50) of the total additional revenue from taxes, penalties and interest which are imposed by the City or other Taxing Districts, and which are generated by economic activities within the Redevelopment Project Area, over the amount of such taxes generated by economic activities within the Redevelopment Project Area in the calendar year prior to the adoption of the Redevelopment Project for the Redevelopment Project Area by Ordinance, while tax increment financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, taxes levied pursuant to Section 70.500, R.S.Mo., taxes levied for the purpose of public transportation pursuant to Section 94.660, R.S.MO., licenses, fees or special assessments other than Payments In Lieu of Taxes and penalties and interest thereon. If a retail establishment relocates within one year from one facility to another facility within the same county and the governing body of the city finds that the relocation is a direct beneficiary of tax increment financing, then for purposes of this definition, the Economic Activity Taxes generated by the retail establishment shall

equal the total additional revenues from Economic Activity Taxes, which are imposed by a municipality, or other Taxing District over the amount of Economic Activity Taxes generated by the retail establishment in the calendar year prior to its relocation to the Redevelopment Area.

P. Economic Development Area: Any area or portion of an area located within the city, which does not meet the standards of a blighted area or conservation area pursuant to Section 99.805(1) and (2),

R.S.MO., and in which the city council finds that redevelopment is in the public interest because it will: (a) discourage commerce, industry or manufacturing from relocating to a different state; (b) result in increased employment within the city; (c) or preserve or enhance the city's tax base. In Economic Development Areas, reimbursement may fund only infrastructure projects and may not include buildings.

Q. Financing Costs: Those costs incurred by the Developer, the TIF Commission, or the City as a result of issuing one or more series of Obligations or loan(s) to pay all or any portion of Reimbursable Project Costs incurred or estimated to be incurred, including but not limited to interest, loan fees, capitalized interest, financial advisor fees, legal fees, broker fees or discounts, original purchaser's discount, printing and other costs related to such financing. Interest shall be computed at the annual rate which the Developer, TIF Commission, or City are charged by a qualified lender. Financing Costs will be the actual cost documented and evidenced by the Developer, but will not exceed 10% per annum.

R. Obligations: Bonds, loans, debentures, notes, special certificates or other evidences of indebtedness issued by the TIF Commission or the City to pay or reimburse all or any portion of Reimbursable Project Costs incurred or estimated to be incurred, to finance the cost of issuing such Obligations, to establish reserves to refund or secure such Obligations, to finance the interest costs associated with such Obligations or to refund, redeem or defiance outstanding Obligations. Also defines obligations to the Developer for approved cost they have incurred and funded on behalf of the Redevelopment Plan, with the intent to repay on a pay as you go basis.

S. Ordinance: An ordinance enacted by the City Council of the City of Joplin.

T. Payments in Lieu of Taxes: Revenues from real property taxes in the Redevelopment Project Area selected for the Redevelopment Project which are to be used to reimburse the Reimbursable Project Costs, which Taxing Districts would have received had the City not adopted tax increment allocation financing, and which result from levies made after the time of the adoption of tax increment allocation financing within the Redevelopment Project Area. and during the time the current equalized value of real property in the Redevelopment Project Area, until the designation is terminated pursuant to this Plan which shall not be later than twenty-three (23) years after the Redevelopment Project for the applicable Redevelopment Project Area is approved, excluding, however, the blind pension funds tax levied under the authority of Article 111, Section 38(b) of the Missouri Constitution, and the merchant's and manufacturer's inventory replacement tax levied under the authority of Article X, Section 6(2) of the Missouri Constitution.

U. PILOT Account: The separate segregated account within the Special Allocation Fund into which Payments in Lieu of Taxes are to be deposited.

V. Plan: This Tax Increment Financing Plan.

W. Preliminary Site Plan: The preliminary site plan for the Redevelopment Project Area attached as Exhibit 2.

X. Redevelopment Area: The real property legally described in Exhibit 1.

Y. Redevelopment Project: Individual components of the Redevelopment Area and Project, each of which is distinguished from the others by type and/or location within the Redevelopment Project Area, and each of which shall further the objectives of the Plan, be designated with its individual legal description, and satisfy the requirements of a "redevelopment project" as that term is used within the Act.

Z. Redevelopment Project Area: That portion of the Redevelopment Area of a given Individual Redevelopment Project as defined in the Plan. As identified in Exhibit 1.

AA Public Improvements: Those Redevelopment Project Costs that will be dedicated to any public entity.

BB Redevelopment Project: The design and construction (including site preparation) of a commercial development containing approximately 13 parcels of retail and commercial space, as well as related infrastructure, within the Redevelopment Project Area in accordance with this Plan and the Preliminary Site Plan.

CC Redevelopment Project Area: That portion of the Redevelopment Area selected for the Redevelopment Project, which, in this case, is the entire Redevelopment Area and is legally described on Exhibit 1 and outlined on Exhibit 2.

DD. Redevelopment Project Costs: The sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Plan or the Redevelopment Project, including those of any and all Individual Redevelopment Projects, as applicable. Such costs include, but are not limited to, the following:

1. Costs of studies, surveys, plans and specifications;
2. Professional service costs, including. but not limited to, architectural, engineering, legal, marketing, financial, planning or special services (except for reasonable administrative costs of the Commission, such costs shall be allowed only as an initial expense, and are included in the costs set forth in this Plan for the Redevelopment Project);
3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land;
4. Costs of rehabilitation, reconstruction, or repair or remodeling of existing buildings and fixtures;
5. Initial costs for an economic development area (as defined in the Act);
6. Costs of construction of public works or improvements;
7. Financing Costs, including, but not limited to, all necessary and incidental expenses related to the issuance of Obligations, and which may include payment of interest on any Obligations or loans issued hereunder accruing during the estimated period of construction of the Redevelopment Project or afterwards, during the time of operation of the Plan, and including reasonable reserves related thereto;
8. Relocation costs to the extent that the City determines that relocation costs shall be paid or are required to be paid by federal or state law; and
9. Payments in lieu of taxes.

EE. Reimbursable Project Costs: The actual amount of Redevelopment Project Costs that have been or are incurred for (a) the activities and services whose estimated costs are listed on the attached Exhibit 3 under the column entitled "TIF Reimbursable Costs" (except that for any listed activity or service for which only a portion of its estimated cost is designated as "TIF Reimbursable Costs," the Reimbursable Project Costs shall be the proportion of all of the costs incurred for the activity, based upon the ratio of the estimated "TIF Reimbursable Costs" for the item to the estimated "Total ALL Costs"; (b) professional service costs
incurred by the Developer in the development and implementation of the Plan, but not to exceed the amount on Exhibit 3; (c) Plan Administration costs incurred by the City in the administration of the Plan; and (d) Financing Costs for these items.

FF. Special Allocation Fund: The fund, which contains two separate segregated accounts, maintained by the City Director of Finance, into which, as required by the Act, all Payments in Lieu of Taxes and

Economic Activity Taxes are to be deposited.

GG. Taxing District: Any political subdivision of the State of Missouri located wholly or partially within the Redevelopment Area having the power to levy taxes.

HH. TIF Commission: The Tax Increment Financing Commission of Joplin, Missouri.

II. TIF Revenues: Payments in Lieu of Taxes and Economic Activity Taxes.

JJ. Total Initial Equalized Assessed Value: That amount certified by the County Assessor, which equals the most recently ascertained equalized assessed value of each taxable lot, block, tract, or parcel of real property within the Redevelopment Project Area immediately after tax increment financing for the Redevelopment Project Area has been approved by the City Council by an Ordinance.

IV. TAX INCREMENT FINANCING

This plan is adopted pursuant to the Act. The Act enables municipalities to finance Redevelopment Project Costs with the revenue generated from payments in Lieu of Taxes resulting from increased assessed valuation on new development and, subject to annual appropriations, from Economic Activity Taxes resulting from increased economic activities in the Redevelopment Project Area. Immediately after the City Council approves a Redevelopment Project and adopts tax increment financing for the Redevelopment Project Area, the County Assessor shall certify the Total Initial Equalized Assessed Value of the Redevelopment Project Area. Real estate taxes (including penalties and interest thereon) resulting from: (1) all taxes levied on the Total Initial Equalized Assessed Value for the Redevelopment Project Area; and (2) the merchant's and manufacturer's inventory replacement tax levied under the authority of Article X, Section 6(2) of the Missouri Constitution, will be payable to Taxing Districts as if tax increment financing were not adopted. Payments in Lieu of Taxes (including applicable penalties and interest) collected from owners of property within the Redevelopment Project Area will be paid by the County Collector to the City Director of Finance and deposited in the PILOTS Account within the Special Allocation Fund. As a special provision of this Plan, any Payment in Lieu of Taxes (PILOT's) derived from the value of any real property, or any portion of real property, within the Redevelopment Area which is classified residential by the County Assessor after the redevelopment of that parcel shall be declared as surplus. Any Payment in Lieu of Taxes (PILOT's) that are derived from an increase in property tax levies resulting from a voter approved increase after the adoption of the TIF Plan shall be declared as surplus by the City. Any funds received as defined herein shall be declared as surplus any year such funds are collected during the term of the TIF. Such surpluses shall be refunded to all affected taxing districts imposing property taxes in the manner set forth in Section 99.820.1(12) of the TIF Act. The City shall calculate and determine the surplus amount, if any, each year on or before January 31st of each year, and shall provide such information in the annual report to the TIF Commission. In addition, following annual appropriation by the appropriate Taxing District, the Economic Activity Taxes generated within the particular Redevelopment Project Area shall be paid by the collecting Taxing District to the City Director of Finance who shall deposit such funds in the Economic Activity Account within the Special Allocation Fund. The plan allows the six redevelopment project areas to be activated at various times during the term of the TIF, however once any redevelopment project area (RPA) is activated the term which the RPA shall exist and tax increment financing is granted shall be limited to sixteen years from the date of the activation by the Joplin City Council.

V. EXISTING CONDITIONS IN THE REDEVELOPMENT AREA

Specific and detailed information concerning the existing conditions within the Redevelopment Area is attached as Exhibit 4. The information presented in Exhibit 4 and at the public hearing on the Plan support the finding that the

Redevelopment Area overall is a "blighted area" within the meaning of the Act.

VI. REDEVELOPMENT PLAN OBJECTIVES

The Developer, who shall be responsible for the design and construction of the Redevelopment Project, will implement this Plan. The objectives of this Plan are outlined below.

A. General Plan Objectives. The general objectives of this Plan are:

1. To enhance the tax base of the City and other Taxing Districts by development of the Redevelopment Area to its highest and best use and encouraging private investment in the surrounding area.
2. To discourage commerce, industry and manufacturing from moving operations to another state.
3. To increase employment in the City.
4. To eliminate adverse conditions in the Redevelopment Area and prevent them from spreading.
5. To provide for improved public infrastructure in and around the Redevelopment Area.
6. To enhance the aesthetics of the Redevelopment Area.

B. Specific Plan Objectives. Specific objectives of this Plan are:

1. To design and construct a commercial development and related infrastructure in the Redevelopment Project Area in accordance with this Plan and the Preliminary Site Plan for the Redevelopment Project Area, and to design and construct the private improvements proposed.
2. To cause roadway improvements as may be required by the Missouri Department of Transportation or the City of Joplin.
3. To install, repair, construct, reconstruct and relocate streets, utilities, and sidewalk improvements; essential to the preparation of the Redevelopment Area.
4. To install, repair, construct. reconstruct and relocate storm water detention and runoff facilities to underground locations;
5. To vacate any existing public rights-of-way inconsistent with the Plan and to make them a part of the Redevelopment Plan.
6. To expand the tax base of the City by encouraging private investment in the Redevelopment Area.
7. To provide development/business opportunities in the Redevelopment Area and surrounding areas.
8. To stimulate development which would not occur without tax increment financing assistance.
9. To increase the employment opportunities for the City's residents.
10. To encourage quality retail tenants to locate within the Redevelopment Project Area.

VII. DEVELOPER

A. Developer Selection. The City shall select a developer or developers in accordance with the TIF Act and City polices. This Plan has been submitted by RKS Development, LLC seeking to be the developer for the project.

VIII. PLAN IMPLEMENTATION

A. Site Acquisition. In the event that the Developer selected by the TIF Commission and City Council does not currently own all property within the Redevelopment Area, such Developer shall be encouraged, to the extent commercially reasonable, to acquire all such property voluntarily. The exercise of eminent domain shall not be used in the acquisition of any substantial portion of the Redevelopment Area.

C.General Land Use. The general land uses to apply in the Redevelopment Area are indicated on the Preliminary Site Plan. The Redevelopment Project shall be subject to the applicable provisions of Ordinances as well as other applicable codes.

D.Schedule of Development. It is anticipated that the construction of the improvements pursuant to the phasing will commence immediately after approval of the Plan. The exact commencement and completion dates of construction of each of the Individual Redevelopment Projects within the Redevelopment Project Area will be dependent on many factors, including market conditions, weather, availability of materials and other events beyond the control of the Developer, and may be earlier or later than the anticipated dates. Estimated dates will be provided by the Developer at the time of submission of its proposal, but in no instance shall any redevelopment project area term exceed sixteen years.

XI. FINANCING PLAN

A. Projected Redevelopment Project Costs. The total Redevelopment Project Costs (exclusive of Financing Costs) are estimated to be approximately $37 million. See Exhibit 3 for details. The total Redevelopment Project Costs inclusive of Financing Costs are estimated to be $230 million, The TIF Reimbursable Costs (inclusive of Financing Costs) amounting to an estimated $37 million represents approximately 16% of the total Project Costs. The CID will fund an estimated $9,149,469 of the Reimbursable Cost, above the estimated maximum amount of $37 million. See Exhibit 6, "But-For Analysis". Of the total maximum TIF Reimbursable Cost, the local taxing districts are funding 70%, while the CID, a special taxing district within the Redevelopment Area only is funding 30% of the cost. The actual Redevelopment Project Costs and the Reimbursable Project Costs may vary from those estimated in this Plan due to many factors, including but not limited to the actual final configuration of the Redevelopment Project and of the Individual Redevelopment Projects, unforeseen site conditions, actual costs of acquisition of real property (if not initially owned by the Developer) and fluctuation in the cost of labor and materials. Only the Reimbursable Project Costs are subject to TIF reimbursement, not other cost of the Developer.

B .Source of Funds. It is anticipated that the Developer through the proceeds of loans and/or equity will fund all of the Redevelopment Project Costs described herein. The City will pledge the TIF Revenues generated in the Redevelopment Area for the repayment of the Reimbursable Project Costs. It is estimated that the Reimbursable Project Costs that will be subject to reimbursement under this Plan will be those listed and described on Exhibit 3, to be included in the Developer proposal and as may be agreed by the City. It is anticipated that TIF Revenues generated by the completed Redevelopment Project will be sufficient to pay the Maximum Reimbursable Project Costs, and that the Reimbursable Project Cost will be fully repaid in approximately the year 2030.

C. Evidence of Commitments to Finance. The Developer will provide evidence of financial ability sufficient to satisfy the City they have the ability to undertake the project financially and complete it.

D. Issuance, Nature and Term of Obligations. It is not anticipated that Obligations will be issued to finance Reimbursable Project Costs. It is proposed that the Developer will furnish all funds to fund Reimbursable Project Cost, as well as private non-reimbursable cost, and will be reimbursed by the TIF on a "pay-as-you-go-basis" from TIF revenue when and if collected.

E. Prerequisite to Reimbursement to Developer. In order for Developer to be entitled to reimbursement of Reimbursable Project Costs, sufficient portions of the Redevelopment Project Area shall have been completed as necessary to provide PILOTs and EATs necessary to fund the Reimbursable Project Costs. Reimbursable Project Costs are payable/reimbursable solely from PILOTs and EATs collected and deposited into the Special Allocation Fund. Disbursements from the Special Allocation Fund shall be in accordance with the Plan and the Development Agreement. From time-to-time, the Developer shall provide to the City a cost-incurred certificate, certified by the Developer's architect, that specific matters whose costs are itemized on Exhibit 3 as "TIF Reimbursable Costs" have been partially or fully completed. For matters involving improvements, which are to be dedicated to the City, or for public roads, the cost-

incurred certificate shall include information that such improvements have been accepted by the City, MODOT or other appropriate governmental authority. The cost-incurred certificate shall include the actual costs of the Reimbursable Project Costs incurred to date, including any financing costs incurred, less any costs, which have been previously included in a Certificate of Completion, as described below. The City may ask for any additional documentation they may need to evidence the cost submitted by the Developer. Once the City has been satisfied that the listed reimbursable improvements have been completed and have been accepted by the architect, and has reviewed or audited the cost information to its satisfaction, it shall provide to the Developer a Certificate of Completion, which shall not be unreasonably withheld or delayed. The Certificate of Completion shall constitute the agreement of the City to reimburse those Reimbursable Project Costs, which are the subject of the Certificate of Completion, subject to collection of sufficient revenues and annual appropriation.

F. Projected TIF Revenues. The total amount of Payments in Lieu of Taxes projected to be generated by the Redevelopment Project is approximately $17.2 Million Dollars over the 15 years projected to capture such funds of the Redevelopment Project. The total amount of Economic Activity Taxes projected to be captured by the TIF from within the Redevelopment Project is approximately $24 Million Dollars over the 15 years of capture of such funds of the Redevelopment Project Area, including the 50% ($4 million) of the Main Street CID funds that are pledged to the TIF. These projections and the specific assumptions used in such projections are set forth in the TIF Revenues Projections is attached as Exhibit 11 & 14 of the Cost Benefit Analysis.

G. Payments in Lieu of Taxes. Calculation of anticipated Payments in Lieu of Taxes are based on current and projected future real property assessed valuations and the best available information concerning future property tax levy rates, both of which are subject to change due to many factors, including statewide reassessment, the effects of real property classification for real property tax purposes, and the rollback in tax levies resulting from reassessment or reclassification. Under the TIF Act, any taxes derived from an increase in the current levies will be paid to the taxing district, which has increased the levy.

1. Equalized Assessed Valuations. According to the records of the County Assessor, the Total Initial Equalized Assessed Value of the Redevelopment Area for which tax increment financing is to be adopted is approximately One Million Four Hundred Thirty Four Thousand Nine Hundred Five Dollars ($1,434,905). The current ad valorem tax levy rate in the Redevelopment Area is $4.5104 per $100 of assessed valuation, not including the State levy of $.03, or the $.40 County Sur-Charge. The Current Assessed Value will, and must be attested and certified by the County Assessor.

2. Anticipated Assessed Valuation. Property tax assessment for each Redevelopment Project Area is anticipated to occur in the year following completion of each Redevelopment Project Area. In the final year of the Plan, based on projections, which is 9 years earlier than the 23 year limit, the estimated assessed value in 2030, the year following projected end of the TIF, is $38,295,743. It is estimated that the Redevelopment Area will annually yield in excess of $2 Million in ad valorem property taxes annually upon the termination of the TIF. It is anticipated that during the term of the TIF a total of $2.5 million, or an estimated $182,000 annually paid to the taxing districts in new taxes excluding the estimated current $70,000 annual being collected from within the Redevelopment Area now, which the Districts will collect as well. The Taxing Districts will benefit from the collection of the County Sur-Charge imposed upon all commercial classified property, which the amount is estimated at an average of $127,000 over the 15 years. Exhibit 10 provides projections of property tax assuming no TIF is approved. Exhibit 11 provides projections of property taxes assuming the TIF is approved.

H.Economic Activity Taxes. Economic Activity Taxes to be generated in the Redevelopment Area consist of sales taxes and utility taxes incidental to construction of the Redevelopment Project and operation of the Redevelopment Project. The current local sales tax rate for the Taxing Districts is 3.75% (2.625 City, 1.125 County. The "City-Parks and Storm water"

tax ($.25) is estimated to sunset in 2022. The Capital Improvement Sales Tax was just reapproved by the voters for 10 more years, but is up for re-approval in 2025 ($.375) No Economic Activity Taxes attributable to the construction of the Redevelopment Project have been projected, none are anticipated. Exhibit 12 provides a projection of EATs if no TIF is approve. Exhibit 13 provides a projection of EATs showing the impact if the two taxes of the City are not renewed when they sunset and the TIF is approved. Exhibit 14 provides a projection of EATs assuming both taxes are renewed when they sunset and the TIF is approved.

I. Special Allocation Fund. The City Director of Finance shall establish and maintain the Special Allocation Fund, which shall contain two separate segregated accounts. Payments in Lieu of Taxes shall be deposited into the (PILOTs) Account within the Special Allocation Fund and (Eats) Economic Activity Taxes shall be deposited into the Economic Activity Account within the Special Allocation Fund. TIF Revenues so deposited and any interest earned on such deposits will be used for and are pledged for the payment of Reimbursable Project Costs and upon payment of all Reimbursable Project Costs, the Plan will be terminated and any excess funds will be distributed to the Taxing Districts, in the manner set forth in Article IX of this Plan.

X. DISBURSEMENTS FROM SPECIAL ALLOCATION FUND

All disbursements from the Special Allocation Fund will be made by the City Director of Finance out of the two separate segregated accounts maintained within the Special Allocation Fund for Payments in Lieu of Taxes and Economic Activity Taxes in proportion to their respective balances at the time of making a disbursement. On each Distribution Date, the City Director of Finance shall make disbursements from the Special Allocation Fund in the following manner and order of preference, subject to appropriation and approval of the City Council.

First, all PILOTs collected on any residential assessment shall be shall be declared a surplus and paid to the County Collector to be disbursed back to the taxing districts based on the taxing districts prorate levies.

Second, to pay City any Redevelopment Project Costs or administrative cost;

Third, to pay reimbursements of Developer advances;

Fourth, following the payment of all Reimbursable Project Costs, funds remaining in the Special Allocation Fund shall be disbursed by the City Director of Finance to the appropriate Taxing Districts in accordance with the Act.

XI. COST-BENEFIT ANALYSIS

The amount of all revenues estimated to be received by the Taxing Districts directly from the Redevelopment Project during the 15 years of operations of the respective Redevelopment Project are set out in the direct tax impact analyses attached as Exhibit 8 & 10 thru 15. These Exhibits combine constitute the Cost Benefit Analysis required by the Statues. The Cost benefit show that without the TIF the taxing Districts will only capture an estimated $1.5 million in taxes over the 15 years, or an estimated $106,000 per year in both sale and property taxes. With the TIF it is estimated that the taxing districts will capture $19.6 million in taxes, even after paying the share to the TIF, thus generating $18.1 in new taxes during the 15-year period. The TIF will not cost any taxing district funds or lost revenue. Once the TIF is over the annual tax revenue to the districts is projected to be in excess of $4.7 million annually in sales and property taxes. The cost-benefit analysis shows the impact on tax revenues in the event that the Redevelopment Project is built pursuant to the Plan, and if the Redevelopment Project is not built. The cost benefit analysis, together with the direct tax impact analysis, illustrates the fiscal

impact on every Taxing District. The information attached provides sufficient information to evaluate and support the financial feasibility of the Redevelopment Project, as proposed.

XII. PROVISIONS FOR AMENDING THE PLAN

This Plan may be amended only pursuant to the provisions of the Act.

XIII. TERMINATION OF TAX INCREMENT FINANCING

Tax increment financing for the Redevelopment Area shall remain in effect until the Redevelopment Project has been constructed and all Reimbursable Project Costs have been reimbursed or 23 years, whichever comes first, after the adoption of tax increment financing for such Individual Redevelopment Project Area by Ordinance. When it is time to do so under this Plan, tax increment financing shall be terminated for the Redevelopment Project Area or for any Individual Redevelopment Project by the adoption of an Ordinance of the City Councilor by any other method authorized by the Act. It is anticipated that all Reimbursable Project Costs will be reimbursed and that the tax increment financing for and the designation of the Redevelopment Project Area will be terminated by Ordinance by 2031.

XIV. REQUIRED STATUTORY FINDINGS

With the approval of this Plan, the TIF Commission and the City Council have, as required by the Act, made the findings set forth below, based upon the record of the public hearing on the Plan, including but not limited to concluding that the Redevelopment Project Area qualifies as a Blighted Area under the Tax Increment Financing statutes, based upon the information attached as Exhibit 4, the information elicited during the public hearing(s) and the But For Analysis done in Exhibit 6 and the affidavit of the prospective Developer to be attached as Exhibit 7, attesting that without the TIF the project would not be feasible..

Blighted Area. The Redevelopment Area overall is a Blighted Area. (See Exhibit 4)

A. But for determination: The Council must determine that without the TIF assistance the Redevelopment will not occur. The "But For" analysis provided as Exhibit 6 and the Developer's Affidavit attesting that without the TIF assistance the project would not be feasible.

B. Expectations for Development. The Redevelopment Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing due to the substantial cost to ameliorate the conditions causing the Redevelopment Area to qualify as a Blighted Area and that the Redevelopment Area will not be solely used for development of commercial businesses, which unfairly compete in the local economy. Further, the adoption of this Tax Increment Financing Plan is in the public interest because this development will result in the installation of needed infrastructure improvements, increased employment in the municipality, and will result in preservation or enhancement of the tax base of the city.

C. Conforms to Comprehensive Plan of City. The City's Comprehensive Plan indicates that the Redevelopment Area should be developed for commercial use. This Plan is in conformance with the City's Comprehensive. .

D. Date to Adopt Redevelopment Project. No Ordinance approving any Individual Redevelopment Project Area for TIF financing within the Redevelopment Project Area will be adopted later than ten years after the adoption

of this Plan.

E. Date of Complete Redevelopment. The estimated date to complete, including the reimbursement of all reimbursable project cost, including interest, of the Redevelopment Project Area has been projected to be 16 years, however the date cannot exceed 23 years from the adoption of the Ordinance approving any Individual Redevelopment Project Area, in accordance with the TIF Act.

F. Cost- Benefit Analysis. The cost benefit analysis attached as a part of Exhibit 8 & 10-15 shows the economic impact of this Plan on Each Taxing District. The analyses shows the impact if the Redevelopment Project is built, and if the Redevelopment Project is not built, pursuant to this Plan. The analyses includes a fiscal impact study on every Taxing District, and sufficient information to evaluate whether the Redevelopment Project as proposed is financially feasible.

G. Gambling Establishment. This Plan does not include the initial development or redevelopment of any gambling establishment as defined in the Act.

H. Reporting Requirements. The Commission/City shall report to the Director of the Department of Economic Development for the State of Missouri by the last day of February of each year the name, address, phone number and primary line of business of any business, which relocates to the Redevelopment Area. Pursuant to the Act, the Director for the Department of Economic Development is required to compile and report the same to the governor, the speaker of the house and the president pro tempore of the Senate on the last day of April of each year.

I. Redevelopment Project Area. The Redevelopment Project Area selected for the Redevelopment Project includes only those parcels of real property and improvements directly and substantially benefitted by the proposed Redevelopment Project.

XV. RELOCATION PLAN

A Definitions. The following terms, whenever used or referred to herein, shall have the following meanings:

(1) Designated Occupants. "Designated Occupants" shall mean handicapped displaced occupants and those displaced occupants who are 65 years of age or older at the time of the notice to vacate or who have an income less than the average median income for the metropolitan area as certified annually by the Missouri Housing Development Commission based upon standards established by the Housing and Urban Development Department.

(ii) Displaced Business. "Displaced Business" shall mean any business that moves from real property within the development area as a result of the acquisition of such property, or as a result of written notice to vacate such property, or in conjunction with the demolition, alteration or repair of said property by the Tax Increment Financing Commission pursuant to RSMo. 99.800 et. Seq., as amended.

(iii) Displaced Occupant. "Displaced Occupant" shall mean any occupant who moves from real property within the development area as a result of the acquisition of such property, or as a result of written notice to vacate such property, or in connection with the demolition, alteration or repair of said property, by the Tax Increment Financing Commission pursuant to RSMo. 99.800 et. Seq., as amended.

(iv) Handicapped Occupant. "Handicapped Occupant" shall mean any occupant who is deaf, legally blind, or orthopedically disabled to the extent that acquisition of another residence presents a greater burden than other occupants would encounter or that modification to the residence would be necessary.

(v) Occupant. "Occupant" shall mean a residential occupant of a building having lawful possession thereof, and further shall include any person in lawful possession, whether related by blood or marriage to any other occupant. If there is a document of a residential unit, the first-named person shall be the occupant for purposes hereunder.

(vi) Person. "Person" shall mean any individual, firm, partnership, joint venture, association, limited liability company, limited liability partnership, corporation, estate, trust, receiver or trustee appointed by any state or federal court, syndicate, or any other group or combination acting as a unit and any life insurance company organized und the laws of, or admitted to do business in the State of Missouri, undertaking a redevelopment project in an Individual Redevelopment Project Area.

E. Benefits. Every Person approved by the Commission as a developer of property subject to being acquired by the Tax Increment Financing Commission in furtherance of a Tax Increment Financing Plan shall provide relocations benefits as follows:

(i) There shall be a payment to all eligible Displaced Occupants and Displaced Businesses in occupancy at least thirty (30) days prior to the date said Displaced Occupant or Displaced Business is required to vacate the premises by the Developer, its assigns or any Person seeking acquisition powers under the Tax Increment Financing Plan pursuant to RSMo. 99.800 et. Seq., as amended; and

(ii) There shall be a program for identifying needs of eligible Displaced Occupants and Displaced Businesses with special consideration given to income, age, size of family, nature of business, availability of suitable replacement facilities, and vacancy rates of affordable facilities; and

(iii) There shall be a program for referrals of eligible Displaced Occupants and Displaced Businesses with provisions for a minimum of three (3) suitable referral sites, a minimum of ninety (90) days of referral sites for handicapped Displaced Occupants and thirty (30) days' notice for all other Displaced Occupants and Displaced Businesses, prior to the date such Displaced Occupant or Displaced Business is required to vacate the premises. Arrangements for transportation to inspect referral sites shall be provided to eligible Displaced Occupants; and (iv) All eligible Displaced Occupants shall be provided with relocation payments based upon one of the following, at the option of the Displaced Occupant:

(A) A $500.00 payment; or
(B) Actual reasonable costs of relocation, including actual moving costs, utility deposits, storage of personal property up to one month, utility transfer and connection fees, and other initial rehousing deposits, provided that the rent shall not exceed 150% of the current rent.

(iv) In addition to the payments provided for in subsection (iv) above, an additional payment shall be provided to Handicapped Occupants which shall equal the amount, if any, to adapt a replacement dwelling to substantially conform with the access ability and usability of such Handicapped Occupant's prior residence, such amount not to exceed $400.00.

(v) All eligible Displaced Businesses shall be provided relocation payments based upon the following, at the option of the Displaced Business:

(A) A $1,500.00 payment; or

BB.

(B) Actual reasonable costs of moving including costs for packing, crating, disconnecting, dismantling, reassembling and installing all personal equipment and costs for re-lettering signs and replacement stationary.

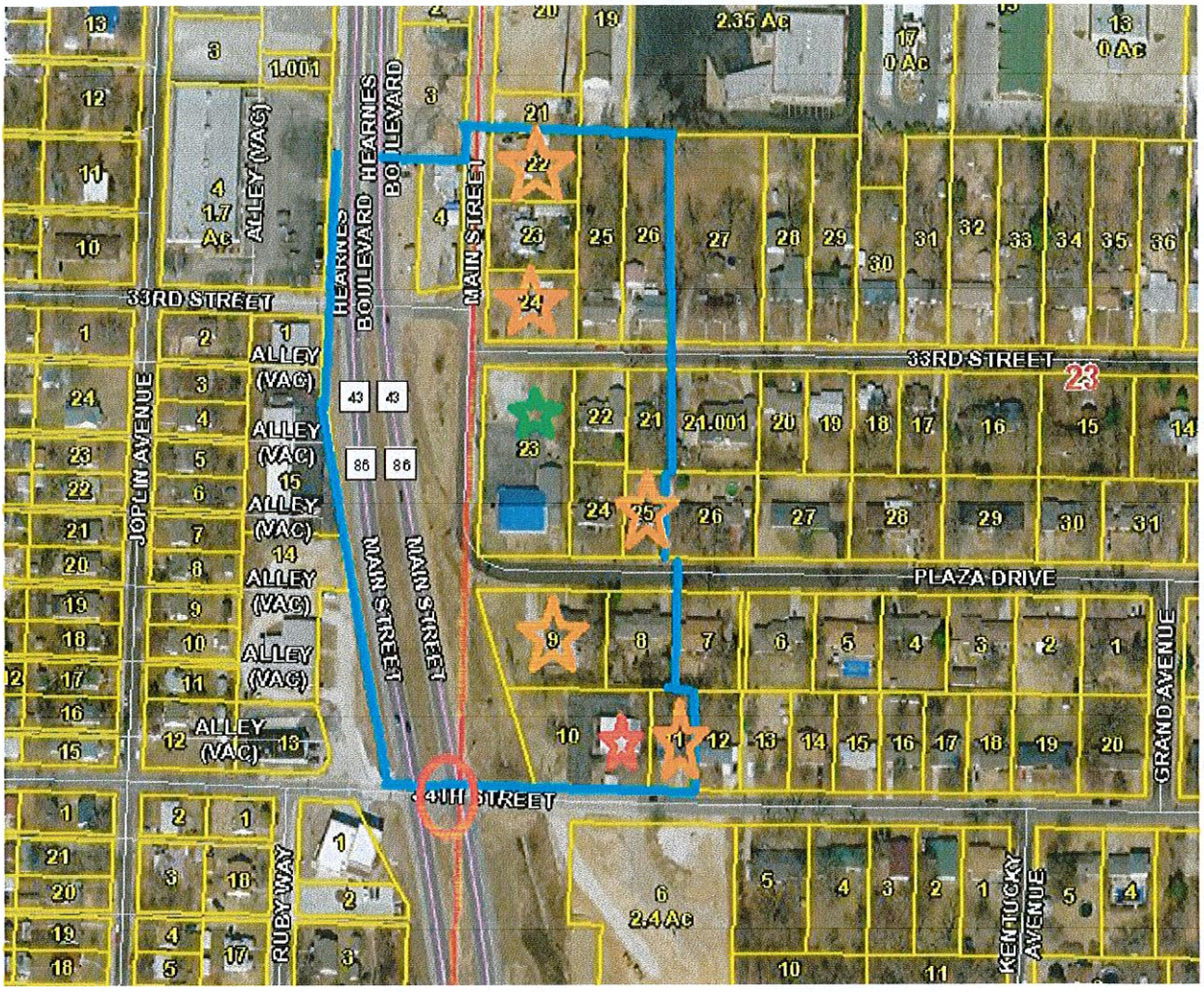
(vi) Any Displaced Occupant or Displaced Business may waive their relocation payment in writing.

(viii) All eligible Displaced Occupants and Displaced Businesses shall be notified in writing of the availability of the relocation benefits and assistance described herein.

(ix) Any Developer provided assistance with land acquisition by the Tax Increment Financing Commission shall provide a certification to the Commission of compliance with this relocation plan.

EXHIBIT 1-LEGAL DESCRIPTION & MAP OF REDEVELOPMENT AREAS (6 RPAs TOTAL)

REDEVELOPMENT PROJECT AREA 1



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OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022001001004000	0.260	GOODSON, ROBERT & DONNA 3227 MAIN JOPLIN, MO 64804	$17,120	1945-RES
Address:				
Legal Description:		FREEMAN GROVE 1 & 6: LOTS 8-9-10 & 11 EX W 50'	BOOK PAGE	324 02670
056023002001022000	0.325	COLE, MICHAEL B. & DONNA I. 6895 Beef Branch Road Joplin, MO 64804	$6,790	1945-RES
Address:				

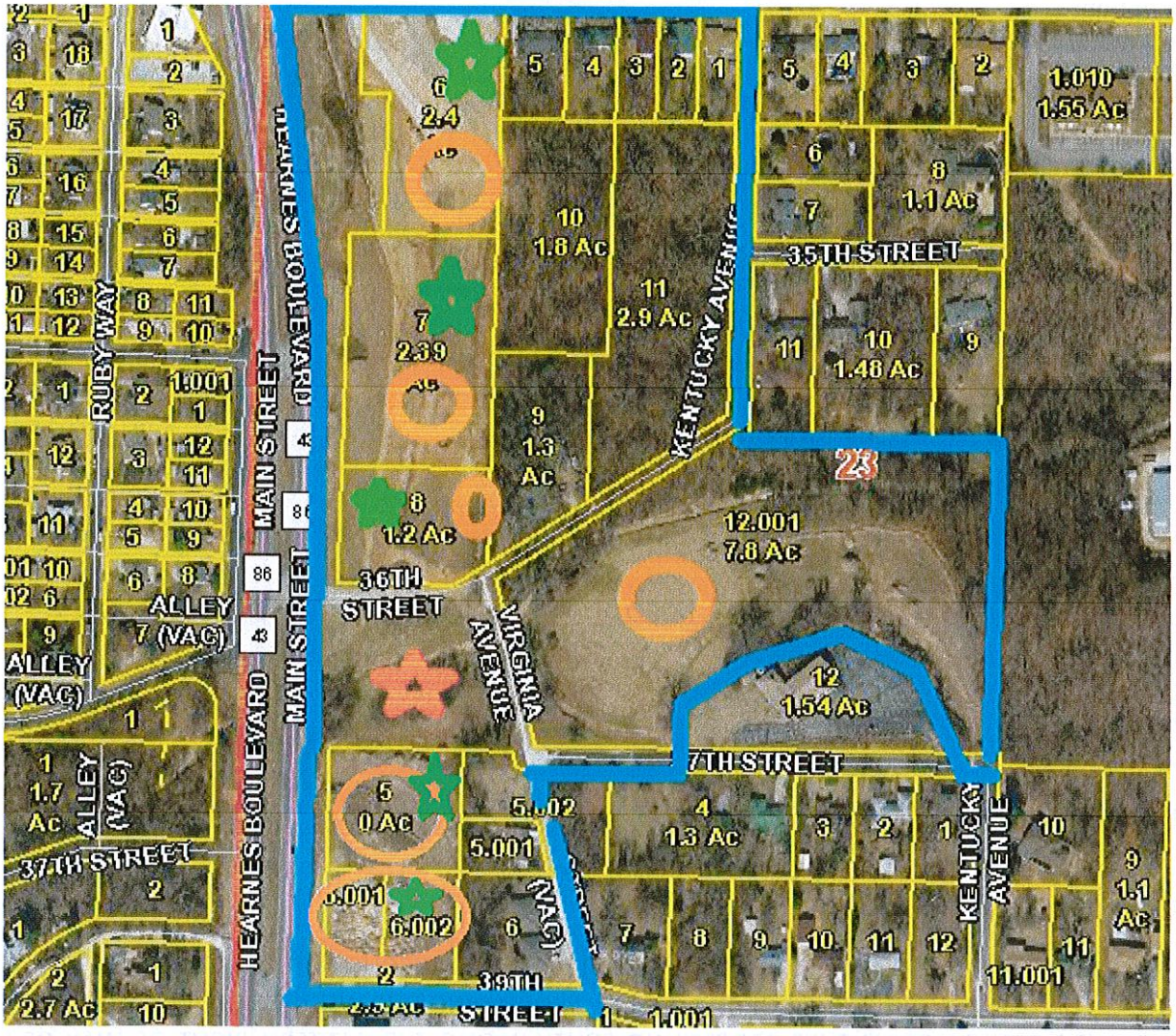
Legal Description:		COLLINS: N 102' LOT 10	BOOK PAGE	342 02769
056023002001023000	0.325	LEWIS, BERT G. 3235 S MAIN JOPLIN, MO 64804	$9,540	1945-RES
Address:				
Legal Description:		COLLINS: PT LOT 10 BEG 102' S NW COR E 139' S 102' W 139' N 102' TO POB	BOOK PAGE	354 01958
056023002001024000	0.326	LEGALLY BLONDE INVESTMENTS, LLC P. O. BOX 249 SAGINAW, MO 64864	$7,410	1945-RES
Address:				
Legal Description:		COLLINS: S1/3 LOT 10	BOOK PAGE	0360 01057
056023002001025000	0.488	LOYD, KEVIN G. 129 E. 33RD JOPLIN, MO 64804	$9,780	1945-RES
Address:				
Legal Description:		COLLINS: W1/2 LOT 11	BOOK PAGE	353 08014
056023002001026000	0.489	O'DELL, DION P. 133 E. 33RD JOPLIN, MO 64804	$10,370	1945-RES
Address:				
Legal Description:		COLLINS: E1/2 LOT 11	BOOK PAGE	0359 1864
056023002002021000	0.234	JUDD, MARK A. 132 E. 33RD JOPLIN, MO 64804	$4,670	??-RES
Address:				
Legal Description:		COLLINS: E 59' OF N 150' LOT 20 & W 9' OF N 150' LOT 21	BOOK PAGE	350 09332
056023002002022000	0.253	DEWEESE, CRYSTAL R. 120 E. 33RD JOPLIN, MO 64804	$17,590	1950-RES
Address:				
Legal Description:		COLLINS: N 138' OF W 80' LOT 20	BOOK PAGE	356 04629
056023002002023000	0.882	HECKMASTER, STEVE & DIANA & STEVEN SMITH 2607 WISCONSIN AVENUE Joplin, MO 64804	$28,100	??-COM
Address:				
Legal Description:		COLLINS: LOT 19	BOOK PAGE	0360 03991
056023002002024000	0.253	DENNIS, JEFFREY SCOTT & D'ANN 101 POINDEXTER PINEVILLE, MO 64856	$13,850	1956-RES
Address:				
Legal Description:		COLLINS: W 80' LOT 20 EX N 138'	BOOK PAGE	0362 05661
056023002002025000	0.172	FISHER, LINDSEY	$11,140	??-RES
Address:		121 PLAZA DRIVE		

		JOPLIN, MO 64804		
Legal Description:		COLLINS: E 59' LOT 20 EX N 150' & EX S 30'	BOOK PAGE	0361 08484
056023002005008000	0.333	DOKE, LAVONNE LEEANNE	$16,600	1970-RES
Address:		P.O. BOX 1137 JOPLIN, MO 64802-1137		
Legal Description:		PARK PLAZA 1: LOT 3	BOOK PAGE	346 02905
056023002005009000	0.666	RUARK, DENNIS L. & MARY JANE	$36,420	1976-RES
Address:		3506 SILVER CREEK ROAD JOPLIN, MO 64804-5348		
Legal Description:		PARK PLAZA 1: LOTS 1 & 2	BOOK PAGE	300 01198
056023002005010000	0.563	JOPLIN CITY	$0	1971-EXEMPT
Address:		602 S. MAIN JOPLIN, MO 64804		
Legal Description:		PARK PLAZA 1: LOT 22 EX E 32' & ALL LOTS 23 & 24	BOOK PAGE	358 01024
056023002005011000	0.220	GILSTRAP, DOROTHY J.	$9,750	1964-RES
Address:		9386 ELM DRIVE JOPLIN, MO 64804		
Legal Description:		PARK PLAZA 1: W 33.7' LOT 21 & E 32' LOT 22	BOOK PAGE	0361 07849
			$199,130	
TOTAL PROJECT 1	**5.789 Acres**		**Assessed Value**	

STREET RIGHT OF WAY TO BE INCLUDED.

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF PARCEL # 056023002001024000, BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL, PROCEEDING DUE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD, THENCE PROCEEDING SOUTH ALONG THE WESTERN RIGHT OF WAY OF HEARNE'S BOULEVARD TO THE NORTHWEST CORNER OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD AND 34TH STREET. ALSO INCLUDING THE RIGHT OF WAY OF MAIN STREET THAT LIES SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF PARCEL # 056023002002022000, THENCE PROCEEDING WEST TO THE WESTERN RIGHT OF WAY OF MAIN STREET. INCLUDES ALL OF THE RIGHT OF WAY OF MAIN STREET SOUTH OF THAT LINE TO A 90 DEGREE CURVE IN THE STREET AT TO THE POINT THE STREET BECOMES PLAZA DRIVE. ALSO INCLUDING THE RIGHT OF WAY OF PLAZA DRIVE BEGINNING AT THE SOUTHWEST CORNER OF PARCEL #056023002001026000, THENCE PROCEEDING SOUTH TO THE SOUTHERN RIGHT OF WAY OF PLAZA DRIVE. INCLUDES ALL OF PLAZA DRIVE FROM THAT POINT TO THE 90 DEGREE CURVE AT THE POINT WHERE THE STREET BECOMES MAIN STREET.

REDEVELOPMENT PROJECT AREA 2



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OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
056023002006001000	0.305	WOOD, WILLIAM K.	$13,430	1974-RES
Address:		326 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: LOT 26 EX W 140' & N 10'	BOOK PAGE	338 04078
056023002006002000	0.305	WILSON, PHYLLIS K.	$13,240	??-RES
ADDRESS:		318 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: E 70' OF W 140' LOT 26	BOOK PAGE	338 03974

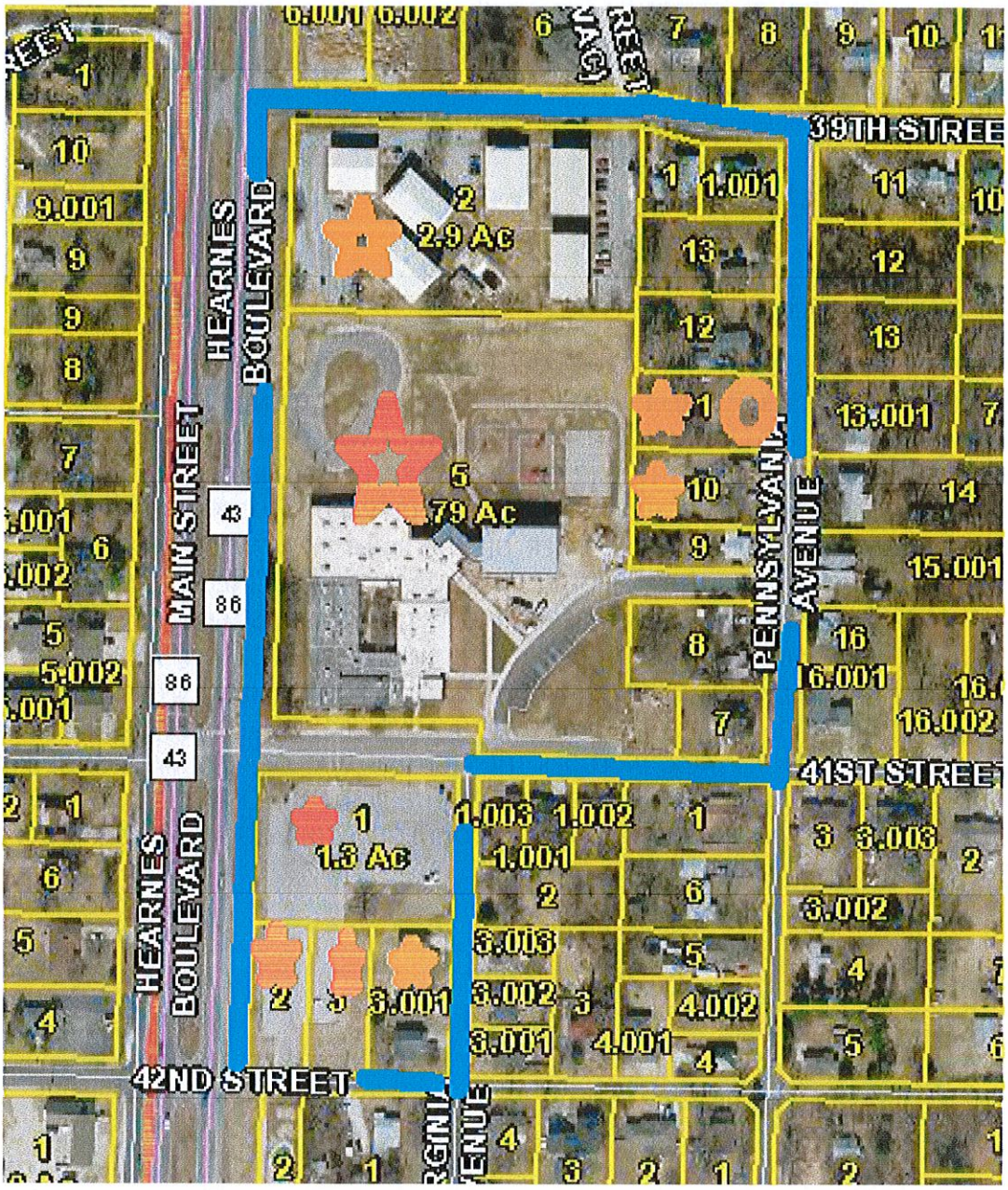
056023002006003000	0.305	CLAFLIN, JOHN	$13,530	??-RES
Address:		314 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: W 70' LOT 26 EX N 10'	BOOK PAGE	358 02558
056023002006004000	0.393	NASH, KENNETH W. & ARLENE	$16,300	??-RES
Address:		310 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: E 90' LOT 25	BOOK PAGE	291 00074
056023002006005000	0.480	ERMAN, ROBERT MICHAEL	$18,940	??-RES
Address:		302 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: W 110' LOT 25	BOOK PAGE	0360 6257
056023002006006000	2.400	RKS DEVELOPMENT, LLC	$85,470	Vacant-COM
Legal Description:		MODOC ACRES: LOTS 6 & 7 EX N 10' & S 150' OF N 160' OF E 50' LOT 5	BOOK PAGE	0361 06840
056023002006007000	2.390	RKS DEVELOPMENT, LLC	$91,170	Vacant-COM
Legal Description:		MODOC ACRES: E 260' LOTS 8-9-10 & 11	BOOK PAGE	0361 07848
056023002007012001	7.800	RKS DEVELOPMENT	$9,840	Vacant-RES
Legal Description:		MODOC ACRES: LOTS 15-16-17-18-31-32-33-34-35-36- 37 & 38 EX N 300' LOTS 31-32-33 & 34 ETC	BOOK PAGE	0362 07379
Address:		202 E. 32ND JOPLIN, MO 64804		
056023002006008000	1.200	RKS DEVELOPMENT, LLC & DANIEL ALLGE	$5.890	Vacant-COM
Address:		202 E. 32ND JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: LOTS 12 & 13 EX W 140'	BOOK PAGE	0361 08862
056023002006009000	1.300	DOSS, CLYDE E. JR & ANNA	$10,570	1940-RES
Address:		3529 VIRGINIA JOPLIN, MO 64801		
Legal Description:		MODOC ACRES: LOT 20	BOOK PAGE	0181 0441
056023002006010000	1.800	LUNDSTRUM, BOB	$3,690	Vacant-AGR
Legal Description:		MODOC ACRES: W 200' LOTS 21-22-23 & 24	BOOK PAGE	0362 01710
056023002006011000	2.900	LUNDSTRUM, BOB	$4,790	Vacant-AGR
Legal Description:		MODOC ACRES: LOT 19 & E 210' LOTS 21-22 23 & 24	BOOK PAGE	245 00467
Address:		711 E. 33RD JOPLIN, MO 64804		

NO PARCEL #	1.500	Missouri Department of Transportation P.O. 868	$0	Vacant-EXEMPT
Address:		Springfield, Mo 65801		
Legal Description:		An estimated 1.5 Acres lying south of 36th Street, east of Virginia Avenue, west of main and north of Newton County Parcel # 056023003002005000 and 056023003002005001 in Section 23 Township 27 Range 33 of Newton County, except that part used for right of way for Main Street and 36th Street.	BOOK PAGE	NA
056023003002005000	1.110	RKS DEVELOPMENT, LLC	$5,850	Vacant-COM
Legal Description:		PT NW1/4 SW1/4 BEG 246.21' E NW COR E 409.92' S 208.71' W 409.92' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB S 14* E 92.55' W 169.90' W 90' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	BOOK PAGE	0362 02326
056023003002006001	0.422	RKS DEVELOPMENT, LLC	$31,230	Vacant-COM
Legal Description:		PT NW1/4 SW1/4 BEG 208.71' S & 171.29' E NW SEC COR E 100' S 183.71' W 100' N 183.71' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	BOOK PAGE	0362 02327
056023003002006002	0.548	RKS DEVELOPMENT, LLC	$2,770	Vacant-COM
Legal Description:		W 129.83' OF: BEG 208.71' S & 271.29' E NW COR SW1/4 S 183.71' E 329.83' N 183. 71' W 329.83' TO POB	BOOK PAGE	0362 02327
Address:		202 E. 32ND JOPLIN, MO 64804		
PT OF 056023003002005001	0.332	WHITE, KEITH V.	$9,280	1940-RES
Legal Description		BEG 517.15' E & S 14* E 122.08' NW COR NW1/4 SW1/4 S 14* E 92.55' W 169.90' N 90' E 146.17' TO POB & EASEMENT OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY LYING WEST OF VIRGINIA AVENUE.	BOOK PAGE	0347 04478
056023003002005002	0.601	WHITE, KEITH V. & DEBBIE A.	$3,105	Vacant-RES
Legal Description:		PT NW1/4 SW1/4 BEG 402.29' E OF NW COR E 253.84' S 208.71' W 253.84' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	BOOK PAGE	355 06307
Address:		3706 VIRGINIA AVENUE JOPLIN, MO 64804		
056023003002006000	0.843	RDE, LLC	$35,230	1993-RES
Address:		817 MAIDEN LANE JOPLIN, MO 64801		

Legal Description	PT NW1/4 SW1/4 BEG 208.71' S & 271.29' E NW COR SW1/4 W 183.71' E 329.83' N 183.71' W 329.83' TO POB EX W 129.83' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	0362 3730
TOTAL	**27.48**		**$377,095**

STREET RIGHT OF WAY TO BE INCLUDED IN RPA

RPA WILL INCLUDE THAT PART OF HEARNE'S BOULEVARD LYING SOUTH OF A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF 34TH STREET AND HEARNE'S BOULEVARD, THENCE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. INCLUDES ALL OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD SOUTH OF THIS LINE TO A LINE, WHICH BEGINS AT THE NORTHWEST CORNER OF PARCEL #056023003002005000, THENCE PROCEEDING WESTERLY TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. ALSO INCLUDING THE RIGHT OF WAY OF 34TH STREET BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF 34TH STREET AND HEARNE'S BOULEVARD, THENCE SOUTH TO THE SOUTHERN RIGHT OF WAY OF 34TH STREET. INCLUDES ALL OF THE RIGHT OF WAY OF 34TH STREET LYING EAST OF THIS LINE TO A LINE BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF KENTUCKY AVENUE AND 34TH STREET, THENCE NORTH TO THE NORTH RIGHT OF WAY LINE OF 34TH STREET. ALSO INCLUDES ALL OF KENTUCKY STREET LYING SOUTH OF 34TH STREET TO A POINT WHERE KENTUCKY CONNECTS WITH 36TH STREET. ALSO INCLUDES ALL OF 36TH STREET LYING EAST OF HEARNE'S BOULEVARD TO A POINT WHERE 36TH STREET CONNECTS WITH KENTUCKY AVENUE. ALSO INCLUDES THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF WHERE IT CONNECTS WITH 36TH AND KENTUCKY STREET TO THE POINT IT CONNECTS WITH 37TH STREET. ALSO INCLUDING ALL OF 37TH STREET LYING EAST OF THE POINT IT CONNECTS WITH VIRGINIA AVENUE TO A POINT WHERE IT CONNECTS WITH KENTUCKY AVENUE.



REDEVELOPMENT PROJECT AREA 3

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OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

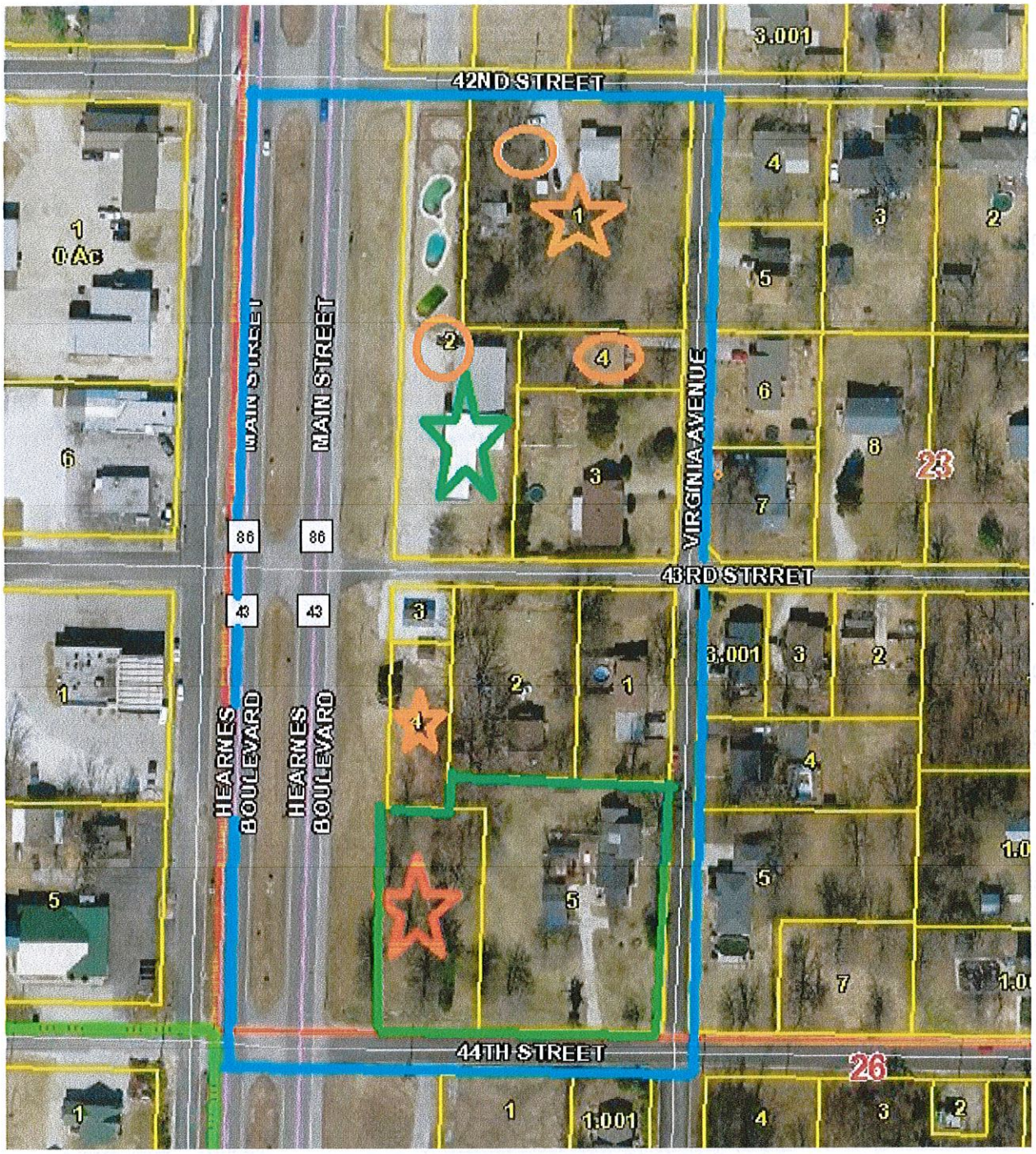
PARCEL NUMBER	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
056023003003002000	2.900	MARCULES, BART AUGUSTIN TRUST	$322,750	Apt-RES
Address:		988 E. CEMETERY ROAD GRANBY, MO 64844		
Legal Description:		PT NW1/4 SW1/4 BEG 170' E & 612.56' N SW COR N 257.20' E 486.13' S 257.20' W 486.13' TO P	BOOK PAGE	0362 05967

056023003003003000	0.600	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	EXEMPT
Legal Description:		SCHOOL PROPERTY-BEG 492.56' N & 170' E SW COR NW1/4 SW1/4 N 120' E 223' S 120' W 223' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	352 12512
056023003003004000	0.529	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	EXEMPT
Legal Description:		SCHOOL PROPERTY-BEG SW COR M-15 E 176.47' N 127.61' W 180' S 125.56' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	352 14889
056023003003004002	0.248	JOPLIN R-VIII SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-BEG 140' S & 180' E NW COR M-15 S 127.61' E 85' N 127.61' W 85' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	353 00708
056023003003005000	5.400	JOPLIN R-8 SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-W 73.7' OF S 97' OF: BEG 656.13' E & 15' N SW COR NW1/4 SW1/4 N 97' E 73.7' S 97' TO 15' N OF S LN W 73.7' TO POB & W 656.13' OF S 347' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	350 09703
056023003010001000	1.300	SCHOOL DISTRICT 42	$0	EXEMPT
Legal Description:		SCHOOL-LOTS 5 & 6 STAPLES & PABST 2 & BEG NE COR LOT 5 E 130' W 130' N 205' TO POB	BOOK PAGE	240 00566
056023003010002000	0.386	JOPLIN R-8 SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-PT LOT 7 STAPLES & PABST 2	BOOK PAGE	324 02870
056023003010003000	0.416	JOPLIN R-VIII SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-LOT 8 EX E 114' STAPLES & PABSTS 2	BOOK PAGE	353 02365
Address:		P.O. BOX 128 JOPLIN, MO 64802		
056023003003012000	0.459	RAINEY, JANE E.	$6,690	1920-RES
Address:		3922 S. PENNSYLVANIA JOPLIN, MO 64804		
Legal Description:		JONES: LOT 23	BOOK PAGE	0361 03456
056023003003011000	0.462	RKS DEVELOPMENT, LLC	$2,240	Vacant-RES
Address:				
Legal Description:		JONES: LOT 24	BOOK PAGE	0359 05017
056023003003010000	0.441	CRUMBLISS, CAROLYN J.	$6,420	1920-RES
Address:		1913 W. 10TH ST. JOPLIN, MO 64801		
Legal Description:		PT NW1/4 SW1/4 BEG 656.13' E & 332.4' N SW COR N 100' E 190.6' S 100' W TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	349 03014

056023003003009000	0.261	HUNTER, LORI ANN	$6,640	1900-RES
Address:		318 E. 41ST JOPLIN, MO 64804		
Legal Description:		TR M-19 PT NW1/4 SW1/4 BEG 656.13' E & 228.4' N SW COR N 104' E 208.7' S 104' W 208.7' TO POB EX S 45' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	351 05812
056023003003008000	0.519	ALTMAN, JEFFREY L.	$9,280	1945-RES
Address:		4016 PENNSYLVANIA JOPLIN, MO 64804		
Legal Description:		TR M-18 PT NW1/4 SW1/4 BEG 656.13' E & 112' N SW COR N 116.5' E 208.7' S 116.5' W 208.7' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	355 04106
056023003003007000	0.267	SMITH, ELLA L.	$8,720	1942-RES
Address:		4030 PENNSYLVANIA AVENUE JOPLIN, MO 64804		
Legal Description:		PT M-17 BEG 656.13' E & 15' N SW COR NW1/4 SW1/4 N 97' E 208.7' S 97' W 208.7' TO POB EX W 73.7' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	0360 04606
056023003010003001	0.537	LOCKE, MICHAEL K. & TANIA R.	$34,470	1996-RES
Address:		P.O. BOX 2004 JOPLIN, MO 64803-2004		
Legal Description:		GRIFFIN: LOTS 1-2 & 3	BOOK PAGE	345 01069
			$397,210	
TOTALS	**14.73 ACRES**		**ASSESSED VALUE**	

STREET RIGHT OF WAY TO BE INCLUDED

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD WHICH LIES SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF PARCEL #056023003002005000, THENCE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. INCLUDES ALL OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF THIS LINE TO A LINE WHICH BEGINS AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 42ST STREET AND HEARNE'S BOULEVARD, THENCE EAST TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ST STREET AND HEARNE'S BOULEVARD. ALSO INCLUDING THE RIGHT OF WAY OF 39TH STREET WHICH LIES EAST OF THE POINT WHICH 39TH STREET CONNECTS WITH HEARNE'S BOULEVARD TO A LINE WHICH BEGINS AT THE NORTHEAST CORNER OF PARCEL #056023003003002000, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 39TH STREET. ALSO INCLUDES A VACATED STREET WHICH LIES EAST OF PARCELS #056023003002005001AND #056023003002006000, SOUTH OF 37TH STREET AND NORTH OF 39TH STREET. ALSO INCLUDES THE RIGHT OF WAY OF PENNSYLVANIA LYING SOUTH OF 39TH STREET AND NORTH OF 41ST STREET. ALSO INCLUDES THE RIGHT OF WAY OF 41ST STREET LYING EAST OF THE POINT IT CONNECTS WITH HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND PENNSYLVANIA, THENCE SOUTH TO THE SOUTHERN RIGHT OF WAY LINE OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF 41ST STREET AND NORTH OF 42ND STREET. ALSO INCLUDING THE RIGHT OF WAY OF 42ND STREET WHICH LIES EAST OF THE RIGHT OF WAY OF THE POINT IT CONNECTS WITH HEARNE'S BOULEVARD AND AT A NORTH SOUTH LINE BETWEEN THE NORTHEAST CORNER AND THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ND STREET AND VIRGINIA AVENUE.



REDEVELOPMENT PROJECT AREA 4

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

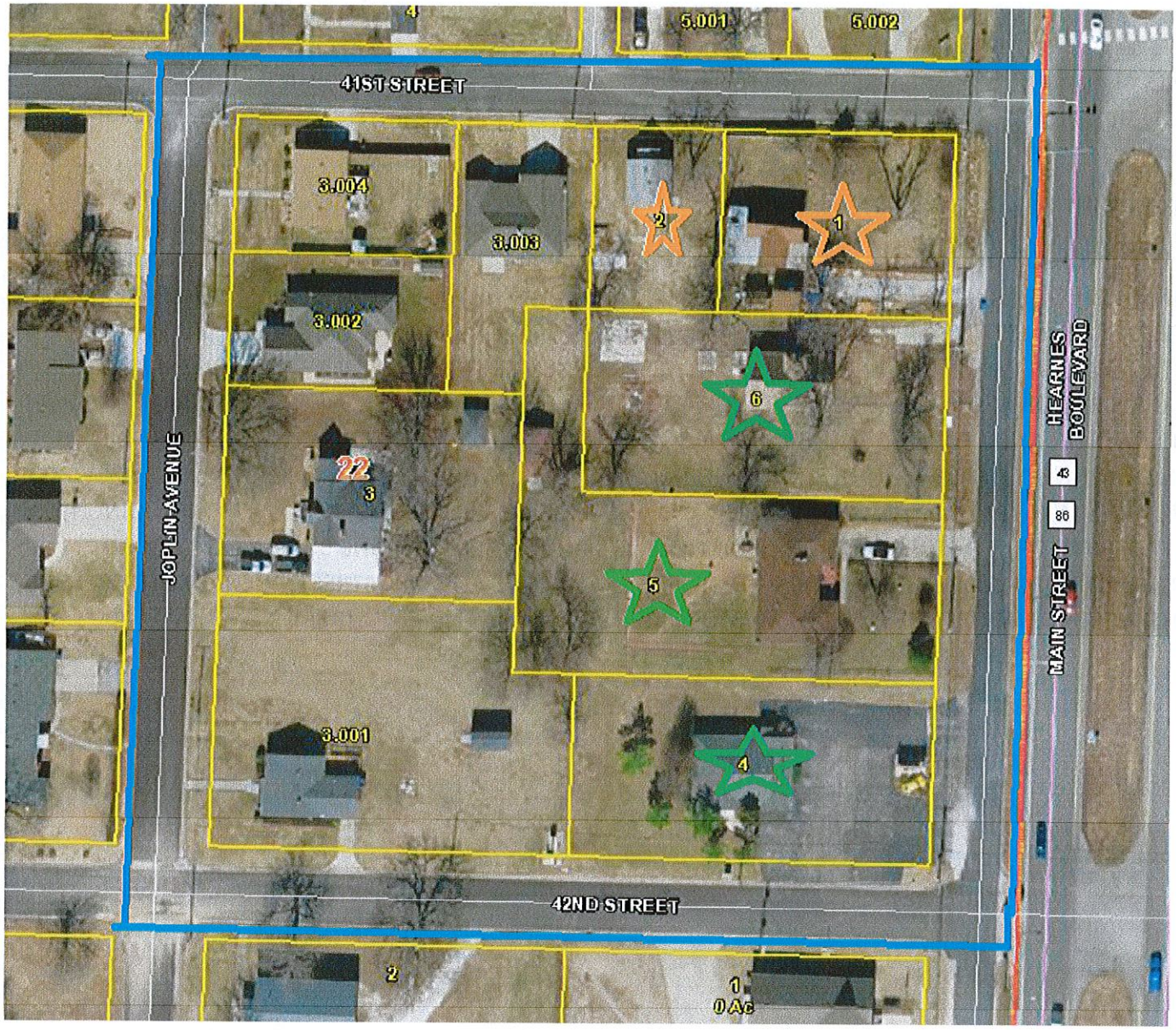
0560230030110010000	1.000	RKS Development, LLC.	$7,860-R	1936-RES
Address:		4029 MISSOURI JOPLIN, MO 64804		

Legal Description:		Lot 1,2,3 of Hughes Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	358 09788
056023003011002000	1.080	RKS DEVELOPMENT, LLC	$58,200-C	1986-COM
Address:				
Legal Description:		East 62' of Lots 18 & 19 and the West 52' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	328 02165
056023003011003000	0.520	SHEPHERD, SCOTT S.	$14.010-R	1945-RES
Address:		4230 VIRGINIA JOPLIN, MO 64804		
Legal Description:		Beginning at the SE Corner of Lot 20 of the Staples & Pabst 2 Subdivision, thence west 150', thence north 153.7, thence east 150', thence south 153.7 to POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	356 02415
056023003011004000	0.180	RKS DEVELOPMENT, LLC	$10,230-R	1967-RES
Address:		202 EAST 32ND JOPLIN, MO 64804		
Legal Description:		The east 150' and the north 53.7' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	362 04583
056023003016001000	0.350	KIENZLE, GARY L. & CARLENE	$16,700-R	1979-RES
Address:		4306 Virginia JOPLIN, MO 64804		
Legal Description:		The north 174' of Lot 29, except the west 115' of the north 174' of Lot 29 of Staples & Pabst 2 Subdivision of Section 23 Township 27 Range 33 of Newton County	BOOK PAGE	314 00269
056023003016002000	0.200	BIBENS, HARRY A. & DEBORAH	$6,010-R	1945-RES
Address:		108 EAST 43RD JOPLIN, MO 64804		
Legal Description:		The WEST 115' OF THE NORTH 174' OF Lot 29 of Staples & Pabst 2 Subdivision of Section 23 Township 27 Range 33 of Newton County	BOOK PAGE	301 00951
056023003016003000	0.070	GONZALEZ, OSCAR H. & LAURA	$670-R	Vacant-RES
Address:		4301 MAIN JOPLIN, MO 64804		
Legal Description:		North 50' of Lot 30 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	355 00783
056023003016004000	0.210	PERRY MANAGEMENT, LP	$2,070-R	Vacant-RES
Address:		P.O. BOX 514 CARTHAGE, MO 64836		
Legal Description:		East 62' of THE SOUTH 150' OF Lot 30 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	351 06683

		$115,750
	3.610	**ASSESSED**
TOTALS	**ACRES**	**VALUE**

STREET RIGHT OF WAY TO BE INCLUDED

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF A LINE BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND HEARNE'S BOULEVARD THENCE WESTWARD TO THE SOUTHWEST CORNER OF 41ST STREET AND HEARNE'S BOULEVARD, ALL OF THE RIGHT OF WAY LYING SOUTH TO A LINE WHICH BEGINS AT THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 43TH STREET AND HEARNE'S BOULEVARD, THENCE PROCEEDING EASTERLY TO THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 43TH STREET AND HEARNE'S BOULEVARD. ALSO INCLUDING ALL OF THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF 42ND STREET AND NORTH OF 43TH STREET. ALSO INCLUDING THE RIGHT OF WAY OF 43RD STREET LYING EAST OF HEARNE'S BOULEVARD AND WEST OF VIRGINIA AVENUE. ALSO INCLUDING THE RIGHT OF WAY OF 43TH STREET LYING EAST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF VIRGINIA AVENUE AND 44TH STREET, THENCE SOUTH TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF VIRGINIA AVENUE AND 43TH STREET.



REDEVELOPMENT PROJECT AREA 5

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

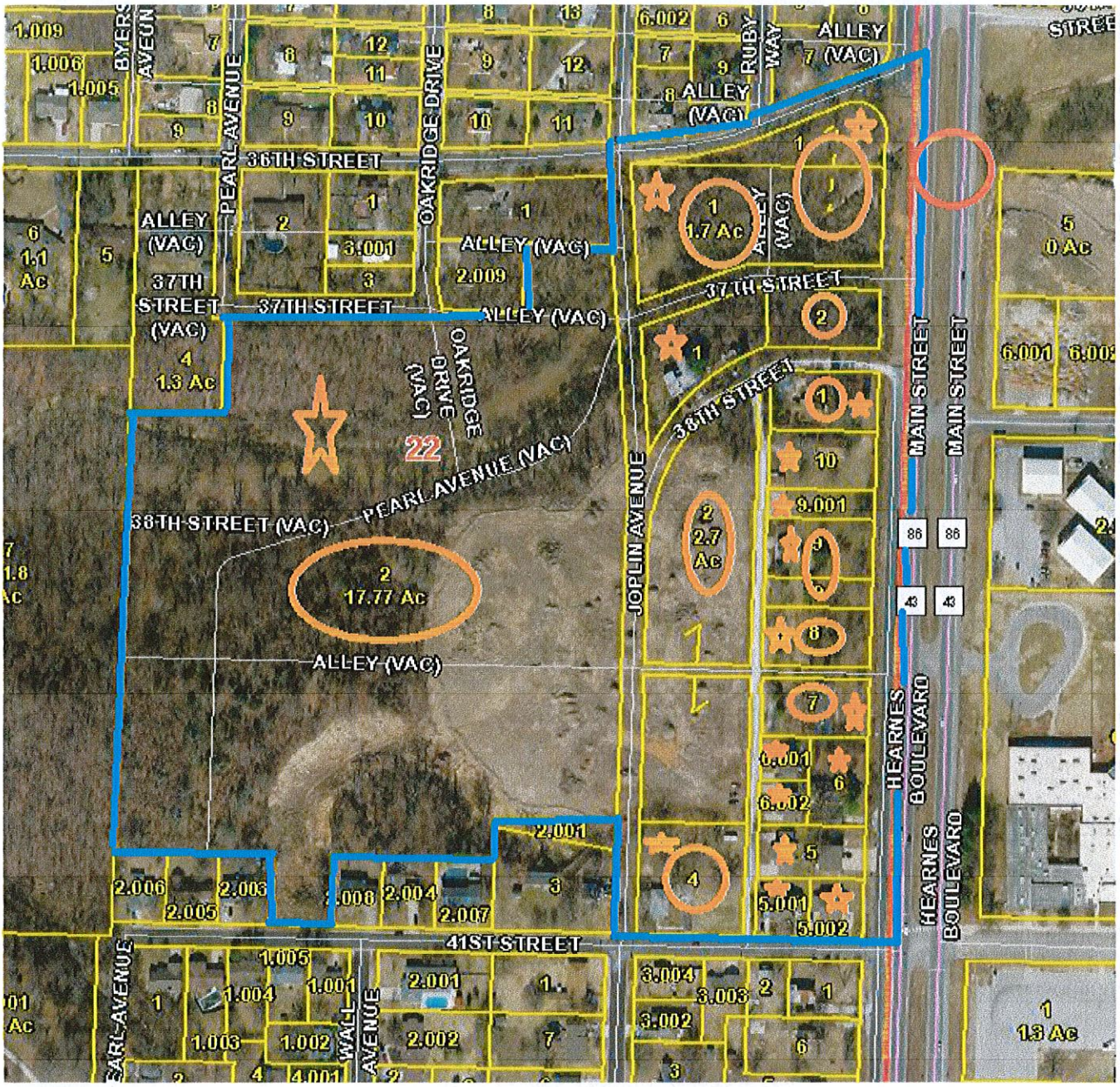
PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022004011001000	0.280	OX, L.L.C.	$6,750	1902-RES
Address:		1505-A W. 10TH JOPLIN, MO 64801		
Legal Description:		STAPLES & PABST 1: N1/2 LOT 1 EX W 70'	BOOK PAGE	0360 07635
055022004011002000	0.157	LUCAS, DAVID E.	$6,290	1920-RES

Address:		% HARLAN DAVID SMITH- TS2013 STELLA, MO 64867		
Legal Description:		STAPLES & PABST 1: W 70' N1/2 LOT 1	BOOK PAGE	356 03047
055022004011003000	0.413	SOOTER, KEVIN	$13,040	1930-RES
Address:		4115 JOPLIN JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: PT LOTS 2 & 11 BEG NW COR LOT 2 S 143.61' E 161.22' N 46.37' E 34.03' N 97.62' W 195' TO POB	BOOK PAGE	356 05572
055022004011003001	0.604	GARRISON, GEORGE O. & BARBARA	$9,820	1951-RES
Address:		4145 JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABSTS: BEG SW COR LOT 11 N ALG W LOT LN 134.88' E 161' S 37.38' E 34' S 97.50' W 195' TO POB	BOOK PAGE	352 08017
055022004011003002	0.198	REYNOLDS, BONNIE	$19,820	Vacant-RES
Address:		4107 S. JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST: PT LOT 2 BEG NW COR E 195' S 97.22' W 34.03' S 46.37' W 161.22' N 143.61' TO POB EX BEG 120' E OF NW COR E 75' S 97.62' W 34.03' S 46.37' W 41.22' N 143.58' TO POB ETC.	BOOK PAGE	0360 4170
055022004011003003	0.247	HEISLER, DORIS	$17,670	2008-RES
Address:		118 W. 41ST JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST BEG NW COR LOT 2 E 1200' TO POB E 75' S 97.62' W 34.03' S 46.37' W 41.22' N 143.58' TO POB	BOOK PAGE	358 02178
055022004011003004	0.198	STERNES, ELIZABETH A.	$5,980	1951-RES
Address:		4105 S. JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST'S: BEG NW COR LOT 2 E 120' S 71.81' W 120' N 71.81' TO POB	BOOK PAGE	360 3905
055022004011004000	0.436	VOLK, RICHARD E. & DIANE M.	$26,210	1972-COM
Address:		4130 HEARNE'S BLVD. JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: S1/2 LOT 12	BOOK PAGE	343 06795
055022004011005000	0.513	BOTTOROFF, JERRY R. & JUDITH ANN	$13,250	1965-COM
Address:		4118 S. MAIN JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: N1/2 LOT 12 & E 34' OF N 97.5' LOT 11 & E 34' OF S 97.5' LOT 2	BOOK PAGE	283 00228
055022004011006000	0.436	WILLIAMS, DAVID S.	$9,310	1900-COM
Address:		4601 HICKORY LANE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: S1/2 LOT 1	BOOK PAGE	0360 4973

		$128,140
	3.482	**ASSESSED**
TOTALS	**ACRES**	**VALUE**

STREET RIGHT OF WAY TO BE INCLUDED

THE RPA WILL INCLUDE THE RIGHT OF WAY OF 41ST STREET LYING WEST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHWEST CORNER OF THE POINT WHERE 41ST STREET CONNECTS WITH JOPLIN AVENUE, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF JOPLIN AVENUE LYING SOUTH OF 41ST STREET AND NORTH OF 42ND STREET. ALSO INCLUDING THE RIGHT OF WAY OF 42ND STREET LYING WEST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ND STREET AND JOPLIN AVENUE, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 42ND STREET. ALSO WILL INCLUDING THE RIGHT OF WAY OF SOUTH JOPLIN AVENUE LYING SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND SOUTH JOPLIN AVENUE, THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF SOUTH JOPLIN AVENUE. ALL OF THE RIGHT OF WAY SOUTH OF SAID LINE TO A LINE BEGINNING AT THE SOUTHWEST CORNER OF 42ND STREET AND SOUTH JOPLIN AVENUE, THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF SOUTH JOPLIN AVENUE.



REDEVELOPMENT PROJECT AREA 6

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022004003005002	0.203	WOLTJER, DONALD D.	$21,350	1993-RES
Legal Description:		FREEMAN GROVE 5 BEG SE COR LOT 508 W 92.47' N 96.41' E 92.43' S 95.73' TO POB	BOOK PAGE	355 04569

055022004003005001	0.206	WOLTJER, DONALD D.	$22,680	1993-RES
Legal Description:		FREEMAN GROVE 5 BEG SW COR LOT 508 N 97.10' E 92.43' S 96.41' W 92.47' TO POB	BOOK PAGE	355 04569
055022004003005000	0.381	WOLTJER, DONALD D.	$44,370	1993-RES
Legal Description:		FREEMAN GROVE 5 (UNRECORDED) BEG NE COR LOT 495 S 89.73' W 184.87' N 91.09' E 184.82' TO POB	BOOK PAGE	355 04569
Address:		PO BOX 20 NEOSHO, MO 64850		
055022004003004000	0.814	RKS DEVELOPMENT III, LLC	$10,680	1950-RES
Legal Description:		M-14 PT NE1/4 SE1/4 BEING LOTS 494-497-506 & 509 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	285 00399
055022004003007000	0.425	RKS DEVELOPMENT, LLC	$16,800	1950-COM
Legal Description:		M-10 PT NE1/4 SE1/4 BEG 30' W & 400.6' SSE COR W 185' ETC A/K/A LOTS 464 & 473 FREEMAN GROVE 5 UNRECORDED ETC OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04585
055022004003008000	0.510	RKS DEVELOPMENT, LLC	$3,550	Vacant-RES
Legal Description:		LOTS 454 & 463	BOOK PAGE	0362 04585
055022004003009000	0.212	RKS DEVELOPMENT , LLC	$1,480	1928-RES
Legal Description:		FREEMAN GROVE 5: LOT 453, 444 & 445	BOOK PAGE	0362 04585
055022004003002000	2.700	RKS DEVELOPMENT, LLC	$3,410	Vacant-RES
Legal Description:		PT NE & SE1/4 BEING LOTS 432-433-436-437-440- 443-446-452-455-462 465-472-475-482 & 485 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04582
055022004005002000	17.770	RKS DEVELOPMENT, LLC	$8,280	Vacant-RES
Legal Description:		FREEMAN GROVE 5: LOTS 388-389-390-391-392-393 394-398-399-400-401-402-403-404-416-417-418-419-420 - 441-442-447-448-449-450-451-456-457-458-459-460-461-466-467-468-469-470-471-476-455-478-479-480-481-487-488-489-490- 491-492-493 & PT LOTS 486-498-499	BOOK PAGE	0362 04582
055022001033001000	1.510	RKS DEVELOPMENT, LLC	$1,290	Vacant-RES
Legal Description:		FREEMAN GROVE 4: LOT A-425 LY E OF ST	BOOK PAGE	0362 04582
055022004003001000	0.425	RKS DEVELOPMENT, LLC	$13,640	1940-RES
Legal Description:		N1/2 M-8 PT NE1/4 SE1/4 BEING LOTS 431 & 434 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04780
055022004001001000	1.700	RKS DEVELOPMENT LLC	$4,100	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOTS 422-423-424-	BOOK	0362

		426-427 & 428 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	PAGE	04582
Legal Description:		PT NE1/4 SE1/4 LOTS 429 & 430 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04582
Address:		202 E. 32ND JOPLIN, MO 64804		
055022004003006000	0.344	RENT JOPLIN.COM LLC	$9,310	1929-RES
Address:		530 S. VIRGINIA JOPLIN, MO 64801		
Legal Description:		PT NE1/4 SE1/4 LOTS 474-483 & 484 EX W 85' FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	354 06256
055022004003006001	0.146	LANDIS, ROBERT C. & BARBARA R.	$24,340	1952-RES
Address:		2820 IRON GATES ROAD JOPLIN, MO 64804		
Legal Description:		WITMERS 1: PT LOT 4 BEG 115' W NE COR W 80' S 135' E 80' N 135' TO POB	BOOK PAGE	0359 2434
055022004003006002	0.146	CARDEN, MAX & INA	$21,300	1992-RES
Address:		1615 W. ASH ROGERS, AR 72758		
Legal Description:		FREEMAN GROVE 5: W 85' LOT 484 & W 85' S1/2 LOT 483	BOOK PAGE	355 01690
055022004003009001	0.212	POTTER, JAMES L.	$1,480	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOT 439 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	351 12099
055022004003010000	0.425	POTTER, JAMES L.	$10,330	1940-RES
Legal Description:		S1/2 M-8 PT NE1/4 SE1/4 LOTS 435 & 438 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	351 12099
Address:		3806 S. MAIN JOPLIN, MO 64804		
TOTALS	**28.577 ACRES**		**$219,780 ASSESSED VALUE**	

STREET RIGHT OF WAY TO BE INCLUDED

THE RPA WILL INCLUDE THE RIGHT OF WAY OF JOPLIN AVENUE LYING SOUTH OF 36TH STREET AND NORTH OF 41ST STREET. ALSO WILL INCLUDE THE RIGHT OF WAY OF 37TH AND 38TH STREET LYING WEST OF HEARNE'S BOULEVARD AND EAST OF JOPLIN AVENUE. ALSO INCLUDES ANY PORTION OF 38TH STREET WHICH HAS BEEN VACATED. ALSO INCLUDING THE RIGHT OF WAY OF SOUTH JOPLIN AVENUE LYING SOUTH OF 36TH STREET AND NORTH OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF 39TH STREET LYING WEST OF HEARNE'S BOULEVARD AND NORTH OF 41ST STREET. ALSO INCLUDES ALL ALLEYS WITHIN THE RPA SHOWN ON THE ABOVE MAP, VACATED OR OTHERWISE. ALSO INCLUDES THE VACATED PORTIONS OF PEARL AVENUE AND OAKRIDGE AVENUE SHOWN ON THE ABOVE MAP.

TOTAL ACRES ALL RPAs 83.67 TOTAL ASSESSED VALUE ALL RPAs $1,437,105

NOTICE & DISCLAIMER: The assessed values listed in this exhibit, and part of the Redevelopment Plan, are listing of the assessed values as best known at the time the Redevelopment Plan was drafted. In accordance with the Missouri Revised Statutes 99.855, the county assessor shall certify the assessed value of the Redevelopment Area, after adoption the Plan, and the imposing of Tax Increment Financing within the Redevelopment Area. Any values listed prior to the certification by the County Assessor, is an estimate only.

COPY OF LETTER TO PROPERTY OWNERS ADVISING THEM OF TIF, AND ASKING IF THEY WISHED TO NOT BE INCLUDED. ONLY ONE PROPERTY OWNER OPTED TO BE REMOVED FROM THE DISTRICT, WHICH THEY HAVE BEEN REMOVED.

RKS Development, LLC

202 EAST 32ND STREET
JOPLIN, MO 64804
417-623-1550

December 31, 2014

RE: YOUR PROPERTY BEING INCLUDED IN A TIF DISTRICT

Dear Property Owner,

This letter is to advise you that you own property located within an area of the City of Joplin, south of 32nd Street and north of 44th Street, which my partners and I are proceeding with a "Tax Increment Finance District" (TIF). The TIF is being proposed by RKS Development, LLC, which consist of myself Rodney Spriggs, Ken Caviness and Steve Wilcox, owners of Vintage Stock, a national company located in Joplin. RKS has been buying land in the area for the past three years with the intent of bringing new development to the area. We currently own about 46 acres, or an estimated ½ of the proposed redevelopment area. The TIF is needed to assist in funding the estimated $31 million dollars in public improvements, such as roads, sewer, water, and stream mitigation cost imposed by the Corp of Engineers. It is important that you be advised before we proceed with requesting the City to approve the Plan. Here are some specific issues we want to explain and answer questions for you.

1. **WILL YOU BE REQUIRED TO SELL YOUR PROPERTY IN THE AREA?** We have attached a drawing of the area site plan and our "preliminary plans". Your property is within and a part of the current plan. We may, or may not, be interested in buying your property now or in the future. This is a "preliminary plan", which is subject to change. We have made a commitment, and agreement, with the City that we will **not** forcefully take any property via eminent domain. We will **only** buy properties in which the price is fair and reasonable. We do not want you to get the idea that we MUST buy property, thus the price can go up. If the numbers are not right, we will change our "preliminary plan" and develop property we now own or can buy at a reasonable price.

2. **WILL THE TIF INCREASE YOUR TAXES OR COST YOU ANY MONEY TO BE IN THE TIF?** The answer is NO! The TIF will collect any increase in sales and property taxes, if any, generated by any retail business that locates upon the property, and any property taxes generated from any increase in assessed value, and those funds will be used to pay for the public improvements. The Assessor will, and must, value the property the same if it is in or out of a TIF.

3. **WILL THE TIF BE PAYING FOR THE PRIVATE COST OF THE DEVELOPMENT?** The answer is NO. RKS will fund the estimated $220 million dollars to do the project. We will have to pay for ALL costs, including the public improvements, up front. The TIF can only reimburse us for the eligible public improvement costs, which are estimated at $31 million and only from the new taxes, if any, as they are generated during the term of the TIF, which is estimated to exist for 16 years. We are taking the risk. If no, or not, enough new taxes are generated by the area, we will not be reimbursed any amount still unpaid at the end of the TIF.

4. **CAN YOUR PROPERTY BE TAKEN OUT OF THE TIF?** The answer is YES. You can request to not be included and we will take all proper actions to not include you. However, if you do request to take your property out of the TIF, we will not be able to buy your property, reason is the TIF Plan would have to be amended again to include

it. Being in the TIF will not affect the value of your property one way or the other. Please contact the TIF Consultant preparing the Plan, Darrell Gross, at the contact information listed below if you wish to be removed. If you wish to discuss it with me, please contact me at my information below. If you leave the property in, you will be getting another letter from the City advising you of the same just so you know.

5. **OTHER QUESTIONS?** Please contact Darrell Gross, our consultant, if you have any questions about TIFs and the TIF Plan. He has over 25 years' experience in Missouri working with TIF districts. Darrell's contact information is listed at the end of this letter. The final TIF Plan will be ready for review shortly. If you would like a copy, Darrell can email or mail you a copy.

On behalf of myself, Ken and Steve, we wish to assure you that our efforts and investment in this TIF project reflects our long term commitment to the City of Joplin. We all 3 grew up in the area, graduated from MSSU, raised our families and are proud to have our Vintage Stock corporate headquarters in Joplin. Please contact me or Darrell if you have any questions. Aside from the Site Plan, we have also attached a complete list of owners and an enlarged Assessor's map of each Redevelopment Project Area. We have identified six areas within the larger Redevelopment Area. The smaller maps make it easier to identify the various properties.

Respectfully,

Rodney Spriggs

Rodney Spriggs, Managing Partner
202 E. 32nd St., Joplin, MO 64804
Cell: 417-439-6785
Email: Rodney.spriggs@vintagestock.com

Darrell Gross, TIF Consultant
Gross & Associates
8270 West Farm Road 160
Republic, MO 65738
417-425-9460 PHONE
Email: Grossasc@mowisp.net

ENCLOSURES

COPY OF LETTER TO PROPERTY OWNERS CALLING FOR A NEIGHBORHOOD MEETING TO ANSWER QUESTIONS-NO PROPERTY OWNER REQUESTED TO BE REMOVED-SIGN IN SHEET ATTACHED

RKS Development, LLC

202 EAST 32ND STREET
JOPLIN, MO 64804
417-623-1550

May 4, 2015

RE: Proposed TIF District and Development

Dear Property Owner,

This letter is to advise you that I am holding a property owner's meeting on Thursday May 14th, 2015 at 5:30 at the Southside Community Church of God at 309 East 37th Street. The purpose of the meeting is to try to answer any additional questions relating to the development in the area by me that property owners may have, whether or not you are interested in selling your property or not. We want you to understand our plans for redeveloping the area. The City held a public hearing last Thursday, and have continued the hearing in order to allow us time to try to answer more questions from the property owners. We stress, as was stressed in the hearing that we will not be using eminent domain, thus if you do not wish to sell you do not have to do so, ever. We sent letters out in December and only had one property owner indicate that they had no interest in selling and wanted to be removed from the TIF, which we did. We will do our best to answer all your questions. We will also extend the invitation to City representatives to be there and answer question that may be directed at the City.

On behalf of myself, Ken and Steve, my partners in this project as well as Vintage Stock, the company we own and operate in Joplin. We wish to assure you that our efforts and investment in this TIF project reflects our long-term commitment to the City of Joplin. We all 3 grew up in the area, graduated from MSSU, raised our families and are proud to have our Vintage Stock corporate headquarters in Joplin. If you have questions please come to the meeting. We will have some handouts of maps and try to discuss our plans in greater detail.

Respectfully,

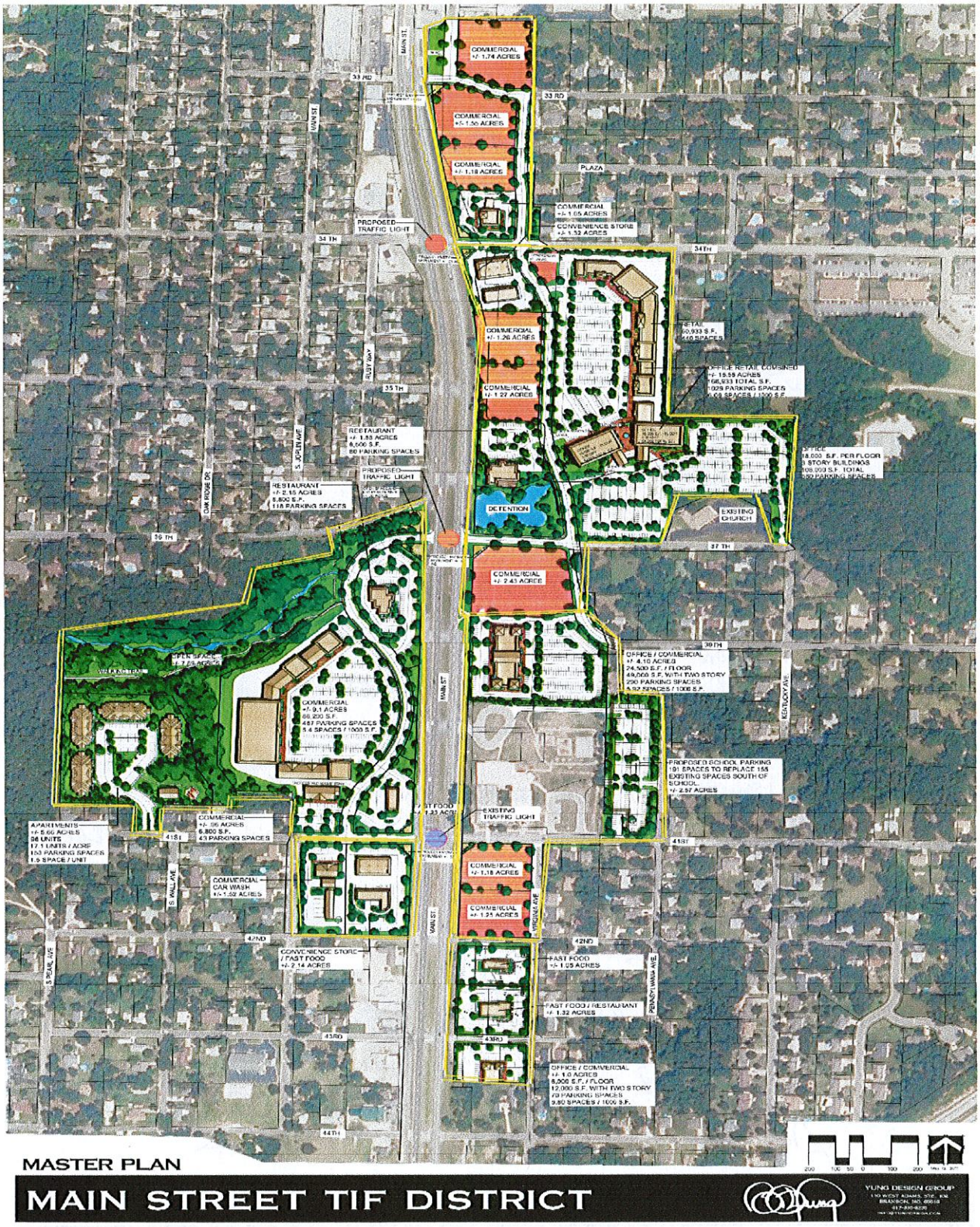
Rodney Spriggs

Rodney Spriggs, Managing Partner
202 E. 32nd St., Joplin, MO 64804
Cell: 417-439-6785
Email: Rodney.spriggs@vintagestock.com

BKS Development
Property Owners Meeting
May 14, 2015
SouthSide Com Church of God
5:30 PM

Name	Address
[illegible]	8270 W Fir Rd 160 Republic
Bob + Donna Goodson	4405 Middleton Dr 64804
Doris Heisler	118 W 41st Joplin 64804
Dan + Denise Ackerson	100 Christiana; Seneca, MO
Carlene Kimzle	4306 Virginia
Jim Potter	3506 S. Main
Liz Sternes	4105 S. Joplin
Jenny + Dion O'Dell	133 E 33rd st
Carden	4028 S. Main St. Joplin
Steve Hackmaster	101 Plaza Drive
Crystal DeWeese	120 E. 33rd
Jane Rainey	3922 Pennsylvania
Mary Bibbs	108 east 43 Rd
[illegible]	3235 S MAIN ST KD
Bert Lewis	
Stephenie Willis	115 E 33rd
Phil Edson	PO Box 2705
Dean H. Gonzalez	4701 S WALL
Scott Dennis	117 PLAZA

REDEVELOPMENT PROJECT AREA CONSIST OF (6-RPAs)
SITE PLAN EXHIBIT 2



PROJECT COST EXHIBIT 3

DESCRIPTION	TOTAL ALL PROJECT COSTS	TIF REIMBURSABLE COSTS	CID COST
PROPERTY ACQUISITION			
PRIMARY SITE COST 83 Acres	$19,886,713	$3,200,000	
SUB-TOTAL	**$19,886,713**	**$3,200,000**	
LAND PREPARATION			
DEMOLITION & UTILITY REMOVAL	$759,100	$759,100	
EXTRAORDINARY SITE COSTS-IMPORT FILL	$9,462,479	$9,462,479	
SUB-TOTAL	**$10,221,579**	**$10,221,579**	
CONSTRUCTION COSTS			
RPA-1 BUILDINGS	$8,085,000		
RPA-1 SITE PREP-SITE IMPROVEMENTS	$595,204		
RPA-2 BUILDINGS	$43,245,930		
RPA-2 SITE PREP-SITE IMPROVEMENTS	$2,780,718		
RPA-3 BUILDINGS	$16,275,000		
RPA-3 SITE PREP-SITE IMPROVEMENTS	$1,190,408		
RPA-4 BUILDINGS	$3,675,000		
RPA-4 SITE PREP-SITE IMPROVEMENTS	$453,046		
RPA-5 BUILDINGS	$4,305,000		
RPA-5 SITE PREP-SITE IMPROVEMENTS	$432,276		
RPA-6 BUILDINGS	$24,777,000		
RPA-6 SITE PREP-SITE IMPROVEMENTS	$2,953,586		
MARKETING COST	**$14,588,032**		
SUB-TOTAL	**$123,356,200**		
PROFESSIONAL FEES			
ARCHITECTURAL & ENGINEERING	$800,000	$800,000	
LEGAL & PROFESSIONAL	$275,000	$275,000	
SUB-TOTAL	**$1,075,000**	**$1,075,000**	
TOTAL PRIVATE-BLIGHT COSTS	**$154,539,492**	**$14,496,579**	
PUBLIC IMPROVEMENTS			
UTILITY INSTALLATION	$2,949,512	$2,949,512	
STREET IMPROVEMENTS/APPROACHES/CURB	$7,553,294	$7,553,294	
SCHOOL PARKING LOT	$770,500	$770,500	
MITIGATION COST	$3,860,000	$3,860,000	
STORM WATER CONTROL	$700,000	$700,000	
SUB-TOTAL	**$15,833,306**	**$15,833,306**	
TOTAL ALL HARD COST	**$170,372,798**	**$30,329,885**	
CONTINGENCY	**$3,757,634**	**$537,610**	
TOTAL HARD COST WITH CONTINGENCY	**$174,130,432**	**$30,867,495**	
TOTAL FINANCING COSTS	**$56,199,621**	**$7,151,579**	**$9,149,469**
GRAND TOTAL	**$230,330,053**	**$37,481,464**	**$9,149,469**
PERCENTAGES	100%	16%	3.97%
CID FUNDING OF COST		$9,601,356	$9,149,469
LOCAL TAXING DISTRICTS PORTION		$27,880,108	
PERCENTAGES		12.10%	

NOTE: This amount is the unpaid principal and interest estimated to remain at the end of 15 years of capturing TIF Revenue based on projections.

The maximum term the TIF can exist is 16 years per RPA, it is projected to take 15 years to pay back the maximum TIF Reimbursable, as illustrated in the Plan.

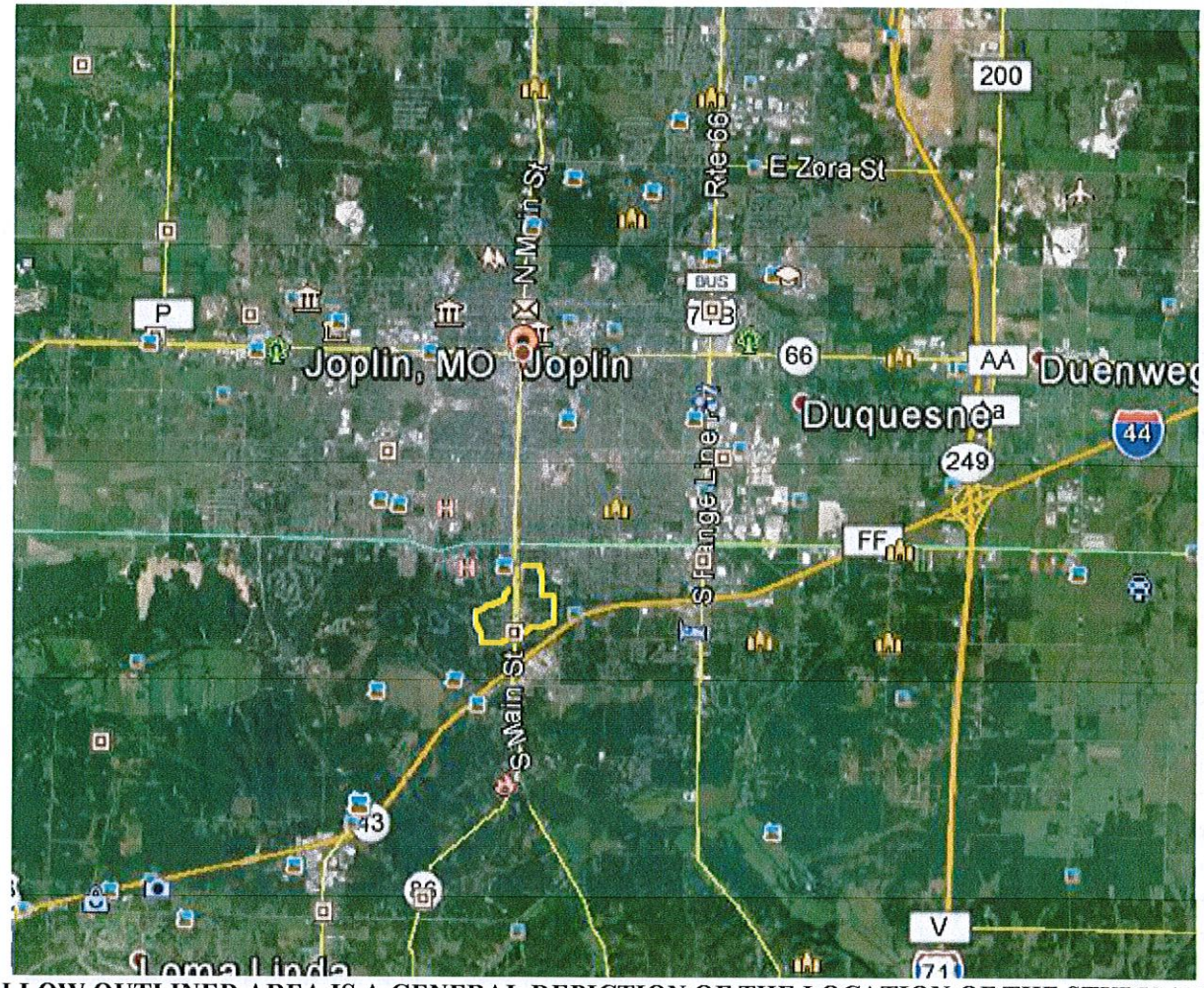
The South Main Street CID, which is a special taxing district established only within the Redevelopment Area, collects a 1% additional tax.

The South Mains Street CID will continue to operate to pay any unpaid balance after the TIF, or pay the cost above the Maximum TIF Budget of $37,481,464

CID payments will not affect any other taxing district. Estimated CID will run for an additional 7 years to pay this amount.

EXHIBIT 4
BLIGHT STUDY
MAIN STREET TIF DISTRICT
CITY OF JOPLIN, MISSOURI

This Study is being conducted and prepared on behalf of RKS Development, LLC, a proposed Developer for a proposed Redevelopment Area generally located south of 32nd Street and north of I-44 lying on both the east and west sides of Main Street from 36th Street south to 42nd Street, on the east side of Main Street from 36th Street to just south of 32nd Street, not including the CVS Site, and the east side of Main Street from 42nd Street to 44th Street in the City of Joplin, Missouri. The Redevelopment Area contains approximately 83 acres. A general location map is provided below. It is described in Exhibit 1, including maps, of the Redevelopment Plan. The Study has been prepared by Gross & Associates. . An inspection of the Area was conducted on December 17, 2014 by Darrell Gross, the principal investigator.



YELLOW OUTLINED AREA IS A GENERAL DEPICTION OF THE LOCATION OF THE STUDY AREA

In accordance with the MoRS 99.810 of the Tax Increment Finance Act that No redevelopment plan shall be adopted by a municipality without findings that:

(1) The redevelopment area on the whole is a blighted area, a conservation area, or an economic development area, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing. Such a finding shall include, but not be limited to, a detailed description of the factors that qualify the redevelopment area or project pursuant to this subdivision and an affidavit, signed by the developer or developers and submitted with the redevelopment plan, attesting that the provisions of this subdivision have been met;

In accordance with the TIF Act, Section 99.810.1 a Redevelopment Plan must find or contain a Blighted Area, Conservation Area, and Economic Development Area are defined as follows in Section 99.805 of the TIF Act:

SECTION 99.805. As used in sections 99.800 to 99.865, unless the context clearly requires otherwise, the following terms shall mean: The numbering below is the same as used in the TIF Act Definitions.

(1) "Blighted area", an area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, 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, morals, or welfare in its present condition and use;

(3) "Conservation area", any improved area within the boundaries of a redevelopment area located within the territorial limits of a municipality in which fifty percent or more of the structures in the area have an age of thirty-five years or more. Such an area is not yet a blighted area but is detrimental to the public health, safety, morals, or welfare and may become a blighted area because of any one or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning. A conservation area shall meet at least three of the factors provided in this subdivision for projects approved on or after December 23, 1997;

(5) "Economic development area", any area or portion of an area located within the territorial limits of a municipality, which does not meet the requirements of subdivisions (1) and (3) of this section, and in which the governing body of the municipality finds that redevelopment will not be solely used for development of commercial businesses which unfairly compete in the local economy and is in the public interest because it will:

While the Governing Body of the City of Joplin, i.e. the City Council, certainly has the knowledge and ability to assess the conditions of the neighborhood within the proposed Redevelopment Area, and are aware of the conditions therein, this Study is intended to provide documentation of such conditions for the record of actions and steps the Council takes in considering the adoption of Tax Increment Financing within the proposed Redevelopment Area.

CURRENT PROPERTY OWNER-CURRENT USE AND PROPERTY INFORMATION

The ownership make-up of the study Area consist of 60.742 acres of residential classified property, which is primarily single-family homes. An estimated 6.67 acres is classified as agricultural, which are mostly vacant larger tracts of land. Within the study area only 7.153 acres is classified as commercial, and these are primarily converted single-family homes that front the highway. Also within the Redevelopment Area is an estimated 11.55 acres of tax exempt property, which is primarily a major elementary school, and the City has a police station in the area. As discussed in detail within the study there exist some vacant structures, abandoned buildings, and an apartment building that has numerous building codes. The average age on the structures within the study area is an estimated 59 years based on the age assigned by the County Assessor. Some new structures, primarily rental property has been constructed within the last two decades on the west side of Main Street. Limited new commercial growth has occurred along Main Street from I-44 to 32nd street, only a few conversions from residential use to commercial. Since the construction of I-44 the area has been in transition with limited success. The construction of the new Mercy Hospital is expected to improve the prospects for redeveloping the area. It is clear from the lack of redevelopment over the past fifty years since I-44 was constructed, which should have stimulated redevelopment of the area, since Main street leads to the downtown area.

In the process of the study the records of the codes violations of the apartment building has been obtain, and police reports. No significant records were available for other properties within the area, for few have changed hands in several years, and little new development has occurred. Following is a site development plan that was used to establish the study area. It is broken down into six-redevelopment area, which are shown in more detail following the site plan, with maps and property information on each parcel.

SITE DEVELOPMENT PLAN OF THE REDEVELOPMENT AREA

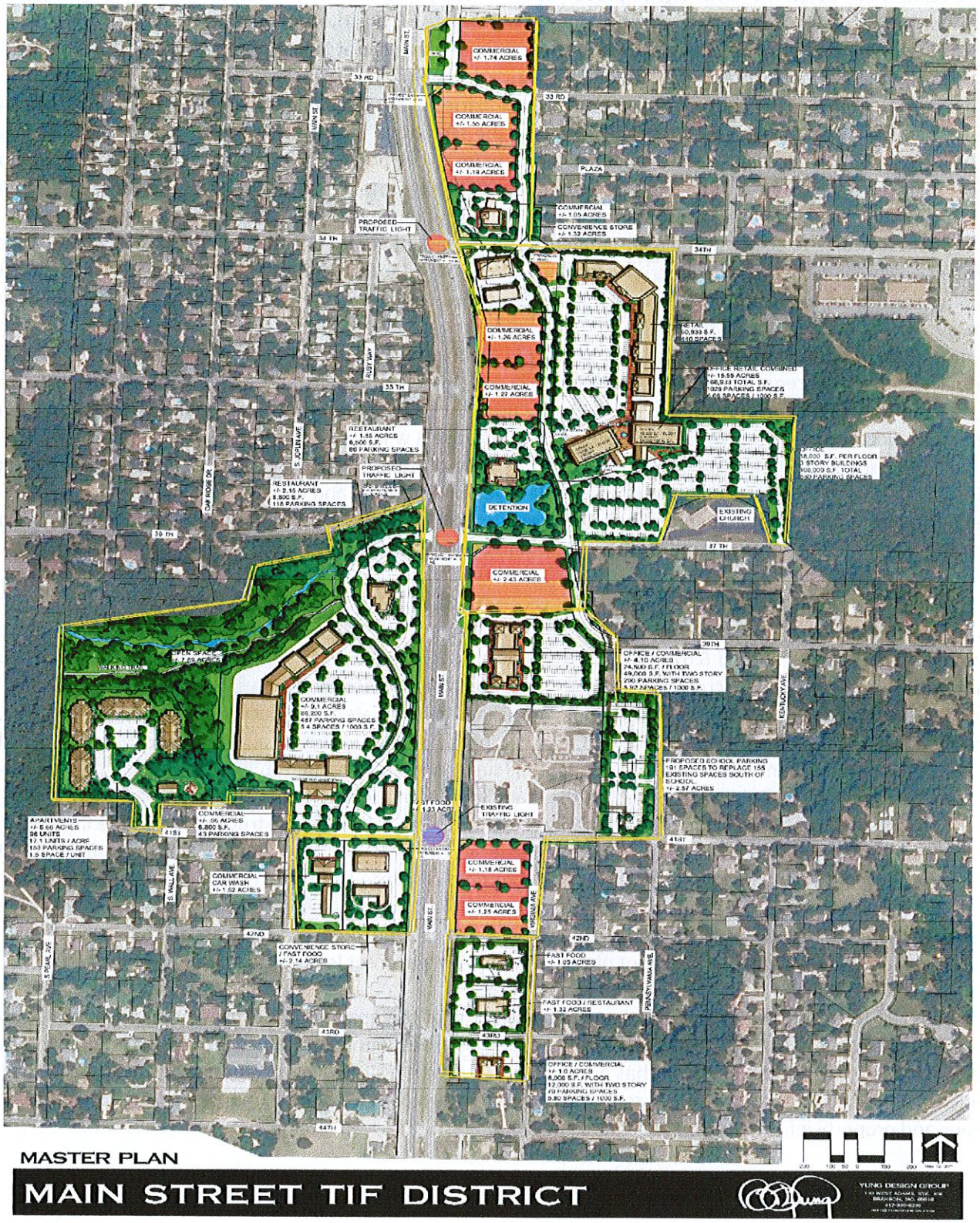
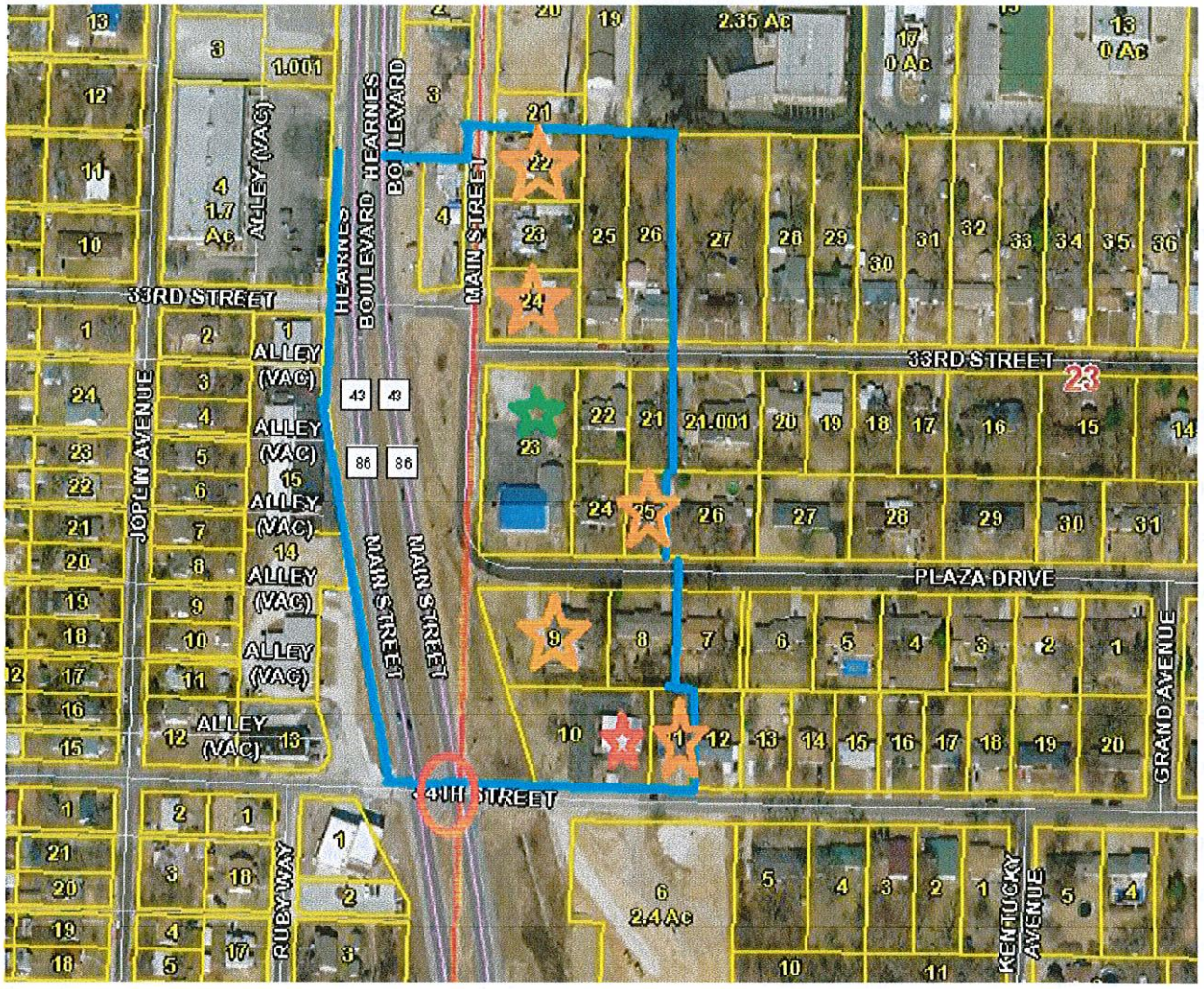


EXHIBIT 1-LEGAL DESCRIPTION & MAP OF REDEVELOPMENT AREAS (6 RPAs TOTAL)

REDEVELOPMENT PROJECT AREA 1



INDEX TO MAP

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022001001004000	0.260	GOODSON, ROBERT & DONNA 3227 MAIN JOPLIN, MO 64804	$17,120	1945-RES
Address:				
Legal Description:		FREEMAN GROVE 1 & 6: LOTS 8-9-10 & 11 EX W 50'	BOOK PAGE	324 02670
056023002001022000	0.325	COLE, MICHAEL B. & DONNA I. 6895 Beef Branch Road Joplin, MO 64804	$6,790	1945-RES
Address:				

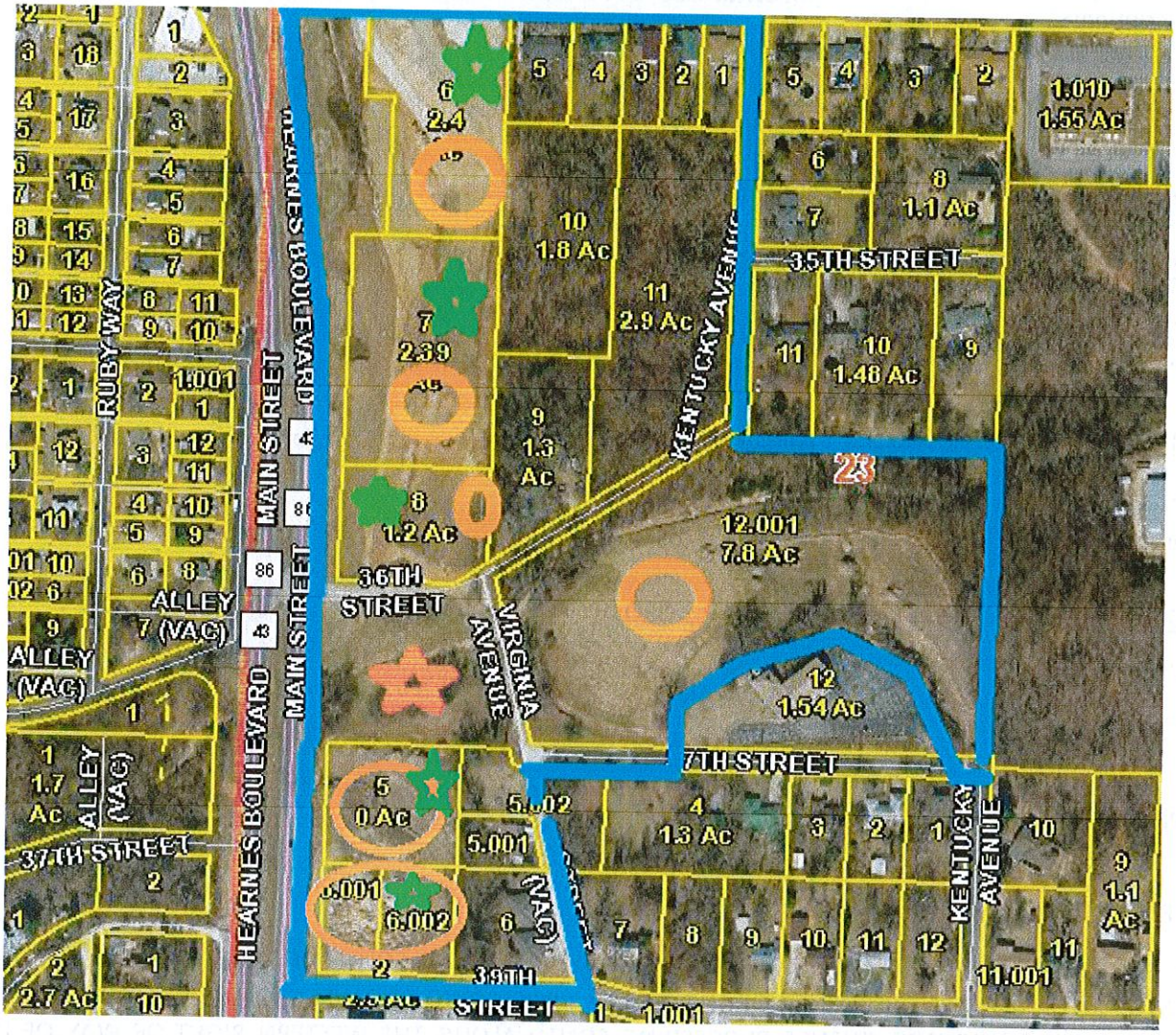
Legal Description:		COLLINS: N 102' LOT 10	BOOK PAGE	342 02769
056023002001023000	0.325	LEWIS, BERT G.	$9,540	1945-RES
Address:		3235 S MAIN JOPLIN, MO 64804		
Legal Description:		COLLINS: PT LOT 10 BEG 102' S NW COR E 139' S 102' W 139' N 102' TO POB	BOOK PAGE	354 01958
056023002001024000	0.326	LEGALLY BLONDE INVESTMENTS, LLC	$7,410	1945-RES
Address:		P. O. BOX 249 SAGINAW, MO 64864		
Legal Description:		COLLINS: S1/3 LOT 10	BOOK PAGE	0360 01057
056023002001025000	0.488	LOYD, KEVIN G.	$9,780	1945-RES
Address:		129 E. 33RD JOPLIN, MO 64804		
Legal Description:		COLLINS: W1/2 LOT 11	BOOK PAGE	353 08014
056023002001026000	0.489	O'DELL, DION P.	$10,370	1945-RES
Address:		133 E. 33RD JOPLIN, MO 64804		
Legal Description:		COLLINS: E1/2 LOT 11	BOOK PAGE	0359 1864
056023002002021000	0.234	JUDD, MARK A.	$4,670	??-RES
Address:		132 E. 33RD JOPLIN, MO 64804		
Legal Description:		COLLINS: E 59' OF N 150' LOT 20 & W 9' OF N 150' LOT 21	BOOK PAGE	350 09332
056023002002022000	0.253	DEWEESE, CRYSTAL R.	$17,590	1950-RES
Address:		120 E. 33RD JOPLIN, MO 64804		
Legal Description:		COLLINS: N 138' OF W 80' LOT 20	BOOK PAGE	356 04629
056023002002023000	0.882	HECKMASTER, STEVE & DIANA & STEVEN SMITH	$28,100	??-COM
Address:		2607 WISCONSIN AVENUE Joplin, MO 64804		
Legal Description:		COLLINS: LOT 19	BOOK PAGE	0360 03991
056023002002024000	0.253	DENNIS, JEFFREY SCOTT & D'ANN	$13,850	1956-RES
Address:		101 POINDEXTER PINEVILLE, MO 64856		
Legal Description:		COLLINS: W 80' LOT 20 EX N 138'	BOOK PAGE	0362 05661
056023002002025000	0.172	FISHER, LINDSEY	$11,140	??-RES
Address:		121 PLAZA DRIVE		

		JOPLIN, MO 64804		
Legal Description:		COLLINS: E 59' LOT 20 EX N 150' & EX S 30'	BOOK PAGE	0361 08484
056023002005008000	0.333	DOKE, LAVONNE LEEANNE	$16,600	1970-RES
Address:		P.O. BOX 1137 JOPLIN, MO 64802-1137		
Legal Description:		PARK PLAZA 1: LOT 3	BOOK PAGE	346 02905
056023002005009000	0.666	RUARK, DENNIS L. & MARY JANE	$36,420	1976-RES
Address:		3506 SILVER CREEK ROAD JOPLIN, MO 64804-5348		
Legal Description:		PARK PLAZA 1: LOTS 1 & 2	BOOK PAGE	300 01198
056023002005010000	0.563	JOPLIN CITY	$0	1971-EXEMPT
Address:		602 S. MAIN JOPLIN, MO 64804		
Legal Description:		PARK PLAZA 1: LOT 22 EX E 32' & ALL LOTS 23 & 24	BOOK PAGE	358 01024
056023002005011000	0.220	GILSTRAP, DOROTHY J.	$9,750	1964-RES
Address:		9386 ELM DRIVE JOPLIN, MO 64804		
Legal Description:		PARK PLAZA 1: W 33.7' LOT 21 & E 32' LOT 22	BOOK PAGE	0361 07849
			$199,130 Assessed Value	
TOTAL PROJECT 1	**5.789 Acres**			

STREET RIGHT OF WAY TO BE INCLUDED.

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF PARCEL # 056023002001024000, BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL, PROCEEDING DUE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD, THENCE PROCEEDING SOUTH ALONG THE WESTERN RIGHT OF WAY OF HEARNE'S BOULEVARD TO THE NORTHWEST CORNER OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD AND 34TH STREET. ALSO INCLUDING THE RIGHT OF WAY OF MAIN STREET THAT LIES SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF PARCEL # 056023002002022000, THENCE PROCEEDING WEST TO THE WESTERN RIGHT OF WAY OF MAIN STREET. INCLUDES ALL OF THE RIGHT OF WAY OF MAIN STREET SOUTH OF THAT LINE TO A 90 DEGREE CURVE IN THE STREET AT TO THE POINT THE STREET BECOMES PLAZA DRIVE. ALSO INCLUDING THE RIGHT OF WAY OF PLAZA DRIVE BEGINNING AT THE SOUTHWEST CORNER OF PARCEL #056023002001026000, THENCE PROCEEDING SOUTH TO THE SOUTHERN RIGHT OF WAY OF PLAZA DRIVE. INCLUDES ALL OF PLAZA DRIVE FROM THAT POINT TO THE 90 DEGREE CURVE AT THE POINT WHERE THE STREET BECOMES MAIN STREET.

REDEVELOPMENT PROJECT AREA 2



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OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
056023002006001000	0.305	WOOD, WILLIAM K.	$13,430	1974-RES
Address:		326 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: LOT 26 EX W 140' & N 10'	BOOK PAGE	338 04078
056023002006002000	0.305	WILSON, PHYLLIS K.	$13,240	??-RES
ADDRESS:		318 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: E 70' OF W 140' LOT 26	BOOK PAGE	338 03974

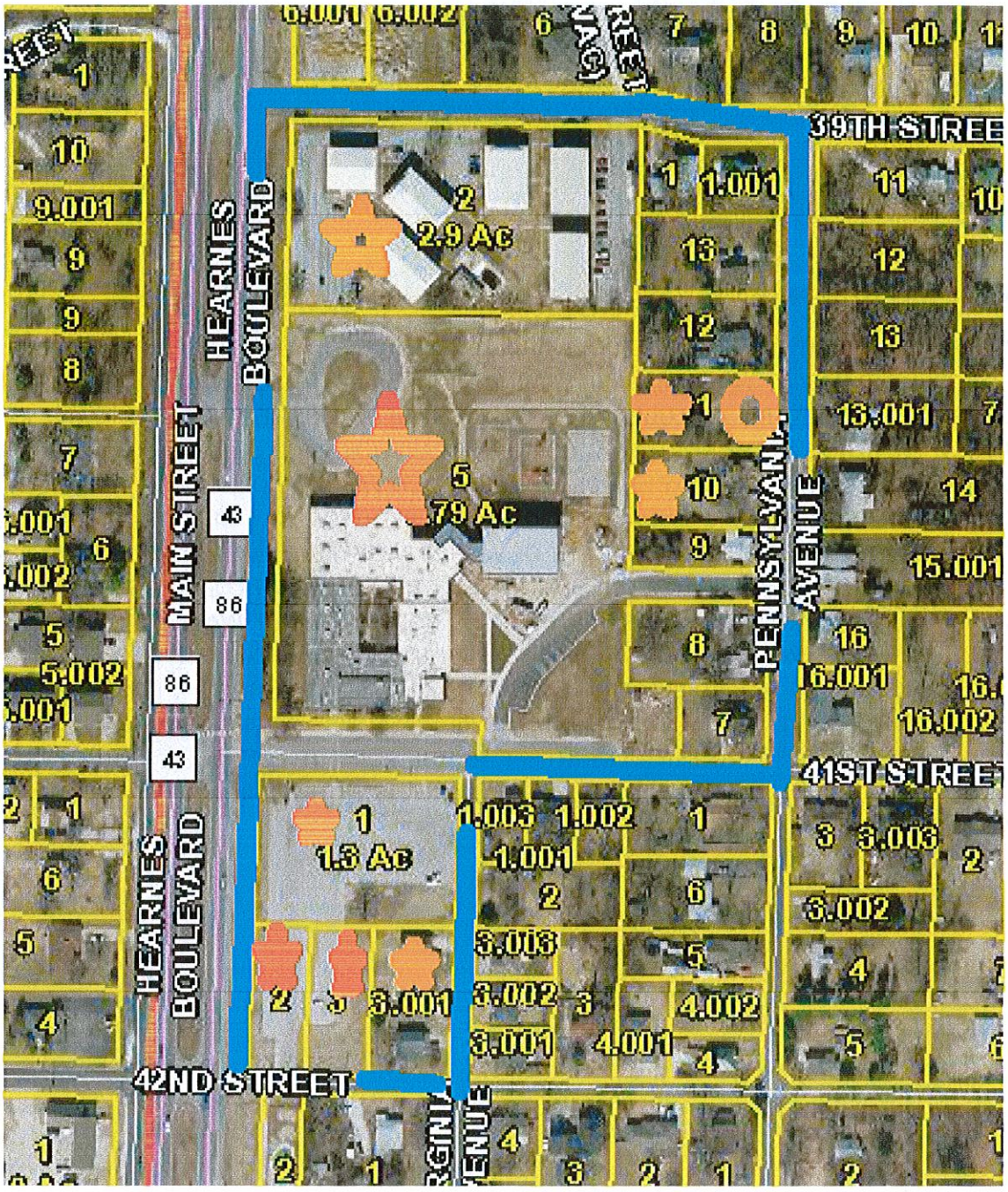
056023002006003000	0.305	CLAFLIN, JOHN	$13,530	??-RES
Address:		314 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: W 70' LOT 26 EX N 10'	BOOK PAGE	358 02558
056023002006004000	0.393	NASH, KENNETH W. & ARLENE	$16,300	??-RES
Address:		310 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: E 90' LOT 25	BOOK PAGE	291 00074
056023002006005000	0.480	ERMAN, ROBERT MICHAEL	$18,940	??-RES
Address:		302 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: W 110' LOT 25	BOOK PAGE	0360 6257
056023002006006000	2.400	RKS DEVELOPMENT, LLC	$85,470	Vacant-COM
Legal Description:		MODOC ACRES: LOTS 6 & 7 EX N 10' & S 150' OF N 160' OF E 50' LOT 5	BOOK PAGE	0361 06840
056023002006007000	2.390	RKS DEVELOPMENT, LLC	$91,170	Vacant-COM
Legal Description:		MODOC ACRES: E 260' LOTS 8-9-10 & 11	BOOK PAGE	0361 07848
056023002007012001	7.800	RKS DEVELOPMENT	$9,840	Vacant-RES
		MODOC ACRES: LOTS 15-16-17-18-31-32-33-34-35-36- 37 & 38 EX N 300' LOTS 31-32-33 & 34 ETC		
Legal Description:			BOOK PAGE	0362 07379
Address:		202 E. 32ND JOPLIN, MO 64804		
056023002006008000	1.200	RKS DEVELOPMENT, LLC & DANIEL ALLGE	$5.890	Vacant-COM
Address:		202 E. 32ND JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: LOTS 12 & 13 EX W 140'	BOOK PAGE	0361 08862
056023002006009000	1.300	DOSS, CLYDE E. JR & ANNA	$10,570	1940-RES
Address:		3529 VIRGINIA JOPLIN, MO 64801		
Legal Description:		MODOC ACRES: LOT 20	BOOK PAGE	0181 0441
056023002006010000	1.800	LUNDSTRUM, BOB	$3,690	Vacant-AGR
Legal Description:		MODOC ACRES: W 200' LOTS 21-22-23 & 24	BOOK PAGE	0362 01710
056023002006011000	2.900	LUNDSTRUM, BOB	$4,790	Vacant-AGR
Legal Description:		MODOC ACRES: LOT 19 & E 210' LOTS 21-22 23 & 24	BOOK PAGE	245 00467
Address:		711 E. 33RD JOPLIN, MO 64804		

NO PARCEL #	1.500	Missouri Department of Transportation P.O. 868 Springfield, Mo 65801	$0	Vacant-EXEMPT
Address:		An estimated 1.5 Acres lying south of 36th Street, east of Virginia Avenue, west of main and north of Newton County Parcel # 056023003002005000 and 056023003002005001 in Section 23 Township 27 Range 33 of Newton County, except that part used for right of way for Main Street and 36th Street.		
Legal Description:			BOOK PAGE	NA
056023003002005000	1.110	RKS DEVELOPMENT, LLC PT NW1/4 SW1/4 BEG 246.21' E NW COR E 409.92' S 208.71' W 409.92' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB S 14* E 92.55' W 169.90' W 90' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	$5,850	Vacant-COM
Legal Description:			BOOK PAGE	0362 02326
056023003002006001	0.422	RKS DEVELOPMENT, LLC PT NW1/4 SW1/4 BEG 208.71' S & 171.29' E NW SEC COR E 100' S 183.71' W 100' N 183.71' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	$31,230	Vacant-COM
Legal Description:			BOOK PAGE	0362 02327
056023003002006002	0.548	RKS DEVELOPMENT, LLC W 129.83' OF: BEG 208.71' S & 271.29' E NW COR SW1/4 S 183.71' E 329.83' N 183. 71' W 329.83' TO POB 202 E. 32ND JOPLIN, MO 64804	$2,770	Vacant-COM
Legal Description:			BOOK PAGE	0362 02327
Address:				
PT OF 056023003002005001	0.332	WHITE, KEITH V. BEG 517.15' E & S 14* E 122.08' NW COR NW1/4 SW1/4 S 14* E 92.55' W 169.90' N 90' E 146.17' TO POB & EASEMENT OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY LYING WEST OF VIRGINIA AVENUE.	$9,280	1940-RES
Legal Description			BOOK PAGE	0347 04478
056023003002005002	0.601	WHITE, KEITH V. & DEBBIE A. PT NW1/4 SW1/4 BEG 402.29' E OF NW COR E 253.84' S 208.71' W 253.84' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY. 3706 VIRGINIA AVENUE JOPLIN, MO 64804	$3,105	Vacant-RES
Legal Description:			BOOK PAGE	355 06307
Address:				
056023003002006000	0.843	RDE, LLC 817 MAIDEN LANE JOPLIN, MO 64801	$35,230	1993-RES
Address:				

Legal Description	PT NW1/4 SW1/4 BEG 208.71' S & 271.29' E NW COR SW1/4 W 183.71' E 329.83' N 183.71' W 329.83' TO POB EX W 129.83' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	0362 3730
TOTAL	**27.48**		**$377,095**

STREET RIGHT OF WAY TO BE INCLUDED IN RPA

RPA WILL INCLUDE THAT PART OF HEARNE'S BOULEVARD LYING SOUTH OF A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF 34TH STREET AND HEARNE'S BOULEVARD, THENCE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. INCLUDES ALL OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD SOUTH OF THIS LINE TO A LINE, WHICH BEGINS AT THE NORTHWEST CORNER OF PARCEL #056023003002005000, THENCE PROCEEDING WESTERLY TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. ALSO INCLUDING THE RIGHT OF WAY OF 34TH STREET BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF 34TH STREET AND HEARNE'S BOULEVARD, THENCE SOUTH TO THE SOUTHERN RIGHT OF WAY OF 34TH STREET. INCLUDES ALL OF THE RIGHT OF WAY OF 34TH STREET LYING EAST OF THIS LINE TO A LINE BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF KENTUCKY AVENUE AND 34TH STREET, THENCE NORTH TO THE NORTH RIGHT OF WAY LINE OF 34TH STREET. ALSO INCLUDES ALL OF KENTUCKY STREET LYING SOUTH OF 34TH STREET TO A POINT WHERE KENTUCKY CONNECTS WITH 36TH STREET. ALSO INCLUDES ALL OF 36TH STREET LYING EAST OF HEARNE'S BOULEVARD TO A POINT WHERE 36TH STREET CONNECTS WITH KENTUCKY AVENUE. ALSO INCLUDES THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF WHERE IT CONNECTS WITH 36TH AND KENTUCKY STREET TO THE POINT IT CONNECTS WITH 37TH STREET. ALSO INCLUDING ALL OF 37TH STREET LYING EAST OF THE POINT IT CONNECTS WITH VIRGINIA AVENUE TO A POINT WHERE IT CONNECTS WITH KENTUCKY AVENUE.



REDEVELOPMENT PROJECT AREA 3

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL NUMBER	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
056023003003002000	2.900	MARCULES, BART AUGUSTIN TRUST	$322,750	Apt-RES
Address:		988 E. CEMETERY ROAD GRANBY, MO 64844		

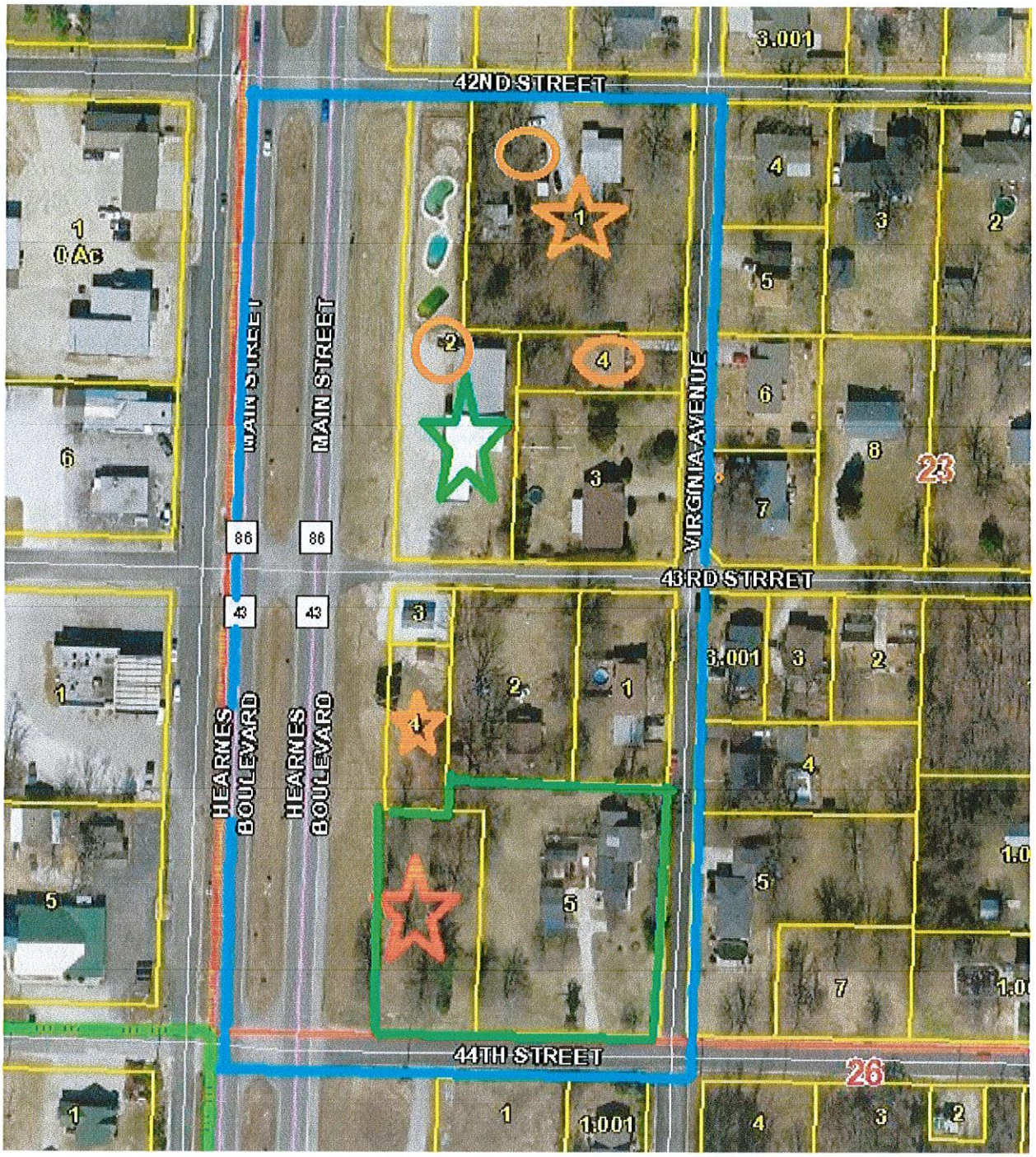
Legal Description:		PT NW1/4 SW1/4 BEG 170' E & 612.56' N SW COR N 257.20' E 486.13' S 257.20' W 486.13' TO P	BOOK PAGE	0362 05967
056023003003003000	0.600	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	EXEMPT
Legal Description:		SCHOOL PROPERTY-BEG 492.56' N & 170' E SW COR NW1/4 SW1/4 N 120' E 223' S 120' W 223' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	352 12512
056023003003004000	0.529	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	EXEMPT
Legal Description:		SCHOOL PROPERTY-BEG SW COR M-15 E 176.47' N 127.61' W 180' S 125.56' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	352 14889
056023003003004002	0.248	JOPLIN R-VIII SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-BEG 140' S & 180' E NW COR M-15 S 127.61' E 85' N 127.61' W 85' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	353 00708
056023003003005000	5.400	JOPLIN R-8 SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-W 73.7' OF S 97' OF: BEG 656.13' E & 15' N SW COR NW1/4 SW1/4 N 97' E 73.7' S 97' TO 15' N OF S LN W 73.7' TO POB & W 656.13' OF S 347' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	350 09703
056023003010001000	1.300	SCHOOL DISTRICT 42	$0	EXEMPT
Legal Description:		SCHOOL-LOTS 5 & 6 STAPLES & PABST 2 & BEG NE COR LOT 5 E 130' W 130' N 205' TO POB	BOOK PAGE	240 00566
056023003010002000	0.386	JOPLIN R-8 SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-PT LOT 7 STAPLES & PABST 2	BOOK PAGE	324 02870
056023003010003000	0.416	JOPLIN R-VIII SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-LOT 8 EX E 114' STAPLES & PABSTS 2	BOOK PAGE	353 02365
Address:		P.O. BOX 128 JOPLIN, MO 64802		
056023003003012000	0.459	RAINEY, JANE E.	$6,690	1920-RES
Address:		3922 S. PENNSYLVANIA JOPLIN, MO 64804		
Legal Description:		JONES: LOT 23	BOOK PAGE	0361 03456
056023003003011000	0.462	RKS DEVELOPMENT, LLC	$2,240	Vacant-RES
Address:				
Legal Description:		JONES: LOT 24	BOOK PAGE	0359 05017
056023003003010000	0.441	CRUMBLISS, CAROLYN J.	$6,420	1920-RES
Address:		1913 W. 10TH ST. JOPLIN, MO 64801		

Legal Description:		PT NW1/4 SW1/4 BEG 656.13' E & 332.4' N SW COR N 100' E 190.6' S 100' W TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	349 03014
056023003003009000	0.261	HUNTER, LORI ANN	$6,640	1900-RES
Address:		318 E. 41ST JOPLIN, MO 64804		
Legal Description:		TR M-19 PT NW1/4 SW1/4 BEG 656.13' E & 228.4' N SW COR N 104' E 208.7' S 104' W 208.7' TO POB EX S 45' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	351 05812
056023003003008000	0.519	ALTMAN, JEFFREY L.	$9,280	1945-RES
Address:		4016 PENNSYLVANIA JOPLIN, MO 64804		
Legal Description:		TR M-18 PT NW1/4 SW1/4 BEG 656.13' E & 112' N SW COR N 116.5' E 208.7' S 116.5' W 208.7' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	355 04106
056023003003007000	0.267	SMITH, ELLA L.	$8,720	1942-RES
Address:		4030 PENNSYLVANIA AVENUE JOPLIN, MO 64804		
Legal Description:		PT M-17 BEG 656.13' E & 15' N SW COR NW1/4 SW1/4 N 97' E 208.7' S 97' W 208.7' TO POB EX W 73.7' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	0360 04606
056023003010003001	0.537	LOCKE, MICHAEL K. & TANIA R.	$34,470	1996-RES
Address:		P.O. BOX 2004 JOPLIN, MO 64803-2004		
Legal Description:		GRIFFIN: LOTS 1-2 & 3	BOOK PAGE	345 01069
TOTALS	**14.73 ACRES**		**$397,210 ASSESSED VALUE**	

STREET RIGHT OF WAY TO BE INCLUDED

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD WHICH LIES SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF PARCEL #056023003002005000, THENCE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. INCLUDES ALL OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF THIS LINE TO A LINE WHICH BEGINS AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 42ST STREET AND HEARNE'S BOULEVARD, THENCE EAST TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ST STREET AND HEARNE'S BOULEVARD. ALSO INCLUDING THE RIGHT OF WAY OF 39TH STREET WHICH LIES EAST OF THE POINT WHICH 39TH STREET CONNECTS WITH HEARNE'S BOULEVARD TO A LINE WHICH BEGINS AT THE NORTHEAST CORNER OF PARCEL #056023003003002000, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 39TH STREET. ALSO INCLUDES A VACATED STREET WHICH LIES EAST OF PARCELS #056023003002005001AND #056023003002006000, SOUTH OF 37TH STREET AND NORTH OF 39TH

STREET. ALSO INCLUDES THE RIGHT OF WAY OF PENNSYLVANIA LYING SOUTH OF 39TH STREET AND NORTH OF 41ST STREET. ALSO INCLUDES THE RIGHT OF WAY OF 41ST STREET LYING EAST OF THE POINT IT CONNECTS WITH HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND PENNSYLVANIA, THENCE SOUTH TO THE SOUTHERN RIGHT OF WAY LINE OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF 41ST STREET AND NORTH OF 42ND STREET. ALSO INCLUDING THE RIGHT OF WAY OF 42ND STREET WHICH LIES EAST OF THE RIGHT OF WAY OF THE POINT IT CONNECTS WITH HEARNE'S BOULEVARD AND AT A NORTH SOUTH LINE BETWEEN THE NORTHEAST CORNER AND THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ND STREET AND VIRGINIA AVENUE.



REDEVELOPMENT PROJECT AREA 4

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

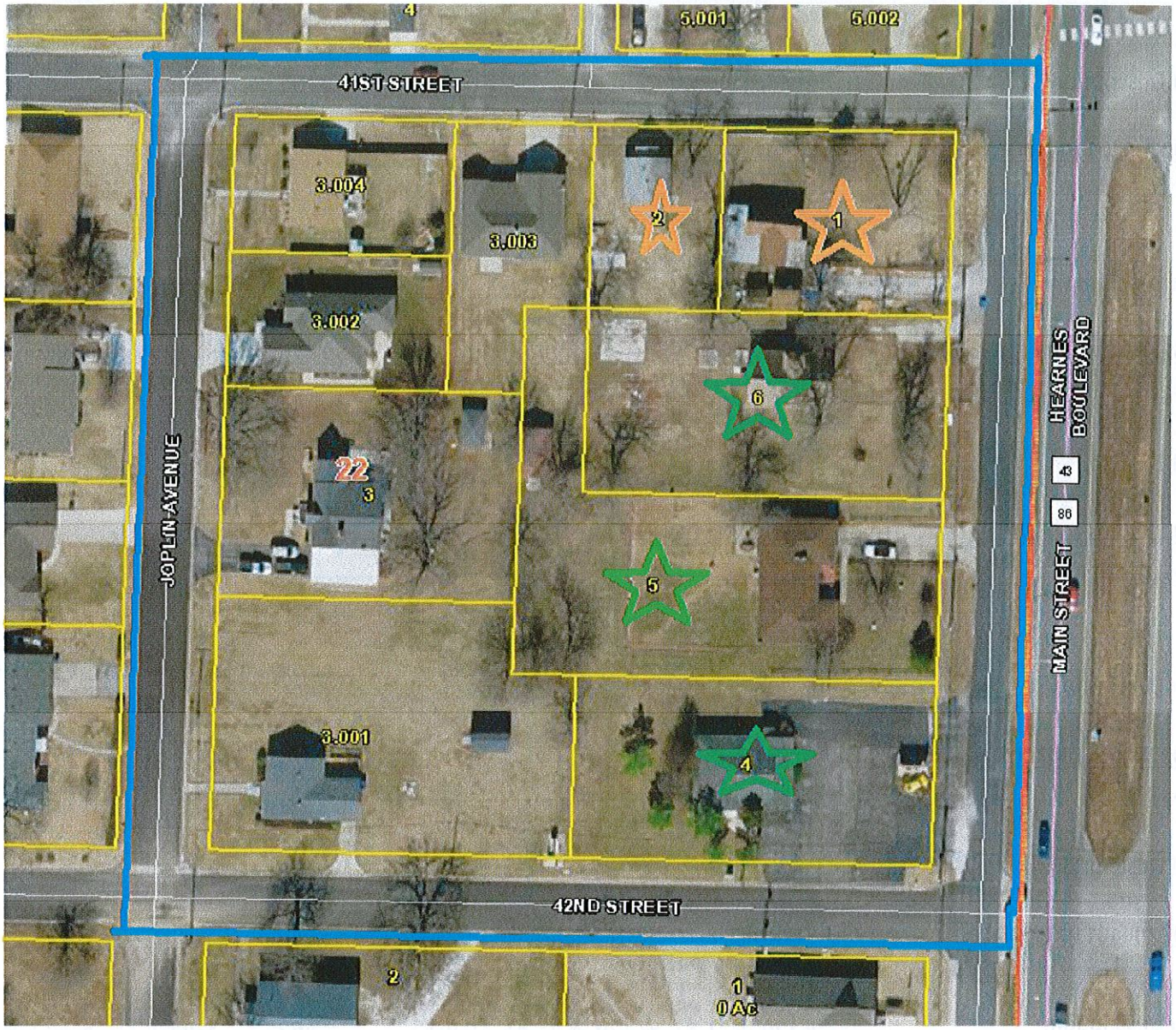
0560230030110010000	1.000	RKS Development, LLC.	$7,860-R	1936-RES
Address:		4029 MISSOURI JOPLIN, MO 64804		

Legal Description:		Lot 1,2,3 of Hughes Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	358 09788
056023003011002000	1.080	RKS DEVELOPMENT, LLC	$58,200-C	1986-COM
Address:				
Legal Description:		East 62' of Lots 18 & 19 and the West 52' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	328 02165
056023003011003000	0.520	SHEPHERD, SCOTT S.	$14.010-R	1945-RES
Address:		4230 VIRGINIA JOPLIN, MO 64804		
Legal Description:		Beginning at the SE Corner of Lot 20 of the Staples & Pabst 2 Subdivision, thence west 150', thence north 153.7, thence east 150', thence south 153.7 to POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	356 02415
056023003011004000	0.180	RKS DEVELOPMENT, LLC	$10,230-R	1967-RES
Address:		202 EAST 32ND JOPLIN, MO 64804		
Legal Description:		The east 150' and the north 53.7' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	362 04583
056023003016001000	0.350	KIENZLE, GARY L. & CARLENE	$16,700-R	1979-RES
Address:		4306 Virginia JOPLIN, MO 64804		
Legal Description:		The north 174' of Lot 29, except the west 115' of the north 174' of Lot 29 of Staples & Pabst 2 Subdivision of Section 23 Township 27 Range 33 of Newton County	BOOK PAGE	314 00269
056023003016002000	0.200	BIBENS, HARRY A. & DEBORAH	$6,010-R	1945-RES
Address:		108 EAST 43RD JOPLIN, MO 64804		
Legal Description:		The WEST 115' OF THE NORTH 174' OF Lot 29 of Staples & Pabst 2 Subdivision of Section 23 Township 27 Range 33 of Newton County	BOOK PAGE	301 00951
056023003016003000	0.070	GONZALEZ, OSCAR H. & LAURA	$670-R	Vacant-RES
Address:		4301 MAIN JOPLIN, MO 64804		
Legal Description:		North 50' of Lot 30 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	355 00783
056023003016004000	0.210	PERRY MANAGEMENT, LP	$2,070-R	Vacant-RES
Address:		P.O. BOX 514 CARTHAGE, MO 64836		
Legal Description:		East 62' of THE SOUTH 150' OF Lot 30 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	351 06683

		$115,750
	3.610	**ASSESSED**
TOTALS	**ACRES**	**VALUE**

STREET RIGHT OF WAY TO BE INCLUDED

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF A LINE BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND HEARNE'S BOULEVARD THENCE WESTWARD TO THE SOUTHWEST CORNER OF 41ST STREET AND HEARNE'S BOULEVARD, ALL OF THE RIGHT OF WAY LYING SOUTH TO A LINE WHICH BEGINS AT THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 43TH STREET AND HEARNE'S BOULEVARD, THENCE PROCEEDING EASTERLY TO THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 43TH STREET AND HEARNE'S BOULEVARD. ALSO INCLUDING ALL OF THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF 42ND STREET AND NORTH OF 43TH STREET. ALSO INCLUDING THE RIGHT OF WAY OF 43RD STREET LYING EAST OF HEARNE'S BOULEVARD AND WEST OF VIRGINIA AVENUE. ALSO INCLUDING THE RIGHT OF WAY OF 43TH STREET LYING EAST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF VIRGINIA AVENUE AND 44TH STREET, THENCE SOUTH TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF VIRGINIA AVENUE AND 43TH STREET.



REDEVELOPMENT PROJECT AREA 5

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

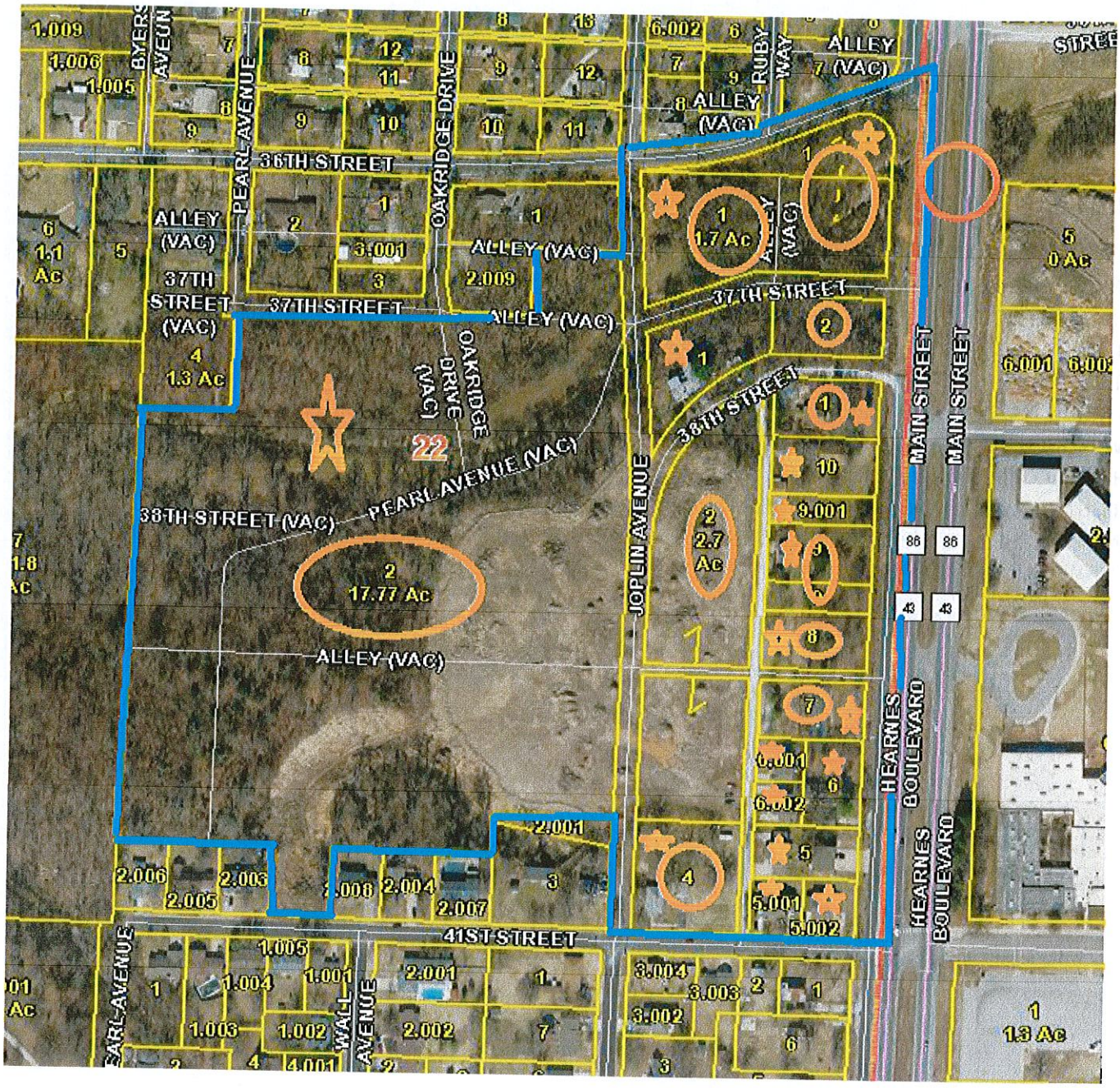
PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022004011001000	0.280	OX, L.L.C.	$6,750	1902-RES
Address:		1505-A W. 10TH JOPLIN, MO 64801		
Legal Description:		STAPLES & PABST 1: N1/2 LOT 1 EX W 70'	BOOK 0360 PAGE 07635	
055022004011002000	0.157	LUCAS, DAVID E.	$6,290	1920-RES

Address:		% HARLAN DAVID SMITH- TS2013 STELLA, MO 64867		
Legal Description:		STAPLES & PABST 1: W 70' N1/2 LOT 1	BOOK PAGE	356 03047
055022004011003000	0.413	SOOTER, KEVIN	$13,040	1930-RES
Address:		4115 JOPLIN JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: PT LOTS 2 & 11 BEG NW COR LOT 2 S 143.61' E 161.22' N 46.37' E 34.03' N 97.62' W 195' TO POB	BOOK PAGE	356 05572
055022004011003001	0.604	GARRISON, GEORGE O. & BARBARA	$9,820	1951-RES
Address:		4145 JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABSTS: BEG SW COR LOT 11 N ALG W LOT LN 134.88' E 161' S 37.38' E 34' S 97.50' W 195' TO POB	BOOK PAGE	352 08017
055022004011003002	0.198	REYNOLDS, BONNIE	$19,820	Vacant-RES
Address:		4107 S. JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST: PT LOT 2 BEG NW COR E 195' S 97.22' W 34.03' S 46.37' W 161.22' N 143.61' TO POB EX BEG 120' E OF NW COR E 75' S 97.62' W 34.03' S 46.37' W 41.22' N 143.58' TO POB ETC.	BOOK PAGE	0360 4170
055022004011003003	0.247	HEISLER, DORIS	$17,670	2008-RES
Address:		118 W. 41ST JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST BEG NW COR LOT 2 E 1200' TO POB E 75' S 97.62' W 34.03' S 46.37' W 41.22' N 143.58' TO POB	BOOK PAGE	358 02178
055022004011003004	0.198	STERNES, ELIZABETH A.	$5,980	1951-RES
Address:		4105 S. JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST'S: BEG NW COR LOT 2 E 120' S 71.81' W 120' N 71.81' TO POB	BOOK PAGE	360 3905
055022004011004000	0.436	VOLK, RICHARD E. & DIANE M.	$26,210	1972-COM
Address:		4130 HEARNE'S BLVD. JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: S1/2 LOT 12	BOOK PAGE	343 06795
055022004011005000	0.513	BOTTOROFF, JERRY R. & JUDITH ANN	$13,250	1965-COM
Address:		4118 S. MAIN JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: N1/2 LOT 12 & E 34' OF N 97.5' LOT 11 & E 34' OF S 97.5' LOT 2	BOOK PAGE	283 00228
055022004011006000	0.436	WILLIAMS, DAVID S.	$9,310	1900-COM
Address:		4601 HICKORY LANE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: S1/2 LOT 1	BOOK PAGE	0360 4973

		$128,140 ASSESSED VALUE
TOTALS	**3.482 ACRES**	

STREET RIGHT OF WAY TO BE INCLUDED

THE RPA WILL INCLUDE THE RIGHT OF WAY OF 41ST STREET LYING WEST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHWEST CORNER OF THE POINT WHERE 41ST STREET CONNECTS WITH JOPLIN AVENUE, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF JOPLIN AVENUE LYING SOUTH OF 41ST STREET AND NORTH OF 42ND STREET. ALSO INCLUDING THE RIGHT OF WAY OF 42ND STREET LYING WEST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ND STREET AND JOPLIN AVENUE, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 42ND STREET. ALSO WILL INCLUDING THE RIGHT OF WAY OF SOUTH JOPLIN AVENUE LYING SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND SOUTH JOPLIN AVENUE, THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF SOUTH JOPLIN AVENUE. ALL OF THE RIGHT OF WAY SOUTH OF SAID LINE TO A LINE BEGINNING AT THE SOUTHWEST CORNER OF 42ND STREET AND SOUTH JOPLIN AVENUE, THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF SOUTH JOPLIN AVENUE.



REDEVELOPMENT PROJECT AREA 6

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022004003005002	0.203	WOLTJER, DONALD D.	$21,350	1993-RES
Legal Description:		FREEMAN GROVE 5 BEG SE COR LOT 508 W 92.47' N 96.41' E 92.43' S 95.73' TO POB	BOOK PAGE	355 04569

055022004003005001	0.206	WOLTJER, DONALD D.	$22,680	1993-RES
Legal Description:		FREEMAN GROVE 5 BEG SW COR LOT 508 N 97.10' E 92.43' S 96.41' W 92.47' TO POB	BOOK PAGE	355 04569
055022004003005000	0.381	WOLTJER, DONALD D.	$44,370	1993-RES
Legal Description:		FREEMAN GROVE 5 (UNRECORDED) BEG NE COR LOT 495 S 89.73' W 184.87' N 91.09' E 184.82' TO POB	BOOK PAGE	355 04569
Address:		PO BOX 20 NEOSHO, MO 64850		
055022004003004000	0.814	RKS DEVELOPMENT III, LLC	$10,680	1950-RES
Legal Description:		M-14 PT NE1/4 SE1/4 BEING LOTS 494-497-506 & 509 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	285 00399
055022004003007000	0.425	RKS DEVELOPMENT, LLC	$16,800	1950-COM
Legal Description:		M-10 PT NE1/4 SE1/4 BEG 30' W & 400.6' SSE COR W 185' ETC A/K/A LOTS 464 & 473 FREEMAN GROVE 5 UNRECORDED ETC OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04585
055022004003008000	0.510	RKS DEVELOPMENT, LLC	$3,550	Vacant-RES
Legal Description:		LOTS 454 & 463	BOOK PAGE	0362 04585
055022004003009000	0.212	RKS DEVELOPMENT , LLC	$1,480	1928-RES
Legal Description:		FREEMAN GROVE 5: LOT 453, 444 & 445	BOOK PAGE	0362 04585
055022004003002000	2.700	RKS DEVELOPMENT, LLC	$3,410	Vacant-RES
Legal Description:		PT NE & SE1/4 BEING LOTS 432-433-436-437-440- 443-446-452-455-462 465-472-475-482 & 485 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04582
055022004005002000	17.770	RKS DEVELOPMENT, LLC	$8,280	Vacant-RES
Legal Description:		FREEMAN GROVE 5: LOTS 388-389-390-391-392-393 394-398-399-400-401-402-403-404-416-417-418-419-420 - 441-442-447-448-449-450-451-456-457-458-459-460-461-466-467-468-469-470-471-476-455-478-479-480-481-487-488-489-490- 491-492-493 & PT LOTS 486-498-499	BOOK PAGE	0362 04582
055022001033001000	1.510	RKS DEVELOPMENT, LLC	$1,290	Vacant-RES
Legal Description:		FREEMAN GROVE 4: LOT A-425 LY E OF ST	BOOK PAGE	0362 04582
055022004003001000	0.425	RKS DEVELOPMENT, LLC	$13,640	1940-RES
Legal Description:		N1/2 M-8 PT NE1/4 SE1/4 BEING LOTS 431 & 434 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04780
055022004001001000	1.700	RKS DEVELOPMENT LLC	$4,100	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOTS 422-423-424-	BOOK	0362

		426-427 & 428 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	PAGE	04582
Legal Description:		PT NE1/4 SE1/4 LOTS 429 & 430 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04582
Address:		202 E. 32ND JOPLIN, MO 64804		
055022004003006000	0.344	RENT JOPLIN.COM LLC	$9,310	1929-RES
Address:		530 S. VIRGINIA JOPLIN, MO 64801		
Legal Description:		PT NE1/4 SE1/4 LOTS 474-483 & 484 EX W 85' FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	354 06256
055022004003006001	0.146	LANDIS, ROBERT C. & BARBARA R.	$24,340	1952-RES
Address:		2820 IRON GATES ROAD JOPLIN, MO 64804		
Legal Description:		WITMERS 1: PT LOT 4 BEG 115' W NE COR W 80' S 135' E 80' N 135' TO POB	BOOK PAGE	0359 2434
055022004003006002	0.146	CARDEN, MAX & INA	$21,300	1992-RES
Address:		1615 W. ASH ROGERS, AR 72758		
Legal Description:		FREEMAN GROVE 5: W 85' LOT 484 & W 85' S1/2 LOT 483	BOOK PAGE	355 01690
055022004003009001	0.212	POTTER, JAMES L.	$1,480	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOT 439 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	351 12099
055022004003010000	0.425	POTTER, JAMES L.	$10,330	1940-RES
Legal Description:		S1/2 M-8 PT NE1/4 SE1/4 LOTS 435 & 438 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	351 12099
Address:		3806 S. MAIN JOPLIN, MO 64804		
TOTALS	**28.577 ACRES**		**$219,780 ASSESSED VALUE**	

STREET RIGHT OF WAY TO BE INCLUDED

THE RPA WILL INCLUDE THE RIGHT OF WAY OF JOPLIN AVENUE LYING SOUTH OF 36TH STREET AND NORTH OF 41ST STREET. ALSO WILL INCLUDE THE RIGHT OF WAY OF 37TH AND 38TH STREET LYING WEST OF HEARNE'S BOULEVARD AND EAST OF JOPLIN AVENUE. ALSO INCLUDES ANY PORTION OF 38TH STREET WHICH HAS BEEN VACATED. ALSO INCLUDING THE RIGHT OF WAY OF SOUTH JOPLIN AVENUE LYING SOUTH OF 36TH STREET AND NORTH OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF 39TH STREET LYING WEST OF HEARNE'S BOULEVARD AND NORTH OF 41ST STREET. ALSO INCLUDES ALL ALLEYS WITHIN THE RPA SHOWN ON THE ABOVE MAP, VACATED OR OTHERWISE. ALSO INCLUDES THE VACATED PORTIONS OF PEARL AVENUE AND OAKRIDGE AVENUE SHOWN ON THE ABOVE MAP.

TOTAL ACRES ALL RPAs 83.67 TOTAL ASSESSED VALUE ALL RPAs $1,437,105

NOTICE & DISCLAIMER: The assessed values listed in this exhibit, and part of the Redevelopment Plan, are listing of the assessed values as best known at the time the Redevelopment Plan was drafted. In accordance with the Missouri Revised Statutes 99.855, the county assessor shall certify the assessed value of the Redevelopment Area, after adoption the Plan, and the imposing of Tax Increment Financing within the Redevelopment Area. Any values listed prior to the certification by the County Assessor, is an estimate only.

CURRENT CONDITIONS

LAND USE & TRANSPORTATION

The City of Joplin, Missouri had a population of an estimated 49,526 in 2012, as estimated by the State Demographer. The population growth since the 2000 census is estimated at 8.8%. The median household income was $35,884 in 2012, compared to the State average of $45,321, and the per-capita income was $22,671. The City has experienced one of the worst natural disasters in US history in 2011, when an F-5 tornado ripped through the City causing an estimated 2.8 billion in damage and taking the lives of 161 people. The tornado has thrust the City into a redevelopment mode to reconstruct existing businesses, homes, and to further foster new development to replace businesses, jobs, homes, and tax base that was lost due to the storm, while continuing to further the pre-tornado reputation of Joplin as a growing community. The general area proposed for the Redevelopment Area has been an area in "transition" for the past several years. Prior to the construction of I-44, the Area was a residential area, with many homes constructed just after the turn of the century. With the increased traffic from I-44, some businesses developed along the frontage of Hearne's Boulevard, also called Main Street, and State Highway 43. Most all of the commercial development occurred by converting existing residential buildings to commercial use. None of the businesses along the section of Main Street from I-44 to 32nd Street have become or were major or destination type businesses. No major commercial development has occurred within the Area in the past several decades. While outside the proposed Redevelopment Area, it is worthy to mention the conversion of the corner of 32nd Street and Main at the Southeast corner. A new CVS Pharmacy was developed there in 2014. It needs to be noted that while CVS located there to benefit being close to the new Mercy Hospital and capturing the traffic off Main Street, but also the traffic on 32nd Street, which is a major east-west artery within the City. Traffic count averages 17,500 cars per day, depending where a count is taken. The area is located just north of I-44, a major national interstate, which was constructed in the 1950s that has a current traffic count of 30,627 just prior to the exit point on the Interstate onto Main Street from the East. The Count on Main Street just after the exit point from I-44 is 15,532, it then escalates at the 41st traffic light and the Elementary School to 22,839, which would factor in the localized traffic created by the School. The traffic count at the 32nd Street intersection with Main and 32nd Street is 18,244. All traffic count numbers were obtained from the Missouri Department of Transportation 2013 Traffic Volume Maps. These numbers demonstrate that Main Street is a major conduit of traffic from I-44 to other points within the City.

MAJOR DEVELOPMENT THAT MAY OR SHOULD IMPACT THE AREA

A Major development has recently occurred, or in the process of occurring, which is the relocation of the Mercy Hospital campus to just south of the intersection of I-44 and Main Street. The new campus will open in the spring of 2015. The facility will be an estimated 600,000 square feet, which is four times the size of their old facility, which was destroyed by the 2011 tornado. The facility will employ an estimated 1,500 people. The development will have a major impact upon the area, changing traffic patterns and influencing new development. The patients, and family, combined with the employees,

which will traverse to and from the facility will have an impact on retail patterns, both within the neighborhood, and the region. It is anticipated that the facility will attract people from the entire four state region, due to the advanced medical services to be provided. While it is easy to surmise that the entire Redevelopment Area will burst with new retail development due to its geographic close proximity to the new Mercy Hospital, and the projected new traffic which may traverse along Main Street to gain access to the Hospital from the north. There is no question in that there will be increased traffic, and most likely increased demand for services and goods as a result of the opening of the Hospital, however such demand may, or may not, develop within the proposed Redevelopment Area. The employees, patients, and family members will have the free choice of obtaining goods and services outside the proposed Redevelopment Area. Prospective retailers would, or will, most likely prefer to be as close and convenient as possible to the Hospital in order to capture the business generated by the Hospital, however they cannot pay in excess of the financial return of their business for the property and the development of the property. There are, or will be "greenfield choices" available to prospective retailers and developers. Greenfield Developments are defined as new developments, whereby all infrastructure is in place, no demolition or mitigation cost. The proposed Redevelopment Area is currently not a Greenfield Development, due to the need to upgrade infrastructure and demolition of existing structures.

IMPROPER PLATTING AND SUBDIVISION OF AREA

The Area is primarily a neighborhood residential area, however, over the past 20 years or so the area has been in transition with several businesses acquiring property fronting Main Street and converting the residential properties to commercial. Most of the conversions acquiring residential properties and simply changing the use to commercial without major renovations, and not having to comply with building codes in years past that are mandatory today. Since the conversions of most of these businesses, the size of retail properties, design, and building codes have changed substantially. Today the average size lot for a standalone retail store is an estimated 1.5 acres, or an estimated 65.340 square feet. Most buildings are of masonry construction and vary in size from 1,500 to 7,500 square feet, depending on the use. The current building codes also requires that all commercial properties that are open to the general public to be in compliant with the handicap access requirements, and many other safety compliant conditions. Most historic residential conversions to commercial that were converted in years past would not comply with current market or regulatory conditions for commercial use. Additionally, most of the lots were, or are, very small in size. Within the proposed Redevelopment Area there Are 101 total parcels, with a total of 4,418,091 square feet. Two of the 101 parcels contain 21.8 acres, or 949,658 square feet, and two of the smallest parcels combined have 9,424 square feet. If the four parcels described are removed from the total 4,418,091 square feet in order to remove the largest and the smallest parcels in order to reflect a reasonable average parcel size, the average parcel size would be 35,659 square feet, or 0.81 Acres, far from what would be needed for current day commercial properties. If just the frontage along Main Street were considered, then the actual average size would be less than ½ acre, removing property, such as the School property from the total. Within the proposed Redevelopment Area the average age of the residential and commercial structures is 59 years. The total assessed value is $1,460,635 and the appraised value according to the Newton County Assessor is $6,997,699. The proposed Redevelopment Area has a total of 60.742 acres of residential classified property by the Newton County Assessor, 6.67 acres of agricultural property, 11.55 acres that are tax-exempt, both publicly owned, and religious. The is currently only 7.153 acres of commercial property compromising only $351,000 of assessed value or $1,138,945 of appraised value, or 16.3% of the total current value of the proposed Redevelopment Area. When considering locating and or expanding a business prudent business operations use a Return on Assets and or Sales to Capital Employed Ratio when evaluating a business investment. These common ratios are defined as follows.

Return on assets (ROA) is a financial ratio that shows the percentage of profit that a company earns in relation to its overall resources (total assets). Return on assets is a key profitability ratio which measures the amount of profit made by a company per dollar of its assets. It shows the company's ability to generate profits before leverage, rather than by using leverage. Unlike other profitability ratios, such as return on equity (ROE), ROA measurements include all of a company's assets – including those which arise from liabilities to creditors as well as those which arise from contributions by investors. So, ROA gives an idea as to how efficiently management use company assets to generate profit, but is usually of less interest to shareholders than some other financial ratios such as ROE. Return on assets gives an indication of the capital intensity of the company, which will depend on the industry. Capital-intensive industries (such as railroads and thermal power plant) will yield a low return on assets, since they must possess such valuable assets to do business. Shoestring operations (such as software companies and personal services firms) will have a high ROA: their required assets are minimal. The number will vary widely across different industries. This is why, when using ROA as a comparative measure, it is best to compare it against a company's previous ROA figures or the ROA of a similar company.

Calculation (formula)

Return on assets is calculated by dividing a company's **net income** (usually annual **income)** by its total assets, and is displayed as a percentage. There are two acceptable ways to calculate return on assets: using total assets on the *exact date* or *average* total assets: ROA = Net Income after tax / Total assets (or Average Total assets)

Sales to Capital Employed Ratio Definition: Sales to Capital Employed Ratio is used to measure the firm's ability to generate sales revenue by utilizing its assets. A higher ratio is preferable to lower one (retail companies such as supermarkets tend to have higher ratios).

Formula:

Sales to Capital Employed Ratio = (Sales / Capital Employed) * 100%

In summary these common sense terms demonstrate that a business cannot pay or invest more in a facility than the facility can generate in adequate profit to return the funds invested, plus a reasonable profit. When evaluating a location a developer, or business, must factor in all cost and compare such cost with other choices in the market. Unless the Area undergoes a planned Redevelopment, the Area is most likely to remain the same due to the development challenges facing individual businesses and developers. Consider the fact that most businesses will need an estimated 1.5 acres or a minimum of 65,000 square feet of land to construct a new standalone facility. Considering that the average size of existing lots fronting Main Street is only an average of 30,000-38,000 square feet, (Please see the RPA maps, which show the Assessor's map for the Area end the size of each parcel), and the parcels will most likely have aged residential structures upon the site, (See the age listing in the RPA property information). The prospective business will have to be able to acquire a minimum of two lots which are adjoining in order to have a large enough lot. The property will need to be rezoned; the residential structures will need to be demolished, or removed. Most likely existing sewer, water and electric lines will need to be relocated and or upgraded. All of these factors add cost to the location. The purchase price of the parcels is a major factor. Whenever a neighborhood is in transition property owners seem to get a perceived idea of value of their property which exceeds the market. Combining the cost of property with all other cost and complications, it would be an easy choice for developers/businesses to look for other Greenfield sites within the City to locate. While the City may be able to capture a new business that selects a Greenfield site within the City, the condition of the Main Street Area remain the same and not redevelop. Unless new planned development, and new public improvements are made within the proposed Redevelopment Area the adjoining residential neighborhoods will suffer and the deteriorating conditions along the frontage of Main Street will continue to deteriorate, and the tax base will decline. The current average appraised value per square foot in the proposed Redevelopment Are is $1.67 per square foot.

Some of the conditions within the Redevelopment Area which must be corrected before any significant Redevelopment will occur is listed and defined below:

VACANT AND DETERIORATING STRUCTURES: Within the Redevelopment area there are an estimated 70-80 structures, ranging from single family structures with outbuildings, commercial structures, mostly converted residential structures, and some public use structures, such as school buildings and a police sub-station. There is a major apartment complex, and several smaller multi-family structures. The average age is 59 years for the structures, based on an average of the year of construction assigned by the County Assessor. Several structures are vacant and in bad condition. Most all are In RPA 6, (See Map), along 37th Street and fronting Main that are vacant, abandoned, and in poor repair. The total number of single-family homes that are vacant is four. In addition to the single family homes the apartment building known as Village Oaks Apartments, located adjoining the Stapleton Elementary School at 41st & Main. The apartment complex has an estimated 64,000 total square feet of buildings, with 64 total units, however it is estimated that over 50% of the units are vacant. It is clear by observing the outside of apartment building, that aside from imposing a visual eyesore in the Area, it is also imposing a safety issue at a minimum and likely a health issue in addition. The proposed Developer, RKS Development, LLC, purchased a parcel within the Redevelopment Area, known as the Capri Motel, and demolished and removed the old motel property. It was not vacant, but was being used as a hotel/motel where rooms were rented by the week or month. The structure and improvements were in very poor shape. The facility had a local reputation for excessive police calls for various disturbances and crimes. Following is a summary of the past five years of police reports just to the apartment property, which is next door to the Elementary School. In addition, copies of the Fire Marshal Reports on code violations on the apartment buildings are herein provide.

POLICE REPORTS/CALLS TO THE VILLAGE OAKS APARTMENTS AT 3901 SOUTH HEARNE'S BOULEVARD: From 2009 through July of 2014 a total of 135 police/911 calls were received by the Joplin Police Department Dispatcher. Copies of the police calls were obtained and tabulated to determine the crime impact the apartment complex had on the neighborhood. Of the 135 calls, 23 were for theft related activities, 56 were for disturbances of various type, including property damage, 20 were for excessive noise created by other tenants, 13 were for drug and alcohol issues, 23 were for domestic issues, and sex related issues, such as rape, and 23. The peak number of calls came from years 2010, which

had 74 in one year. The calls have tapered off, but so has the occupancy of the complex. It is currently estimated that 50% of the complex is vacant.

FIRE MARSHAL INSPECTIONS OF THE VILLAGE OAK APARTMENTS AT 3901 SOUTH HEARNE'S BOULEVARD: Copies were obtained from the Joplin Fire Marshal of inspection and violation reports of inspections by the Fire Marshal conducted in September of 2013. The violations were issued in June of 2014. Copies of the violation notice is attached below. Violations consist of lack of emergency lighting, building lacking interior and exterior finish, lacking fire extinguishers, smoke detectors, electrical issues, and improper use of units as storage. The complex had 16 separate code violations, with 26 total violations in all.

CITY OF JOPLIN MISSOURI

JOPLIN FIRE RESCUE EMS

FIRE MARSHAL
Dale Brooks
Joplin Fire Department
303 E Third Street
Joplin, Missouri 64801
Phone: 417-674-0820 ext 307
Fax: 417-625-4709

Joplin Violation Notice

Wednesday June 4, 2014

VILLAGE OAKS APARTMENTS
3901 S HEARNES BLVD
Joplin, MO 64804

An inspection of your facility on Thursday September 12,... revealed the violations listed below.

ORDER TO COMPLY: Since these conditions are contrary to law, you must correct them upon receipt of this notice. An inspection to determine compliance with this Notice will be conducted on .

If you fail to comply with this notice before the reinspection date listed, you may be liable for the penalties provided for by law for such violations.

Violation Code	Article	Division	Page	Count
12.111. Exit Signs needed or missing		I	88	1
Building E Emergency light is out Exit Sign is out Building D Exit light is out Exit Sign is out Building C Exit Light is out Exit Sign is out Building B No Exit lights or Signs Building A Exit sign is out Emergency light is out				
12.111. Exit Signs needed or missing		I	88	1
12.110. Exit Illumination/ exit signs not illuminated		I	88	1
12.110. Exit Illumination/ exit signs not illuminated		I	88	1

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CITY OF JOPLIN MISSOURI

JOPLIN FIRE EMS RESCUE

FIRE MARSHAL
Dale Brooks
Joplin Fire Department
303 E Third Street
Joplin, Missouri 64801
Phone: 417-624-0820 ext 307
Fax: 417-625-4709

Joplin Violation Notice

Wednesday June 4, 2014

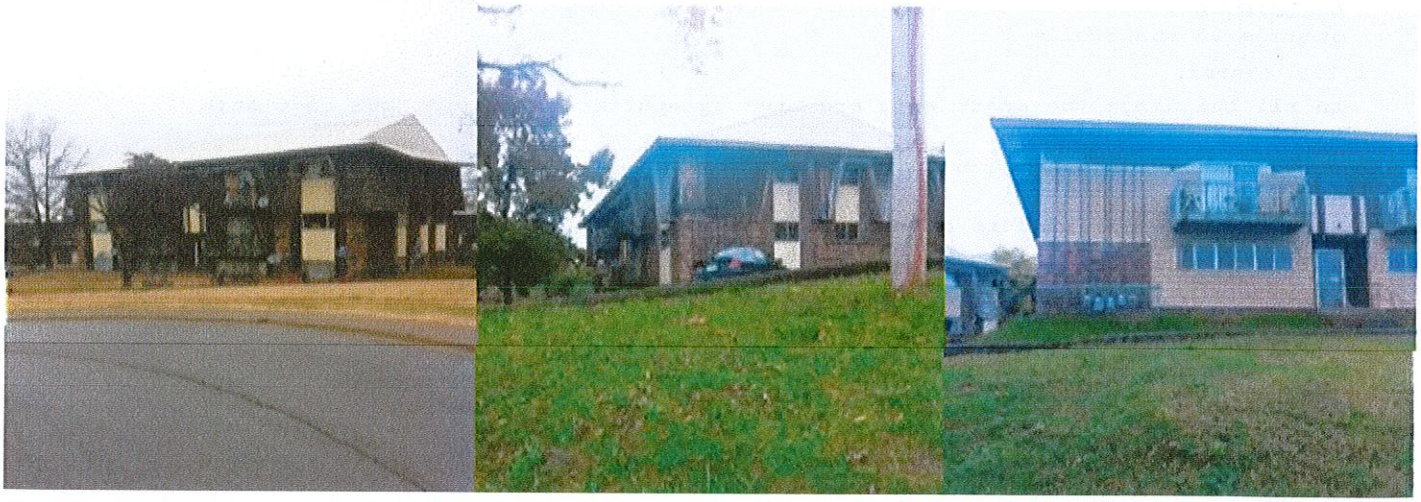
VILLAGE OAKS APARTMENTS
3901 S HEARNES BLVD
Joplin, MO 64804

10.603. Interior Wall and Ceiling Finishes	VI	74	1
Building E wall fire barrier is not intact in laundry room Building B wall fire barrier is not intact in laundry room Building C Drywall/Fire Barrier not intact 2nd and 3rd floors			
10.603. Interior Wall and Ceiling Finishes	VI	74	1
12.106. Emergency lighting missing or not working	I	86	1
Building E outside door entering into building is missing Building A outside door entering into building is missing			
12.108. Exit Corridors	I	88	1
Building D Storage in stairwells Building B Storage in stairwells			
12.201. General	II	89	1
in all buildings the apartments are missing apartment numbers. per code have to be 3 inch in size.			
10.301. Premises Identification	III	62	1
Building D Missing apartment numbers on outside of building			
10.201. General	II	61	1
All building have open eves and missing siding on outside of building			

PHOTOS OF VACANT BUILDINGS, BUILDINGS IN BAD REPAIR, AND DETREATING SITE CONDITIONS



PHOTOS OF APARTMENT COMPLEX CONDITIONS



The presence of vacant buildings certainly places a blighted condition upon an Area according to a study and report by the National Vacant Properties Campaign, The study found that "The costs imposed by a single vacant building are not contained. If left alone, that building can trigger a costly spiral of blight. With each arson or lot filling up with garbage comes further incentive for the remaining residents and businesses to flee. To stem these problems it is important for municipalities to address the issue early. In Renewing the Urban Landscape: The Dilemma of Vacant Housing, the authors describe the issue of vacant and abandoned property as a self-feeding problem. "In blighted neighborhoods that adjoin abandoned ones, existing homeowners face stagnating or declining property values. Unscrupulous real estate agents play on these fears by inducing existing residents to sell cheaply in order to maximize profits at the expense of incoming families. Although this property is still generating revenues for the city, the combination of high resale prices and high tax rates discourage maintenance of such structures. In this way, communities in transition start to look shabby and run-down. Businesses see their profits dwindle and are unlikely to remain in such locales."43 Part of the reason abandonment becomes contagious is that "it makes it harder for people to sell their homes or because it leads banks to lower appraisals or deny loans entirely on blocks with abandoned properties."44

The Report proceeds further and provides and evaluation of the impact upon the City and property owners, a reprint of that segment of the report is reprinted below:

Vacant Properties

The True Costs to Communities

Costs of Municipal Services

Vacant properties have been neglected by their owners, leaving it up to city governments to keep them from becoming crime magnets, fire hazards, or dumping grounds. In some communities, attending to vacant and abandoned properties can overwhelm city resources. The police and fire departments bear the brunt of the responsibility, along with building inspection and code enforcement units. But most municipalities have staff from several departments addressing the care of vacant properties: legal offices, public works, housing, and real estate services all deal with vacant properties. In Philadelphia, at least fifteen public agencies, not including the police and fire departments, have a role in the management of public land.10 Vacant property management also demands coordination among local governments, such as county health departments, tax collectors and assessors.

Crime

Vacant properties often become a breeding ground for crime, tying up an inordinate amount of police resources. The City of Richmond, VA conducted an analysis of citywide crime data from the mid-90s. Of all the economic and demographic variables tested, vacant/abandoned properties had the highest correlation to the incidence of crime.11 Another study focusing on crime in abandoned buildings in Austin, Texas found that crime rates on blocks with open abandoned buildings were twice as high as rates on matched blocks without open buildings. The survey also found that "41 percent of abandoned buildings could be entered without use of force; of these open buildings, 83 percent showed evidence of illegal use by prostitutes, drug dealers, property criminals, and others. Even if 90 percent of the crimes prevented are merely displaced to the surrounding area, securing abandoned buildings appears to be a highly cost-effective crime control tactic for distressed neighborhoods."12 A crime-prevention tactic that has gotten much attention in recent years is directly related to vacant, neglected, and abandoned property. According to George Kelling and James Q. Wilson, "The Broken Window Theory" holds that "If the first broken window in a building is not repaired, then people who like breaking windows will assume that no one cares about the building and more windows will be broken... The disorder escalates, possibly to serious crime." Wilson and Kelling suggest that it is the nature of the physical environment that leads to an increase in criminal activity.13 While the monetary costs of addressing the crime associated with abandoned buildings has not been calculated, it is clear that vacant properties burden police departments.

Arson and Accidental Fires

In 1999, firefighters in Worcester, Massachusetts entered a vacant cold storage building that was aflame to search for a homeless couple reported to have been in the building. Two firefighters became disoriented, and others went to their aid. Six became trapped and died in the fire. The homeless couple had left the premises after the fire began.16 The firefighters' deaths became national news as one of the major costs of vacant properties became all too clear. The US Fire Administration reports that over 12,000 fires in vacant structures are reported each year in the US, resulting in $73 million in property damage annually. Fires are likely in vacant properties because of poor maintenance, faulty wiring, and debris. In the winter, homeless people burn candles for light and heat and may even bring in outdoor grills. But more importantly, vacant buildings are a primary target of arsonists. More than 70 percent of fires in vacant or abandoned

buildings are arson or suspected arson. Such fires strain the resources of fire departments. Because vacant buildings often contain more open shafts, pits, and holes that can be an invisible threat to firefighters, the cost of fighting those fires is more than financial. The National Fire Protection Association (NFPA) estimates that 6,000 firefighters are injured every year in vacant or abandoned building fires.17

Public Nuisances and Health

Vacant and abandoned properties require a disproportionate amount of public maintenance. In addition to securing buildings against criminal activity, local governments must clean and care for them to prevent a buildup of trash, illegal dumping, and rodent infestations. In some cases, abandoned properties contain toxic waste, particularly in the case of abandoned industrial buildings.18 Most municipalities have adopted ordinances that allow them to clean, board, and secure abandoned buildings. For example, in Roanoke, Virginia, the city has taken a tougher stance on properties deemed health and safety hazards. If a property is deemed a hazard by the city the owner is given thirty days to ameliorate the problem. If no action is taken, the city will solicit input from the neighborhood, do asbestos and lead abatement, solicit demolition bids, raze the house, and place a lien on the property to try to recoup the demolition costs.19 Cities spend significant funds on these activities. "In Trenton, New Jersey during the 1990's, these dedicated resources (depending on the amount allocated for demolition) ranged from $500,000 to well over $1 million per year."20 Over a five-year period, St. Louis spent $15.5 million, or nearly $100 per household, to demolish vacant buildings.21 Detroit spends $800,000 each year just to clean vacant lots.22 Demolishing crumbling vacant buildings does not completely eliminate the costs associated with abandonment. The resulting vacant lots still require maintenance. A study of vacant lots in Philadelphia estimated that the city and closely related public agencies spent $1.8 million annually on cleaning vacant lots. At the current level of activity and assuming a three percent inflation rate. This adds up to $49.6 million over the course of twenty years.23 The study only included the costs of five out of the fifteen agencies that have a role in vacant property management.24 Rehabilitation is clearly a better choice. An examination of the St. Paul, Minnesota budget for maintenance and security costs associated with vacant buildings revealed that while demolition saves $4,697,25 the rehabilitation of a vacant building will save an estimated $7,141 in maintenance costs over a twenty-year period. Managing vacant properties ties up the time of municipal employees and the resources of municipal taxpayers. At the same time, these properties depress the value of other properties and generate little or no tax revenue themselves.

Lower Property Values

Vacant properties generate little in taxes – but, perhaps more importantly, they rob surrounding homes and businesses of their value. In a 2001 study, researchers from Philadelphia found that houses within 150 feet of a vacant or abandoned property experienced a net loss of $7,627 in value. Properties within 150 to 300 feet experienced a loss of $6,819 and those within 300 to 450 feet experienced a loss of $3,542 (see diagram below).

Philadelphia researchers also found "that all else being equal, houses on blocks with abandonment sold for $6,715 less than houses on blocks with no abandonment."33 A University of Minnesota study also evaluated the fiscal benefits the city of St. Paul would receive if it renovated abandoned housing. The study found that vacant properties negatively affected neighborhood property values, reducing the city's tax base. While a renovated property did not negatively affect surrounding property values, demolishing a vacant building and leaving a vacant lot in its stead led to "$26,397 in lost property tax revenue over a twenty-year period."34 These lower property values represent a hit in the pocketbook

for both homeowners and the city. But a focused effort to bring vacant properties back can restore value – and taxes – for the city.

Costs to Homeowners

Living in a neighborhood with many vacant and abandoned properties exacts many costs on homeowners. As discussed above, it leads to decreased property values, which can devastate a family's financial security. When neighborhood populations decline and properties become vacant, a smaller number of residents bear a greater proportion of the city's tax burden. This fact is particularly relevant in lower-income neighborhoods and among residents without the resources or the desire to leave their neighborhood. And there are other, less easily measured costs of owning a home in an area with vacant properties – costs that are both fiscal and psychological.

Higher Insurance Premiums

The proximity of vacant and abandoned properties makes obtaining homeowner's insurance, mortgages, and loans for home improvements more difficult. Insurance companies pay attention to what is going on in a neighborhood; this can mean increased premiums or even policy cancellations for those homeowners living close to an abandoned property. Determining how vacant and abandoned properties influence the cost of homeowners insurance is difficult at best. There are a number of variables involved in the setting of premiums and many insurance companies hold their underwriting manuals to be proprietary. An interview with an insurance agent in Washington, DC representing a national insurance company revealed that the presence of a "high hazard" property (which includes condemned properties) within forty feet of a solid masonry building and 100 feet of a non-masonry building would lead to a cancellation or non-renewal of an insurance policy.41

Poorer Quality of Life

Vacant properties degrade quality of life for remaining residents. Genesee County Treasurer Daniel T. Kildee tells the story of a Flint resident. "I met a woman who bought her house a decade ago, so proud to be a new homeowner. She took good care of her home and her family, and has seen the properties on both sides of her home burn and sit abandoned for many years. Finally under our program (see From the State House to Your House on page 8), we took control of the adjacent properties and have scheduled them for demolition and to transfer to her as part of our side-lot program. Sadly, our program was not in place for many years as she watched the neighborhood slowly slip away. This is a woman that saw her single greatest financial investment become valueless – not due to the condition of her home, but due to the neglect of the property that surrounds her. She only had two choices: stay and maintain her home and make her mortgage payments, or abandon the property and ruin her credit and her home. That is a story that has repeated itself in our community a thousand times over, with a far less happy ending."42 With abandoned buildings comes social fragmentation. Individuals who live in communities with an increasing number of vacant buildings begin to feel isolated, weakening the community as a whole. A large number of vacant buildings in a neighborhood symbolizes that no one cares, increasing the likelihood that property values will continue to decline and that further abandonment will set in. In the case of vacant properties, the problem is out in the open, for all to see. The aesthetic impact of abandoned properties, while not easily quantified in dollars, is another cost.

The Spiral of Blight: The Cumulative Impact of Vacant Property

The costs imposed by a single vacant building are not contained. If left alone, that building can trigger a costly spiral of blight. With each arson or lot filling up with garbage comes further incentive for the remaining residents and businesses to flee. To stem these problems it is important for municipalities to address the issue early.in renewing the urban landscape: The Dilemma of Vacant Housing, the authors describe the issue of vacant and abandoned property as a self-feeding problem. "In blighted neighborhoods that adjoin abandoned ones, existing homeowners face stagnating or declining property values. Unscrupulous real estate agents play on these fears by inducing existing residents to sell cheaply in order to maximize profits at the expense of incoming families. Although this property is still generating revenues for the city, the combination of high resale prices and high tax rates discourage maintenance of such structures. In this way, communities in transition start to look shabby and run-down. Businesses see their profits dwindle and are unlikely to remain in such locales."43 Part of the reason abandonment becomes contagious is that "it

makes it harder for people to sell their homes or because it leads banks to lower appraisals or deny loans entirely on blocks with abandoned properties."44

STORM WATER MANAGEMENT-MITIGATION: Any new development, be it a single building, or a large development or redevelopment, such as is proposed for the Redevelopment Area, it is required by the City of Joplin, as it is by most all cities, to manage the storm water runoff from the impervious surfaces created by the development, this entails roof surface as well as concrete and pavement surfaces. Such impervious surfaces will escalate and increase the amount of storm water runoff from the individual property, sine the impervious surfaces created by development prevents the storm water from being absorbed into the soil. The runoff must be managed so as not to increase the storm water runoff on the neighboring properties. A description of storm water runoff and the effect it has on the environment is provided below, a reprint from an informational brochure provide by the Corp of Engineers. The usual process is to construct individual storm water basins, or regional storm water basins to catch and hold the storm water to allow the runoff to either evaporate or allow the runoff to be managed and runoff more slowly into the area storm water sewers, either installed piping or surface ditches. The City, under its regulatory authority will allow for regional storm water basins, underground storm water storage, or even buying out the obligation of installing a storm water basin or control, and contributing to a pool of funds which the City would use the funds to control regional storm water. The proposed Redevelopment Area is within a unique situation. It is located within the drainage area of a stream or streams, which are regulated by the Corp of Engineers. These streams arte called "blue-line streams" by the Corp, since they show up on USGS maps as "blue lines". The Corp of Engineers have regulatory authority over these streams, not to just regulate storm water control, but to preserve the natural streams. Their mission and authority is to preserve and restore urban natural streams and wildlife areas, thus the Corp of Engineers Authority will supersede the authority of the City and regulate the storm water runoff so as to protect the streams. Within the proposed Redevelopment Area there exist the basin of a stream and tributaries that are part of a stream which starts to the far eastern part of the City and runs into a massive stream system within the City and ultimately empties into Shoal Creek. Several arteries of the streams runs within the City. A general map of these streams are provide below for the general Redevelopment Area. The mission and legal obligation of the Corp of Engineers is to preserve the natural stream and restore it, under the "Clean Water Act", including wildlife and vegetation. The Corp of Engineer requires that a 'Mitigation" plan be prepared and submitted for their review and approval of how the stream will be preserve and restored, which includes how the storm water will be managed in the Area, how the stream will be restored, and how the natural habitat will be restored and preserved. Other regulatory agencies, such as the Missouri Department of Natural Recourses and the City will be entitled to review and comment upon the Mitigation Plan, but the Corp of Engineers will have full regulatory authority. Once the Plan has been reviewed and approve, which takes an estimated one year, the Corp will issue a permit to the Developer, granting a period of time to complete the Mitigation Plan. The proposed Developer, RKS Development, LLC, has submitted a mitigation plan to the Corp of Engineers. The Corp has conducted some review, but have not yet approved the mitigation plan submitted. The estimated cost of the mitigation plan is a minimum of $4 million, which is only the direct cost of stream improvements and not the infrastructure to collect and control the storm water. Much of the other storm water cost are included in other cost, such as excavation and site cost.

EGIS, Inc. – Environmental Consulting 314 South Main Street ■ Bentonville, AR 72712
(479) 271-9252 ■ (800) 718-2492 ■ (479) 271-8627 (fax)
www.EgisEnv.com

Aerial Photography

Airport Expansion Studies, EDDA

Alternative Analyses

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GPS Survey & Mapping

Indoor Air Quality

Mitigation

Mr. Kuehn;

Please find the attached map that illustrates four streams located on the 34th Street Development area (Streams 1, 2, 3 and 4). These streams have been verified by the Corps of Engineers to be within their jurisdiction. Attached is also a jurisdictional determination letter from the Corps of Engineers addressing that these streams are considered jurisdictional. We are in the middle of the Section 404 permit process *regarding a request for a permit to impact about 3360 linear feet of these low quality* streams to be able to develop the site as planned. This is following the Corps sequencing process of avoidance, minimization and compensation (mitigation). It is anticipated that mitigation will be required to place 3360 linear feet of stream into underground piping system. To mitigate this impact a mitigation plan has been developed that will involve enhancement of approximately 1300 feet of stream on site and 6700 feet of adjacent stream located downstream of the development site. Cost estimates of the stream mitigation work have been estimated at roughly $2.5 to $3.5 million.

Sincerely,

Manuel Barnes, PWS
EGIS



BLUE-LINE" STREAM MAP OF REDEVELOPMENT AREA

DEPARTMENT OF THE ARMY
LITTLE ROCK DISTRICT, CORPS OF ENGINEERS
POST OFFICE BOX 867
LITTLE ROCK, ARKANSAS 72203-0867
www.swl.usace.army.mil/

December 10, 2013

Regulatory Division

FILE No. **SWL-2013-00312**

Mr. Manuel Barnes
EGIS, Inc.
314 South Main
Bentonville, Arkansas 72712

Dear Mr. Barnes:

Please refer to your letter of August 16, 2013 , concerning a waters of the United States determination of a development known as the 34th street project, in sections 22 and 23, T. 27 N., R. 33 W., Joplin, Newton County, Missouri. This letter will provide information on the extent of the waters of the United States, including wetlands, on the property and the Department of the Army permit requirements pursuant to Section 404 of the Clean Water Act (33 U.S. Code 1344).

My site inspection revealed that the property may contain areas that meet the definition of wetlands and waters of the United States, as determined by the 1987 Corps of Engineers Wetlands Delineation Manual and Regional Supplements, appropriate guidance, and Department of the Army regulations. Approximately 5,318 linear feet of stream were identified. No wetlands were observed onsite. The approximate location of these areas is shown on the enclosed map of the site.

This letter contains an Approved Jurisdictional Determination for your subject site. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 Code of Federal Regulations (CFR) Part 331. Enclosed you will find a Notification of Appeals Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA for to the Southwestern Division Office at the following address:

Mr. Elliott Carman
Administrative Appeals Review Officer (CESWD-PD-O)
U.S. Army Corps of Engineers
1100 Commerce Street, Suite 831
Dallas , Texas 75242-1317

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete; that it meets the criteria for appeal under 33 CFR part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP.

It is not necessary to submit an RFA form to the Division Office if you do not object to the determination in this letter.

This approved jurisdictional determination is valid for a period of 5 years from the date of this letter unless new information warrants revision of the determination before the expiration date.

Please be advised that the discharge of dredged or fill material in waters of the United States, including wetlands, requires a Department of the Army permit prior to beginning work in most situations. A permit is required pursuant to Section 404 of the Clean Water Act and Corps of Engineers implementing regulations, 33 Code of Federal Regulations (CFR) 320 - 332. The clearing of wetlands with mechanized equipment; landleveling; construction of ditches, dikes, and dams; placement of fill to raise the elevation of a site; and stabilization of banks are examples of activities that routinely require a permit. All of these activities involve the discharge of dredged or fill material in waters of the United States.

This determination has been conducted to identify the limits of the Corps Clean Water Act jurisdiction for the particular site identified in this request.

Your cooperation in the Regulatory Program is appreciated. If you have any questions, please contact me at (501) 324-5295 and refer to No. **SWL-2013-00312.**

Sincerely,

Lisa Boyle
Project Manager

Enclosures

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

cc:
Table Rock PO, w/cy dwgs
Ch, Regulatory Enf, w/cy dwgs

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: **RKS Development, LLC**	File Number: **2013-00312**	Date: **10-Dec-13**
Attached is:		See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
	PERMIT DENIAL	C
✓	APPROVED JURISDICTIONAL DETERMINATION	D
	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/CECW/Pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT		
REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)		
ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.		
POINT OF CONTACT FOR QUESTIONS OR INFORMATION:		
If you have questions regarding this decision and/or the appeal process you may contact: Lisa Boyle 501-324-5295	If you only have questions regarding the appeal process you may also contact: Mr. Elliott Carman Administrative Appeals Review Officer (CESWD-PD-O) U.S. Army Corps of Engineers 1100 Commerce Street, Suite 831 Dallas , Texas 75242-1317 469-487-7061	
RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.		
_____ Signature of appellant or agent.	Date:	Telephone number:

APPROVED JURISDICTIONAL DETERMINATION FORM
U.S. Army Corps of Engineers

This form should be completed by following the instructions provided in Section IV of the JD Form Instructional Guidebook.

SECTION I: BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): August 16, 2013

B. DISTRICT OFFICE, FILE NAME, AND NUMBER: SWL, Development – 52 acres – Joplin, MO – Hwy 43 b/t 34th and 41st streets, 2013-00312

C. PROJECT LOCATION AND BACKGROUND INFORMATION:

State: Missouri County/parish/borough: Newton City: Joplin
Center coordinates of site (lat/long in degree decimal format): Lat. 37.04717°, Long. -94.51522°
Universal Transverse Mercator: 4101178 Northing, 365261 Easting
Name of nearest waterbody: Unnamed tributary to Shoal Creek
Name of nearest Traditional Navigable Water (TNW) into which the aquatic resource flows: Grand (Neosho) River
Name of watershed or Hydrologic Unit Code (HUC): 11070207

☑ Check if map/diagram of review area and/or potential jurisdictional areas is/are available upon request.

☐ Check if other sites (e.g., offsite mitigation sites, disposal sites, etc…) are associated with this action and are recorded on a different JD form

D. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

☑ Office (Desk) Determination. Date: October 17, 2013

☑ Field Determination. Date(s): July 9-10, 2013 (EGIS, Inc.)

SECTION II: SUMMARY OF FINDINGS

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.
There are no "*navigable waters of the U.S.*" within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area. [*Required*]

☐ Waters subject to the ebb and flow of the tide.

☐ Waters are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce. Explain:

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.
There are "*waters of the U.S.*" within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area. ***[Required]***

1. Waters of the U.S.
a. Indicate presence of waters of U.S. in review area (check all that apply): [1]

☐ TNWs, including territorial seas

☐ Wetlands adjacent to TNWs

☑ Relatively permanent waters[2] (RPWs) that flow directly or indirectly into TNWs

☑ Non-RPWs that flow directly or indirectly into TNWs

☐ Wetlands directly abutting RPWs that flow directly or indirectly into TNWs

☐ Wetlands adjacent to but not directly abutting RPWs that flow directly or indirectly into TNWs

☐ Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs

☐ Impoundments of jurisdictional waters

☐ Isolated (interstate or intrastate) waters, including isolated wetlands

b. Identify (estimate) size of waters of the U.S. in the review area:
Non-wetland waters: 5,318 linear feet: varies from 1.5 ft (stream 4) to 12 ft (stream 1) width (ft) and/or acres.
Wetlands: acres.

c. Limits (boundaries) of jurisdiction based on: Established by OHWM

Elevation of established OHWM (if known):

2. Non-regulated waters/wetlands (check if applicable):[3]

☐ Potentially jurisdictional waters and/or wetlands were assessed within the review area and determined to be not jurisdictional. Explain:

[1] Boxes checked below shall be supported by completing the appropriate sections in Section III below.
[2] For purposes of this form, an RPW is defined as a tributary that is not a TNW and that typically flows year-round or has continuous flow at least "seasonally" (e.g., typically 3 months).
[3] Supporting documentation is presented in Section III.F.

SECTION III: CWA ANALYSIS

A. TNWs AND WETLANDS ADJACENT TO TNWs

Tributary properties with respect to top of bank (estimate):
Average width: 12 feet (Stream 1), 6 feet (Stream 2), 3.5 feet (Stream 3), 1.5 feet (Stream 4)
Average depth: 1.9 feet (Stream 1), 1 feet (Stream 2), 1 feet (Stream 3), 0.7 feet (Stream 4)
Average side slopes:

Primary tributary substrate composition (check all that apply):

☑ Silts	☑ Sands	☐ Concrete
☐ Cobbles	☑ Gravel	☐ Muck
☑ Bedrock	☐ Vegetation. Type/% cover:	
☐ Other. Explain:		

Tributary condition/stability [e.g., highly eroding, sloughing banks]. Explain: moderately stable
Presence of run/riffle/pool complexes. Explain: Most of the aquatic features onsite were dry, so it was difficult to tell if riffle/run/pool complexes are present.
Tributary geometry: Relatively Straight
Tributary gradient (approximate average slope): %

(c) Flow:

Tributary provides for: Intermittent but not Seasonal Flow ; Stream 4 provides for ephemeral flow.
Estimate average number of flow events in review area/year:
Describe flow regime: shallow concentrated flow to channel flow
Other information on duration and volume: Streams 1, 2 and 3 are described as intermittent streams, whereas Stream 4 is defined as an ephemeral stream.
Surface flow is: Confined Characteristics: Water body is incised in the ground.
Subsurface flow: Unknown Explain findings:
☐ Dye (or other) test performed:

Tributary has (check all that apply):
☑ Bed and banks
☑ OHWM[6] (check all indicators that apply):

☑ clear, natural line impressed on the bank	☐ the presence of litter and debris
☐ changes in the character of soil	☑ destruction of terrestrial vegetation
☐ shelving	☐ the presence of wrack line
☐ vegetation matted down, bent, or absent	☑ sediment sorting
☐ leaf litter disturbed or washed away	☐ scour
☐ sediment deposition	☐ multiple observed or predicted flow events
☐ water staining	☐ abrupt change in plant community
☐ other (list):	

☐ Discontinuous OHWM.[7] Explain:

If factors other than the OHWM were used to determine lateral extent of CWA jurisdiction (check all that apply):

☐ High Tide Line indicated by:	☐ Mean High Water Mark indicated by:
☐ oil or scum line along shore objects	☐ survey to available datum;
☐ fine shell or debris deposits (foreshore)	☐ physical markings;
☐ physical markings/characteristics	☐ vegetation lines/changes in vegetation types.
☐ tidal gauges	
☐ other (list):	

(iii) Chemical Characteristics:
Characterize tributary (e.g., water color is clear, discolored, oily film; water quality; general watershed characteristics, etc.).
Explain: Where water was present, water appeared clear. Though the property boundary in this jurisdictional determination is undeveloped and generally wooded, the rest of the drainage basin is heavily developed, including a hospital, commercial areas, and residential areas.
Identify specific pollutants, if known: Shoal Creek is on Missouri's 2012 303d list for *E. coli*.

[6]A natural or man-made discontinuity in the OHWM does not necessarily sever jurisdiction (e.g., where the stream temporarily flows underground, or where the OHWM has been removed by development or agricultural practices). Where there is a break in the OHWM that is unrelated to the waterbody's flow regime (e.g., flow over a rock outcrop or through a culvert), the agencies will look for indicators of flow above and below the break.
[7]Ibid.

(iv) Biological Characteristics. Channel supports (check all that apply):

- ☑ Riparian corridor. Characteristics (type, average width): Much of the stream length is partially to fully shaded, with grass, shrubs, vines and trees composing the riparian zone. However, a sewer line follows much of Stream 1 on one side, reducing or eliminating the riparian buffer on that side.
- ☐ Wetland fringe. Characteristics:
- ☐ Habitat for:
  - ☐ Federally Listed species. Explain findings:
  - ☐ Fish/spawn areas. Explain findings:
  - ☐ Other environmentally-sensitive species. Explain findings:
  - ☐ Aquatic/wildlife diversity. Explain findings:

2. Characteristics of wetlands adjacent to non-TNW that flow directly or indirectly into TNW

(i) Physical Characteristics:

(a) General Wetland Characteristics:
Properties:
Wetland size: acres
Wetland type. Explain:
Wetland quality. Explain:
Project wetlands cross or serve as state boundaries. Explain:

(b) General Flow Relationship with Non-TNW:
Flow is: Explain:

Surface flow is:
Characteristics:

Subsurface flow: Explain findings:
- ☐ Dye (or other) test performed:

(c) Wetland Adjacency Determination with Non-TNW:
- ☐ Directly abutting
- ☐ Not directly abutting
  - ☐ Discrete wetland hydrologic connection. Explain:
  - ☐ Ecological connection. Explain:
  - ☐ Separated by berm/barrier. Explain:

(d) Proximity (Relationship) to TNW
Project wetlands are river miles from TNW.
Project waters are aerial (straight) miles from TNW.
Flow is from:
Estimate approximate location of wetland as within the floodplain.

(ii) Chemical Characteristics:
Characterize wetland system (e.g., water color is clear, brown, oil film on surface; water quality; general watershed characteristics; etc.). Explain:
Identify specific pollutants, if known:

(iii) Biological Characteristics. Wetland supports (check all that apply):
- ☐ Riparian buffer. Characteristics (type, average width):
- ☐ Vegetation type/percent cover. Explain:
- ☐ Habitat for:
  - ☐ Federally Listed species. Explain findings:
  - ☐ Fish/spawn areas. Explain findings:
  - ☐ Other environmentally-sensitive species. Explain findings:
  - ☐ Aquatic/wildlife diversity. Explain findings:

3. Characteristics of all wetlands adjacent to the tributary (if any)
All wetland(s) being considered in the cumulative analysis:
Approximately () acres in total are being considered in the cumulative analysis.

For each wetland, specify the following:

Directly abuts? (Y/N)	Size (in acres)	Directly abuts? (Y/N)	Size (in acres)

Summarize overall biological, chemical and physical functions being performed:

C. SIGNIFICANT NEXUS DETERMINATION

A significant nexus analysis will assess the flow characteristics and functions of the tributary itself and the functions performed by any wetlands adjacent to the tributary to determine if they significantly affect the chemical, physical, and biological integrity of a TNW. For each of the following situations, a significant nexus exists if the tributary, in combination with all of its adjacent wetlands, has more than a speculative or insubstantial effect on the chemical, physical and/or biological integrity of a TNW. Considerations when evaluating significant nexus include, but are not limited to the volume, duration, and frequency of the flow of water in the tributary and its proximity to a TNW, and the functions performed by the tributary and all its adjacent wetlands. It is not appropriate to determine significant nexus based solely on any specific threshold of distance (e.g. between a tributary and its adjacent wetland or between a tributary and the TNW). Similarly, the fact an adjacent wetland lies within or outside of a floodplain is not solely determinative of significant nexus.

Draw connections between the features documented and the effects on the TNW, as identified in the *Rapanos* Guidance and discussed in the Instructional Guidebook. Factors to consider include, for example:

- Does the tributary, in combination with its adjacent wetlands (if any), have the capacity to carry pollutants or flood waters to TNWs, or to reduce the amount of pollutants or flood waters reaching a TNW?
- Does the tributary, in combination with its adjacent wetlands (if any), provide habitat and lifecycle support functions for fish and other species, such as feeding, nesting, spawning, or rearing young for species that are present in the TNW?
- Does the tributary, in combination with its adjacent wetlands (if any), have the capacity to transfer nutrients and organic carbon that support downstream foodwebs?
- Does the tributary, in combination with its adjacent wetlands (if any), have other relationships to the physical, chemical, or biological integrity of the TNW?

Note: the above list of considerations is not inclusive and other functions observed or known to occur should be documented below:

1. **Significant nexus findings for non-RPW that has no adjacent wetlands and flows directly or indirectly into TNWs.** Explain findings of presence or absence of significant nexus below, based on the tributary itself, then go to Section III.D: The drainage area of the non-RPW, Stream 4, includes a residential area, multiple roads, and a church. According to Dr. Jane Frankenberger at Purdue University, "In urban areas, pet wastes can be washed off streets and other impervious surfaces and flow through storm drains directly to lakes and streams," potentially creating a source for *E. coli* and other bacteria. Runoff from the roads and residential lawns may carry pollutants to the stream. Likewise, runoff from residential lawns can carry nutrients, and fallen leaves and branches may provide organic carbon that contributes to downstream foodwebs.

2. **Significant nexus findings for non-RPW and its adjacent wetlands, where the non-RPW flows directly or indirectly into TNWs.** Explain findings of presence or absence of significant nexus below, based on the tributary in combination with all of its adjacent wetlands, then go to Section III.D:

3. **Significant nexus findings for wetlands adjacent to an RPW but that do not directly abut the RPW.** Explain findings of presence or absence of significant nexus below, based on the tributary in combination with all of its adjacent wetlands, then go to Section III.D:

D. DETERMINATIONS OF JURISDICTIONAL FINDINGS. THE SUBJECT WATERS/WETLANDS ARE (CHECK ALL THAT APPLY):

1. **TNWs and Adjacent Wetlands.** Check all that apply and provide size estimates in review area:
   - ☐ TNWs: linear feet width (ft), Or, acres.
   - ☐ Wetlands adjacent to TNWs: acres.

2. **RPWs that flow directly or indirectly into TNWs.**
   - ☐ Tributaries of TNWs where tributaries typically flow year-round are jurisdictional. Provide data and rationale indicating that tributary is perennial: .
   - ☑ Tributaries of TNW where tributaries have continuous flow "seasonally" (e.g., typically three months each year) are jurisdictional. Data supporting this conclusion is provided at Section III.B. Provide rationale indicating that tributary flows seasonally: USGS has designated Stream 1 on this project site as intermittent. Field observations by EGIS, Inc. on July 9 and 10, 2013, indicate that Streams 1, 2 and 3 are likely intermittent.

   Provide estimates for jurisdictional waters in the review area (check all that apply):
   Tributary waters: Stream 1 - 3,462 linear feet 12 width (ft).
   ☑ Stream 2 - 1,174 linear feet 6 width (ft).
   Stream 3 - 291 linear feet 3.5 width (ft).

F. NON-JURISDICTIONAL WATERS, INCLUDING WETLANDS (CHECK ALL THAT APPLY):

- ☐ If potential wetlands were assessed within the review area, these areas did not meet the criteria in the 1987 Corps of Engineers Wetland Delineation Manual and/or appropriate Regional Supplements.
- ☐ Review area included isolated waters with no substantial nexus to interstate (or foreign) commerce.
  - ☐ Prior to the Jan 2001 Supreme Court decision in "*SWANCC*," the review area would have been regulated based solely on the "Migratory Bird Rule" (MBR).
- ☐ Waters do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction. Explain:
- ☐ Other: (explain, if not covered above):

Provide acreage estimates for non-jurisdictional waters in the review area, where the sole potential basis of jurisdiction is the MBR factors (i.e., presence of migratory birds, presence of endangered species, use of water for irrigated agriculture), using best professional judgment (check all that apply):

- ☐ Non-wetland waters (i.e., rivers, streams): linear feet width (ft).
- ☐ Lakes/ponds: acres.
- ☐ Other non-wetland waters: acres. List type of aquatic resource: .
- ☐ Wetlands: acres.

Provide acreage estimates for non-jurisdictional waters in the review area that do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction (check all that apply):

- ☐ Non-wetland waters (i.e., rivers, streams): linear feet width (ft).
- ☐ Lakes/ponds: acres.
- ☐ Other non-wetland waters: acres. List type of aquatic resource: .
- ☐ Wetlands: acres.

SECTION IV: DATA SOURCES.

A. SUPPORTING DATA. Data reviewed for JD (check all that apply - checked items shall be included in case file and, where checked and requested, appropriately reference sources below):

- ☑ Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: see hard copy file
- ☑ Data sheets prepared/submitted by or on behalf of the applicant/consultant.
  - ☑ Office concurs with data sheets/delineation report.
  - ☐ Office does not concur with data sheets/delineation report.
- ☐ Data sheets prepared by the Corps:
- ☐ Corps navigable waters' study:
- ☑ U.S. Geological Survey Hydrologic Atlas:
  - ☑ USGS NHD data.
  - ☐ USGS 8 and 12 digit HUC maps.
- ☑ U.S. Geological Survey map(s). Cite scale & quad name: 1:24K Joplin West
- ☑ USDA Natural Resources Conservation Service Soil Survey. Citation: Missouri_Soils
- ☑ National wetlands inventory map(s). Cite name: National Wetlands Inventory
- ☐ State/Local wetland inventory map(s):
- ☑ FEMA/FIRM maps: Newton County S_Fld_Haz_Ar.shp
- ☐ 100-year Floodplain Elevation is: (National Geodectic Vertical Datum of 1929)
- ☑ Photographs: ☑ Aerial (Name & Date): Bing Maps Hybrid accessed October 23, 2013
  - ☐ or ☐ Other (Name & Date):
- ☐ Previous determination(s). File no. and date of response letter:
- ☐ Applicable/supporting case law:
- ☐ Applicable/supporting scientific literature:
- ☐ Other information (please specify):

B. ADDITIONAL COMMENTS TO SUPPORT JD: Four streams are present on this property. Streams 1-3 are classified as intermittent, and Stream 4 is ephemeral. Soils information indicates that all soils are upland soils, and do not contain hydric inclusions. The National Wetland Inventory supported this. This area is well above a FEMA-designated floodplain.

☐ Other non-wetland waters: acres.
Identify type(s) of waters:

3. **Non-RPWs[8] that flow directly or indirectly into TNWs.**
☑ Waterbody that is not a TNW or an RPW, but flows directly or indirectly into a TNW, and it has a significant nexus with a TNW is jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide estimates for jurisdictional waters within the review area (check all that apply):
☑ Tributary waters: Stream 4 - 391 linear feet 1.5 width (ft).
☐ Other non-wetland waters: acres.
Identify type(s) of waters:

4. **Wetlands directly abutting an RPW that flow directly or indirectly into TNWs.**
☐ Wetlands directly abut RPW and thus are jurisdictional as adjacent wetlands.
☐ Wetlands directly abutting an RPW where tributaries typically flow year-round. Provide data and rationale indicating that tributary is perennial in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW:

☐ Wetlands directly abutting an RPW where tributaries typically flow "seasonally." Provide data indicating that tributary is seasonal in Section III.B and rationale in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW:

Provide acreage estimates for jurisdictional wetlands in the review area: acres.

5. **Wetlands adjacent to but not directly abutting an RPW that flow directly or indirectly into TNWs.**
☐ Wetlands that do not directly abut an RPW, but when considered in combination with the tributary to which they are adjacent and with similarly situated adjacent wetlands, have a significant nexus with a TNW are jurisidictional. Data supporting this conclusion is provided at Section III.C.

Provide acreage estimates for jurisdictional wetlands in the review area: acres.

6. **Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs.**
☐ Wetlands adjacent to such waters, and have when considered in combination with the tributary to which they are adjacent and with similarly situated adjacent wetlands, have a significant nexus with a TNW are jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide estimates for jurisdictional wetlands in the review area: acres.

7. **Impoundments of jurisdictional waters.[9]**
As a general rule, the impoundment of a jurisdictional tributary remains jurisdictional.
☐ Demonstrate that impoundment was created from "waters of the U.S.," or
☐ Demonstrate that water meets the criteria for one of the categories presented above (1-6), or
☐ Demonstrate that water is isolated with a nexus to commerce (see E below).

E. ISOLATED [INTERSTATE OR INTRA-STATE] WATERS, INCLUDING ISOLATED WETLANDS, THE USE, DEGRADATION OR DESTRUCTION OF WHICH COULD AFFECT INTERSTATE COMMERCE, INCLUDING ANY SUCH WATERS (CHECK ALL THAT APPLY):[10]
☐ which are or could be used by interstate or foreign travelers for recreational or other purposes.
☐ from which fish or shellfish are or could be taken and sold in interstate or foreign commerce.
☐ which are or could be used for industrial purposes by industries in interstate commerce.
☐ Interstate isolated waters. Explain:
☐ Other factors. Explain:

Identify water body and summarize rationale supporting determination:

Provide estimates for jurisdictional waters in the review area (check all that apply):
☐ Tributary waters: linear feet width (ft).
☐ Other non-wetland waters: acres.
Identify type(s) of waters:
☐ Wetlands: acres.

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[8] See Footnote # 3.
[9] To complete the analysis refer to the key in Section III.D.6 of the Instructional Guidebook.
[10] Prior to asserting or declining CWA jurisdiction based solely on this category, Corps Districts will elevate the action to Corps and EPA HQ for review consistent with the process described in the Corps/EPA *Memorandum Regarding CWA Act Jurisdiction Following Rapanos.*

What is Storm water Runoff?
Storm water runoff occurs when precipitation from rain or snowmelt flows over the ground. Impervious surfaces like driveways, sidewalks, and streets prevent storm water runoff from naturally soaking into the ground.
Why is storm water runoff a problem?

Lisa Boyle
Project Manager

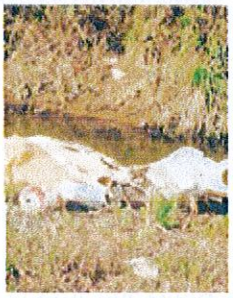
October 24, 2013
Date

Storm water can pick up debris, chemicals, dirt, and other pollutants and flow into a storm sewer system or directly to a lake, stream, river, wetland, or coastal water. Anything that enters a storm sewer system is discharged untreated into the waterbodies we use for swimming, fishing and providing drinking water.

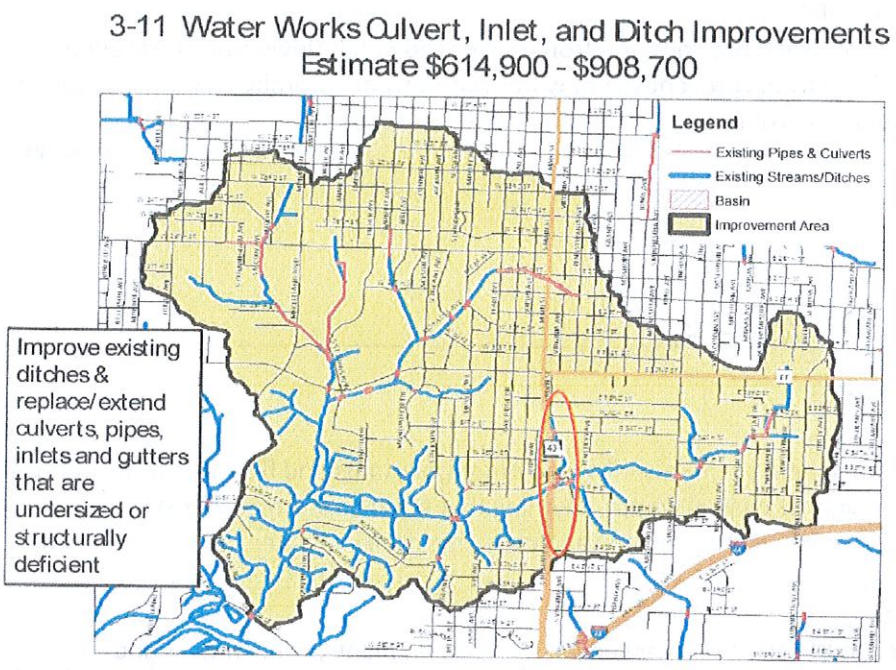
The effects of pollution
Polluted storm water runoff can have many adverse effects on plants, fish, animals and people.



Sediment can cloud the water and make it difficult or impossible for aquatic plants to grown. Sediment also can destroy aquatic habitats.
Excess nutrients can cause algae blooms. When algae die, they sink to the bottom and decompose in a process that removes oxygen from the water. Fish and other aquatic organisms can't exist in water with low dissolved oxygen levels.
Bacteria and other pathogens can wash into swimming areas and create health hazards, often making beach closures necessary.
Debris - plastic bags, six-pack rings, bottles, and cigarette butts - washed into waterbodies can choke, suffocate, or disable aquatic life like ducks, fish, turtles, and birds.



Household hazardous wastes like insecticides, pesticides, paint, solvents, used motor oil, and other auto fluids can poison aquatic life. Land animals and people can become sick from eating diseased fish and shellfish or ingesting polluted water.
Polluted storm water often affects drinking water sources. This, in turn, can affect human health and increase drinking water treatment costs.

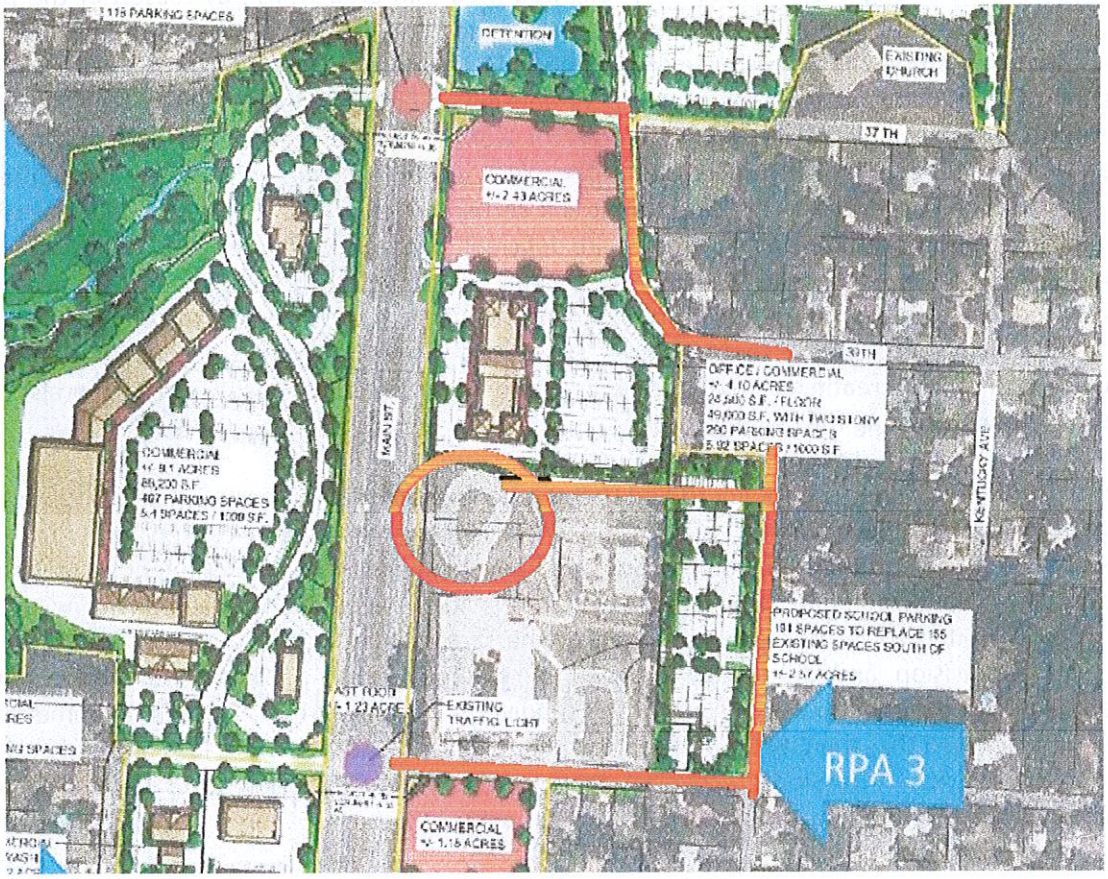


MAP FROM THE CITY OF JOPLIN'S STORM WATER MANAGEMENT PLAN
RED CIRCLE REFLECTS THE GENERAL LOCATION OF THE REDEVELOPMENT AREA

TRANSPORTATION IMPROVEMENTS:

MAIN STREET: As previously discussed, Mercy Hospital will be completed with the construction of their new facility and open in the spring of 2015. The opening of the facility will affect and increase traffic flow in the area. It is uncertain what the exact effect on traffic will be until the Hospital opens and the development patterns of the Area are established, however, a study was done by the Joplin Area Transportation Study Organization (JATSO), which is comprised of the City, County, and other transportation organizations. The Study was completed in July of 2013 by CJW Transportation Consultants, LLC of Springfield, MO. The study reviewed the impact of the new Hospital and the impact upon existing roads and streets in the Area. Based on the study report Main Street north of 50th Street will have an increase traffic of an estimated 2,000 to 8,000 cars per day. The lower amount is just the hospital and the higher amount is with significant development in the area. Currently the traffic volume on Main Street ranges from 17,500 cars per day, as previously outlined in at the beginning of this Blight Study. The Hospital, plus new development in the Area will increase traffic from 12% to 46%. This increased traffic will affect the quality of the usage of the existing street system. The areas east and west of Main Street are residential areas that have significant population, and the transportation artery system relies upon Main Street to be the main collector route of residents from within this residential area. Any increase of traffic on Main Street will affect the quality of service, or the ability to access Main Street from the arteries leading to Main Street. Currently there is only one traffic light between 32nd Street and I-44, it is located at 41st Street to serve Stapleton Elementary School. As traffic increases it will affect the ability to turn onto Main Street from 33rd, 34th, 35th, 36th, 39th, 43rd, and 44th Street, since traffic volumes will slow the ability to access Main. The Redevelopment Plan calls for, and plans, new traffic lights at 34th and 37th Street, which will increase the lighted intersections for residents to access Main from a safe point.

SCHOOL TRAFFIC: Currently all School Buses that use the access point of the buses at Main Street, just north of the 41st Street light, the buses can only access Main Street by using the circle drive and turning back onto Main Street. The bus driveway has a very significant grade for buses to navigate. During icy or slick times it creates a dangerous drive to navigate by the bus drivers, both to turn into, and to drive out of. It is proposed under the Redevelopment Plan to create an access point for the buses to accesses Pennsylvania Avenue, which will then allow buses to access either 41st or a new lighted intersection at 37th Street.



SITE PLAN SHOWING NEW SCHOOL BUS ACCESS TO MAIN STREET
RED CIRCLE HIGHLIGHTS BUS CIRCLE DRIVE
RED LINES REFLECT NEW LIGHTED BUS ACCESS POINTS TO MAIN STREET

DANGEROUS PEDESTRIAN CROSSING: Currently, the School parking lot is located south of 41st Street, while the School buildings are north of 41st Street, This causes anyone parking in the parking lot to cross 41st Street to access the School. There ae no lighted pedestrian crossings on 41st. There have been accidents in the past whereby pedestrians have been hit by cars, according to School officials. The parking lot accommodates mostly teachers and employees. Most of the pedestrian traffic is generated when school starts and end, thus the peak traffic times for 41st Street as people are leaving the parking lot and parents are picking up their children. The Development proposes to create a new parking lot lying east of the School and west of Pennsylvania Avenue, thus allowing all patrons that park in the parking lot to access the School buildings without crossing any street.

GENERAL TRAFFIC FLOW: As previously illustrated, the increase in traffic caused by the Hospital will cause increased traffic congestion and slow the access to Main Street for the area residents. While two new traffic lights are planned at 34th and 37th Street, additional interior streets or upgrades are planned to allow for access to these new lights. Improvements or extensions and upgrades to interior streets will be done, especially Virginia Avenue and 37th Street, which will allow traffic to be collected and directed to lighted intersection.

CONCLUSIONS & SUMMARY: Using the definition from the first page of this Study, which is a reprint of the State Statute 99.810 (1) the definition of Blight is provided. (1) "Blighted area", an area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, 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, morals, or welfare in its present condition and use; Based upon the current transportation improvements the increased traffic which will be imposed upon the area will create a quality and safety issue. It is not an if concerning the Hospital, it is a certainty that traffic will increase, the exact amount is not known, also the current transportation improvements are deficient for the School buses as defined in this report, whereby the School buses have only one access to Main Street, which is not lighted. Due to the size of the average lot or parcel, which is less than one acre in size the subdivision platting is deficient for a conversion to commercial use based on the industry normal lot or parcel size of 1 to 11/2 acre. Conditions within the area created by the vacant and obsolete housing provisions conditions creating a social liability and menace to the public health, safety, morals, or public welfare in the current conditions affecting the neighborhood.

The City Council is required under the TIF Act to find that the Redevelopment Area as a whole is blighted prior to making that determination: "The redevelopment area on the whole is a blighted area, a conservation area, or an economic development area, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing. Such a finding shall include, but not be limited to, a detailed description of the factors that qualify the redevelopment area or project pursuant to this subdivision and an affidavit, signed by the developer or developers and submitted with the redevelopment plan, attesting that the provisions of this subdivision have been met; " Based upon the documented facts provide herein it is believed that the City Council can and should find the Area as a whole is blighted under the definition provided under the TIF Act. The Study recognizes that not every parcel is blighted as defined under the Act, but conditions exist which contribute to the blighted conditions as a whole.

RESUME OF EXPERIENCE OF PRINCIPAL INVESTIGATOR
DARRELL GROSS

EDUCATION: BS Degrees in Political Science, Business Administration, Accounting, School of the Ozarks, Made the Dean's List for 3 of 4 years, graduated with a 3.7 GPA. Was student intern in Circuit City Manager training program for two-years. Graduate work in Public Administration and Economics, Southwest Missouri State University.

PROFESSIONAL EXPERIENCE:

- **Elected County Assessor of Taney County:** Undertook reassessment of County prior to State Mandated Reassessment.
- **Manufacturing Business:** Assisted Brother in building a boat trailer manufacturing company in Mountain Home, AR. Served as CFO and Sales Manager. Was with the company from the beginning and assisted the company through rapid growth. Brother sold the business for $5 million.
- **Director of Community & Economic Development:** Served a five county region in central Missouri through the Council of Local Governments. Assisted communities with economic development and community development issues and programs. Also served as Director of the regions Small Business Administration Certified Development Company, packaging and underwriting SBA 504 loan debentures.
- **Economic Development Loan Officer:** Served as loan officer for United Savings & Loan specializing in SBA, USDA, HUD, and other government backed loan programs. Served 27 branches.
- **Senior Vice President:** Served as Senior Vice President of commercial lending for Landmark Banks. Company had 64 branches in Missouri and Illinois. Was leading producer of commercial loans among all branches.
- **Adjunct Professor of Finance:** Served for 11 years as Adjunct Professor of Finance at Washington University Engineering Graduate School. Assisted the University in applying for a grant through the Department of Education for a special grant to develop a program to offer a joint degree in engineering and project management and finance. The concept was to train engineers in the area of project finance so as to broaden their skills and career opportunities. Program was renewed for ten years by the Department of Education. Developed and taught the finance classes for students. Students learned how to underwrite a project from various finance structures, including tax backed bonds, revenue bonds, and public/private partnerships through the program. During tenure graduated 75 students with a Masters degree in Project Management and Finance. Served on all Master's Thesis committees. Three of the graduates work at the World Bank as underwriters on public projects funded by the World Bank. This was a part time position and was done while operating a private consulting business.
- **Consulting Business:** Since 1989 has owned and operated Gross & Associates an economic development and real estate development consulting business. Has assisted various communities and private developers with economic development projects. Specializes in Tax Increment Financing, Special Taxing Districts, and other incentive programs. Specializes in rural or small town economic development projects and plans.

During the years of providing consulting services to governmental entities and to private developers has developed or assisted in the development of 28 TIF Plans or projects serving as financial advisor, and or drafting of plan. Has developed and be the advisor on the creation of 39 Community Improvement Districts and serves as operations advisor on 28. Have assisted as financial advisor on three Transportation Development Districts, serve as operations advisor on two. Have prepared three city comprehensive plans.

PROFESSIONAL DESIGNATIONS AND HONORS:

- Outstanding Young Men of America
- Certified Business Counselor
- Certified International Financier
- Outstanding International Business Leader
- Small Business Administration: Financial Advocate Award, State of Missouri
- Harry S. Truman Congressional Award

RPA-1 CURRENT PROPERTY OWNERS

EXHIBIT 5 PAGE 1

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
055022001001004000	0.26	GOODSON, ROBERT & DONNA	$17,120	RES	11,887	$90,105	$7.58
056023002001022000	0.325	COLE, MICHAEL B. & DONNA I.	$6,790	RES	14,178	$35,737	$2.52
056023002001023000	0.325	LEWIS, BERT G.	$9,540	RES	14,178	$50,211	$3.54
056023002001024000	0.326	LEGALLY BLONDE INVESTMENTS, LLC	$7,410	RES	14,178	$39,000	$2.75
056023002001025000	0.488	LOYD, KEVIN G.	$9,780	RES	20,891	$51,474	$2.46
056023002001026000	0.489	O'DELL, DION P.	$10,370	RES	199,130	$54,579	$0.27
056023002002021000	0.234	JUDD, MARK A.	$4,670	RES	377,095	$24,579	$0.07
056023002002022000	0.253	DEWEESE, CRYSTAL R.	$17,590	RES	10,200	$92,579	$9.08
056023002002023000	0.882	HECKMASTER, STEVE & DIANA & STEVEN	$28,100	RES	115,750	$147,895	$1.28
056023002002024000	0.253	DENNIS, JEFFREY SCOTT & D'ANN	$13,850	RES	11,040	$72,895	$6.60
056023002002025000	0.172	FISHER, LINDSEY	$11,140	RES	7,493	$58,632	$7.82
056023002005008000	0.333	DOKE, LAVONNE LEEANNE	$16,600	RES	14,500	$87,368	$6.03
056023002005009000	0.666	RUARK, DENNIS L. & MARY JANE	$36,420	RES	25,725	$191,684	$7.45
056023002005010000	0.563	JOPLIN CITY	$0	TAX EXEMPT	45,738	$0	$0.00
056023002005011000	0.22	GILSTRAP, DOROTHY J.	$9,750	RES	9,685	$51,316	$5.30
TOTAL PROJECT 1	**5.789**		**$199,130**		**891,668**	**$1,048,053**	**$1.18**
		SUMMARY BY CLASSIFICATION RPA-1					
RESIDENTIAL	**5.226**		**$199,130**		**845,930**	**$1,048,053**	**$1.24**
TAX EXEMPT	**0.563**		**0**		**45,738**	**0**	**$0.00**
AGRICULTURE	**0**		**0**		**0**	**0**	**$0.00**
COMMERCIAL	**0**		**0**		**0**	**0**	**$0.00**
TOTALS	**5.789**		**$199,130**		**891668**	**$1,048,053**	**$1.18**

RPA-2 CURRENT PROPERTY OWNERS EXHIBIT 5 PAGE 2

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
056023002006001000	0.305	WOOD, WILLIAM K.	$13,430	RES	13,300	$70,684	$5.31
056023002006002000	0.305	WILSON, PHYLLIS K.	$13,240	RES	13,300	$69,684	$5.24
056023002006003000	0.305	CLAFLIN, JOHN	$13,530	RES	13,300	$71,211	$5.35
056023002006004000	0.393	NASH, KENNETH W. & ARLENE	$16,300	RES	17,100	$85,789	$5.02
056023002006005000	0.48	ERMAN, ROBERT MICHAEL	$18,940	RES	20,900	$99,684	$4.77
056023002006006000	2.4	RKS DEVELOPMENT, LLC	$85,470	COM	85,500	$256,667	$3.00
056023002006007000	2.39	RKS DEVELOPMENT, LLC	$91,170	COM	104,000	$273,784	$2.63
056023002006008000	1.2	RKS DEVELOPMENT, LLC & DANIEL ALLGE	$5,890	RES	51,138	$31,000	$0.61
056023002006009000	1.3	DOSS, CLYDE E. JR & ANNA	$10,570	RES	64,575	$55,632	$0.86
056023002006010000	1.8	LUNDSTRUM, BOB	$3,690	RES	80,000	$19,421	$0.24
056023002006011000	2.9	LUNDSTRUM, BOB	$4,790	AGR	127,200	$39,917	$0.31
056023002007012001	7.8	RKS DEVELOPMENT	$9,840	RES	339,768	$51,789	$0.15
26023003002005000	1.11	RKS DEVELOPMENT	$5,850	COM	48,352	$18,281	$0.38
056023003002005000	0.422	RKS DEVELOPMENT, LLC	$31,230	COM	18,400	$93,784	$ 5.10
056023003002006001	0.548	RKS DEVELOPMENT, LLC	$2,770	RES	24,104	$14,579	$ 0.60
056023003002006000	0.843	RDE, LLC	$35,230	RES	35,052	$185,421	$ 5.29
056023003002006002	0.548	RKS DEVELOPMENT, LLC	$2,770	RES	24104	14578.947	$0.60
056023003002005001	0.332	WHITE, KEITH V.	$9,280	RES	14,426	$48,842	$3.39
PT OF 056023003002005002	0.601	WHITE, KEITH V. & DEBBIE A.	$3,105	RES	12,840	$16,342	$1.27
NO PARCEL #	1.5	Missouri Department of Transportation	$0	TAX EXEMPT	65,340	$0	$0.00
TOTALS	**27.48**		**$377,095**		**1,172,699**	**$1,517,090**	**$ 1.29**
		SUMMARY BY CLASSIFICATION RPA-2					
RESIDENTIAL	**17.32**		**$158,585**		**730,129**	**$809,298**	**$1.11**
TAX EXEMPT	**1.5**		**0**		**65,340**	**0**	**$0.00**
AGRICULTURE	**2.9**		**$4,790**		**126,324**	**$39,917**	**$0.32**
COMMERCIAL	**5.76**		**$213,720**		**250,906**	**$667,875**	**$2.66**
TOTALS	**27.48**	**0**	**$377,095**	**0**	**1,172,699**	**$1,517,090**	**$1.29**

RPA-3 PROJECT 3 CURRENT PROPERTY OWNERS

EXHIBIT 5 PAGE 3

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
056023003003002000	2.9	MARCULES, BART AUGUSTIN TRUST	$322,750	RES	124,902	$1,698,684	$ 13.60
056023003003003000	0.6	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	TAX EXEMPT	26,136	$0	$ -
056023003003004000	0.529	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	TAX EXEMPT	23,043	$0	$ -
056023003003004002	0.248	JOPLIN R-VIII SCHOOL DISTRICT	$0	TAX EXEMPT	10,803	$0	$ -
056023003003005000	5.4	JOPLIN R-8 SCHOOL DISTRICT	$0	TAX EXEMPT	235,224	$0	$ -
056023003003012000	0.459	RAINEY, JANE E.	$6,690	RES	20,034	$35,211	$ 1.76
056023003003011000	0.462	RKS Development	$2,240	RES	20,140	$11,789	$ 0.59
056023003003010000	0.441	CRUMBLISS, CAROLYN J.	$6,420	RES	19,200	$33,789	$ 1.76
056023003003009000	0.261	HUNTER, LORI ANN	$6,640	RES	11,328	$34,947	$ 3.09
056023003003008000	0.519	ALTMAN, JEFFREY L.	$9,280	RES	22,581	$48,842	$ 2.16
056023003003007000	0.267	SMITH, ELLA L.	$8,720	RES	11,640	$45,895	$ 3.94
056023003010001000	1.3	SCHOOL DISTRICT 42	$0	TAX EXEMPT	58,220	$0	$ -
056023003010002000	0.386	JOPLIN R-8 SCHOOL DISTRICT	$0	TAX EXEMPT	16,810	$0	$ -
056023003010003000	0.416	JOPLIN R-VIII SCHOOL DISTRICT	$0	TAX EXEMPT	17,733	$0	$ -
056023003010003001	0.537	LOCKE, MICHAEL K. & TANIA R.	$34,470	RES	23,370	$181,421	$ 7.76
TOTALS	**14.73**		**$397,210**		**641,164**	**$2,090,579**	**$ 3.26**

SUMMARY BY CLASSIFICATION RPA-3

RESIDENTIAL	**5.846**		**$397,210**		**254,395**	**$2,090,579**	**$8.22**
TAX EXEMPT	**8.879**		**0**		**386,769**	**0**	**$0.00**
AGRICULTURE	**0**		**$0**		**0**	**$0**	**$0.00**
COMMERCIAL	**0**		**$0**		**0**	**$0**	**$0.00**
TOTALS	**14.73**		**0 $397,210**		**0 641,164**	**$2,090,579**	**$3.26**

RPA 4 CURRENT PROPERTY OWNERS

EXHIBIT 5 PAGE 4

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
560230030110010000	1	RKS DEVELOPMENT, LLC	$7,860	RES	43560	$41,368	$0.95
56023003011002000	1.08	MOFFAT, CLYDE & ELEANOR	$58,200	COM	47,045	$181,875	$ 3.87
56023003011003000	0.52	SHEPHERD, SCOTT S.	$14,010	RES	22,651	$73,737	$ 3.26
56023003011004000	0.18	RKS DEVELOPMENT, LLC	$10,230	RES	7,841	$53,842	$ 6.87
56023003016001000	0.35	KIENZLE, GARY L. & CARLENE	$16,700	RES	15,246	$87,895	$ 5.77
56023003016002000	0.2	BIBENS, HARRY A. & DEBORAH	$6,010	RES	8,712	$31,632	$ 3.63
560230030160030000	0.07	GONZALEZ, OSCAR H. & LAURA	$670	RES	3,049	$3,526	$ 1.16
56023003016004000	0.21	PERRY MANAGEMENT, LP	$2,070	RES	9,148	$10,895	$ 1.19
TOTALS	**3.61**		**$115,750**		**157,252**	**$ 484,770**	**$ 3.08**
		SUMMARY BY CLASSIFICATION RPA-4					
RESIDENTIAL	**2.53**		**$57,550**		**110,207**	**$302,895**	**$2.75**
TAX EXEMPT	**0**		**0**		**0**	**0**	**$0.00**
AGRICULTURE	**0**		**$0**		**0**	**$0**	**$0.00**
COMMERCIAL	**1.08**		**$58,200**		**47,045**	**$181,875**	**$3.87**
TOTALS	**3.61**		**0 $115,750**	**0**	**157,252**	**$484,770**	**$3.08**

RPA 5 CURRENT PROPERTY OWNERS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
055022004011001000	0.28	OX, L.L.C.	$6,750	RES	12,188	$35,526	$ 2.91
055022004011002000	0.157	LUCAS, DAVID E.	$6,290	RES	6,825	$33,105	$ 4.85
055022004011003000	0.413	SOOTER, KEVIN	$13,040	RES	17,871	$68,632	$ 3.84
055022004011003001	0.604	GARRISON, GEORGE O. & BARBARA	$9,820	RES	25,067	$51,684	$ 2.06
055022004011003002	0.198	REYNOLDS, BONNIE	$19,820	RES	8,640	$104,316	$ 12.07
055022004011003003	0.247	HEISLER, DORIS	$17,670	RES	10,100	$93,000	$ 9.21
055022004011003004	0.198	STERNES, ELIZABETH A.	$5,980	RES	8,640	$31,474	$ 3.64
055022004011004000	0.436	VOLK, RICHARD E. & DIANE M.	$26,210	COM	19,110	$137,947	$ 7.22
055022004011005000	0.513	BOTTOROFF, JERRY R. & JUDITH ANN	$13,250	RES	25,774	$69,737	$ 2.71
055022004011006000	0.436	WILLIAMS, DAVID S.	$9,310	RES	18,915	$49,000	$ 2.59
TOTALS	**3.482**		**$128,140**		**153,130**	**$ 674,421**	**$ 4.40**
		SUMMARY BY CLASSIFICATION RPA-5					
RESIDENTIAL	**3.046**		**$101,930**		**134,020**	**$536,474**	**$4.00**
TAX EXEMPT	**0**		**0**		**0**	**0**	**$0.00**
AGRICULTURE	**0**		**$0**		**0**	**$0**	**$0.00**
COMMERCIAL	**0.436**		**$26,210**		**19,110**	**$137,947**	**$7.22**
TOTALS	**3.482**		**0 $128,140**	**0**	**153,130**	**$674,421**	**$4.40**

RPA 6 CURRENT PROPERTY OWNERS

EXHIBIT 5 PAGE 5

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
055022004003005002	0.203	WOLTJER, DONALD D.	$21,350	RES	8,832	$112,368	$ 12.72
055022004003005001	0.206	WOLTJER, DONALD D.	$22,680	RES	8,832	$119,368	$ 13.52
055022004003005000	0.381	WOLTJER, DONALD D.	$44,370	RES	16,650	$233,526	$ 14.03
055022004003004000	0.814	RKS DEVELOPMENT III, LLC	$10,680	RES	35,520	$56,211	$ 1.58
055022004003006000	0.344	RENT JOPLIN.COM LLC	$9,310	RES	15,000	$49,000	$ 3.27
055022004003006001	0.146	LANDIS, ROBERT C. & BARBARA R.	$24,340	RES	6,375	$128,105	$ 20.09
055022004003006002	0.146	CARDEN, MAX & INA	$21,300	RES	6,375	$112,105	$ 17.59
055022004003007000	0.425	RKS DEVELOPMENT, LLC	$16,230	COM	18,500	$48,739	$ 2.63
055022004003008000	0.51	RKS DEVELOPMENT, LLC	$3,550	RES	18,500	$18,684	$ 1.01
055022004003009000	0.212	RKS DEVELOPMENT , LLC	$1,480	RES	27,750	$7,789	$ 0.28
055022004003009001	0.212	POTTER, JAMES L.	$1,480	RES	9,250	$7,789	$ 0.84
055022004003010000	0.425	POTTER, JAMES L.	$10,330	RES	18,500	$54,368	$ 2.94
055022004003002000	2.7	RKS DEVELOPMENT, LLC	$3,410	RES	117,612	$17,947	$ 0.15
055022004005002000	17.77	RKS DEVELOPMENT, LLC	$8,280	AGR	164,221	$69,000	$ 0.42
055022001033001000	1.51	RKS DEVELOPMENT, LLC	$1,290	RES	65,777	$6,789	$ 0.10
055022004003001000	0.425	RKS DEVELOPMENT, LLC	$13,640	RES	18,513	$71,789	$ 3.88
055022004001001000	1.7	RKS DEVELOPMENT LLC	$4,100	RES	74,052	$21,579	$ 0.29
055022004002002000	0.448	RKS DEVELOPMENT, LLC	$1,960	RES	19,514	$10,316	$ 0.53
TOTALS	######		**$219,780**		649,773	$1,145,476	$ 1.76
		SUMMARY BY CLASSIFICATION RPA-6					
RESIDENTIAL	**10.38**		**$195,270**		**467,052**	**$1,027,737**	**$2.20**
TAX EXEMPT	**0**		**0**		**0**	**0**	**$0.00**
AGRICULTURE	**17.77**		**$8,280**		**164,221**	**$69,000**	**$0.00**
COMMERCIAL	**0.425**		**$16,230**		**18,500**	**$48,739**	**$2.63**
TOTALS	######		**$219,780**		**649,773**	**$1,145,476**	**$1.76**

SUMMARY OF ALL PROJECTS

RESIDENTIAL	**44.35**		**$1,109,675**	**0**	**2541733**	**$5,815,035**	**$19.52**
TAX EXEMPT	**10.94**		**$0**	**0**	**497847**	**$0**	**$0.00**
AGRICULTURE	**20.67**		**$13,070**	**0**	**290545**	**$108,917**	**$0.32**
COMMERCIAL	**7.701**		**$314,360**	**0**	**335560**	**$1,036,436**	**$16.38**

EXHIBIT 6

BUT FOR ANALYSIS

As required by State Law, the City must undergo what is known as a "but for" analysis. This is a burden which the City must impose on all projects, which means the City must be confident that the project would not be able financially to proceed without the assistance of TIF funds. In order to do this the primary assumption to be made is to analyze the profit or return on investment to the Developer, with and without the use of TIF funds to give a comparison.
The same project cost are used in these assumptions as were used for project cost as reported in Exhibit 3 of the TIF Plan. Exhibit 3 has separated out the Reimbursable Cost from the Developer Cost. Exhibit 3 has estimates for building cost and additional site work that would not be eligible under the TIF, such as parking lots, finish grading and other final improvements. The building and other site cost are estimates based on the land planners projected highest and best of the site. The final building size and type will depend on the final user's size, design and specification.
This return on investment analysis removeas the varibles of the finish site cost and buildings so as to calculate the return on investment as if all land will be sold as a land development. Developer plans on doing both.

SUMMARY OF ALL PROJECT COST USED IN PLAN

COST WERE USED FROM EXHIBIT 3 AND ESTIMATES FOR LAND ONLY SALES		
PROJECT COST AS REPORTED EXHIBIT 3 REIMBURSABLE PROJECT COST		$30,867,495
LAND COST: Includes cost of 45 acres the Developer now owns, plus estimated cost of an additional 35-40 more*		$19,886,713
Marketing Cost	Advertising, Leasing commissions-Sales Commissions-Land only	$1,645,568
INTEREST CARRY COST 16 YEARS	Estimate for financing site cost above land sales revenue	$14,500,000
TOTAL PROJECT COST ADJUSTED TO ACTUAL PROJECTED COST-NO TIF ASSISTANCE		$66,899,776

Of the estimated 35-40 acres the Developer needs to purchase, it consist of 52 different owners that are mostly single family homes.

Of the estimated 45 acres the Developer now owns most all of it were large tracts an undeveloped.

RETURN ON INVESTMENT NO TIF ASSISTANCE

AVERAGE COST PER ACRE 63 ACRES OF NET SELLABLE AND USABLE LAND		$1,061,901
AVERAGE COST PER SQUARE FOOT OF LAND	2744280 Total Sq Ft	$24.38
ESTIMATED LAND VALUE PER SQUARE FOOT DEPENDING ON LOCATION*		$11.00
TOTAL ESTIMATED REVENUE FROM SELLING LAND		$30,187,080
LOSS ON INVESTMENT IN 83 ACRES WITH NET 63 ACRES ABLE TO BE SOLD USING AVERAGE SELLING PRICE		($36,712,696)
ESTIMATED PERCENTAGE LOSS ON INVESTMENT WITHOUT TIF ASSISTANCE		-55%

The market selling price for the area is not known at this time. Because of the improvements projected and the demand for the sites created by the redevelopment the value of the land in the future has not been established, however in the real estate business values for property have a general range due to the maximum retailers and business can pay for property in competition with other locations. Although the Developer will be, or projects to purchase a total of an estimated 83 acres the net sellable amount is an estimated

63 acres. The estimated 20 acres will be used for walking trails, streets and public right of ways, and storm detention areas.
The estimated price per square foot that the commercial frontage will sell for is about $10-12 per Sq Ft, for the second tier locations it will be less.
Some of the office land in the rear and apartment land will sell in the range of $4.00 per square foot. An average of $10.00 is used in the estimates.
See Exhibit 2 Site plan for useable land and public use and Exhibit 9.

RETURN ON INVESTMENT WITH TIF ASSISTANCE

COST TO DEVELOPER			$66,899,776
REIMBURSABLE PROJECT COST	See Exhibit 3		($30,867,495)
REIMBURSEMENT OF INTEREST FROM TIF	See Exhibit 3	See (2) note below	($7,151,579)
REIMBURSEMENT OF INTEREST FROM CID	See Exhibit 3		($9,149,469)
ADJUSTED COST TO DEVELOPER WITH TIF ASSISTANCE			$19,731,233
AVERAGE COST PER ACRE FOR 63 SELLABLE ACRES			$313,194
AVERAGE COST PER SQUARE FOOT OF LAND			$7.19
AVERAGE SELLING PRICE OF LAND PER SQUARE FOOT			$10
TOTAL ESTIMATED REVENUE FROM SELLING LAND			$30,187,080
TOTAL ESTIMATED PROFIT FROM SELLING LAND WITH TIF ASSISTANCE			$10,455,847
PROFIT MARGIN IN INVESTMENT TOTAL WITH TIF REIMBURSEMENT			15.63%

The Return on investment above uses the total Cost to Developer as the investment amount rather than the adjusted cost to the Developer since the Developer must invest the total cost and the reimburrsement portion from the TIF will be paid over time and is contiengent upon the TIF revnue, thus the true return on investment is calculated by using the Total cost to the Developer as the investment amount.

PROJECTED INVESTMENT WITH BUILDINGS

REIMBURSABLE PROJECT COST		TIF	$30,867,495
Land Cost		NON-TIF	$19,886,713
Buildings with infill		NON-TIF	$100,362,930
Apartment Building RPA 6		NON-TIF	$3,840,000
Site Prep Cost		NON-TIF	$8,405,238
Marketing Cost		NON-TIF	$14,588,032
Contingency		Part TIF	$3,757,634
(1)Interest Cost-6% 48 Months-Buildings-non TIF Cost(1)		NON-TIF	36,201,731
Interest on TIF Portion-14 yrs (2)	See Exhibit 15	Part -TIF	19,997,890
TOTAL			$237,907,663

(1) Interest is calculated for the construction period on the buildings and other private cost over a 48 month period. Assumptions are that they will be sold and or converted to a long term mortgage whereby the lease income would then fund interest cost.

(2) This is the estimated total carrying cost for the TIF reimbursable cost, which the Developer will have to totally fund. The amount that is reimburseable is being limited however to $7,151,579 from the TIF and the balance of $9,149,469 from the CID

EXHIBIT 7

DEVELOPER AFFIDAVIT

AFIDAVIT

STATE OF MISSOURI)
)ss
COUNTY OF Jasper)

The undersigned RKS Development, LLC. (the "Developers"), hereby attest as follows:

1. They have a contact to acquire certain real property located within the City limits of Joplin, Missouri, legally described and attached as Exhibit A.

2. On November 14, 2014, the Developers submitted a project proposal to the Tax Increment Financing Commission of the City of Joplin requesting the rights to develop the property in accordance with the proposal submitted and to negotiate a development agreement with the TIF Commission and the City of Joplin, where by a share of the new tax increments may be captured to fund excessive cost to redevelop the property described herein.

3. Without the financial assistance of the Tax Increment Financing Commission of the City of West Joplin, it is not reasonably anticipated that the Developers would undertake and complete the commercial development described in the project proposal.

By:_____
RKS Development, LLC.

IN WITNESS WHEREOF. Before has appeared Rodney Spriggs, known to me personally and/or has provided me sufficient documentation to confirm his identity and to be the person so authorized to sign this document. I have hereunto subscribed my name and affixed my official seal this 24th day of November, 2014.

By:_____
Notary Public

My commission expires:
11/27/2016

PRISCILLA CARDEN
Notary Public - Notary Seal
State of Missouri, Jasper County
My Commission Expires Nov. 27, 2016
Commission # 12418228

MAIN STREET TIF & CID EXHIBIT 8

FINANCIAL IMPACT ON TAXING DISTRICTS-SUMMARY

ALL RPAs END IN 16 YEARS TIF ENDS IN 16 YEARS

CUMULATIVE TOTAL OF TAX REVENUE BY TAXING DISTRICT PAID TOWARD TOTAL PROJECT COST-LIFE OF TIF

TAX REVENUE PAID BY DISTRICT TAX REVENUE PAID FOR PROJECT COST	PROPERTY TAX CUM-TOTAL	SALES TAX CUM-TOTAL	TOTAL ALL TAXES CUM-TOTAL	PERCENTAGE OF TOTAL TAXES
Newton County	$0	$4,770,303	$4,770,303	**10.13%**
Newton County Fair	$38,327	$0	$38,327	**0.08%**
Newton County Health Department	$191,634	$0	$191,634	**0.41%**
Newton County Mental Health	$316,209	$0	$316,209	**0.67%**
Joplin Special Road District	$849,361	$0	$849,361	**1.80%**
Joplin School District	$14,028,226	$0	$14,028,226	**29.80%**
SB 40-Sheltered Workshop	$229,978	$0	$229,978	**0.49%**
SOUTH MAIN STREET CID	$0	$13,885,570	$13,885,570	**29.50%**
City of Joplin	$1,633,945	$11,130,706	$12,764,651	**27.12%**
TOTAL	**$17,287,680**	**$29,786,579**	**$47,074,259**	**100.00%**

CUMULATIVE TOTAL OF TAX REVENUE BY DISTRICT COLLECTED BY DISTRICTS-NOT CAPTURED BY TIF

TAX REVENUE COLLECTED BY DISTRICT TAXES RETAINED BY TAXING DISTRICTS	PROPERTY TAX CUM-TOTAL	SALES TAX CUM-TOTAL	TOTAL ALL TAXES CUM-TOTAL	PERCENTAGE OF TOTAL TAXES
Newton County	$0	$5,089,529	$5,089,529	**23.35%**
Newton County Fair	$10,730	$0	$10,730	**0.05%**
Newton County Health Department	$53,652	$0	$53,652	**0.25%**
Newton County Mental Health	$88,526	$0	$88,526	**0.41%**
Joplin Special Road District	$237,755	$0	$237,755	**1.09%**
Joplin School District	$3,927,320	$0	$3,927,320	**18.02%**
SB 40-Sheltered Workshop	$64,382	$0	$64,382	**0.30%**
SOUTH MAIN STREET CID	$0	$0	$0	**0.00%**
City of Joplin	$457,436	$11,870,565	$12,328,001	**56.55%**
TOTAL	**$4,839,801**	**$16,960,094**	**$21,799,895**	**100.00%**

CUMULATIVE TOTAL OF TAX REVENUE BY DISTRICT PROJECTION OF REVENUE-NO TIF ASSUMPTION

TAX REVENUE COLLECTED BY DISTRICT NO TIF IN PLACE-16 YEAR PERIOD	PROPERTY TAX CUM-TOTAL	SALES TAX CUM-TOTAL	TOTAL ALL TAXES CUM-TOTAL	PERCENTAGE OF TOTAL TAXES
Newton County	$0	$98,046	$98,046	**6.52%**
Newton County Fair	$2,668	$0	$2,668	**0.18%**
Newton County Health Department	$13,340	$0	$13,340	**0.89%**
Newton County Mental Health	$22,011	$0	$22,011	**1.46%**
Joplin Special Road District	$59,123	$0	$59,123	**3.93%**
Joplin School District	$976,493	$0	$976,493	**64.90%**
SB 40-Sheltered Workshop	$16,008	$0	$16,008	**1.06%**
SOUTH MAIN STREET CID	$0	$0	$0	**0.00%**
City of Joplin	$113,737	$203,224	$316,961	**21.07%**
TOTAL	**$1,203,380**	**$301,270**	**$1,504,650**	**100.00%**

EXHIBIT 9

BUILD OUT SCHEDULE OF DEVELOPMENT

Development Schedule estimates total build out by 2018

	RPA 1 is anticipated to be developed in 2018			LAND CALCULATIONS			IMPROVEMENT VALUES					SALES			JOBS
RPA-1 NORTH OF 34TH STREET EAST OF MAIN							OFFICE	RETAIL	BUILDING	IMPRVT	TOTAL	ASSESSED	SALES	ANNUAL	
LISTING OF SITES FOR DEVELOPMENT				LAND	LAND	LAND	BUILDING	BUILDING		$7,700,000	VALUE	VALUE	SQ FT	SALES	
SITE #	USAGE	ACRES	DESCRIPTION	SQ FT	PRICE	VALUE	SQ FT	SQ FT	SQ FT						
1	Commercial Lot	1.74	Commercial	75,794	$ 5.00	$ 378,972		15000	$175	$ 2,625,000	$ 3,003,972	$961,271	$200	$3,000,000	15
2	Commercial Lot	1.55	Commercial	67,518	$ 5.00	$12,570,924		13500	$175	$ 2,362,500	$ 14,933,424	$4,778,696	$200	$2,700,000	14
3	Commercial Lot	1.19	Commercial	51,836	$ 5.00	$ 259,182		10000	$175	$ 1,750,000	$ 2,009,182	$642,938	$200	$2,000,000	10
4	TAX EXEMPT	1.05	Police Station	45,738											
	STREETS	0.25	STREETS	10,890						$ -	$ -				
TOTAL RPA-1		**5.78**		**251,777**		**$ 13,209,078**	**0**	**38500**		**$6,737,500**	**$19,946,578**	**$6,382,905**		**$7,700,000**	**39**
	RPA-2 is anticipated to be developed in 2016														
RPA-1 SOUTH OF 34TH & NORTH OF 37TH STREET EAST OF MAIN															
5	Commercial Lot	1.32	C-Store	57,499	$ 5.00	$287,496		7500	$175	$1,312,500	$1,599,996	$511,999	$250	$1,875,000	7.5
6	Commercial Lot	1.26	Retail	54,886	$ 5.00	$274,428		10000	$175	$1,750,000	$2,024,428	$647,817	$200	$2,000,000	10
7	Commercial Lot	1.27	Retail	55,321	$ 5.00	$276,606		10000	$175	$1,750,000	$2,026,606	$648,514	$200	$2,000,000	10
8	Commercial Lot	1.58	Restaurant	68,825	$ 5.00	$344,124		9500	$175	$1,662,500	$2,006,624	$642,120	$250	$2,375,000	10
9	Detention Area	1	Retail	43,560	$ 5.00			0	$0	$0	$0	$0	$0	$0	
10	Commercial Lot	15.5	Retail & Office 3 stor	675,180	$ 3.50	$2,363,130	108000	60933	$150	$25,339,950	$27,703,080	$8,864,986	$100	$6,093,300	331
11	Commercial Lot	2.43	Commercial	105,851	$ 4.00	$423,403		20000	$175	$3,500,000	$3,923,403	$1,255,489	$200	$4,000,000	20
	STREETS	1.5	STREETS	65,340											
TOTAL RPA 2		**25.86**		**1126461.6**		**3969187.2**	**108000**	**117933**		**35314950**	**$39,284,137**	**$12,570,924**		**$18,343,300**	**388**
	RPA-3 is anticipated to be developed in 2017														
RPA-3 SOUTH OF 37TH & NORTH OF 42ND STREET EAST OF MAIN															
12	Commercial Lot	4.1	Commercial 2 story	178,596	$ 3.50	$625,086	24500	24500	$150	$7,350,000	$7,975,086	$2,552,028	$200	$4,900,000	86
13	Commercial Lot	1.18	C-Store	51,401	$ 5.00	$257,004		5000	$125	$625,000	$882,004	$282,241	$300	$1,500,000	5
14	Commercial Lot	1.25	Restaurant	54,450	$ 5.00	$272,250		3500	$175	$612,500	$884,750	$283,120	$400	$1,400,000	3.5
	Parking-School	2.57	Parking Lost	111,949	$ -			0	$0	$0	$0	$0	$0	$0	
	School Property	6.75		294,030	$ -	$0	0	0	$0	$0	$0	$0	$0	$0	
TOTAL RPA 3		**15.85**		**690,426**		**$1,154,340**	**$24,500**	**$33,000**		**$8,587,500**	**$9,741,840**	**$3,117,389**		**$7,800,000**	**502**

RPA 4 is anticipated to be developed in 2019

RPA 4 NORTH OF 44TH SOUTH OF 42ND EAST OF MAIN

15	Commercial Lot	1.05	C-Store-Rest	45,738	$	5.00	$228,690		7500	$175	$1,312,500	$1,541,190	$493,181	$325	$2,437,500	8
16	Commercial Lot	1.32	Retail	57,499	$	5.00	$287,496		5000	$175	$875,000	$1,162,496	$371,999	$200	$1,000,000	5
17	Commercial Lot	1.04	Office-Retail	45,302	$	5.00	$226,512		5000	$175	$875,000	$1,101,512	$352,484	$100	$500,000	5
TOTAL RPA 4		**3.41**		**148539.6**			**$742,698**	**0**	**17500**		**$3,062,500**	**$3,805,198**	**$1,217,663**		**$3,937,500**	**18**

RPA 5 is anticipated to be developed in 2017

RPA 5 NORTH OF 42ND SOUTH OF 41ST WEST OF MAIN

18	Commercial Lot	1.14	C-Store-Rest	49,658	$	5.00	$248,292		7500	$175	$1,312,500	$1,560,792	$499,453	$325	$2,437,500	8
19	Commercial Lot	1	Retail	43,560	$	5.00	$217,800		5000	$175	$875,000	$1,092,800	$349,696	$200	$1,000,000	5
20	Commercial Lot	1	Office-Retail	43,560	$	5.00	$217,800		5000	$175	$875,000	$1,092,800	$349,696	$100	$500,000	5
21	Commercial Lot	0.52	Car Wash	22,651	$	5.00	$113,256		3000	$100	$300,000	$413,256	$132,242	$0	$0	3
TOTAL RPA 5		**3.66**		**159429.6**			**$797,148**	**0**	**20500**		**$3,362,500**	**$4,159,648**	**$1,331,087**		**$3,937,500**	**21**

RPA 6 is anticipated to be developed in 2016

RPA 6 NORTH OF 41ST STREET SOUTH OF 36TH COMMERCIAL WEST OF MAIN

22	Commercial Lot	0.96	Commercial	41,818	$	6.00	$250,906		2500	$175	$437,500	$688,406	$220,290	$200	$500,000	3
23	Commercial Lot	1.23	Fast Food	53,579	$	5.00	$267,894		3500	$175	$612,500	$880,394	$281,726	$400	$1,400,000	4
24	Commercial Lot	9.1	Retail Center	396,396	$	3.50	$1,387,386		86200	$125	$10,775,000	$12,162,386	$3,891,964	$200	$17,240,000	86
25	Commercial Lot	2.15	Restaurant	93,654	$	5.00	$468,270		7500	$175	$1,312,500	$1,780,770	$569,846	$400	$3,000,000	8
0	STREETS	3	STREETS	130,680												
26	Residential Lot	5.66	Apartments	246,550	$	2.50	$616,374		96	$40,000	$3,840,000	$4,456,374	$935,839	$0	$0	4
	OPEN SPACE	7.89	Walking Trail	343,688			$0			$0	$0		$0	$0	$0	
TOTAL RPA 6		**29.99**		**1,306,364**			**$2,990,830**	**0**	**99700**		**$16,977,500**	**$19,968,330**	**$5,899,664**		**$22,140,000**	**104**

TOTALS	ACRES	SQ FT	LAND VALUE	SQ FT	SQ FT	IMROV VALUE	TOTAL VALUE	ASSESSED VALUE	RETAIL SALES	JOBS
RPA 1	5.78	251,777	$ 13,209,078	0	38500	$6,737,500	$19,946,578	$6,382,905	$7,700,000	39
RPA 2	25.86	1126461.6	$3,969,187	108000	117933	$35,314,950	$39,284,137	$12,570,924	$18,343,300	388
RPA 3	15.85	690426	$1,154,340	24500	33000	$8,587,500	$9,741,840	$3,117,389	$7,800,000	502
RPA 4	3.41	148539.6	$742,698	0	17500	$3,062,500	$3,805,198	$1,217,663	$3,937,500	18
RPA 5	3.66	159429.6	$797,148	0	20500	$3,362,500	$4,159,648	$1,331,087	$3,937,500	21
RPA 6	29.99	1,306,364	$2,990,830	0	99700	$16,977,500	$19,968,330	$5,899,664	$22,140,000	104
TOTALS	84.55	3682998	$22,863,281	132500	327133	$74,042,450	$96,905,731	$30,519,633	$63,858,300	1070

TOTAL LAND VALUE AND IMPROVEMENT VALUES ARE BASED ON ESTIMATED VALUES WHICH MAY BE USED BY THE COUNTY ASSESSOR, USING CURRENT VALUES FOR LIKE IMPROVEMENTS.

ACTUAL COST OF IMPROVEMENTS AND LAND IS ESTIMATED TO BE HIGHER. TOTAL ACTUAL LAND AND IMPROVEMENT COST IS ESTIMATED AT $210,000,000. SEE EXHIBIT 6 FOR DETAILS.

MAIN STREET TIF ECONOMIC IMPACT

EXHIBIT 10

NO TIF

Property Taxes

Projections reflect an annual growth rate of .018% in value increase. The past five year average.

COMMERCIAL AREAS	CURRENT ASSESSED VALUE	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
RPA 1 ASSESSED VALUE	$199,130	$199,130	$202,714	$206,363	$210,078	$213,859	$217,709	$221,627	$225,617	$229,678	$233,812	$238,021
RPA 2 ASSESSED VALUE	$377,095	$377,095	$383,883	$390,793	$397,827	$404,988	$412,278	$419,699	$427,253	$434,944	$442,773	$450,743
RPA 3 ASSESSED VALUE	$397,210	$397,210	$404,360	$411,638	$419,048	$426,591	$434,269	$442,086	$450,044	$458,144	$466,391	$474,786
RPA 4 ASSESSED VALUE	$115,750	$115,750	$117,834	$119,955	$122,114	$124,312	$126,549	$128,827	$131,146	$133,507	$135,910	$138,356
RPA 5 ASSESSED VALUE	$128,140	$128,140	$130,447	$132,795	$135,185	$137,618	$140,095	$142,617	$145,184	$147,797	$150,458	$153,166
RPA 6 ASSESSED VALUE	$219,780	$219,780	$223,736	$227,763	$231,863	$236,037	$240,285	$244,610	$249,013	$253,496	$258,059	$262,704
TOTAL ALL ASSESSED VALUE	$1,437,105	$1,437,105	$1,462,973	$1,489,306	$1,516,114	$1,543,404	$1,571,185	$1,599,467	$1,628,257	$1,657,566	$1,687,402	$1,717,775
TOTAL RESIDENTIAL & AGRICULTURAL ASSESSED VALUE	$1,128,025	$1,128,025	$1,148,329	$1,174,663	$1,201,470	$1,228,761	$1,256,542	$1,284,823	$1,313,614	$1,342,922	$1,372,758	$1,403,132
COMMERCIAL ASSESSED VALUE	$309,080	$309,080	$314,643	$314,643	$314,643	$314,643	$314,643	$314,643	$314,643	$314,643	$314,643	$314,643

Projections reflect an annual growth rate of .00925% in levy increases. The past five year average.

CURRENT TAX LEVIES												
COUNTY SUR CHARGE	$0.4000	$0.4000	$0.4037	$0.4074	$0.4112	$0.4150	$0.4188	$0.4227	$0.4266	$0.4306	$0.4346	$0.4386
TOTAL LEVY OF DISTRICTS	$4.5104	$4.5104	$4.5521	$4.5942	$4.6367	$4.6796	$4.7229	$4.7666	$4.8107	$4.8552	$4.9001	$4.9454
TOTAL TAX LEVY	**$4.9104**	**$4.9104**	**$4.9558**	**$5.0017**	**$5.0479**	**$5.0946**	**$5.1417**	**$5.1893**	**$5.2373**	**$5.2858**	**$5.3346**	**$5.3840**
TOTAL REVENUE TO TAXING DISTRICTS												
SURCHARGE ON COMMERCIAL PORTION	$0.4000	$1,236.32	$1,270.22	$1,281.97	$1,293.82	$1,305.79	$1,317.87	$1,330.06	$1,342.36	$1,354.78	$1,367.31	$1,379.96
BASELINE TAXES	$4.5104	$64,819.18	$66,596.30	$68,422.14	$70,298.03	$72,225.36	$74,205.52	$76,239.98	$78,330.21	$80,477.75	$82,684.17	$84,951.08
TOTAL TAX REVENUE	**$4.9104**	**$66,055.5**	**$67,866.5**	**$69,704.1**	**$71,591.9**	**$73,531.1**	**$75,523.4**	**$77,570.0**	**$79,672.6**	**$81,832.5**	**$84,051.5**	**$86,331.0**

TAX REVENUE TO EACH TAXING DISTRICT	LEVY	PERCENTAGE										
Newton County Fair	**$0.01**	**0.2217%**	$146.45	$150.47	$154.54	$158.73	$163.03	$167.44	$171.98	$176.64	$181.43	$186.35	$191.40
Newton County Health Department	**$0.05**	**1.1085%**	$732.26	$752.33	$772.70	$793.63	$815.13	$837.21	$859.90	$883.21	$907.15	$931.75	$957.02
Newton County Mental Health	**$0.0825**	**1.8291%**	$1,208.23	$1,241.35	$1,274.96	$1,309.49	$1,344.96	$1,381.40	$1,418.84	$1,457.30	$1,496.80	$1,537.39	$1,579.09
Joplin Special Road District	**$0.2216**	**4.9131%**	$3,245.37	$3,334.34	$3,424.63	$3,517.37	$3,612.65	$3,710.53	$3,811.09	$3,914.39	$4,020.51	$4,129.52	$4,241.52
Joplin School District	**$3.66**	**81.1458%**	$53,601.26	$55,070.82	$56,561.95	$58,093.78	$59,667.44	$61,284.06	$62,944.83	$64,650.95	$66,403.66	$68,204.25	$70,054.01
SB 40 Sheltered Workshop	**$0.06**	**1.3303%**	$878.71	$902.80	$927.25	$952.36	$978.15	$1,004.66	$1,031.88	$1,059.85	$1,088.58	$1,118.10	$1,148.43
City of Joplin	**$0.4263**	**9.4515%**	$6,243.23	$6,414.40	$6,588.08	$6,766.50	$6,949.79	$7,138.09	$7,331.52	$7,530.25	$7,734.39	$7,944.12	$8,159.57
TOTAL	**$4.5104**	**100.0000%**	**$66,055.50**	**$67,866.51**	**$69,704.10**	**$71,591.86**	**$73,531.15**	**$75,523.39**	**$77,570.04**	**$79,672.58**	**$81,832.53**	**$84,051.48**	**$86,331.04**
ESTIMATED TAX COLLECTED BY LOCAL TAXING DISTRICTS ANNUALLY			**$66,055.50**	**$67,866.51**	**$69,704.10**	**$71,591.86**	**$73,531.15**	**$75,523.39**	**$77,570.04**	**$79,672.58**	**$81,832.53**	**$84,051.48**	**$86,331.04**
ANNUAL INCREASE IN PROPERTY TAXES-1.8% ANNUAL INCREASE-NO TIF			**$0.00**	**$1,811.01**	**$1,837.59**	**$1,887.75**	**$1,939.29**	**$1,992.25**	**$2,046.65**	**$2,102.54**	**$2,159.96**	**$2,218.95**	**$2,279.56**

AN ANNUAL AVERAGE INCREASE OF $3,331 PER YEAR.

MAIN STREET TIF ECONOMIC IMPACT

EXHIBIT 10

NO TIF Property Taxes

Projections reflect an annual growth rate of .018% in value increase. The past five year average.

COMMERCIAL AREAS		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	CUMULATIVE TOTAL
RPA 1 ASSESSED VALUE		$242,305	$246,666	$251,106	$255,626	$260,228	$264,912	$269,680	$274,534	$279,476	$284,507	$289,628	$294,841	$5,612,116
RPA 2 ASSESSED VALUE		$458,856	$467,115	$475,523	$484,083	$492,796	$501,667	$510,697	$519,889	$529,247	$538,774	$548,472	$558,344	$10,627,736
RPA 3 ASSESSED VALUE		$483,332	$492,032	$500,889	$509,905	$519,083	$528,427	$537,938	$547,621	$557,478	$567,513	$577,728	$588,127	$11,194,640
RPA 4 ASSESSED VALUE		$140,847	$143,382	$145,963	$148,590	$151,265	$153,987	$156,759	$159,581	$162,453	$165,378	$168,354	$171,385	$3,262,203
RPA 5 ASSESSED VALUE		$155,923	$158,730	$161,587	$164,495	$167,456	$170,470	$173,539	$176,663	$179,843	$183,080	$186,375	$189,730	$3,611,392
RPA 6 ASSESSED VALUE		$267,432	$272,246	$277,146	$282,135	$287,213	$292,383	$297,646	$303,004	$308,458	$314,010	$319,662	$325,416	$6,194,099
TOTAL ALL ASSESSED VALUE		$1,748,695	$1,780,171	$1,812,215	$1,844,834	$1,878,041	$1,911,846	$1,946,259	$1,981,292	$2,016,955	$2,053,261	$2,090,219	$2,127,843	$40,502,186
TOTAL RESIDENTIAL & AGRICULTURAL ASSESSED VALUE		**$1,428,388**	**$1,454,099**	**$1,480,273**	**$1,506,918**	**$1,534,042**	**$1,561,655**	**$1,589,765**	**$1,618,380**	**$1,647,511**	**$1,677,166**	**$1,707,355**	**$1,738,088**	**$32,798,679**
COMMERCIAL ASSESSED VALUE		**$320,307**	**$326,073**	**$331,942**	**$337,917**	**$343,999**	**$350,191**	**$356,495**	**$362,912**	**$369,444**	**$376,094**	**$382,864**	**$389,755**	**$7,703,507**
CURRENT TAX LEVIES		Projections reflect an annual growth rate of .00925% in levy increases. The past five year average.												
COUNTY SUR CHARGE		$0.4426	$0.4467	$0.4509	$0.4550	$0.4592	$0.4635	$0.4678	$0.4721	$0.4765	$0.4809	$0.4853	$0.4898	
TOTAL LEVY OF DISTRICTS		$4.9912	$5.0373	$5.0839	$5.1309	$5.1784	$5.2263	$5.2747	$5.3234	$5.3727	$5.4224	$5.4725	$5.5232	
TOTAL TAX LEVY		$5.4338	$5.4841	$5.5348	$5.5860	$5.6377	$5.6898	$5.7424	$5.7955	$5.8492	$5.9033	$5.9579	$6.0130	
TOTAL REVENUE TO TAXING DISTRICTS														
SURCHARGE ON COMMERCIAL PORTION		$1,417.79	$1,456.66	$1,496.60	$1,537.63									$20,389.15
BASELINE TAXES		$87,280.14	$89,673.06	$92,131.58	$94,657.51									$1,182,992.03
TOTAL TAX REVENUE		**$88,697.94**	**$91,129.72**	**$93,628.18**	**$96,195.14**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$1,203,381.18**
TAX REVENUE TO EACH TAXING DISTRICT														CUMULATIVE TOTALS-15 YRS
	PERCENTAGE													
Newton County Fair	0.2217%	$196.65	$202.04	$207.58	$213.27	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,668.01
Newton County Health Department	1.1085%	$983.26	$1,010.22	$1,037.91	$1,066.37	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$13,340.07
Newton County Mental Health	1.8291%	$1,622.38	$1,666.86	$1,712.56	$1,759.51	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$22,011.12
Joplin Special Road District	4.9131%	$4,357.81	$4,477.29	$4,600.04	$4,726.15	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$59,123.20
Joplin School District	81.1458%	$71,974.65	$73,947.94	$75,975.33	$78,058.31	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$976,493.24
SB 40 Sheltered Workshop	1.3303%	$1,179.91	$1,212.26	$1,245.50	$1,279.64	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$16,008.09
City of Joplin	9.4515%	$8,383.28	$8,613.12	$8,849.26	$9,091.87	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$113,737.45
TOTAL	100.0000%	**$88,697.94**	**$91,129.72**	**$93,628.18**	**$96,195.14**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$1,203,381.18**
		$88,698	**$91,130**	**93,628.18**	**96,195.14**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**$1,203,381.18**
		$2,367	**$2,432**	**2,498.46**	**2,566.96**	**-96,195.14**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**-$66,055.50**

MAIN STREET TIF ECONOMIC IMPACT

EXHIBIT 11

WITH TIF Property Taxes/PILOTs

Projections reflect an annual growth rate of .018% in assessed value

Newton County Fair COMMERCIAL AREAS	$0.0	$250.93	CURRENT ASSESSED VALUE	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
RPA 1 ASSESSED VALUE			$199,130	$199,130	$202,714	$206,363	$210,078	$5,981,148	$6,088,809	$6,198,407	$6,309,979	$6,423,558	$6,539,182	$6,656,887
RPA 2 ASSESSED VALUE			$377,095	$377,095	$383,883	$12,570,924	$12,773,316	$13,003,236	$13,237,294	$13,475,565	$13,718,125	$13,965,052	$14,216,422	$14,472,318
RPA 3 ASSESSED VALUE			$397,210	$397,210	$404,360	$411,638	$3,117,389	$3,173,502	$3,230,625	$3,288,776	$3,347,974	$3,408,238	$3,469,586	$3,532,039
RPA 4 ASSESSED VALUE			$115,750	$115,750	$117,834	$119,955	$122,114	$1,287,359	$1,310,531	$1,334,121	$1,358,135	$1,382,582	$1,407,468	$1,432,803
RPA 5 ASSESSED VALUE			$128,140	$128,140	$130,447	$132,795	$1,331,087	$1,355,047	$1,379,437	$1,404,267	$1,429,544	$1,455,276	$1,481,471	$1,508,137
RPA 6 ASSESSED VALUE			$219,780	$219,780	$225,934	$5,899,664	$6,005,858	$6,113,963	$6,224,015	$6,336,047	$6,450,096	$6,566,198	$6,684,389	$6,804,708
TOTAL ALL ASSESSED VALUE			$1,437,105	$1,437,105	$1,465,171	$19,341,339	$23,559,841	$30,914,255	$31,470,711	$32,037,184	$32,613,853	$33,200,903	$33,798,519	$34,406,892
LESS BASELINE ASSESSED VALUE				$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105
NET INCREASE IN ASSESSED VALUE TO TIF				$0	$5,563	$17,904,234	$22,122,736	$29,477,150	$30,033,606	$30,600,079	$31,176,748	$31,763,798	$32,361,414	$32,969,787
TOTAL RESIDENTIAL & AGRICULTURAL ASSESSED VALUE			$1,128,025	$1,128,025	$1,150,527	$1,150,527	$1,128,025	$1,128,025	$1,128,025	$1,128,025	$1,128,025	$1,128,025	$1,128,025	$1,128,025
COMMERCIAL ASSESSED VALUE			$309,080	$309,080	$314,643	$17,563,947	$22,337,824	$29,978,416	$30,518,027	$31,067,351	$31,626,564	$32,195,842	$32,775,367	$33,365,324

Under the conditions of the TIF Plan, all assessed value on any residential property, partial or full will go to the taxing districts.

Projections reflect an annual growth rate of .00925% in levy increases. (TIF does not capture increase in levy) (State Law)

CURRENT TAX LEVIES														
COUNTY SUR CHARGE			$0.4000	$0.4000	$0.4037	$0.4074	$0.4112	$0.4150	$0.4188	$0.4227	$0.4266	$0.4306	$0.4346	$0.4386
TOTAL LEVY OF DISTRICTS			$4.5104	$4.5104	$4.5521	$4.5942	$4.6367	$4.6796	$4.7229	$4.7666	$4.8107	$4.8552	$4.9001	$4.9454
TOTAL TAX LEVY			**$4.9104**	**$4.9104**	**$4.9558**	**$5.0017**	**$5.0479**	**$5.0946**	**$5.1417**	**$5.1893**	**$5.2373**	**$5.2858**	**$5.3346**	**$5.3840**
TOTAL REVENUE TO TAXING DISTRICTS														
SURCHARGE ON COMMERCIAL PORTION			$0.4000	$1,236.32	$1,270.22	$71,561.53	$91,853.80	$124,412.41	$127,823.36	$131,327.83	$134,928.38	$138,627.64	$142,428.33	$146,333.22
TOTAL TAXES & PILOTS				$64,819.18	$66,696.35	$888,585.25	$1,092,405.03	$1,446,667.98	$1,486,330.55	$1,527,080.53	$1,568,947.74	$1,611,962.79	$1,656,157.17	$1,701,563.20
LESS INCREASE GOING TO TIF				$0.00	$250.93	$765,342.47	$955,613.81	$1,287,327.27	$1,311,665.91	$1,336,442.64	$1,361,665.35	$1,387,342.07	$1,413,480.97	$1,440,090.38
NET TAXES TO DISTRICTS, NOT INCLUDING SURCHARGE			$4.5104	$64,819.18	$66,445.41	$123,242.79	$136,791.22	$159,340.71	$174,664.65	$190,637.90	$207,282.39	$224,620.72	$242,676.20	$261,472.83
TOTAL TAX REVENUE TO TAXING DISTRICTS			**$4.9104**	**$66,055.5**	**$67,715.6**	**$194,804.3**	**$228,645.0**	**$283,753.1**	**$302,488.0**	**$321,965.7**	**$342,210.8**	**$363,248.4**	**$385,104.5**	**$407,806.0**
TAXES COLLECTED BY TIF				**$0.00**	**$250.93**	**$765,342.47**	**$955,613.81**	**$1,287,327.27**	**$1,311,665.91**	**$1,336,442.64**	**$1,361,665.35**	**$1,387,342.07**	**$1,413,480.97**	**$1,440,090.38**
TAX REVENUE TO EACH TAXING DISTRICT														
	LEVY	**PERCENTAGE**												
Newton County Fair	**$0.01**	**0.2217%**		$146.45	$150.13	$431.90	$506.93	$629.11	$670.65	$713.83	$758.71	$805.36	$853.81	$904.15
Newton County Health Department	**$0.05**	**1.1085%**		$732.26	$750.66	$2,159.50	$2,534.64	$3,145.54	$3,353.23	$3,569.15	$3,793.57	$4,026.79	$4,269.07	$4,520.73
Newton County Mental Health	**$0.0825**	**1.8291%**		$1,208.23	$1,238.59	$3,563.18	$4,182.16	$5,190.15	$5,532.83	$5,889.09	$6,259.40	$6,644.20	$7,043.97	$7,459.21
Joplin Special Road District	**$0.2216**	**4.9131%**		$3,245.37	$3,326.93	$9,570.91	$11,233.54	$13,941.05	$14,861.51	$15,818.47	$16,813.12	$17,846.72	$18,920.53	$20,035.88
Joplin School District	**$3.66**	**81.1458%**		$53,601.26	$54,948.39	$158,075.51	$185,535.82	$230,253.73	$245,456.30	$261,261.65	$277,689.65	$294,760.78	$312,496.13	$330,917.46
SB 40 Sheltered Workshop	**$0.06**	**1.3303%**		$878.71	$900.79	$2,591.40	$3,041.57	$3,774.65	$4,023.87	$4,282.98	$4,552.29	$4,832.14	$5,122.89	$5,424.88
City of Joplin	**$0.4263**	**9.4515%**		$6,243.23	$6,400.14	$18,411.91	$21,610.36	$26,818.90	$28,589.62	$30,430.56	$32,344.02	$34,332.38	$36,398.12	$38,543.75
TOTAL	**$4.5104**	**100.0000%**		**$66,055.50**	**$67,715.63**	**$194,804.31**	**$228,645.02**	**$283,753.12**	**$302,488.01**	**$321,965.73**	**$342,210.77**	**$363,248.37**	**$385,104.53**	**$407,806.04**
ESTIMATED TAX COLLECTED BY LOCAL TAXING DISTRICTS				**$66,055.50**	**$67,715.63**	**$194,804.31**	**$228,645.02**	**$283,753.12**	**$302,488.01**	**$321,965.73**	**$342,210.77**	**$363,248.37**	**$385,104.53**	**$407,806.04**
				$0.00	**$1,660.12**	**$128,748.81**	**$162,589.52**	**$217,697.62**	**$236,432.50**	**$255,910.22**	**$276,155.26**	**$297,192.86**	**$319,049.02**	**$341,750.54**

ANNUAL INCREASE IN PROPERTY TAXES-245% WITH TIF OVER EXHIBIT 10 PROJECTIONS WITH NO TIF. TOTAL INCREASE IS PROJECTED TO BE $3,452,237 OR AN ANNUAL AVERAGE OF $215,765.

Increase is resulting from levy increases and reclassification of property to commercial, thus granting taxing districts the ability to collect the Sur-Charge. TIF cannot collect Sur Charge or any increase in the tax levies.

MAIN STREET TIF ECONOMIC IMPACT

EXHIBIT 11 **EXHIBIT 11 PAGE 2**

WITH TIF **Property Taxes/PILOTs**

Projections reflect an annual growth rate of .018% in assessed value

COMMERCIAL AREAS		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	CUMULATIVE TOTAL
RPA 1 ASSESSED VALUE		$6,776,711	$6,898,692	$7,022,869	$7,149,280	$7,277,967	$7,408,971	$7,542,332	$7,678,094	$7,816,300	$7,956,993	$8,100,219	$8,246,023	$134,890,709
RPA 2 ASSESSED VALUE		$14,732,820	$14,998,011	$15,267,975	$15,542,798	$15,822,569	$16,107,375	$16,397,308	$16,692,459	$16,992,923	$17,298,796	$17,610,174	$17,927,158	$317,583,594
RPA 3 ASSESSED VALUE		$3,595,615	$3,660,336	$3,726,222	$3,793,294	$3,861,574	$3,931,082	$4,001,842	$4,073,875	$4,147,204	$4,221,854	$4,297,848	$4,375,209	$75,467,293
RPA 4 ASSESSED VALUE		$1,458,593	$1,484,848	$1,511,575	$1,538,783	$1,566,481	$1,594,678	$1,623,382	$1,652,603	$1,682,350	$1,712,632	$1,743,460	$1,774,842	$29,332,878
RPA 5 ASSESSED VALUE		$1,535,284	$1,562,919	$1,591,051	$1,619,690	$1,648,845	$1,678,524	$1,708,737	$1,739,495	$1,770,806	$1,802,680	$1,835,128	$1,868,161	$32,096,968
RPA 6 ASSESSED VALUE		$6,927,193	$7,051,882	$7,178,816	$7,308,035	$7,439,580	$7,573,492	$7,709,815	$7,848,592	$7,989,866	$8,133,684	$8,280,090	$8,429,132	$149,400,828
TOTAL ALL ASSESSED VALUE		$35,026,216	$35,656,688	$36,298,508	$36,951,882	$37,617,016	$38,294,122	$38,983,416	$39,685,117	$40,399,450	$41,126,640	$41,866,919	$42,620,524	$738,772,269
LESS BASELINE ASSESSED VALUE		$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,342,653,829
NET INCREASE IN ASSESSED VALUE TO TIF		$33,589,111	$34,219,583	$34,861,403	$35,514,777	$36,179,911	$36,857,017	$37,546,311	$38,248,012	$38,962,345	$39,689,535	$40,429,814	$41,183,419	$2,367,724,065
TOTAL RESIDENTIAL & AGRICULTURAL ASSESSED VALUE		**$1,139,305**	**$1,159,812**	**$1,180,689**	**$1,201,942**	**$1,223,576**	**$1,245,601**	**$1,268,022**	**$1,290,846**	**$1,314,081**	**$1,337,735**	**$1,361,814**	**$1,386,327**	**$26,294,350**
COMMERCIAL ASSESSED VALUE		**$33,886,911**	**$34,496,876**	**$35,117,819**	**$35,749,940**	**$36,393,439**	**$37,048,521**	**$37,715,394**	**$38,394,271**	**$39,085,368**	**$39,788,905**	**$40,505,105**	**$41,234,197**	**$712,516,696**
		Under the conditions of the TIF Plan, all assessed value on any residential property, partial or full will go to the taxing districts.												
CURRENT TAX LEVIES		Projections reflect an annual growth rate of .00925% in levy increases. (TIF does not capture increase in levy) (State Law)												
COUNTY SUR CHARGE		$0.4426	$0.4467	$0.4509	$0.4550	$0.4592	$0.4635	$0.4678	$0.4721	$0.4765	$0.4809	$0.4853	$0.4898	
TOTAL LEVY OF DISTRICTS		$4.9912	$5.0373	$5.0839	$5.1309	$5.1784	$5.2263	$5.2747	$5.3234	$5.3727	$5.4224	$5.4725	$5.5232	
TOTAL TAX LEVY		$5.4338	$5.4841	$5.5348	$5.5860	$5.6377	$5.6898	$5.7424	$5.7955	$5.8492	$5.9033	$5.9579	$6.0130	
TOTAL REVENUE TO TAXING DISTRICTS														
SURCHARGE ON COMMERCIAL PORTION		$149,995.53	$154,107.88	$158,332.98	$162,673.92									$1,738,370.44
TOTAL TAXES & PILOTS		$1,748,214.11	$1,796,144.02	$1,845,388.01	$1,895,982.09									
LESS INCREASE GOING TO TIF		$1,463,616.06	$1,491,127.89	$1,519,134.94	$1,547,646.12									$17,295,469.63
NET TAXES TO DISTRICTS, NOT INCLUDING SURCHARGE		$284,598.05	$305,016.13	$326,253.07	$348,335.97									$3,101,474.39
TOTAL TAX REVENUE TO TAXING DISTRICTS		**$434,593.58**	**$459,124.01**	**$484,586.05**	**$511,009.89**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	$4,839,844.83
TAXES COLLECTED BY TIF		**$1,463,616.06**	**$1,491,127.89**	**$1,519,134.94**	**$1,547,646.12**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	$17,295,469.63
TAX REVENUE TO EACH TAXING DISTRICT														
	PERCENTAGE													
Newton County Fair	0.2217%	$963.54	$1,017.92	$1,074.37	$1,132.96									$10,730.41
Newton County Health Department	1.1085%	$4,817.68	$5,089.62	$5,371.87	$5,664.80									$53,652.06
Newton County Mental Health	1.8291%	$7,949.18	$8,397.87	$8,863.59	$9,346.91									$88,525.90
Joplin Special Road District	4.9131%	$21,351.97	$22,557.17	$23,808.15	$25,106.37									$237,785.92
Joplin School District	81.1458%	$352,654.42	$372,559.84	$393,221.21	$414,663.04									$3,927,330.63
SB 40 Sheltered Workshop	1.3303%	$5,781.22	$6,107.54	$6,446.25	$6,797.75									$64,382.47
City of Joplin	9.4515%	$41,075.57	$43,394.06	$45,800.60	$48,298.05									$457,437.45
TOTAL	100.0000%	**$434,593.58**	**$459,124.01**	**$484,586.05**	**$511,009.89**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$4,839,844.83**
ESTIMATED TAX COLLECTED BY LOCAL TAXING DISTRICTS		**$434,593.58**	**$459,124.01**	**$484,586.05**	**$511,009.89**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	$4,839,844.83
ANNUAL INCREASE IN PROPERTY TAXES-245% WITH TIF OVER EXHIBIT 10 PROJE		**$368,538.08**	**$393,068.51**	**$418,530.54**	**$444,954.38**									$3,849,012.28

ASSUMPTIONS-NO TIF ASSUMPTIONS-City Tax Levies not renewed by Voters

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF .25% IS NOT RENEW BY VOTERS IN 2021 & the CAPITAL IMPROVEMENT tax of .375% in 2025

YEARS		CURRENT	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
REDEVELOPMENT PROJECT AREA I ONLY		ANNUAL	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy
ACTIVATED TIF AREA		SALES	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.375%	2.375%	2.375%	2.000%
RPA 1	Projected Sales at 1% Annual Grow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 2	Projected Sales at 1% Annual Grow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 3	Projected Sales at 1% Annual Grow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 4	Projected Sales at 1% Annual Grow	$0	$500,000	$505,000	$510,050	$515,151	$520,302	$525,505	$530,760	$536,068	$541,428	$546,843	$552,311	$557,834
RPA 5	Projected Sales at 1% Annual Grow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 6	Projected Sales at 1% Annual Grow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL SALES		**$0**	**$500,000**	**$505,000**	**$510,050**	**$515,151**	**$520,302**	**$525,505**	**$530,760**	**$536,068**	**$541,428**	**$546,843**	**$552,311**	**$557,834**

PROJECTED EATS WHICH THE TIF WILL CAPTURE (50% OF THE INCREASE OVER THE BASELINE)													
CITY OF JOPLIN	**NONE**	**INCREASE ONLY**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NEWTON COUNTY	**NONE**	**INCREASE ONLY**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MAIN STREET CID	**NONE**	**INCREASE ONLY**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL CAPTURED BY TIF			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

TOTAL SALES TAX REVENUE RETAINED BY THE TAXING DISTRICTS											
CITY OF JOPLIN	**1.75% TO 2.625%**	$13,256	$13,389	$13,523	$13,658	$13,795	$13,932	$14,072	$12,859	$12,988	$13,117	$11,157
NEWTON COUNTY	**1.125%**	$5,681	$5,738	$5,795	$5,853	$5,912	$5,971	$6,031	$6,091	$6,152	$6,213	$6,276
MAIN STREET CID	**NOT ACTIVATED**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL RETAINED BY TAXING DISTRICTS		**$18,938**	**$19,127**	**$19,318**	**$19,511**	**$19,706**	**$19,904**	**$20,103**	**$18,950**	**$19,139**	**$19,331**	**$17,432**

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.375 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue without the renewal of the taxes.

ASSUMPTIONS-City Tax Levies not renewed by Voters

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF .25% IS NOT RENEW BY VOTERS IN 2022													CUMULATIVE
YEARS		**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**TOTALS**
REDEVELOPMENT PROJECT AREA I ONLY		City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	
ACTIVATED TIF AREA		2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	
RPA 1	Projected Sales at 1% Annual Growth	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 2	Projected Sales at 1% Annual Growth	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 3	Projected Sales at 1% Annual Growth	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 4	Projected Sales at 1% Annual Growth	$563,413	$569,047	$574,737	$580,484	$586,289	$592,152	$598,074	$604,054	$610,095	$616,196	$622,358	$628,582	$13,486,732
RPA 5	Projected Sales at 1% Annual Growth	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 6	Projected Sales at 1% Annual Growth	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NET NEW SALES SUBJECT TO TIF		**$563,413**	**$569,047**	**$574,737**	**$580,484**	**$586,289**	**$592,152**	**$598,074**	**$604,054**	**$610,095**	**$616,196**	**$622,358**	**$628,582**	$13,486,732
														$0
PROJECTED EATS WHICH THE TIF WILL CAPTURE (50% OF THE INCREASE OVER THE BASELINE)														$0
CITY OF JOPLIN	**NONE**													$0
NEWTON COUNTY	**NONE**													$0
MAIN STREET CID	**NONE**													$0
TOTAL CAPTURED BY TIF		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$0
														$0
TOTAL SALES TAX REVENUE RETAINED BY THE TAXING DISTRICTS														$0
CITY OF JOPLIN	**1.75% TO 2.625%**	$11,268	$11,381	$11,495	$11,610	$11,726								$203,224
NEWTON COUNTY	**1.125%**	$6,338	$6,402	$6,466	$6,530	$6,596								$98,046
MAIN STREET CID	**NOT ACTIVATED**													$0
TOTAL RETAINED BY TAXING DISTRICTS		**$17,607**	**$17,783**	**$17,961**	**$18,140**	**$18,322**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$301,271
														$0

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.25 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue without the renewal of the taxes.

ASSUMPTIONS-TIF activated in 2015-no levy renewal by City Voters

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF .25% IS NOT RENEWED BY VOTERS IN 2021 & THE CAPITAL IMPROVEMENT TAX of .375% IN 2025.

YEARS		CURRENT	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
REDEVELOPMENT PROJECT AREA I ONLY	ANNUAL	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy
ACTIVATED TIF AREA	SALES	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.375%	2.375%	2.375%	2.000%
RPA 1	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$0	$7,700,000	$7,777,000	$7,854,770	$7,933,318	$8,012,651	$8,092,777	$8,173,705
RPA 2	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$14,343,300	$14,486,733	$14,631,600	$14,777,916	$14,925,695	$15,074,952	$15,225,702	$15,377,959	$15,531,739
RPA 3	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$11,800,000	$11,918,000	$12,037,180	$12,157,552	$12,279,127	$12,401,919	$12,525,938	$12,651,197
RPA 4	Projected Sales at 1% Annual Grov	$0	$500,000	$505,000	$510,050	$515,151	$520,302	$3,937,500	$3,976,875	$4,016,644	$4,056,810	$4,097,378	$4,138,352	$4,179,736
RPA 5	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$3,937,500	$3,976,875	$4,016,644	$4,056,810	$4,097,378	$4,138,352	$4,179,736	$4,221,533
RPA 6	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$22,140,000	$22,361,400	$22,585,014	$22,810,864	$23,038,973	$23,269,363	$23,502,056	$23,737,077	$23,974,447
LESS 2014 BASE LINE	Projected Baseline Gross Sales	$0	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000
NET NEW SALES SUBJECT TO TIF		**$0**	**$0**	**$5,000**	**$10,050**	**$36,498,451**	**$52,605,935**	**$64,248,989**	**$64,896,479**	**$65,550,444**	**$66,210,948**	**$66,878,058**	**$67,551,839**	**$68,232,357**

PROJECTED EATS WHICH THE TAXING DISTRICTS WILL RETAIN (BASELINE PLUS 50% OF INCREASE)

CITY OF JOPLIN	2.625% current levy	base plus 50% of increas	$13,191	$13,257	$492,167	$703,578	$856,393	$864,891	$873,475	$798,130	$806,052	$814,053	$692,324
NEWTON COUNTY	1.125% current levy	base plus 50% of increas	$5,653	$5,682	$210,929	$301,533	$367,026	$370,668	$374,346	$378,062	$381,814	$385,604	$389,432
MAIN STREET CID	1% projected levy	50% of increase	$0	$50	$182,492	$263,030	$321,245	$324,482	$327,752	$331,055	$334,390	$337,759	$341,162
TOTAL CAPTURED BY TIF			**$18,844**	**$18,989**	**$885,588**	**$1,268,141**	**$1,544,663**	**$1,560,041**	**$1,575,573**	**$1,507,246**	**$1,522,256**	**$1,537,416**	**$1,422,917**

PROJECTED EATS TO BE CAPTURE BY TIF (50% OF INCREASE)

CITY OF JOPLIN	2.625% CURRENT LEVY	$131	$132	$479,042	$690,453	$843,268	$851,766	$860,350	$744,873	$752,378	$759,958	$597,033
NEWTON COUNTY	1.125% CURRENT LEVY	$56	$57	$205,304	$295,908	$361,401	$365,043	$368,721	$372,437	$376,189	$379,979	$383,807
MAIN STREET CID	PROJECTED 1% LEVY IF ACTIVATED	$0	$50	$182,492	$263,030	$321,245	$324,482	$327,752	$331,055	$334,390	$337,759	$341,162
TOTAL RETAINED BY TAXING DISTRICTS		**$188**	**$239**	**$866,838**	**$1,249,391**	**$1,525,913**	**$1,541,291**	**$1,556,823**	**$1,448,364**	**$1,462,958**	**$1,477,696**	**$1,322,002**

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.375 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue without the renewal of the taxes.

SALES TAX REVENUE-WITH TIF-NO RENEWAL OF CITY LEVIES

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF .25% IS NOT RENEWED BY VOTERS IN 2021 & THE CAPITAL IMPROVEMENT TAX of .375% IN 2025.

YEARS		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	CUMULATIVE TOTALS
REDEVELOPMENT PROJECT AREA I ONLY		City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	
ACTIVATED TIF AREA		2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	
RPA 1	Projected Sales at 1% Annual Growth	$8,255,442	$8,337,997	$8,421,377	$8,505,590	$8,590,646	$8,676,553	$8,763,318	$8,850,951	$8,939,461	$9,028,856	$9,119,144	$9,210,336	$160,243,892
RPA 2	Projected Sales at 1% Annual Growth	$15,687,056	$15,843,927	$16,002,366	$16,162,389	$16,324,013	$16,487,253	$16,652,126	$16,818,647	$16,986,834	$17,156,702	$17,328,269	$17,501,552	$333,326,732
RPA 3	Projected Sales at 1% Annual Growth	$12,777,709	$12,905,486	$13,034,541	$13,164,886	$13,296,535	$13,429,501	$13,563,796	$13,699,434	$13,836,428	$13,974,792	$14,114,540	$14,255,686	$259,824,247
RPA 4	Projected Sales at 1% Annual Growth	$4,221,533	$4,263,748	$4,306,386	$4,349,450	$4,392,944	$4,436,874	$4,481,242	$4,526,055	$4,571,315	$4,617,028	$4,663,199	$4,709,831	$84,493,402
RPA 5	Projected Sales at 1% Annual Growth	$4,263,748	$4,306,386	$4,349,450	$4,392,944	$4,436,874	$4,481,242	$4,526,055	$4,571,315	$4,617,028	$4,663,199	$4,709,831	$4,756,929	$86,699,828
RPA 6	Projected Sales at 1% Annual Growth	$24,214,192	$24,456,334	$24,700,897	$24,947,906	$25,197,385	$25,449,359	$25,703,853	$25,960,891	$26,220,500	$26,482,705	$26,747,532	$27,015,007	$514,515,756
LESS 2014 BASE LINE S	Projected Baseline Gross Sales	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$12,000,000
NET NEW SALES SUBJECT TO TIF		**$68,919,680**	**$69,613,877**	**$70,315,016**	**$71,023,166**	**$71,738,398**	**$72,460,782**	**$73,190,390**	**$73,927,294**	**$74,671,567**	**$75,423,282**	**$76,182,515**	**$76,949,340**	$1,427,103,857
														$0
PROJECTED EATS WHICH THE TAXING DISTRICTS WILL RETAIN (BASELINE PLUS 50% OF INCREASE)														$0
CITY OF JOPLIN	**2.625% current levy** base plus 50%	$699,197	$706,139	$713,150	$720,232									$9,766,227
NEWTON COUNTY	**1.125% current levy** base plus 50%	$393,298	$397,203	$401,147	$405,130									$4,767,527
MAIN STREET CID	**1% projected levy** 50% of increas	$344,598	$348,069	$351,575	$355,116									$4,162,776
TOTAL CAPTURED BY TIF		**$1,437,093**	**$1,451,411**	**$1,465,872**	**$1,480,478**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$18,696,531
														$0
PROJECTED EATS TO BE CAPTURE BY TIF (50% OF INCREASE)														$0
CITY OF JOPLIN	**2.625% CURRENT LEVY**	$603,047	$609,121	$615,256	$621,453									$9,028,262
NEWTON COUNTY	**1.125% CURRENT LEVY**	$387,673	$391,578	$395,522	$399,505									$4,683,180
MAIN STREET CID	**1.125% CURRENT LEVY**	$344,598	$348,069	$351,575	$355,116									$4,162,776
TOTAL RETAINED BY TAXING DISTRICTS		**$1,335,319**	**$1,348,769**	**$1,362,353**	**$1,376,074**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$17,874,219
														$0

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.375 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue without the renewal of the taxes.

ASSUMPTIONS-TIF activated in 2015-levies renewal by City Voters

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF 1/4% IS RENEW BY VOTERS IN 2021 & THE TRANSPORTATION TAX IN 2025

YEARS		CURRENT	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
REDEVELOPMENT PROJECT AREA I ONLY	ANNUAL	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy
ACTIVATED TIF AREA	SALES	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%
RPA 1	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$0	$7,700,000	$7,777,000	$7,854,770	$7,933,318	$8,012,651	$8,092,777	$8,173,705
RPA 2	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$14,343,300	$14,486,733	$14,631,600	$14,777,916	$14,925,695	$15,074,952	$15,225,702	$15,377,959	$15,531,739
RPA 3	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$11,800,000	$11,918,000	$12,037,180	$12,157,552	$12,279,127	$12,401,919	$12,525,938	$12,651,197
RPA 4	Projected Sales at 1% Annual Grov	$0	$500,000	$505,000	$510,050	$515,151	$520,302	$3,937,500	$3,976,875	$4,016,644	$4,056,810	$4,097,378	$4,138,352	$4,179,736
RPA 5	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$3,937,500	$3,976,875	$4,016,644	$4,056,810	$4,097,378	$4,138,352	$4,179,736	$4,221,533
RPA 6	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$22,140,000	$22,361,400	$22,585,014	$22,810,864	$23,038,973	$23,269,363	$23,502,056	$23,737,077	$23,974,447
LESS 2014 BASE LINE	Projected Baseline Gross Sales	$0	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000
NET NEW SALES SUBJECT TO TIF		**$0**	**$0**	**$5,000**	**$10,050**	**$36,498,451**	**$52,605,935**	**$64,248,989**	**$64,896,479**	**$65,550,444**	**$66,210,948**	**$66,878,058**	**$67,551,839**	**$68,232,357**

PROJECTED EATS WHICH THE TAXING DISTRICTS WILL RETAIN													
CITY OF JOPLIN	2.625% current levy	base plus 50% of increas	$13,125	$13,257	$492,167	$703,578	$856,393	$864,891	$873,475	$880,894	$889,650	$898,493	$907,425
NEWTON COUNTY	1.125% current levy	base plus 50% of increas	$5,625	$5,682	$210,929	$301,533	$367,026	$370,668	$374,346	$378,062	$381,814	$385,604	$389,432
MAIN STREET CID	1% projected levy	50% of increase 5% allowance for	$0	$2,423	$175,743	$252,253	$307,558	$310,633	$313,740	$316,877	$320,046	$323,246	$326,479
TOTAL CAPTURED BY TIF			**$18,750**	**$21,361**	**$878,839**	**$1,257,364**	**$1,530,976**	**$1,546,192**	**$1,561,560**	**$1,575,832**	**$1,591,509**	**$1,607,343**	**$1,623,335**

PROJECTED EATS TO BE CAPTURE BY TIF												
CITY OF JOPLIN	2.625% CURRENT LEVY	$131	$132	$479,042	$690,453	$843,268	$851,766	$860,350	$869,019	$877,775	$886,618	$895,550
NEWTON COUNTY	1.125% CURRENT LEVY	$56	$57	$205,304	$295,908	$361,401	$365,043	$368,721	$372,437	$376,189	$379,979	$383,807
MAIN STREET CID	1% projected levy	$0	$2,550	$184,992	$265,530	$323,745	$326,982	$330,252	$333,555	$336,890	$340,259	$343,662
TOTAL RETAINED BY TAXING DISTRICTS		**$188**	**$2,739**	**$869,338**	**$1,251,891**	**$1,528,413**	**$1,543,791**	**$1,559,323**	**$1,575,010**	**$1,590,854**	**$1,606,856**	**$1,623,018**

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.375 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue with the renewal of the taxes.

ASSUMPTIONS-TIF activated in 2015-levies renewal by City Voters

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF 1/4% IS RENEW BY VOTERS IN 2022

YEARS		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	TOTALS
REDEVELOPMENT PROJECT AREA I ONLY		City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	
ACTIVATED TIF AREA		2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	
RPA 1	Projected Sales at 1% Annual Growth	$8,255,442	$8,337,997	$8,421,377	$8,505,590	$8,590,646	$8,676,553	$8,763,318	$8,850,951	$8,939,461	$9,028,856	$9,119,144	$9,210,336	$97,655,273
RPA 2	Projected Sales at 1% Annual Growth	$15,687,056	$15,843,927	$16,002,366	$16,162,389	$16,324,013	$16,487,253	$16,652,126	$16,818,647	$16,986,834	$17,156,702	$17,328,269	$17,501,552	$214,395,348
RPA 3	Projected Sales at 1% Annual Growth	$12,777,709	$12,905,486	$13,034,541	$13,164,886	$13,296,535	$13,429,501	$13,563,796	$13,699,434	$13,836,428	$13,974,792	$14,114,540	$14,255,686	$162,950,071
RPA 4	Projected Sales at 1% Annual Growth	$4,221,533	$4,263,748	$4,306,386	$4,349,450	$4,392,944	$4,436,874	$4,481,242	$4,526,055	$4,571,315	$4,617,028	$4,663,199	$4,709,831	$52,487,858
RPA 5	Projected Sales at 1% Annual Growth	$4,263,748	$4,306,386	$4,349,450	$4,392,944	$4,436,874	$4,481,242	$4,526,055	$4,571,315	$4,617,028	$4,663,199	$4,709,831	$4,756,929	$54,374,229
RPA 6	Projected Sales at 1% Annual Growth	$24,214,192	$24,456,334	$24,700,897	$24,947,906	$25,197,385	$25,449,359	$25,703,853	$25,960,891	$26,220,500	$26,482,705	$26,747,532	$27,015,007	$330,935,908
LESS 2014 BASE LINE S	Projected Baseline Gross Sales	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$8,500,000
NET NEW SALES SUBJECT TO TIF		**$68,919,680**	**$69,613,877**	**$70,315,016**	**$71,023,166**	**$71,738,398**	**$72,460,782**	**$73,190,390**	**$73,927,294**	**$74,671,567**	**$75,423,282**	**$76,182,515**	**$76,949,340**	$904,298,688
														$0
PROJECTED EATS WHICH THE TAXING DISTRICTS WILL RETAIN														$0
CITY OF JOPLIN	**2.625% current levy** base plus 50%	$917,696	$926,807	$936,010	$945,304	$751,404								$11,870,568
NEWTON COUNTY	**1.125% current levy** base plus 50%	$393,298	$397,203	$401,147	$405,130	$322,030								$5,089,529
MAIN STREET CID	**1% projected levy**	$329,743	$333,041	$336,371	$339,735	$645,187	$729,608	$736,904	$744,273	$751,716	$759,233	$766,825	$538,964	$9,660,597
TOTAL CAPTURED BY TIF		**$1,640,737**	**$1,657,051**	**$1,673,528**	**$1,690,169**	**$1,718,622**	**$729,608**	**$736,904**	**$744,273**	**$751,716**	**$759,233**	**$766,825**	**$448,692**	$21,593,171
														$0
PROJECTED EATS TO BE CAPTURE BY TIF														$0
CITY OF JOPLIN	**2.625% CURRENT LEVY**	$904,571	$913,682	$922,885	$932,179	$203,287								$11,130,706
NEWTON COUNTY	**1.125% CURRENT LEVY**	$387,673	$391,578	$395,522	$399,505	$87,123								$4,770,303
MAIN STREET CID	1% projected levy	$347,098	$350,569	$354,075	$357,616	$77,197								$4,274,973
TOTAL RETAINED BY TAXING DISTRICTS		**$1,639,342**	**$1,655,830**	**$1,672,482**	**$1,689,300**	**$367,607**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$20,175,983
														$0

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.375 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue with the renewal of the taxes.

* The amount which is projected for the CID to retain is based on 50% of the total revenue, less operating cost, which is estimated to be 1.25%.

COMBINED TIF REVENUE AND OTHER REVENUE SOURCES
PROFORMA CASH FLOW OF REIMBURSABLE PROJECT COST

REVENUE SOURCES		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
PILOT'S (Property Tax)		$0.00	$346.20	$765,342.47	$955,613.81	$1,287,327.27	$1,311,665.91	$1,336,442.64	$1,361,665.35	$1,387,342.07	$1,413,480.97	$1,440,090.38
EAT'S (Sales Tax 50% of increase)	$0.00	$188.00	$2,739.00	$869,338.00	$1,251,891.00	$1,528,413.00	$1,543,791.00	$1,569,323.00	$1,575,010.00	$1,590,854.00	$1,606,856.00	$1,623,018.00
TOTAL TIF REVENUE	**$0.00**	**$188.00**	**$3,085.20**	**$1,634,680.47**	**$2,207,504.81**	**$2,815,740.27**	**$2,855,456.91**	**$2,905,765.64**	**$2,936,675.35**	**$2,978,196.07**	**$3,020,336.97**	**$3,063,108.38**
ADDITIONAL REVENUE-NON-TIF												
MAIN STREET CID 50% NOT CAPTURED BY TIF	$0.00	$0.00	$2,500.00	$184,992.00	$265,530.00	$323,745.00	$326,982.00	$330,252.00	$316,877.00	$320,046.00	$323,246.00	$326,479.00
TOTAL NON-TIF REVENUE	**$0.00**	**$0.00**	**$2,500.00**	**$184,992.00**	**$265,530.00**	**$323,745.00**	**$326,982.00**	**$330,252.00**	**$316,877.00**	**$320,046.00**	**$323,246.00**	**$326,479.00**
TOTAL REVENUE TO PAY PROJECT COST	**$0.00**	**$188.00**	**$5,585.20**	**$1,819,672.47**	**$2,473,034.81**	**$3,139,485.27**	**$3,182,438.91**	**$3,236,017.64**	**$3,253,552.35**	**$3,298,242.07**	**$3,343,582.97**	**$3,389,587.38**
100% OF REIMBURSABLE COST			RPA 2-6 COST & AREA COST	RPA 3-5 COST	RPA 1-4 COST							
REIMBURSABLE PROJECT COST	$0.00		$22,510,164	$5,397,222	$2,960,110							
ACCRUED INTEREST 5.5% 10 YEARS	$0.00	$0	$1,125,508	$1,181,504	$1,419,457	$1,514,784	$1,433,549	$1,346,104	$1,251,608	$1,151,511	$1,044,175	$929,204
LESS PAYMENTS	$0.00	$0	($5,585)	($1,819,672)	($2,473,035)	($3,139,485)	($3,182,439)	($3,236,018)	($3,253,552)	($3,298,242)	($3,343,583)	($3,389,587)
CUMULATIVE BALANCE	**$0.00**	**$0**	**$23,630,087**	**$28,389,141**	**$30,295,673**	**$28,670,971**	**$26,922,081**	**$25,032,168**	**$23,030,224**	**$20,883,493**	**$18,584,084**	**$16,123,701**

REVENUE SOURCES	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	CUM-TOTALS
PILOT'S (Property Tax)	$1,467,178.75	$1,494,754.71	$1,522,827.07	$1,551,404.57				$0.00	$0.00	$0.00	$0.00	$0.00	$17,295,482.17
EAT'S (Sales Tax 50% of increase)	$1,639,342.00	$1,655,830.00	$1,672,482.00	$1,689,300.00	$367,607.00			$0.00	$0.00	$0.00	$0.00	$0.00	$20,185,982.00
TOTAL TIF REVENUE	**$3,106,520.75**	**$3,150,584.71**	**$3,195,309.07**	**$3,240,704.57**	**$367,607.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$37,481,464.17**
ADDITIONAL REVENUE-NON-TIF													
MAIN STREET CID 50% NOT CAPTURED BY TIF	$323,743.00	$333,041.00	$336,371.00	$339,735.00	$629,474.00	$729,608.00	$736,904.08	$744,273.12	$751,715.85	$759,233.01	$766,825.34	$538,964.10	$9,710,536.51
TOTAL REVENUE TO REPAY PROJECT COST	**$323,743.00**	**$333,041.00**	**$336,371.00**	**$339,735.00**	**$629,474.00**	**$729,608.00**	**$736,904.08**	**$744,273.12**	**$751,715.85**	**$759,233.01**	**$766,825.34**	**$538,964.10**	**$9,710,536.51**
TOTAL REVENUE TO PAY PROJECT COST	**$3,430,263.75**	**$3,483,625.71**	**$3,531,680.07**	**$3,580,439.57**	**$997,081.00**	**$729,608.00**	**$736,904.08**	**$744,273.12**	**$751,715.85**	**$759,233.01**	**$766,825.34**	**$538,964.10**	**$47,192,000.68**
100% OF REIMBURSABLE COST													
REIMBURSABLE PROJECT COST													$30,867,496.00
ACCRUED INTEREST 5.65% 10 YRS	$910,989.12	$768,650.10	$615,253.98	$450,475.91	$273,632.96	$232,758.15	$204,686.13	$174,615.81	$126,044.40	$94,760.83	$61,537.22	$13,507.76	$16,324,316.68
LESS PAYMENTS	($3,430,263.75)	($3,483,625.71)	($3,531,680.07)	($3,580,439.57)	($997,081.00)	($729,608.00)	($736,904.08)	($744,273.12)	($751,715.85)	($759,233.01)	($766,825.34)	($538,964.10)	-$47,191,812.68
CUMULATIVE BALANCE	**$13,604,426.60**	**$10,889,450.99**	**$7,973,024.90**	**$4,843,061.24**	**$4,119,613.20**	**$3,622,763.34**	**$3,090,545.39**	**$2,520,888.09**	**$1,895,216.64**	**$1,230,744.46**	**$525,456.34**	**$0.00**	**$295,876,814.39**

This Impact Analysis was prepared to show the combined impact of both EAT's and PILOT's, total TIF revenue, and the additional 50% of CID revenue from within the Redevelopment Area. The revenue was taken from EXHIBIT 8 for property tax or PILOTs and EXHIBIT 11 for sales tax or EATs.
The impact reflects total cash flow of the TIF for both 100% of the Reimbursable Project cost plus interest based on cost reflected in Exhibit 3. CID is contributing the other 50% of their revenue, not captured by the TIF to pay project cost..

City of Joplin — City Council Agenda Item

REQUESTED COUNCIL MEETING DATE: AUGUST 17, 2015

ITEM: COUNCIL BILL NO. 2015-519
ORIGINATING DEPARTMENT: FINANCE DEPARTMENT

Department Head: Leslie Haase
City Attorney: Peter Edwards
City Manager: Sam Anselm
Planning Director: Troy Bolander

INTRODUCTION:
This Council Bill approves the South Main Street TIF Redevelopment Project 2.

DISCUSSION:
Developer Rodney Spriggs, representing RKS Development, brought forward a proposed TIF (tax increment financing) plan several months ago. The South Main TIF, which proposes the redevelopment of approximately 83 acres of land in an area on both sides of Main Street, south of 32nd Street and north of Interstate 44. Under the TIF Plan, the Redevelopment Area will be redeveloped as six separate Redevelopment Projects with mixed use retail and commercial facilities. Improvements necessary to redevelop the Redevelopment Area include construction of streets, utility improvements, sidewalks, storm water improvements, and other site improvements. A significant portion of the project will require adherence to the Clean Water Act requiring wetland and stream mitigation.

With this ordinance, staff is asking Council to introduce Redevelopment Project 2 and consider it on first reading, then postpone further action to adopt the ordinance until the Developer and City are ready for TIF to be activated on this project. As a result, further council action will be required in the future to activate this Project and the other Redevelopment Projects. The TIF Plan includes a budget for the entire Redevelopment Area. Since the Redevelopment Projects will be activated at different times, the TIF Contract makes provisions to ensure an appropriate level of public assistance is provided for each Redevelopment Project. Prior to activating each Redevelopment Project, an individual budget for that Redevelopment Project will be required, as well as proof that sufficient property within each project has been secured in order to allow the project to proceed with development.

RECOMMENDATION:
City Staff recommends this Council Bill be passed on first reading and then further action postponed until the Developer and the City are ready to activate TIF for this project.

COUNCIL BILL NO. 2015-519 ORDINANCE NO.

AN ORDINANCE approving Redevelopment Project 2 of the South Main Street Tax Increment Financing Plan and adopting Tax Increment Financing therein.

WHEREAS, on _____, 2015, the City of Joplin, Missouri (the "City") adopted the South Main Street Tax Increment Financing Plan (the "Redevelopment Plan") including Redevelopment Project 2 included therein by Ordinance No. 2015-___, and designated the Redevelopment Area, described therein, as a blighted area, all pursuant to the provisions of the Real Property Tax Increment Allocation Act, Sections 99.800 to 99.865, RSMo (the "Act"); and

WHEREAS, the Redevelopment Plan contemplates implementation through six Redevelopment Projects designated as Redevelopment Projects 1, 2, 3, 4, 5, and 6, and the adoption of tax increment financing in the area selected for each Redevelopment Project.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the area selected for Redevelopment Project 2 legally described in Exhibit A attached hereto is approved and designated as a Redevelopment Project (hereinafter referred to as "Redevelopment Project 2"). Redevelopment Project 2 includes only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project improvements therein.

Section 2. That tax increment allocation financing is hereby adopted for taxable real property in the above-described area selected for Redevelopment Project 2. Pursuant to the Act, after the total equalized assessed valuation of the taxable real property in Redevelopment Project 2 exceeds the certified total initial equalized assessed valuation of the taxable real property in Redevelopment Project 2, the ad valorem taxes, and payments in lieu of taxes, if any, arising from the levies upon the taxable real property in Redevelopment Project 2 by taxing districts and tax rates determined in the manner provided in subsection 2 of Section 99.855 of the Act, as amended, each year after the effective date of the ordinance until redevelopment project costs have been paid shall be divided as follows:

a. That portion of taxes, penalties and interest levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized value of each such taxable lot, block, tract or parcel of property in the area selected for Redevelopment Project 2 shall be allocated to and, when collected, shall be paid by the Newton County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

b. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in the area selected for Redevelopment Project 2, and any applicable penalty and interest over and above the initial equalized assessed value of each such unit of property shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payment in lieu of taxes into a special fund called the "Special Allocation Fund" of the City for the purpose of paying redevelopment project costs and any obligations incurred in the payment thereof; provided that payments in lieu of taxes shall be subject to the provisions of Section 99.845.1(3) of the Act, as amended, regarding the blind pension fund tax and the merchants' and manufacturers' inventory replacement tax.

Section 3. That in addition to the payments in lieu of taxes described in subsection b of Section 2 above, fifty percent (50%) of the total additional revenue from taxes, penalties and interest which are imposed by the City or taxing districts, and which are generated by economic activities within the area selected for Redevelopment Project 2 over the amount of such taxes generated by economic activities within such area in the calendar year prior to the adoption of this ordinance, while tax increment financing remains in effect, but excluding those taxes, licenses, fees, or special assessments identified in subsection 3 of Section 99.845 RSMo, other than payments in lieu of taxes, and penalties and interest thereon shall be allocated to, and paid by the local political subdivision collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds in a separate segregated account within the Special Allocation Fund.

Section 4. That this ordinance shall be in full force and effect from and after its passage and approval by the Mayor and City Council.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2015.

_____
Michael L. Seibert, Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

Exhibit A

Legal Description of Redevelopment Project 2

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
056023002006001000	0.305	WOOD, WILLIAM K.	$13,430	1974-RES
Address:		326 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: LOT 26 EX W 140' & N 10'	BOOK PAGE	338 04078
056023002006002000	0.305	WILSON, PHYLLIS K.	$13,240	??-RES
ADDRESS:		318 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: E 70' OF W 140' LOT 26	BOOK PAGE	338 03974
056023002006003000	0.305	CLAFLIN, JOHN	$13,530	??-RES
Address:		314 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: W 70' LOT 26 EX N 10'	BOOK PAGE	358 02558
056023002006004000	0.393	NASH, KENNETH W. & ARLENE	$16,300	??-RES
Address:		310 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: E 90' LOT 25	BOOK PAGE	291 00074
056023002006005000	0.480	ERMAN, ROBERT MICHAEL	$18,940	??-RES
Address:		302 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: W 110' LOT 25	BOOK PAGE	0360 6257
056023002006006000	2.400	RKS DEVELOPMENT, LLC	$85,470	Vacant-COM
Legal Description:		MODOC ACRES: LOTS 6 & 7 EX N 10' & S 150' OF N 160' OF E 50' LOT 5	BOOK PAGE	0361 06840
056023002006007000	2.390	RKS DEVELOPMENT, LLC	$91,170	Vacant-COM
Legal Description:		MODOC ACRES: E 260' LOTS 8-9-10 & 11	BOOK PAGE	0361 07848
056023002007012001	7.800	RKS DEVELOPMENT	$9,840	Vacant-RES
Legal Description:		MODOC ACRES: LOTS 15-16-17-18-31-32-33-34-35-36-37 & 38 EX N 300' LOTS 31-32-33 & 34 ETC	BOOK PAGE	0362 07379
Address:		202 E. 32ND JOPLIN, MO 64804		
056023002006008000	1.200	RKS DEVELOPMENT, LLC & DANIEL ALLGE	$5.890	Vacant-COM
Address:		202 E. 32ND JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: LOTS 12 & 13 EX W 140'	BOOK PAGE	0361 08862

056023002006009000	1.300	DOSS, CLYDE E. JR & ANNA	$10,570	1940-RES
Address:		3529 VIRGINIA JOPLIN, MO 64801		
			BOOK	0181
Legal Description:		MODOC ACRES: LOT 20	PAGE	0441
056023002006010000	1.800	LUNDSTRUM, BOB	$3,690	Vacant-AGR
Legal Description:		MODOC ACRES: W 200' LOTS 21-22-23 & 24	BOOK PAGE	0362 01710
056023002006011000	2.900	LUNDSTRUM, BOB	$4,790	Vacant-AGR
Legal Description:		MODOC ACRES: LOT 19 & E 210' LOTS 21-22 23 & 24	BOOK PAGE	245 00467
Address:		711 E. 33RD JOPLIN, MO 64804		
NO PARCEL #	1.500	Missouri Department of Transportation	$0	Vacant-EXEMPT
Address:		P.O. 868 Springfield, Mo 65801		
Legal Description:		An estimated 1.5 Acres lying south of 36th Street, east of Virginia Avenue, west of main and north of Newton County Parcel # 056023003002005000 and 056023003002005001 in Section 23 Township 27 Range 33 of Newton County, except that part used for right of way for Main Street and 36th Street.	BOOK PAGE	NA
056023003002005000	1.110	RKS DEVELOPMENT, LLC	$5,850	Vacant-COM
Legal Description:		PT NW1/4 SW1/4 BEG 246.21' E NW COR E 409.92' S 208.71' W 409.92' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB S 14* E 92.55' W 169.90' W 90' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	BOOK PAGE	0362 02326
056023003002006001	0.422	RKS DEVELOPMENT, LLC	$31,230	Vacant-COM
Legal Description:		PT NW1/4 SW1/4 BEG 208.71' S & 171.29' E NW SEC COR E 100' S 183.71' W 100' N 183.71' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	BOOK PAGE	0362 02327
056023003002006002	0.548	RKS DEVELOPMENT, LLC	$2,770	Vacant-COM
Legal Description:		W 129.83' OF: BEG 208.71' S & 271.29' E NW COR SW1/4 S 183.71' E 329.83' N 183. 71' W 329.83' TO POB	BOOK PAGE	0362 02327
Address:		202 E. 32ND JOPLIN, MO 64804		
PT OF 056023003002005001	0.332	WHITE, KEITH V.	$9,280	1940-RES
Legal Description		BEG 517.15' E & S 14* E 122.08' NW COR NW1/4 SW1/4 S 14* E 92.55' W 169.90' N 90' E 146.17' TO POB & EASEMENT OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY LYING WEST OF VIRGINIA AVENUE.	BOOK PAGE	0347 04478

056023003002005002	0.601	WHITE, KEITH V. & DEBBIE A.	$3,105	Vacant-RES
		PT NW1/4 SW1/4 BEG 402.29' E OF NW COR E 253.84' S 208.71' W 253.84' N 208.71' TO POB EX BEG NW COR E 517.15' S 14° E 122.08' TO POB ETC OF SECTION 23 TOWNSHIP 27 RANGE 33	BOOK	355
Legal Description:		OF NEWTON COUNTY.	PAGE	06307
Address:		3706 VIRGINIA AVENUE JOPLIN, MO 64804		
056023003002006000	0.843	RDE, LLC	$35,230	1993-RES
Address:		817 MAIDEN LANE JOPLIN, MO 64801		
		PT NW1/4 SW1/4 BEG 208.71' S & 271.29' E NW COR SW1/4 W 183.71' E 329.83' N 183.71' W 329.83' TO POB EX W 129.83' OF SECTION 23 TOWNSHIP	BOOK	0362
Legal Description		27 RANGE 33 OF NEWTON COUNTY	PAGE	3730
TOTAL	27.48		$377,095	

STREET RIGHT OF WAY TO BE INCLUDED IN RPA

RPA WILL INCLUDE THAT PART OF HEARNE'S BOULEVARD LYING SOUTH OF A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF 34TH STREET AND HEARNE'S BOULEVARD, THENCE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. INCLUDES ALL OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD SOUTH OF THIS LINE TO A LINE, WHICH BEGINS AT THE NORTHWEST CORNER OF PARCEL #056023003002005000, THENCE PROCEEDING WESTERLY TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. ALSO INCLUDING THE RIGHT OF WAY OF 34TH STREET BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF 34TH STREET AND HEARNE'S BOULEVARD, THENCE SOUTH TO THE SOUTHERN RIGHT OF WAY OF 34TH STREET. INCLUDES ALL OF THE RIGHT OF WAY OF 34TH STREET LYING EAST OF THIS LINE TO A LINE BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF KENTUCKY AVENUE AND 34TH STREET, THENCE NORTH TO THE NORTH RIGHT OF WAY LINE OF 34TH STREET. ALSO INCLUDES ALL OF KENTUCKY STREET LYING SOUTH OF 34TH STREET TO A POINT WHERE KENTUCKY CONNECTS WITH 36TH STREET. ALSO INCLUDES ALL OF 36TH STREET LYING EAST OF HEARNE'S BOULEVARD TO A POINT WHERE 36TH STREET CONNECTS WITH KENTUCKY AVENUE. ALSO INCLUDES THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF WHERE IT CONNECTS WITH 36TH AND KENTUCKY STREET TO THE POINT IT CONNECTS WITH 37TH STREET. ALSO INCLUDING ALL OF 37TH STREET LYING EAST OF THE POINT IT CONNECTS WITH VIRGINIA AVENUE TO A POINT WHERE IT CONNECTS WITH KENTUCKY AVENUE.

B.

SOUTH MAIN

TAX INCREMENT FINANCING PLAN

JOPLIN, MISSOURI

May 15, 2015 4th Draft

PREPARED BY:
Gross & Associates
8270 West Farm Road 160
Republic, MO 65738
(417) 425-9460

PENDING APPROVALS

1. Tax Increment Financing Commission Public Hearing & Recommendation to City Council
2. City Council Approval

C.

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RE: Changes to the Main Street TIF Redevelopment Plan April 15, 2015 3rd Draft

Draft #3 dated April 15, 2015 was submitted to the TIF Commission. The public hearing was held on April 30, 2015. The hearing was held and continued to May 28, 2015 to allow for some changes to the Plan. I Am the consultant to the Developer and have prepared the plan, thus I am providing you a summary of the changes in accordance with Section 99.825 of the TIF Act, which requires a notice to the affected taxing districts at least seven days prior to the conclusion of the public hearing. I have attached copies of certain exhibits that have been changed. Following is a summary of the changes to the Plan.

1. The Developer has agreed to limit the term of the TIF to 16 years for each Redevelopment Project Area (RPA). There are six RPAs in the plan. The prior plan allowed for each RPA to run for the entire 23 year term as allowed by the TIF Act. This means that by the 16th year of any RPA the TIF will be terminated for that RPA regardless if the Developer has been fully reimbursed or not. If the Developer is fully reimbursed prior to the 16 years the TIF will terminate sooner.
2. The Reimbursable Project Cost has not changed, except the interest allowance request has been increased by $442,429.
3. The total project Cost has increased by $7,598,157, of which $7,155,728 is not reimbursable.
4. The But For Analysis has changed as a result of the changes in project cost. The But For analysis attached was prepared by myself for the Developer. The City has hired a third party to prepare a third party review of the But For, and may vary from the attached one prepared by and for the Developer.
5. RPA 2 & 3 have been changed. Property inn RPA 3 has been moved to RPA 2. No changes in total property, just a switch in project areas.
6. As a result of the changes, the projected cash flows of the TIF indicate that the TIF will be totally reimbursed by 2030.

This is a summary of the changes in the TIF Plan as of this date. Should further changes be made you will receive further notice of such changes. The TIF Commission may or may not make their recommendations on May 28, 2015. The Commission can continue the hearing, or close the hearing if not changes are made. The Plan is not yet approved. The changes are just a report of the changes to date from the prior version of the Plan. The TIF Commission will make a recommendation to the City Council, whom will have the authority to approve or reject the Plan.

I. SUMMARY OF PLAN

Following is a brief summary of the herein proposed Tax Increment Finance Plan and Redevelopment Area. The intent of this Summary is to acquaint the reader of this Plan with the overall intent and concept of the Plan. It will give a summary of the various terms of the proposed Plan. Readers are advised to read the entire Plan and not use the Summary to conclude any specific terms. Efforts in the drafting of the Summary to be all inclusive and correct, but the actual terms of the TIF Plan and Redevelopment Area are specified within the Plan and not within the Summary. The final adoption of this Plan will be the adoption of the Plan that is specified within the remainder of this Document and not the Summary Section.

The proposed Redevelopment Area is an estimated 83 acres of land, which generally lies on both sides of Main Street and south of 32nd Street, and north of I-44, in Joplin, Missouri. It more specifically lies east of Main Street from 36th Street north of 34th Street to the south side of the CVS Pharmacy Property, and both on the east and west side of Main Street from 36th Street south to 42nd Street, and East of Main Street from 42nd Street south to just north of 44th Street. The eastern and western boundaries vary. The Redevelopment Area is divided into six (6) Redevelopment Areas. The Redevelopment Area is broken up into RPA's in order to allow a developer to focus on the areas based on market conditions. The Plan calls for all six Redevelopment Areas to be activated different times/ RPAs 2 & 6 would be activated in 2015, RPAs 3 & 5 is projected to be activated in 2017, and RPAs 1 & 4 are projected to be activated in 2018. Market conditions may alter the activation of RPAs 3, 5, 1, & 4, but RPAs 2 & 6 would be activated upon approval of the Redevelopment Plan. Each RPA will terminate upon payment of all of the Redevelopment Project cost, or 16 years from the date of activation of the RPA, whichever comes first. The Developer is proposed to be RKS Development, LLC, which is comprised of Rodney Spriggs, Ken Caviness and Steve Wilcox, whom own and operate Vintage Stock, a retail operation with 45 stores nationwide and headquartered in Joplin. All three are Joplin natives. To date they have acquired an estimated 45 acres, or 54% of the total Redevelopment Area, they propose to possibly purchase an estimated total of 77 of the acres. The estimated Reimbursable project cost total is an estimated $37 million, including interest, or only 16% of total $230 million estimated project cost. It is proposed, as part of the Plan, that the Developer will create a "community improvement district" (CID), and impose an added 1% sales tax and contribute 100% of the sales tax revenue to fund Reimbursable Project Cost, 29.4%, thus reducing the cost to the current local taxing districts to 16%. Currently 78% of the redevelopment area is classified residential or agricultural, thus the County Sur-charge, or merchants and manufacturers tax is not imposed or collected on these properties. The County Sur-Charge is currently $.40 per $100 of assessed value. The funds derived from this tax is paid to all taxing districts based on the proportionate share of the total levy. The total revenue from the surcharge in the Redevelopment Area on the commercial classified property of $351,000, or 24% of the total assessed value of the Redevelopment Area, is currently $1,460,635, See Exhibit 5 for details. The Redevelopment plan will cause 96% of all of the property to be classified as commercial, thus the Sur-Charge will be imposed. Currently The TIF Act prohibits a TIF from capturing any of the County Sur-Charge. This will give the taxing districts a significate increase in taxes during the term of the TIF, estimated to be an additional $114,691 per year (average over 15 years) above the current $1,236.32. The total taxes estimated to be collected by the taxing districts if no TIF is approved is $1.4 million annually over a 15 year period, and that is with calculating an annual increase in assessed value of 0.018%, and an annual growth in tax levies of .00925%, which grants a combined annual growth rate of 0.0273%, which is based on historic growth in the area over the past five years. See Exhibit 10 for details. The total estimated increase in property taxes to the taxing districts over the 16 years is a combined $53,297, or $3,331 per year if no redevelopment occurs and the previous five-year growth is applied. See Exhibit 10 for details. No property taxes will be captured by the TIF from property classified as residential, if the Redevelopment Plan is approved. The only projected residential is in RPA 6, with the possible development of a new apartment building. The projected assessed value on that parcel is $935,839, and it is calculated in Exhibit 11 to go to the taxing districts. Any funds generated from residential assessments will be declared as a surplus and repaid to the taxing districts on a pro-rata bases based on their levy. If the Redevelopment Plan is approved, and TIF is imposed in accordance with the Plan, an estimated $4,856,417 in property tax revenue would be generated and paid to the taxing districts during the estimated 15-year term of the TIF, which would be a

total increase of $3,633,666 over the same period with no TIF, which is a 297% increase, or an annual average increase of $242,244. See Exhibit 8 for details. This is after the TIF captures the PILOT's as proposed under the Plan. See Exhibit 10 & 11 for details. The two taxing districts, which collect sales tax, the City and the County, would collect an estimated $301,271 over 16 years, or an annual average of $18,829 assuming no TIF is approved. With the TIF, it is estimated they will collect $16,900,988 over the 15-year period, after paying the 50% share of new taxes to the TIF.

E.+

II INTRODUCTION

Eminent domain will not be utilized for the redevelopment itself. It is anticipated that the Developer selected will be obligated to demonstrate that the Redeveloper can or will acquire ownership of the substantial majority of the land within the Redevelopment Area without the assistance of eminent domain. However, it is possible that eminent domain may be required to complete the upgrading and widening of the streets, utilities, and storm water easements and which will benefit the neighboring residential areas, in the normal manner which the City uses Eminent Domain in such cases. The current zoning is a mixture of residential and commercial. Future land use is projected to be mostly commercial. The 2012

The Redevelopment Area qualifies as a "Blighted Area," as defined by the Act and as evidenced by the information provided in the "Blight Study" attached to this Plan as Exhibit 4. The Area is considered a neighborhood in transition from residential to commercial. Since the development of I-44 the frontage property along Main Street, also known as "Hearne's Boulevard", has attempted to move from a residential area to a commercial usage. Most attempts to convert the usage consisted of converting existing residential buildings to commercial usage. This conversion effort has left commercial use properties along Main Street, which are in many cases in buildings that would not meet current commercial building codes, and the site is smaller than the current industry demand for new stand-alone commercial properties. Few productive and active commercial businesses are operational south of 32nd Street. The cost of acquiring various small residential or commercial parcels sufficient to construct new and modern standalone buildings will likely exceed the value of the property and force prospective developers to seek "greenfield" property outside the Redevelopment Area, thus leaving the area to further deteriorate in condition and value. The Area also has an elementary school, Stapleton Elementary, which suffers from a poor layout and land use, due to a parking lot south of the school that requires employees and patrons to cross 41st Street without traffic controls to get to the school buildings. The area also has an older multifamily apartment building, Village Oaks, which is in terrible interior and exterior condition. A significant amount of the buildings are vacant and boarded up. The presence of the apartment building in the area deters new investment due to the condition of the property and the increased police calls. The property has a long history of police calls to the property, 135 in the past five years, thus being next to the elementary school creates a safety condition for the students. The area has blue line streams in the low portion of the area, which captures the storm water drainage for the area and captures the run off for a significant portion of property outside the area. In order to develop or redevelop the property a mitigation plan must be approved by the Corp or Engineers. A significant amount of property will be consumed to allow for the mitigation. With these current conditions, it is unlikely that the area will develop in the proper manner. With the construction of the new Mercy Hospital south of I-44 and east of Main, the area will have significant traffic flow increase and should develop a demand for commercial property since the traffic will no longer be transit in nature. The Redevelopment Area is substantially underutilized, thus providing the City substantially less than its full measure of property taxes, sales taxes and employment opportunities for its residents. The property has not been subject to significant growth or development through investment by private enterprise. The Redevelopment Area cannot be reasonably anticipated to be redeveloped without the adoption of tax increment financing to defray, among other things, the costs of rectifying the conditions causing the Redevelopment Area to qualify as a Blighted Area.

This Plan anticipates that the Redevelopment Area will be redeveloped in segments or phases, referred to as "Redevelopment Project Areas." A total of six Redevelopment Project Areas are projected. Each Redevelopment Project Area (RPA) will have its own project, referred to as a "Redevelopment Project." The development of the entire Redevelopment Area, by the Developer selected, is estimated to take approximately (4) to (6) years. The Redevelopment Projects shall be implemented no later than ten (10) years from the adoption of the ordinance approving the Redevelopment Plan. It is understood that the approval and future development of any Redevelopment Project will not impair the ability to subsequently approve other Redevelopment Projects. It is proposed that RPAs 2 & 6 will be activated in 2015, RPAs 3 & 5 in 2017, and RPAs 1 & 4 in 2018. It may take the 4-6 years to fully develop each RPA, but it is anticipated that the "energy" of each RPA that is activated and developed will spur new activity and growth.

Comprehensive Plan specifically identifies the South Main to Downtown Corridor. The Plan specifies and encourages the development of mixed use commercial along the frontage of Main Street with residential behind the frontage. The Redevelopment Plan does comply since all of the frontage will be mixed use commercial and new residential is being developed behind the commercial in RPA 6.

With the adoption of Tax Increment Financing, each of the RPA areas that are activated, within the Redevelopment Area and adjacent thereto will enjoy increased sales, thereby strengthening and extending the useful economic life of both the subject tracts and neighboring tracts and businesses. Additionally, the assessed value of the Area will increase because of the private investment by the Developer, thus increasing the property tax base of the area and surrounding areas. Therefore, the City and other taxing districts will receive increased sales and other taxes from this area as a direct result of the Tax Increment Financing Plan and the new development. Currently within the Redevelopment Area, there are 83.117 acres (see Exhibit 5 for details) of which 645.02 acres or 78% of the land is classified residential and/or agricultural and only 7.153 acres are commercial or 8.6% of the total. The remaining 10.94 acres is tax exempt, or 13.2%. The Redevelopment Plan calls for redevelopment of the area whereby the end result will produce 93% of the area in commercial classification, see Exhibit 9 "Development Schedule Build-Out for details. This is extremely relevant and important to the taxing districts, which collect property taxes. Under the TIF Act, the County Sur-charge, or merchants and manufacturers tax, cannot be captured by the TIF. This tax is collected and paid to the taxing districts, even on any increase in assessed value. Based on the projections of the Redevelopment, this will generate an estimated $115,000 per year in new tax revenue, over the estimated 15 years of the TIF, based on the current levy of $.40 per $100 of assessed value, or an estimated $1.8 million in new tax revenue over the estimated 15 year term the TIF is proposed to capture property tax, thus the Redevelopment of the area into a viable commercial area will benefit the taxing districts during the TIF period as well as after the termination of the TIF. See Exhibit 13 for details.

The redevelopment of this district will also provide the City of Joplin with better utilization of facilities and infrastructure. As experienced by many cities, often developers choose to develop in "green fields" at the edges of existing development. Development in these "green field" areas are less expensive and quicker as there are commonly no assembly of land issues, neighbors who have concerns, storm water runoff issues, existing buildings and utilities to remove, or possible environmental concerns from asbestos, petro carbons and other contaminants. Greenfields are defined as new undeveloped areas with all infrastructure in place, usually a new commercial development area. As residents move outward, cities must extend utilities and infrastructure at increased expense. Moreover, departing residents and businesses leave cities with that common concept of the "donut hole" in parts of the city. In contrast, the redevelopment of this area will retard the deterioration of surrounding areas, both residential and commercial; provide jobs and less utility extensions.

The Blight study, as supplemented, attached as Exhibit 4 finds the area to be a Blighted Area within the definitions of the Tax Increment Financing statutes.

At approximately the time the required notices are provided to the taxing districts, a Request for Proposal will also be published to solicit a Developer. The City will then select a Developer from among the proposals. The chosen Developer shall document the new jobs within the Redevelopment Area. It is anticipated that any proposal shall include numerous new jobs, thereby strengthening the economic and employment base within the City of Joplin.

The Redevelopment Project will include and consist of site preparation, design and construction of a number of individual commercial developments ("Redevelopment Project Areas") within the Redevelopment Area. The proposed legal descriptions of the Individual Project Areas will be set forth within Exhibit 1. Redevelopment Project Areas may be redefined, resized and renumbered at the discretion of the Developer to meet market conditions and development demand subject to the approval of the City's governing body. Some Individual Project Areas are likely to be developed before others. A Preliminary Site Plan for the Redevelopment Projects as determined by the chosen Developer will be attached as Exhibit 2,

and will graphically depict the location of the proposed Project Areas. In connection with the planned developments for the Redevelopment Area, the Developer will be required to demolish most existing structures in the Redevelopment Areas upon property which the Developer takes ownership, which will be obtained and accomplished on a best efforts basis, and construct the buildings and improvements described on the Preliminary Site Plan, as may be modified. The Plan, as approved, will require the chosen Developer to construct and upgrade the development with enhanced quality of construction. As set out in greater detail below, the costs of the following categories shall be treated as and considered to be Reimbursable Project Costs pursuant to this Plan:

Street Improvements. The following street improvements will be accomplished: A new traffic light is proposed to be installed at 33rd Street and 39th Street, subject to MoDOT and City approval, complete with turn and stacking lanes. Turn and stacking lanes are proposed to be added at the current traffic light at 41st Street. Virginia Avenue will be extended from 39th Street to 33rd street. Joplin Avenue will be extended from 41st street to intersect with 36th Street. Pennsylvania Avenue will be upgraded to handle the increased traffic from the new proposed parking lot for the School. Streets will be reconstructed and upgraded to City/MoDOT standards (including removal of old street materials from the site where needed) and dedicated to the City, or MoDOT, to the extent feasible and acceptable to the City and MoDOT. Utilities in the ROW will need to be relocated to more appropriate locations. Way finding signs will be replaced and reinstalled at the perimeter entrances to the new intersections to increase awareness and speed up traffic flow. Streets and driveways into the various Redevelopment Project Areas will be constructed to MoDOT/City standards, depth, composition, etc. Within the Redevelopment Area it is estimated that $7.5 million in street and street related improvements will be needed. See Exhibit 3 for details.

Utilities Installation, Relocation, Upgrades: Due to the extensive amount of demolition of outdated structures, it is anticipated that the potable water, sewer, and other utilities will need to be relocated, extended, and or upgraded throughout the Redevelopment Area. There are two large tracts of land within the Redevelopment that have no utilities extended. Within RPA-2 there is an estimated seven acre tract, that is undeveloped, and within RPA-6 there is an estimated 18 acre tract that is undeveloped. All of the utility services will need to be extended within these two tracts. All utilities will be extended and upgraded in accordance with the guidelines of the Utility companies. The total estimated cost for Utility work is estimated at $3 million.

Extraordinary Land/Site Preparation Costs. The following will be accomplished: demolition and/or removal of the existing buildings on most property acquired by the Developer (on a best efforts basis to acquire the properties), and parking areas; demolition and removal of building materials and old asphalt paving materials to an appropriate off-site location or site fill where needed and approved; removal of any hazardous or environmental contaminating materials to an appropriate off-site location; removal and relocation of all utilities associated with demolition, insuring that neighboring owner's utilities are not interrupted. The total estimated cost is $10 million.

Storm Water Improvements/Mitigation Cost. The following will be accomplished: Current on-site storm water drainage is handled by flow into the low point of the area west of Main Street and south of 36th Street, located in the center of the Redevelopment Area, and the low point within the Redevelopment Area. The area is within the Flood plain of the Shoal Creek Basin. The streams are blue line streams, which are regulated by the Corp of Engineers and upon consultation with them, have determined that the area must be mitigated in order to allow any new storm water runoff. Plans have been

submitted to the Corp for approval which mitigates the area sufficiently to handle any new run off and manage existing runoff in the area. The mitigation plans calls for the preservation of the streams. Certain areas may require surface detention area to be constructed to slow down the runoff. The cost of mitigation and related cost is estimated at $3.9 million. Some storm water work, such as drainage for streets, will be covered in the Street Budget.

Additional Building Enhancements. The following will be accomplished: All new buildings to be masonry construction with combinations of brick/stone/block; variations in color and materials will be used to enhance appearance and style; no new metal buildings will be constructed, with the exception of the rear of buildings which will not have street visibility or neighbor visibility; all rooftop units/HVAC and roof-mounted equipment will be screened from the ground and street level in all directions (this is particularly important because of the elevation changes within the Redevelopment Area. All utilities will be underground or screened as code permits; loading docks and trash compactor areas will be screened as feasible; building entrances will be sheltered with canopies, awnings, etc., as permitted by tenant's prototypical building design; all external emergency exits and service doors will have contrasting frames and lintels on the exterior. There has been no Reimbursable Project Cost included for reimbursement of any specific enhancement to any private building. The Developers just intend to enforce all construction to adhere to these guidelines, except underground utilities.

Property Acquisition Cost: The Developer does not seek reimbursement for all land acquisition, which is an eligible cost under the TIF Act, but does seek the authority to be reimbursed for a portion of certain property cost, which exceeds the value of the property, or is extraordinary. As the Blight Study points out in a transitional neighborhood, whereby older residential property is, or needs to transcend to commercial classification, property owners often have an unrealistic idea of value, or the land site size is so small, that the residential property owner needs more than the property is worth to replace it. It is proposed that the Developer would have the ability to be reimbursed the cost above the appraised value on certain properties, with the City having the authority to approve each request, which the Developer proposes to be reimbursed. Following are the proposed rules relating to this provision; When the Developer identifies a property to purchase, they will notify the City of the offer and negotiations. If negotiations with the property owner breaks down and a price cannot be established, the Developer will request approval from the City to pay a specific price, with Reimbursement of a specific number. That number would be established by the City, but the Developer must pay the cost of an MAI commercial appraiser to conduct an appraisal of the value of the property as is, then one, with all demolition done. The appraisal will provide the Developer and City sufficient evidence to establish the true value or amount, which the TIF could, or should legitimately reimburse the Developer for excessive property cost. In all cases, the Developer must provide all funds to pay the property owner. No eminent Domain will be used. The City will not be a party to the transaction with the property owner, but will have final determination as to the final amount, which the TIF could reimburse the Developer. Developer will conduct all negotiations and provide the City with all requested information. The Appraiser will be hired by the City, but paid for by the Developer. The Developer will attempt to purchase all property without this incentive. No one will be forced out of their property if they wish to not sell. The estimated budget for total land acquisition cost for both public use and excess cost is $3.2 million, all of which is subject to the approval by the City for each property in which assistance is requested by the Developer.

Professional Fees & Contingencies & Interest: Costs of the Developer related to studies, surveys, plans and specifications, professional services and a budget contingency (such as legal fees, including those related to the costs for preparation of this Plan and a Developer's Proposal and special consultant fees), estimated at $1.6 million. Financing Costs, and any City and Commission expenses charged to the Developer, shall also be Reimbursable Project Costs, but is capped at $6,709,150 over the term of the TIF. The CID will fund any cost above the total cap of the TIF.

Total Reimbursable Project Cost is estimated at $37 million with interest. See Exhibit 3 for details.

Except for those costs for enhancements listed above and described below in greater detail, the costs of construction of the buildings and improvements themselves shall not be reimbursable pursuant to this Plan. Only those costs which are above those that would be required in "greenfield development" will be reimbursed and excessive cost of land acquisition, subject to approval by the City. Improvements to serve the public may be constructed, and dedicated to the

City for public use, as agreed upon by the City and the Developer.

It is estimated that construction of the Redevelopment Projects will create approximately 100 full-time jobs during the construction period for the Redevelopment Projects. Upon completion of all of the Redevelopment Projects, it is estimated that within the entire Redevelopment Area more than 662 full-time permanent workers will be employed, based on an estimate of one employee for every 1,000 square feet of retail space and one employee for every 400 square feet of office space. (See Exhibit 9 for details) The proposed new apartment building will have an estimated four employees. Salary and educational levels will range from entry level to higher paid executive level positions.

The aggregate Reimbursable Redevelopment Project costs are estimated at approximately Thirty million eight hundred eighty seven four hundred ninety five Dollars ($30,887,495), including professional service costs (including architect, engineer, special consultant and attorney fees) and a contingency budget financing costs (Interest) See Exhibit 3 for details.

All property owners within the Redevelopment Area under this Redevelopment Plan shall pay all current taxes now assessed upon the current property and make payments in lieu of taxes ("PILOTS") as set forth in the Act upon the increase in assessed value over the current value, which PILOTS shall be available for use to reimburse Reimbursable Project Costs on an "as-collected" basis. All PILOTs collected on the increase in assessed value upon any property, or any portion of a property, which is classified as "Residential" by the Newton County Assessor, shall be declared a surplus and paid to the taxing districts based upon each individual levy. Based on projections, and the TIF will terminate in 15 years after all cost are paid, but the TIF must terminate in 23 years in accordance with the TIF Statutes. See Exhibit 15 for a combined cash flow projection of both property and sales tax.

The most recent total equalized assessed value of the real estate within the Redevelopment Area is $1,434,905, as illustrated in Exhibit 1 & 5 by Project Area, however this number is only an estimate and is not official, since the Newton County Assessor is required to certify the true and actual number after the TIF Plan is approved in accordance with the TIF Act. It is estimated that the total equalized assessed value of the real estate within the Redevelopment Area will be an approximate additional ($32,350,469) when all of the Phases of the Redevelopment Project are completed in 2019, or an estimated 2,254% increase in assessed value, resulting from new construction. See Exhibit 9 for detailed estimates by Project Areas and Exhibit 11 to see the projected assessed value in the 15th year. The total Payments in Lieu of Taxes (which, as more thoroughly described in Section II, (which exclude the surtax or merchant and manufacturer's tax and personal property taxes) anticipated to be generated by the Redevelopment Project during the years of operation of the Redevelopment Project is shown in Exhibit 11 of the "Cost-Benefit Analysis, which consist of Exhibits 8 & 10 thru 15, and cannot precisely be determined at this time due to the uncertainty of the final size of each building, and uses. However, the total of PILOTs is estimated to be approximately $22 million, over the 15 years, which the TIF will captures $17 million of that total, and the taxing districts benefiting from collecting $5 million during the same 15 year period. See Exhibit 8 for details. The projected assessed value of the Redevelopment Area at the end of the 15 years is $38 million from which the estimated local property taxes generated would be $2 million based on the projected levy at that time. See Exhibit 11 for details.

The total Economic Activity Taxes anticipated to be generated by the Redevelopment Project during the 15 years of operation of the Redevelopment Project is projected in Exhibit 14, and are estimated to total $40 million during the projected 15 years of the TIF. Of that, total, and estimated $20 million will be captured by the TIF to pay Reimbursable Project Cost. Under the terms of the TIF Plan, the Main Street CID, to be created and impose an additional 1% sales tax shall agree to contribute the 50% of the sales tax not captured by the TIF to assist in paying

Reimbursable Project Cost, which will be another $10 million to assist with the payment of Reimbursable Project Cost. Combining the portion captured by the TIF and the additional CID contribution a total of $30 million will be captured and used to pay Reimbursable Project Cost. It is projected that the City and the County will collect, and retain, a total of $17 million in sales taxes during the estimated 15 years of the TIF. See Exhibit 8 and 12 thru 14 for details.

Thus, the total of PILOTs and EATs available for Tax Increment Financing is estimated to be approximately $40 million, which equals 100% of the commercial property PILOTs for, and 50% of the EATs, and the other 50% of the CID sales tax not captured by the TIF over a projected 15 year period needed to repay all Reimbursable Project Cost, however the TIF could, and must end in 16 years, if for some reason revenues are not sufficient to repay the Reimbursable Project Cost in the 15 year period. The total reimbursable amount from the TIF is caped based on the approved total in Exhibit 3, regardless of time. During the term of the TIF, Taxing Districts will also receive the taxes generated from the baseline-assessed value of the Redevelopment Area as of the time the Redevelopment Area is approved and activated. Also the taxing Districts will receive 100% of all tax revenues generated from the "Sur-Charge", or Merchant's and Manufacturer's Tax levied on all commercial property, property taxes generated from ALL personal property within the Redevelopment Area, and any increase in the tax levies above the levy amount at the time the Redevelopment Area is approved. See Exhibit 8 of the Cost Benefit Analysis.

It is anticipated that the Maximum Reimbursable Project Costs for the Redevelopment Project will be fully reimbursed in approximately the year 2030. It is required that the Developer file a petition with the City of Joplin to create a Community Improvement District to assist with the funding of eligible project cost. The Developer must seek amendments to the CID to add additional property as it is acquired by them during the term of the TIF. The detail of project costs provides a breakdown between the costs to be reimbursed and those borne by the Developer.

III DEFINITIONS

As used in this Plan, the following terms shall mean:

A. Act: The Real Property Tax Increment Allocation Redevelopment Act, Section 99.800, et seq., Revised Statutes of Missouri, as amended.

B. Approved Site Plan: The actual site plan as approved by the City for the applicable Redevelopment Project Area.

C. Blighted Area: An area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, 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, morals or welfare in its present condition and use.

D. City: Joplin, Missouri.

E. City Council: The governing body of Joplin, Missouri.

F. City Director of Finance: The Chief Financial Officer of Joplin, Missouri.

G. Conservation Area: An area within the boundaries of a redevelopment area located within the territorial limits of a municipality in which fifty percent or more of the structures in the area have an age of thirty-five years or more. Such an area is not yet a blighted area but is detrimental to the public health, safety, morals, or welfare and may become a blighted area because of anyone or more

of the following factors: Dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning. A Conservation Area shall meet at least three of the; factors provided in this definition.

H. County Assessor: The Assessor of Newton County, Missouri.

I. County Collector: The Collector of Newton; County, Missouri.

J. Debt Service: The amount required for the payment of interest and principal on Obligations or loan(s) as they come due, for the payment of mandatory or optional redemption payments, and for payments to reserve funds required by the terms of Obligations.

K. Developer: The person or entity selected by the TIF Commission to implement the TIF Plan, including construction of the Redevelopment Project, pursuant to the Development Agreement.

L. Development Agreement: The agreement to be executed by the City and the Developer setting forth the rights and obligations of Developer relating to the redevelopment of the Redevelopment Area, the construction of the Redevelopment Project and the payment and/or reimbursement of Reimbursable Project Costs.

M. Distribution Date: Monthly while this Plan remains in effect.

N. Economic Activity Account: The separate segregated account within the Special Allocation Fund into which Economic Activity Taxes are to be deposited.

O. Economic Activity Taxes: Fifty percent (50) of the total additional revenue from taxes, penalties and interest which are imposed by the City or other Taxing Districts, and which are generated by economic activities within the Redevelopment Project Area, over the amount of such taxes generated by economic activities within the Redevelopment Project Area in the calendar year prior to the adoption of the Redevelopment Project for the Redevelopment Project Area by Ordinance, while tax increment financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, taxes levied pursuant to Section 70.500, R.S.Mo., taxes levied for the purpose of public transportation pursuant to Section 94.660, R.S.MO., licenses, fees or special assessments other than Payments In Lieu of Taxes and penalties and interest thereon. If a retail establishment relocates within one year from one facility to another facility within the same county and the governing body of the city finds that the relocation is a direct beneficiary of tax increment financing, then for purposes of this definition, the Economic Activity Taxes generated by the retail establishment shall

equal the total additional revenues from Economic Activity Taxes, which are imposed by a municipality, or other Taxing District over the amount of Economic Activity Taxes generated by the retail establishment in the calendar year prior to its relocation to the Redevelopment Area.

P. Economic Development Area: Any area or portion of an area located within the city, which does not meet the standards of a blighted area or conservation area pursuant to Section 99.805(1) and (2),

R.S.MO., and in which the city council finds that redevelopment is in the public interest because it will: (a) discourage commerce, industry or manufacturing from relocating to a different state; (b) result in increased employment within the city; (c) or preserve or enhance the city's tax base. In Economic Development Areas, reimbursement may fund only infrastructure projects and may not include buildings.

Q. Financing Costs: Those costs incurred by the Developer, the TIF Commission, or the City as a result of issuing one or more series of Obligations or loan(s) to pay all or any portion of Reimbursable Project Costs incurred or estimated to be incurred, including but not limited to interest, loan fees, capitalized interest, financial advisor fees, legal fees, broker fees or discounts, original purchaser's discount, printing and other costs related to such financing. Interest shall be computed at the annual rate which the Developer, TIF Commission, or City are charged by a qualified lender. Financing Costs will be the actual cost documented and evidenced by the Developer, but will not exceed 10% per annum.

R. Obligations: Bonds, loans, debentures, notes, special certificates or other evidences of indebtedness issued by the TIF Commission or the City to pay or reimburse all or any portion of Reimbursable Project Costs incurred or estimated to be incurred, to finance the cost of issuing such Obligations, to establish reserves to refund or secure such Obligations, to finance the interest costs associated with such Obligations or to refund, redeem or defiance outstanding Obligations. Also defines obligations to the Developer for approved cost they have incurred and funded on behalf of the Redevelopment Plan, with the intent to repay on a pay as you go basis.

S. Ordinance: An ordinance enacted by the City Council of the City of Joplin.

T. Payments in Lieu of Taxes: Revenues from real property taxes in the Redevelopment Project Area selected for the Redevelopment Project which are to be used to reimburse the Reimbursable Project Costs, which Taxing Districts would have received had the City not adopted tax increment allocation financing, and which result from levies made after the time of the adoption of tax increment allocation financing within the Redevelopment Project Area. and during the time the current equalized value of real property in the Redevelopment Project Area, until the designation is terminated pursuant to this Plan which shall not be later than twenty-three (23) years after the Redevelopment Project for the applicable Redevelopment Project Area is approved, excluding, however, the blind pension funds tax levied under the authority of Article 111, Section 38(b) of the Missouri Constitution, and the merchant's and manufacturer's inventory replacement tax levied under the authority of Article X, Section 6(2) of the Missouri Constitution.

U. PILOT Account: The separate segregated account within the Special Allocation Fund into which Payments in Lieu of Taxes are to be deposited.

V. Plan: This Tax Increment Financing Plan.

W. Preliminary Site Plan: The preliminary site plan for the Redevelopment Project Area attached as Exhibit 2.

X. Redevelopment Area: The real property legally described in Exhibit 1.

Y. Redevelopment Project: Individual components of the Redevelopment Area and Project, each of which is distinguished from the others by type and/or location within the Redevelopment Project Area, and each of which shall further the objectives of the Plan, be designated with its individual legal description, and satisfy the requirements of a "redevelopment project" as that term is used within the Act.

Z. Redevelopment Project Area: That portion of the Redevelopment Area of a given Individual Redevelopment Project as defined in the Plan. As identified in Exhibit 1.

AA Public Improvements: Those Redevelopment Project Costs that will be dedicated to any public entity.

BB Redevelopment Project: The design and construction (including site preparation) of a commercial development containing approximately 13 parcels of retail and commercial space, as well as related infrastructure, within the Redevelopment Project Area in accordance with this Plan and the Preliminary Site Plan.

CC Redevelopment Project Area: That portion of the Redevelopment Area selected for the Redevelopment Project, which, in this case, is the entire Redevelopment Area and is legally described on Exhibit 1 and outlined on Exhibit 2.

DD. Redevelopment Project Costs: The sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Plan or the Redevelopment Project, including those of any and all Individual Redevelopment Projects, as applicable. Such costs include, but are not limited to, the following:

1. Costs of studies, surveys, plans and specifications;
2. Professional service costs, including. but not limited to, architectural, engineering, legal, marketing, financial, planning or special services (except for reasonable administrative costs of the Commission, such costs shall be allowed only as an initial expense, and are included in the costs set forth in this Plan for the Redevelopment Project);
3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land;
4. Costs of rehabilitation, reconstruction, or repair or remodeling of existing buildings and fixtures;
5. Initial costs for an economic development area (as defined in the Act);
6. Costs of construction of public works or improvements;
7. Financing Costs, including, but not limited to, all necessary and incidental expenses related to the issuance of Obligations, and which may include payment of interest on any Obligations or loans issued hereunder accruing during the estimated period of construction of the Redevelopment Project or afterwards, during the time of operation of the Plan, and including reasonable reserves related thereto;
8. Relocation costs to the extent that the City determines that relocation costs shall be paid or are required to be paid by federal or state law; and
9. Payments in lieu of taxes.

EE. Reimbursable Project Costs: The actual amount of Redevelopment Project Costs that have been or are incurred for (a) the activities and services whose estimated costs are listed on the attached Exhibit 3 under the column entitled "TIF Reimbursable Costs" (except that for any listed activity or service for which only a portion of its estimated cost is designated as "TIF Reimbursable Costs," the Reimbursable Project Costs shall be the proportion of all of the costs incurred for the activity, based upon the ratio of the estimated "TIF Reimbursable Costs" for the item to the estimated "Total ALL Costs"; (b) professional service costs
incurred by the Developer in the development and implementation of the Plan, but not to exceed the amount on Exhibit 3; (c) Plan Administration costs incurred by the City in the administration of the Plan; and (d) Financing Costs for these items.

FF. Special Allocation Fund: The fund, which contains two separate segregated accounts, maintained by the City Director of Finance, into which, as required by the Act, all Payments in Lieu of Taxes and

Economic Activity Taxes are to be deposited.

GG. Taxing District: Any political subdivision of the State of Missouri located wholly or partially within the Redevelopment Area having the power to levy taxes.

HH. TIF Commission: The Tax Increment Financing Commission of Joplin, Missouri.

II. TIF Revenues: Payments in Lieu of Taxes and Economic Activity Taxes.

JJ. Total Initial Equalized Assessed Value: That amount certified by the County Assessor, which equals the most recently ascertained equalized assessed value of each taxable lot, block, tract, or parcel of real property within the Redevelopment Project Area immediately after tax increment financing for the Redevelopment Project Area has been approved by the City Council by an Ordinance.

IV. TAX INCREMENT FINANCING

This plan is adopted pursuant to the Act. The Act enables municipalities to finance Redevelopment Project Costs with the revenue generated from payments in Lieu of Taxes resulting from increased assessed valuation on new development and, subject to annual appropriations, from Economic Activity Taxes resulting from increased economic activities in the Redevelopment Project Area. Immediately after the City Council approves a Redevelopment Project and adopts tax increment financing for the Redevelopment Project Area, the County Assessor shall certify the Total Initial Equalized Assessed Value of the Redevelopment Project Area. Real estate taxes (including penalties and interest thereon) resulting from: (1) all taxes levied on the Total Initial Equalized Assessed Value for the Redevelopment Project Area; and (2) the merchant's and manufacturer's inventory replacement tax levied under the authority of Article X, Section 6(2) of the Missouri Constitution, will be payable to Taxing Districts as if tax increment financing were not adopted. Payments in Lieu of Taxes (including applicable penalties and interest) collected from owners of property within the Redevelopment Project Area will be paid by the County Collector to the City Director of Finance and deposited in the PILOTS Account within the Special Allocation Fund. As a special provision of this Plan, any Payment in Lieu of Taxes (PILOT's) derived from the value of any real property, or any portion of real property, within the Redevelopment Area which is classified residential by the County Assessor after the redevelopment of that parcel shall be declared as surplus. Any Payment in Lieu of Taxes (PILOT's) that are derived from an increase in property tax levies resulting from a voter approved increase after the adoption of the TIF Plan shall be declared as surplus by the City. Any funds received as defined herein shall be declared as surplus any year such funds are collected during the term of the TIF. Such surpluses shall be refunded to all affected taxing districts imposing property taxes in the manner set forth in Section 99.820.1(12) of the TIF Act. The City shall calculate and determine the surplus amount, if any, each year on or before January 31st of each year, and shall provide such information in the annual report to the TIF Commission. In addition, following annual appropriation by the appropriate Taxing District, the Economic Activity Taxes generated within the particular Redevelopment Project Area shall be paid by the collecting Taxing District to the City Director of Finance who shall deposit such funds in the Economic Activity Account within the Special Allocation Fund. The plan allows the six redevelopment project areas to be activated at various times during the term of the TIF, however once any redevelopment project area (RPA) is activated the term which the RPA shall exist and tax increment financing is granted shall be limited to sixteen years from the date of the activation by the Joplin City Council.

V. EXISTING CONDITIONS IN THE REDEVELOPMENT AREA

Specific and detailed information concerning the existing conditions within the Redevelopment Area is attached as Exhibit 4. The information presented in Exhibit 4 and at the public hearing on the Plan support the finding that the

Redevelopment Area overall is a "blighted area" within the meaning of the Act.

VI. REDEVELOPMENT PLAN OBJECTIVES

The Developer, who shall be responsible for the design and construction of the Redevelopment Project, will implement this Plan. The objectives of this Plan are outlined below.

A. General Plan Objectives. The general objectives of this Plan are:

1. To enhance the tax base of the City and other Taxing Districts by development of the Redevelopment Area to its highest and best use and encouraging private investment in the surrounding area.
2. To discourage commerce, industry and manufacturing from moving operations to another state.
3. To increase employment in the City.
4. To eliminate adverse conditions in the Redevelopment Area and prevent them from spreading.
5. To provide for improved public infrastructure in and around the Redevelopment Area.
6. To enhance the aesthetics of the Redevelopment Area.

B. Specific Plan Objectives. Specific objectives of this Plan are:

1. To design and construct a commercial development and related infrastructure in the Redevelopment Project Area in accordance with this Plan and the Preliminary Site Plan for the Redevelopment Project Area, and to design and construct the private improvements proposed.
2. To cause roadway improvements as may be required by the Missouri Department of Transportation or the City of Joplin.
3. To install, repair, construct, reconstruct and relocate streets, utilities, and sidewalk improvements; essential to the preparation of the Redevelopment Area.
4. To install, repair, construct. reconstruct and relocate storm water detention and runoff facilities to underground locations;
5. To vacate any existing public rights-of-way inconsistent with the Plan and to make them a part of the Redevelopment Plan.
6. To expand the tax base of the City by encouraging private investment in the Redevelopment Area.
7. To provide development/business opportunities in the Redevelopment Area and surrounding areas.
8. To stimulate development which would not occur without tax increment financing assistance.
9. To increase the employment opportunities for the City's residents.
10. To encourage quality retail tenants to locate within the Redevelopment Project Area.

VII. DEVELOPER

A. Developer Selection. The City shall select a developer or developers in accordance with the TIF Act and City polices. This Plan has been submitted by RKS Development, LLC seeking to be the developer for the project.

VIII. PLAN IMPLEMENTATION

A. Site Acquisition. In the event that the Developer selected by the TIF Commission and City Council does not currently own all property within the Redevelopment Area, such Developer shall be encouraged, to the extent commercially reasonable, to acquire all such property voluntarily. The exercise of eminent domain shall not be used in the acquisition of any substantial portion of the Redevelopment Area.

C.General Land Use. The general land uses to apply in the Redevelopment Area are indicated on the Preliminary Site Plan. The Redevelopment Project shall be subject to the applicable provisions of Ordinances as well as other applicable codes.

D.Schedule of Development. It is anticipated that the construction of the improvements pursuant to the phasing will commence immediately after approval of the Plan. The exact commencement and completion dates of construction of each of the Individual Redevelopment Projects within the Redevelopment Project Area will be dependent on many factors, including market conditions, weather, availability of materials and other events beyond the control of the Developer, and may be earlier or later than the anticipated dates. Estimated dates will be provided by the Developer at the time of submission of its proposal, but in no instance shall any redevelopment project area term exceed sixteen years.

XI. FINANCING PLAN

A. Projected Redevelopment Project Costs. The total Redevelopment Project Costs (exclusive of Financing Costs) are estimated to be approximately $37 million. See Exhibit 3 for details. The total Redevelopment Project Costs inclusive of Financing Costs are estimated to be $230 million, The TIF Reimbursable Costs (inclusive of Financing Costs) amounting to an estimated $37 million represents approximately 16% of the total Project Costs. The CID will fund an estimated $9,149,469 of the Reimbursable Cost, above the estimated maximum amount of $37 million. See Exhibit 6, "But-For Analysis". Of the total maximum TIF Reimbursable Cost, the local taxing districts are funding 70%, while the CID, a special taxing district within the Redevelopment Area only is funding 30% of the cost. The actual Redevelopment Project Costs and the Reimbursable Project Costs may vary from those estimated in this Plan due to many factors, including but not limited to the actual final configuration of the Redevelopment Project and of the Individual Redevelopment Projects, unforeseen site conditions, actual costs of acquisition of real property (if not initially owned by the Developer) and fluctuation in the cost of labor and materials. Only the Reimbursable Project Costs are subject to TIF reimbursement, not other cost of the Developer.

B .Source of Funds. It is anticipated that the Developer through the proceeds of loans and/or equity will fund all of the Redevelopment Project Costs described herein. The City will pledge the TIF Revenues generated in the Redevelopment Area for the repayment of the Reimbursable Project Costs. It is estimated that the Reimbursable Project Costs that will be subject to reimbursement under this Plan will be those listed and described on Exhibit 3, to be included in the Developer proposal and as may be agreed by the City. It is anticipated that TIF Revenues generated by the completed Redevelopment Project will be sufficient to pay the Maximum Reimbursable Project Costs, and that the Reimbursable Project Cost will be fully repaid in approximately the year 2030.

C. Evidence of Commitments to Finance. The Developer will provide evidence of financial ability sufficient to satisfy the City they have the ability to undertake the project financially and complete it.

D. Issuance, Nature and Term of Obligations. It is not anticipated that Obligations will be issued to finance Reimbursable Project Costs. It is proposed that the Developer will furnish all funds to fund Reimbursable Project Cost, as well as private non-reimbursable cost, and will be reimbursed by the TIF on a "pay-as-you-go-basis" from TIF revenue when and if collected.

E. Prerequisite to Reimbursement to Developer. In order for Developer to be entitled to reimbursement of Reimbursable Project Costs, sufficient portions of the Redevelopment Project Area shall have been completed as necessary to provide PILOTs and EATs necessary to fund the Reimbursable Project Costs. Reimbursable Project Costs are payable/reimbursable solely from PILOTs and EATs collected and deposited into the Special Allocation Fund. Disbursements from the Special Allocation Fund shall be in accordance with the Plan and the Development Agreement. From time-to-time, the Developer shall provide to the City a cost-incurred certificate, certified by the Developer's architect, that specific matters whose costs are itemized on Exhibit 3 as "TIF Reimbursable Costs" have been partially or fully completed. For matters involving improvements, which are to be dedicated to the City, or for public roads, the cost-

incurred certificate shall include information that such improvements have been accepted by the City, MODOT or other appropriate governmental authority. The cost-incurred certificate shall include the actual costs of the Reimbursable Project Costs incurred to date, including any financing costs incurred, less any costs, which have been previously included in a Certificate of Completion, as described below. The City may ask for any additional documentation they may need to evidence the cost submitted by the Developer. Once the City has been satisfied that the listed reimbursable improvements have been completed and have been accepted by the architect, and has reviewed or audited the cost information to its satisfaction, it shall provide to the Developer a Certificate of Completion, which shall not be unreasonably withheld or delayed. The Certificate of Completion shall constitute the agreement of the City to reimburse those Reimbursable Project Costs, which are the subject of the Certificate of Completion, subject to collection of sufficient revenues and annual appropriation.

F. Projected TIF Revenues. The total amount of Payments in Lieu of Taxes projected to be generated by the Redevelopment Project is approximately $17.2 Million Dollars over the 15 years projected to capture such funds of the Redevelopment Project. The total amount of Economic Activity Taxes projected to be captured by the TIF from within the Redevelopment Project is approximately $24 Million Dollars over the 15 years of capture of such funds of the Redevelopment Project Area, including the 50% ($4 million) of the Main Street CID funds that are pledged to the TIF. These projections and the specific assumptions used in such projections are set forth in the TIF Revenues Projections is attached as Exhibit 11 & 14 of the Cost Benefit Analysis.

G. Payments in Lieu of Taxes. Calculation of anticipated Payments in Lieu of Taxes are based on current and projected future real property assessed valuations and the best available information concerning future property tax levy rates, both of which are subject to change due to many factors, including statewide reassessment, the effects of real property classification for real property tax purposes, and the rollback in tax levies resulting from reassessment or reclassification. Under the TIF Act, any taxes derived from an increase in the current levies will be paid to the taxing district, which has increased the levy.

1. Equalized Assessed Valuations. According to the records of the County Assessor, the Total Initial Equalized Assessed Value of the Redevelopment Area for which tax increment financing is to be adopted is approximately One Million Four Hundred Thirty Four Thousand Nine Hundred Five Dollars ($1,434,905). The current ad valorem tax levy rate in the Redevelopment Area is $4.5104 per $100 of assessed valuation, not including the State levy of $.03, or the $.40 County Sur-Charge. The Current Assessed Value will, and must be attested and certified by the County Assessor.

2. Anticipated Assessed Valuation. Property tax assessment for each Redevelopment Project Area is anticipated to occur in the year following completion of each Redevelopment Project Area. In the final year of the Plan, based on projections, which is 9 years earlier than the 23 year limit, the estimated assessed value in 2030, the year following projected end of the TIF, is $38,295,743. It is estimated that the Redevelopment Area will annually yield in excess of $2 Million in ad valorem property taxes annually upon the termination of the TIF. It is anticipated that during the term of the TIF a total of $2.5 million, or an estimated $182,000 annually paid to the taxing districts in new taxes excluding the estimated current $70,000 annual being collected from within the Redevelopment Area now, which the Districts will collect as well. The Taxing Districts will benefit from the collection of the County Sur-Charge imposed upon all commercial classified property, which the amount is estimated at an average of $127,000 over the 15 years. Exhibit 10 provides projections of property tax assuming no TIF is approved. Exhibit 11 provides projections of property taxes assuming the TIF is approved.

H.Economic Activity Taxes. Economic Activity Taxes to be generated in the Redevelopment Area consist of sales taxes and utility taxes incidental to construction of the Redevelopment Project and operation of the Redevelopment Project. The current local sales tax rate for the Taxing Districts is 3.75% (2.625 City, 1.125 County. The "City-Parks and Storm water"

tax ($.25) is estimated to sunset in 2022. The Capital Improvement Sales Tax was just reapproved by the voters for 10 more years, but is up for re-approval in 2025 ($.375) No Economic Activity Taxes attributable to the construction of the Redevelopment Project have been projected, none are anticipated. Exhibit 12 provides a projection of EATs if no TIF is approve. Exhibit 13 provides a projection of EATs showing the impact if the two taxes of the City are not renewed when they sunset and the TIF is approved. Exhibit 14 provides a projection of EATs assuming both taxes are renewed when they sunset and the TIF is approved.

I. Special Allocation Fund. The City Director of Finance shall establish and maintain the Special Allocation Fund, which shall contain two separate segregated accounts. Payments in Lieu of Taxes shall be deposited into the (PILOTs) Account within the Special Allocation Fund and (Eats) Economic Activity Taxes shall be deposited into the Economic Activity Account within the Special Allocation Fund. TIF Revenues so deposited and any interest earned on such deposits will be used for and are pledged for the payment of Reimbursable Project Costs and upon payment of all Reimbursable Project Costs, the Plan will be terminated and any excess funds will be distributed to the Taxing Districts, in the manner set forth in Article IX of this Plan.

X. DISBURSEMENTS FROM SPECIAL ALLOCATION FUND

All disbursements from the Special Allocation Fund will be made by the City Director of Finance out of the two separate segregated accounts maintained within the Special Allocation Fund for Payments in Lieu of Taxes and Economic Activity Taxes in proportion to their respective balances at the time of making a disbursement. On each Distribution Date, the City Director of Finance shall make disbursements from the Special Allocation Fund in the following manner and order of preference, subject to appropriation and approval of the City Council.

First, all PILOTs collected on any residential assessment shall be shall be declared a surplus and paid to the County Collector to be disbursed back to the taxing districts based on the taxing districts prorate levies.

Second, to pay City any Redevelopment Project Costs or administrative cost;

Third, to pay reimbursements of Developer advances;

Fourth, following the payment of all Reimbursable Project Costs, funds remaining in the Special Allocation Fund shall be disbursed by the City Director of Finance to the appropriate Taxing Districts in accordance with the Act.

XI. COST-BENEFIT ANALYSIS

The amount of all revenues estimated to be received by the Taxing Districts directly from the Redevelopment Project during the 15 years of operations of the respective Redevelopment Project are set out in the direct tax impact analyses attached as Exhibit 8 & 10 thru 15. These Exhibits combine constitute the Cost Benefit Analysis required by the Statues. The Cost benefit show that without the TIF the taxing Districts will only capture an estimated $1.5 million in taxes over the 15 years, or an estimated $106,000 per year in both sale and property taxes. With the TIF it is estimated that the taxing districts will capture $19.6 million in taxes, even after paying the share to the TIF, thus generating $18.1 in new taxes during the 15-year period. The TIF will not cost any taxing district funds or lost revenue. Once the TIF is over the annual tax revenue to the districts is projected to be in excess of $4.7 million annually in sales and property taxes. The cost-benefit analysis shows the impact on tax revenues in the event that the Redevelopment Project is built pursuant to the Plan, and if the Redevelopment Project is not built. The cost benefit analysis, together with the direct tax impact analysis, illustrates the fiscal

impact on every Taxing District. The information attached provides sufficient information to evaluate and support the financial feasibility of the Redevelopment Project, as proposed.

XII. PROVISIONS FOR AMENDING THE PLAN

This Plan may be amended only pursuant to the provisions of the Act.

XIII. TERMINATION OF TAX INCREMENT FINANCING

Tax increment financing for the Redevelopment Area shall remain in effect until the Redevelopment Project has been constructed and all Reimbursable Project Costs have been reimbursed or 23 years, whichever comes first, after the adoption of tax increment financing for such Individual Redevelopment Project Area by Ordinance. When it is time to do so under this Plan, tax increment financing shall be terminated for the Redevelopment Project Area or for any Individual Redevelopment Project by the adoption of an Ordinance of the City Councilor by any other method authorized by the Act. It is anticipated that all Reimbursable Project Costs will be reimbursed and that the tax increment financing for and the designation of the Redevelopment Project Area will be terminated by Ordinance by 2031.

XIV. REQUIRED STATUTORY FINDINGS

With the approval of this Plan, the TIF Commission and the City Council have, as required by the Act, made the findings set forth below, based upon the record of the public hearing on the Plan, including but not limited to concluding that the Redevelopment Project Area qualifies as a Blighted Area under the Tax Increment Financing statutes, based upon the information attached as Exhibit 4, the information elicited during the public hearing(s) and the But For Analysis done in Exhibit 6 and the affidavit of the prospective Developer to be attached as Exhibit 7, attesting that without the TIF the project would not be feasible..

Blighted Area. The Redevelopment Area overall is a Blighted Area. (See Exhibit 4)

A. But for determination: The Council must determine that without the TIF assistance the Redevelopment will not occur. The "But For" analysis provided as Exhibit 6 and the Developer's Affidavit attesting that without the TIF assistance the project would not be feasible.

B. Expectations for Development. The Redevelopment Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing due to the substantial cost to ameliorate the conditions causing the Redevelopment Area to qualify as a Blighted Area and that the Redevelopment Area will not be solely used for development of commercial businesses, which unfairly compete in the local economy. Further, the adoption of this Tax Increment Financing Plan is in the public interest because this development will result in the installation of needed infrastructure improvements, increased employment in the municipality, and will result in preservation or enhancement of the tax base of the city.

C. Conforms to Comprehensive Plan of City. The City's Comprehensive Plan indicates that the Redevelopment Area should be developed for commercial use. This Plan is in conformance with the City's Comprehensive. .

D. Date to Adopt Redevelopment Project. No Ordinance approving any Individual Redevelopment Project Area for TIF financing within the Redevelopment Project Area will be adopted later than ten years after the adoption

of this Plan.

E. Date of Complete Redevelopment. The estimated date to complete, including the reimbursement of all reimbursable project cost, including interest, of the Redevelopment Project Area has been projected to be 16 years, however the date cannot exceed 23 years from the adoption of the Ordinance approving any Individual Redevelopment Project Area, in accordance with the TIF Act.

F. Cost- Benefit Analysis. The cost benefit analysis attached as a part of Exhibit 8 & 10-15 shows the economic impact of this Plan on Each Taxing District. The analyses shows the impact if the Redevelopment Project is built, and if the Redevelopment Project is not built, pursuant to this Plan. The analyses includes a fiscal impact study on every Taxing District, and sufficient information to evaluate whether the Redevelopment Project as proposed is financially feasible.

G. Gambling Establishment. This Plan does not include the initial development or redevelopment of any gambling establishment as defined in the Act.

H. Reporting Requirements. The Commission/City shall report to the Director of the Department of Economic Development for the State of Missouri by the last day of February of each year the name, address, phone number and primary line of business of any business, which relocates to the Redevelopment Area. Pursuant to the Act, the Director for the Department of Economic Development is required to compile and report the same to the governor, the speaker of the house and the president pro tempore of the Senate on the last day of April of each year.

I. Redevelopment Project Area. The Redevelopment Project Area selected for the Redevelopment Project includes only those parcels of real property and improvements directly and substantially benefitted by the proposed Redevelopment Project.

XV. RELOCATION PLAN

A Definitions. The following terms, whenever used or referred to herein, shall have the following meanings:

(1) Designated Occupants. "Designated Occupants" shall mean handicapped displaced occupants and those displaced occupants who are 65 years of age or older at the time of the notice to vacate or who have an income less than the average median income for the metropolitan area as certified annually by the Missouri Housing Development Commission based upon standards established by the Housing and Urban Development Department.

(ii) Displaced Business. "Displaced Business" shall mean any business that moves from real property within the development area as a result of the acquisition of such property, or as a result of written notice to vacate such property, or in conjunction with the demolition, alteration or repair of said property by the Tax Increment Financing Commission pursuant to RSMo. 99.800 et. Seq., as amended.

(iii) Displaced Occupant. "Displaced Occupant" shall mean any occupant who moves from real property within the development area as a result of the acquisition of such property, or as a result of written notice to vacate such property, or in connection with the demolition, alteration or repair of said property, by the Tax Increment Financing Commission pursuant to RSMo. 99.800 et. Seq., as amended.

(iv) Handicapped Occupant. "Handicapped Occupant" shall mean any occupant who is deaf, legally blind, or orthopedically disabled to the extent that acquisition of another residence presents a greater burden than other occupants would encounter or that modification to the residence would be necessary.

(v) Occupant. "Occupant" shall mean a residential occupant of a building having lawful possession thereof, and further shall include any person in lawful possession, whether related by blood or marriage to any other occupant. If there is a document of a residential unit, the first-named person shall be the occupant for purposes hereunder.

(vi) Person. "Person" shall mean any individual, firm, partnership, joint venture, association, limited liability company, limited liability partnership, corporation, estate, trust, receiver or trustee appointed by any state or federal court, syndicate, or any other group or combination acting as a unit and any life insurance company organized und the laws of, or admitted to do business in the State of Missouri, undertaking a redevelopment project in an Individual Redevelopment Project Area.

E. Benefits. Every Person approved by the Commission as a developer of property subject to being acquired by the Tax Increment Financing Commission in furtherance of a Tax Increment Financing Plan shall provide relocations benefits as follows:

(i) There shall be a payment to all eligible Displaced Occupants and Displaced Businesses in occupancy at least thirty (30) days prior to the date said Displaced Occupant or Displaced Business is required to vacate the premises by the Developer, its assigns or any Person seeking acquisition powers under the Tax Increment Financing Plan pursuant to RSMo. 99.800 et. Seq., as amended; and

(ii) There shall be a program for identifying needs of eligible Displaced Occupants and Displaced Businesses with special consideration given to income, age, size of family, nature of business, availability of suitable replacement facilities, and vacancy rates of affordable facilities; and

(iii) There shall be a program for referrals of eligible Displaced Occupants and Displaced Businesses with provisions for a minimum of three (3) suitable referral sites, a minimum of ninety (90) days of referral sites for handicapped Displaced Occupants and thirty (30) days' notice for all other Displaced Occupants and Displaced Businesses, prior to the date such Displaced Occupant or Displaced Business is required to vacate the premises. Arrangements for transportation to inspect referral sites shall be provided to eligible Displaced Occupants; and (iv) All eligible Displaced Occupants shall be provided with relocation payments based upon one of the following, at the option of the Displaced Occupant:

(A) A $500.00 payment; or
(B) Actual reasonable costs of relocation, including actual moving costs, utility deposits, storage of personal property up to one month, utility transfer and connection fees, and other initial rehousing deposits, provided that the rent shall not exceed 150% of the current rent.

(iv) In addition to the payments provided for in subsection (iv) above, an additional payment shall be provided to Handicapped Occupants which shall equal the amount, if any, to adapt a replacement dwelling to substantially conform with the access ability and usability of such Handicapped Occupant's prior residence, such amount not to exceed $400.00.

(v) All eligible Displaced Businesses shall be provided relocation payments based upon the following, at the option of the Displaced Business:

(A) A $1,500.00 payment; or

BB.

(B) Actual reasonable costs of moving including costs for packing, crating, disconnecting, dismantling, reassembling and installing all personal equipment and costs for re-lettering signs and replacement stationary.

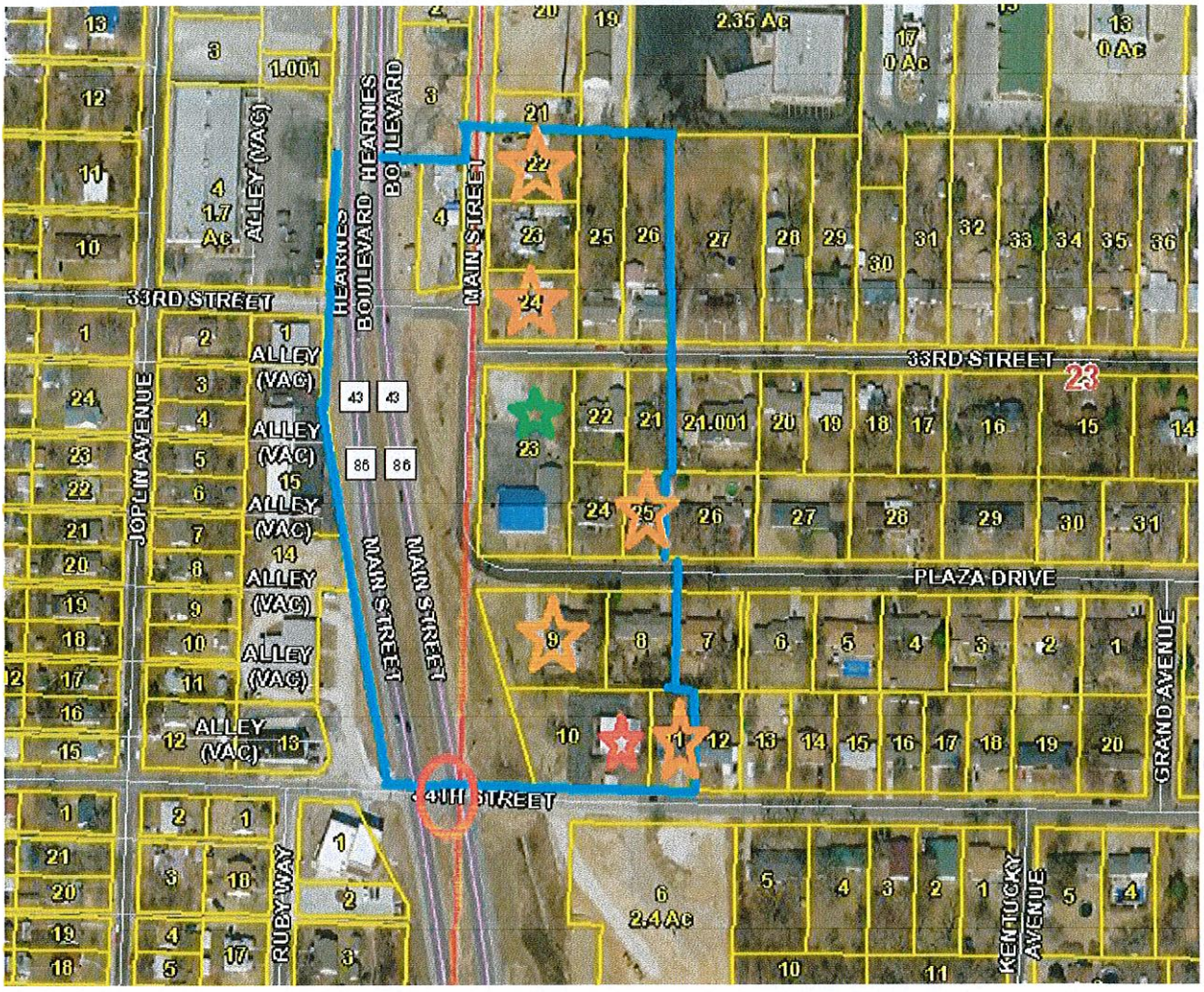
(vi) Any Displaced Occupant or Displaced Business may waive their relocation payment in writing.

(viii) All eligible Displaced Occupants and Displaced Businesses shall be notified in writing of the availability of the relocation benefits and assistance described herein.

(ix) Any Developer provided assistance with land acquisition by the Tax Increment Financing Commission shall provide a certification to the Commission of compliance with this relocation plan.

EXHIBIT 1-LEGAL DESCRIPTION & MAP OF REDEVELOPMENT AREAS (6 RPAs TOTAL)

REDEVELOPMENT PROJECT AREA 1



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OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022001001004000	0.260	GOODSON, ROBERT & DONNA 3227 MAIN JOPLIN, MO 64804	$17,120	1945-RES
Address:				
Legal Description:		FREEMAN GROVE 1 & 6: LOTS 8-9-10 & 11 EX W 50'	BOOK PAGE	324 02670
056023002001022000	0.325	COLE, MICHAEL B. & DONNA I. 6895 Beef Branch Road Joplin, MO 64804	$6,790	1945-RES
Address:				

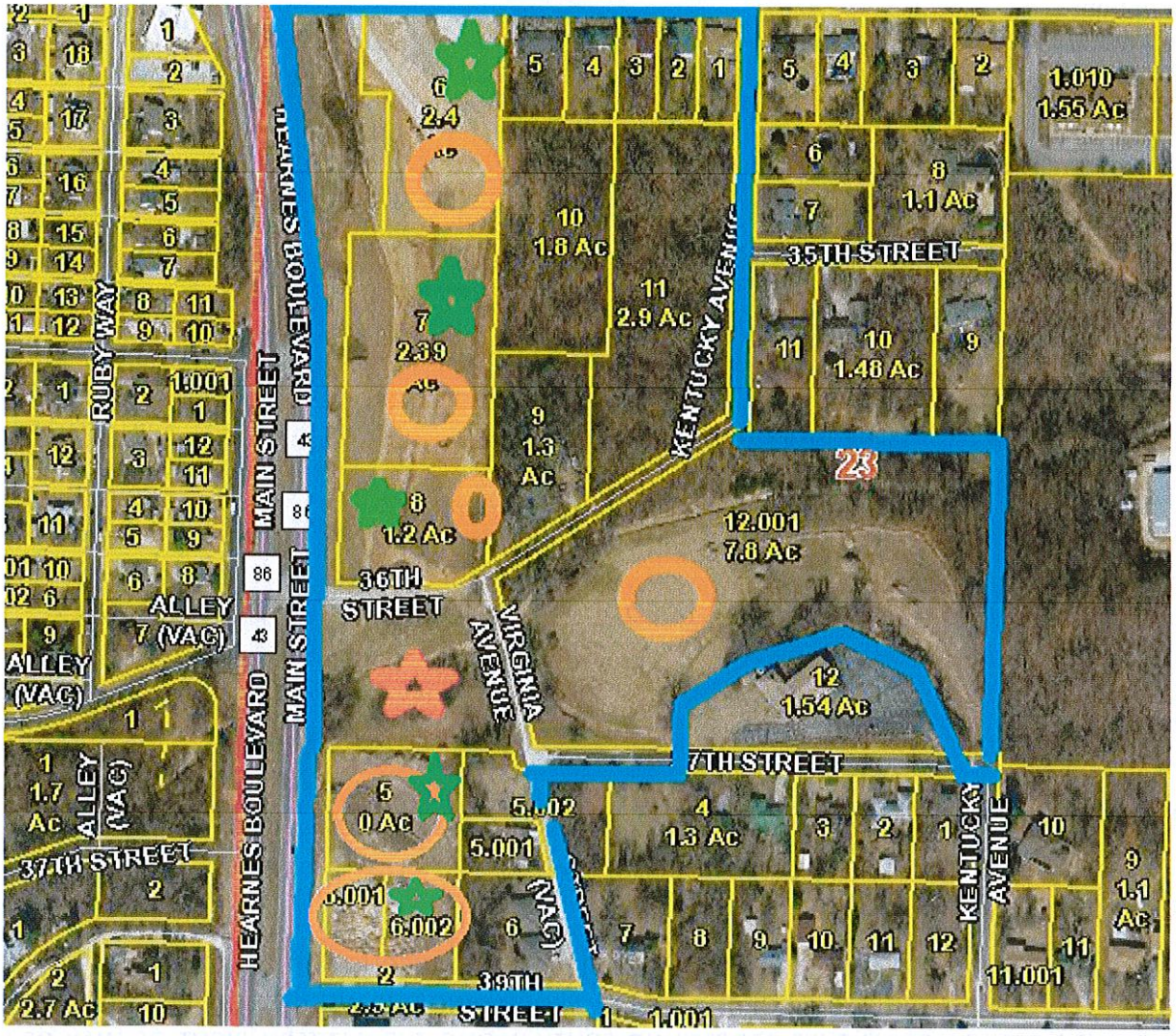
Legal Description:		COLLINS: N 102' LOT 10	BOOK PAGE	342 02769
056023002001023000	0.325	LEWIS, BERT G. 3235 S MAIN JOPLIN, MO 64804	$9,540	1945-RES
Address:				
Legal Description:		COLLINS: PT LOT 10 BEG 102' S NW COR E 139' S 102' W 139' N 102' TO POB	BOOK PAGE	354 01958
056023002001024000	0.326	LEGALLY BLONDE INVESTMENTS, LLC P. O. BOX 249 SAGINAW, MO 64864	$7,410	1945-RES
Address:				
Legal Description:		COLLINS: S1/3 LOT 10	BOOK PAGE	0360 01057
056023002001025000	0.488	LOYD, KEVIN G. 129 E. 33RD JOPLIN, MO 64804	$9,780	1945-RES
Address:				
Legal Description:		COLLINS: W1/2 LOT 11	BOOK PAGE	353 08014
056023002001026000	0.489	O'DELL, DION P. 133 E. 33RD JOPLIN, MO 64804	$10,370	1945-RES
Address:				
Legal Description:		COLLINS: E1/2 LOT 11	BOOK PAGE	0359 1864
056023002002021000	0.234	JUDD, MARK A. 132 E. 33RD JOPLIN, MO 64804	$4,670	??-RES
Address:				
Legal Description:		COLLINS: E 59' OF N 150' LOT 20 & W 9' OF N 150' LOT 21	BOOK PAGE	350 09332
056023002002022000	0.253	DEWEESE, CRYSTAL R. 120 E. 33RD JOPLIN, MO 64804	$17,590	1950-RES
Address:				
Legal Description:		COLLINS: N 138' OF W 80' LOT 20	BOOK PAGE	356 04629
056023002002023000	0.882	HECKMASTER, STEVE & DIANA & STEVEN SMITH 2607 WISCONSIN AVENUE Joplin, MO 64804	$28,100	??-COM
Address:				
Legal Description:		COLLINS: LOT 19	BOOK PAGE	0360 03991
056023002002024000	0.253	DENNIS, JEFFREY SCOTT & D'ANN 101 POINDEXTER PINEVILLE, MO 64856	$13,850	1956-RES
Address:				
Legal Description:		COLLINS: W 80' LOT 20 EX N 138'	BOOK PAGE	0362 05661
056023002002025000	0.172	FISHER, LINDSEY	$11,140	??-RES
Address:		121 PLAZA DRIVE		

		JOPLIN, MO 64804		
Legal Description:		COLLINS: E 59' LOT 20 EX N 150' & EX S 30'	BOOK PAGE	0361 08484
056023002005008000	0.333	DOKE, LAVONNE LEEANNE	$16,600	1970-RES
Address:		P.O. BOX 1137 JOPLIN, MO 64802-1137		
Legal Description:		PARK PLAZA 1: LOT 3	BOOK PAGE	346 02905
056023002005009000	0.666	RUARK, DENNIS L. & MARY JANE	$36,420	1976-RES
Address:		3506 SILVER CREEK ROAD JOPLIN, MO 64804-5348		
Legal Description:		PARK PLAZA 1: LOTS 1 & 2	BOOK PAGE	300 01198
056023002005010000	0.563	JOPLIN CITY	$0	1971-EXEMPT
Address:		602 S. MAIN JOPLIN, MO 64804		
Legal Description:		PARK PLAZA 1: LOT 22 EX E 32' & ALL LOTS 23 & 24	BOOK PAGE	358 01024
056023002005011000	0.220	GILSTRAP, DOROTHY J.	$9,750	1964-RES
Address:		9386 ELM DRIVE JOPLIN, MO 64804		
Legal Description:		PARK PLAZA 1: W 33.7' LOT 21 & E 32' LOT 22	BOOK PAGE	0361 07849
			$199,130	
TOTAL PROJECT 1	**5.789 Acres**		**Assessed Value**	

STREET RIGHT OF WAY TO BE INCLUDED.

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF PARCEL # 056023002001024000, BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL, PROCEEDING DUE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD, THENCE PROCEEDING SOUTH ALONG THE WESTERN RIGHT OF WAY OF HEARNE'S BOULEVARD TO THE NORTHWEST CORNER OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD AND 34TH STREET. ALSO INCLUDING THE RIGHT OF WAY OF MAIN STREET THAT LIES SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF PARCEL # 056023002002022000, THENCE PROCEEDING WEST TO THE WESTERN RIGHT OF WAY OF MAIN STREET. INCLUDES ALL OF THE RIGHT OF WAY OF MAIN STREET SOUTH OF THAT LINE TO A 90 DEGREE CURVE IN THE STREET AT TO THE POINT THE STREET BECOMES PLAZA DRIVE. ALSO INCLUDING THE RIGHT OF WAY OF PLAZA DRIVE BEGINNING AT THE SOUTHWEST CORNER OF PARCEL #056023002001026000, THENCE PROCEEDING SOUTH TO THE SOUTHERN RIGHT OF WAY OF PLAZA DRIVE. INCLUDES ALL OF PLAZA DRIVE FROM THAT POINT TO THE 90 DEGREE CURVE AT THE POINT WHERE THE STREET BECOMES MAIN STREET.

REDEVELOPMENT PROJECT AREA 2



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OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
056023002006001000	0.305	WOOD, WILLIAM K.	$13,430	1974-RES
Address:		326 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: LOT 26 EX W 140' & N 10'	BOOK PAGE	338 04078
056023002006002000	0.305	WILSON, PHYLLIS K.	$13,240	??-RES
ADDRESS:		318 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: E 70' OF W 140' LOT 26	BOOK PAGE	338 03974

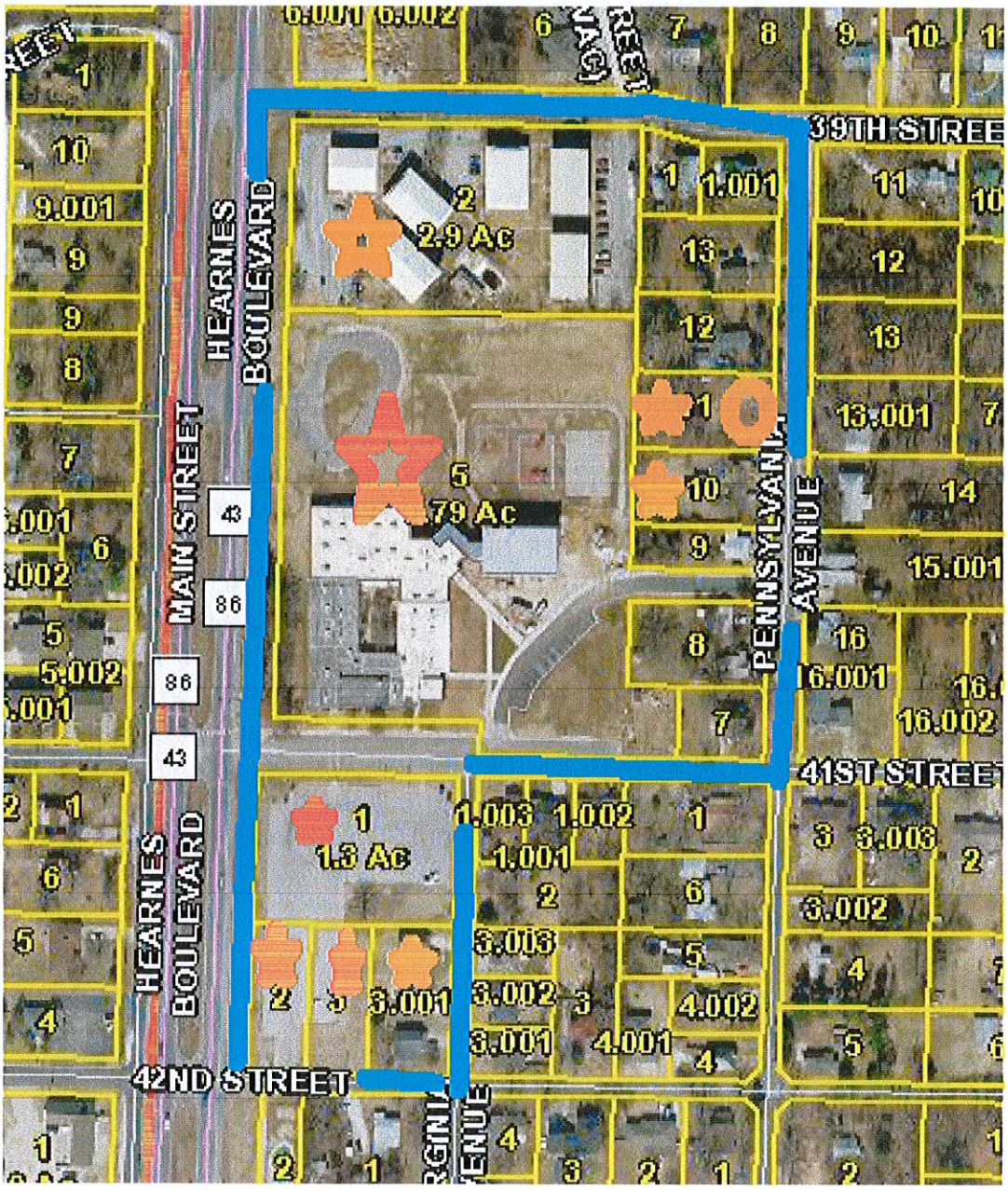
056023002006003000	0.305	CLAFLIN, JOHN	$13,530	??-RES
Address:		314 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: W 70' LOT 26 EX N 10'	BOOK PAGE	358 02558
056023002006004000	0.393	NASH, KENNETH W. & ARLENE	$16,300	??-RES
Address:		310 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: E 90' LOT 25	BOOK PAGE	291 00074
056023002006005000	0.480	ERMAN, ROBERT MICHAEL	$18,940	??-RES
Address:		302 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: W 110' LOT 25	BOOK PAGE	0360 6257
056023002006006000	2.400	RKS DEVELOPMENT, LLC	$85,470	Vacant-COM
Legal Description:		MODOC ACRES: LOTS 6 & 7 EX N 10' & S 150' OF N 160' OF E 50' LOT 5	BOOK PAGE	0361 06840
056023002006007000	2.390	RKS DEVELOPMENT, LLC	$91,170	Vacant-COM
Legal Description:		MODOC ACRES: E 260' LOTS 8-9-10 & 11	BOOK PAGE	0361 07848
056023002007012001	7.800	RKS DEVELOPMENT	$9,840	Vacant-RES
Legal Description:		MODOC ACRES: LOTS 15-16-17-18-31-32-33-34-35-36- 37 & 38 EX N 300' LOTS 31-32-33 & 34 ETC	BOOK PAGE	0362 07379
Address:		202 E. 32ND JOPLIN, MO 64804		
056023002006008000	1.200	RKS DEVELOPMENT, LLC & DANIEL ALLGE	$5.890	Vacant-COM
Address:		202 E. 32ND JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: LOTS 12 & 13 EX W 140'	BOOK PAGE	0361 08862
056023002006009000	1.300	DOSS, CLYDE E. JR & ANNA	$10,570	1940-RES
Address:		3529 VIRGINIA JOPLIN, MO 64801		
Legal Description:		MODOC ACRES: LOT 20	BOOK PAGE	0181 0441
056023002006010000	1.800	LUNDSTRUM, BOB	$3,690	Vacant-AGR
Legal Description:		MODOC ACRES: W 200' LOTS 21-22-23 & 24	BOOK PAGE	0362 01710
056023002006011000	2.900	LUNDSTRUM, BOB	$4,790	Vacant-AGR
Legal Description:		MODOC ACRES: LOT 19 & E 210' LOTS 21-22 23 & 24	BOOK PAGE	245 00467
Address:		711 E. 33RD JOPLIN, MO 64804		

NO PARCEL #	1.500	Missouri Department of Transportation P.O. 868	$0	Vacant-EXEMPT
Address:		Springfield, Mo 65801		
Legal Description:		An estimated 1.5 Acres lying south of 36th Street, east of Virginia Avenue, west of main and north of Newton County Parcel # 056023003002005000 and 056023003002005001 in Section 23 Township 27 Range 33 of Newton County, except that part used for right of way for Main Street and 36th Street.	BOOK PAGE	NA
056023003002005000	1.110	RKS DEVELOPMENT, LLC	$5,850	Vacant-COM
Legal Description:		PT NW1/4 SW1/4 BEG 246.21' E NW COR E 409.92' S 208.71' W 409.92' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB S 14* E 92.55' W 169.90' W 90' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	BOOK PAGE	0362 02326
056023003002006001	0.422	RKS DEVELOPMENT, LLC	$31,230	Vacant-COM
Legal Description:		PT NW1/4 SW1/4 BEG 208.71' S & 171.29' E NW SEC COR E 100' S 183.71' W 100' N 183.71' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	BOOK PAGE	0362 02327
056023003002006002	0.548	RKS DEVELOPMENT, LLC	$2,770	Vacant-COM
Legal Description:		W 129.83' OF: BEG 208.71' S & 271.29' E NW COR SW1/4 S 183.71' E 329.83' N 183. 71' W 329.83' TO POB	BOOK PAGE	0362 02327
Address:		202 E. 32ND JOPLIN, MO 64804		
PT OF 056023003002005001	0.332	WHITE, KEITH V.	$9,280	1940-RES
Legal Description		BEG 517.15' E & S 14* E 122.08' NW COR NW1/4 SW1/4 S 14* E 92.55' W 169.90' N 90' E 146.17' TO POB & EASEMENT OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY LYING WEST OF VIRGINIA AVENUE.	BOOK PAGE	0347 04478
056023003002005002	0.601	WHITE, KEITH V. & DEBBIE A.	$3,105	Vacant-RES
Legal Description:		PT NW1/4 SW1/4 BEG 402.29' E OF NW COR E 253.84' S 208.71' W 253.84' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	BOOK PAGE	355 06307
Address:		3706 VIRGINIA AVENUE JOPLIN, MO 64804		
056023003002006000	0.843	RDE, LLC	$35,230	1993-RES
Address:		817 MAIDEN LANE JOPLIN, MO 64801		

Legal Description	PT NW1/4 SW1/4 BEG 208.71' S & 271.29' E NW COR SW1/4 W 183.71' E 329.83' N 183.71' W 329.83' TO POB EX W 129.83' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	0362 3730
TOTAL	**27.48**		**$377,095**

STREET RIGHT OF WAY TO BE INCLUDED IN RPA

RPA WILL INCLUDE THAT PART OF HEARNE'S BOULEVARD LYING SOUTH OF A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF 34TH STREET AND HEARNE'S BOULEVARD, THENCE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. INCLUDES ALL OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD SOUTH OF THIS LINE TO A LINE, WHICH BEGINS AT THE NORTHWEST CORNER OF PARCEL #056023003002005000, THENCE PROCEEDING WESTERLY TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. ALSO INCLUDING THE RIGHT OF WAY OF 34TH STREET BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF 34TH STREET AND HEARNE'S BOULEVARD, THENCE SOUTH TO THE SOUTHERN RIGHT OF WAY OF 34TH STREET. INCLUDES ALL OF THE RIGHT OF WAY OF 34TH STREET LYING EAST OF THIS LINE TO A LINE BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF KENTUCKY AVENUE AND 34TH STREET, THENCE NORTH TO THE NORTH RIGHT OF WAY LINE OF 34TH STREET. ALSO INCLUDES ALL OF KENTUCKY STREET LYING SOUTH OF 34TH STREET TO A POINT WHERE KENTUCKY CONNECTS WITH 36TH STREET. ALSO INCLUDES ALL OF 36TH STREET LYING EAST OF HEARNE'S BOULEVARD TO A POINT WHERE 36TH STREET CONNECTS WITH KENTUCKY AVENUE. ALSO INCLUDES THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF WHERE IT CONNECTS WITH 36TH AND KENTUCKY STREET TO THE POINT IT CONNECTS WITH 37TH STREET. ALSO INCLUDING ALL OF 37TH STREET LYING EAST OF THE POINT IT CONNECTS WITH VIRGINIA AVENUE TO A POINT WHERE IT CONNECTS WITH KENTUCKY AVENUE.



REDEVELOPMENT PROJECT AREA 3

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

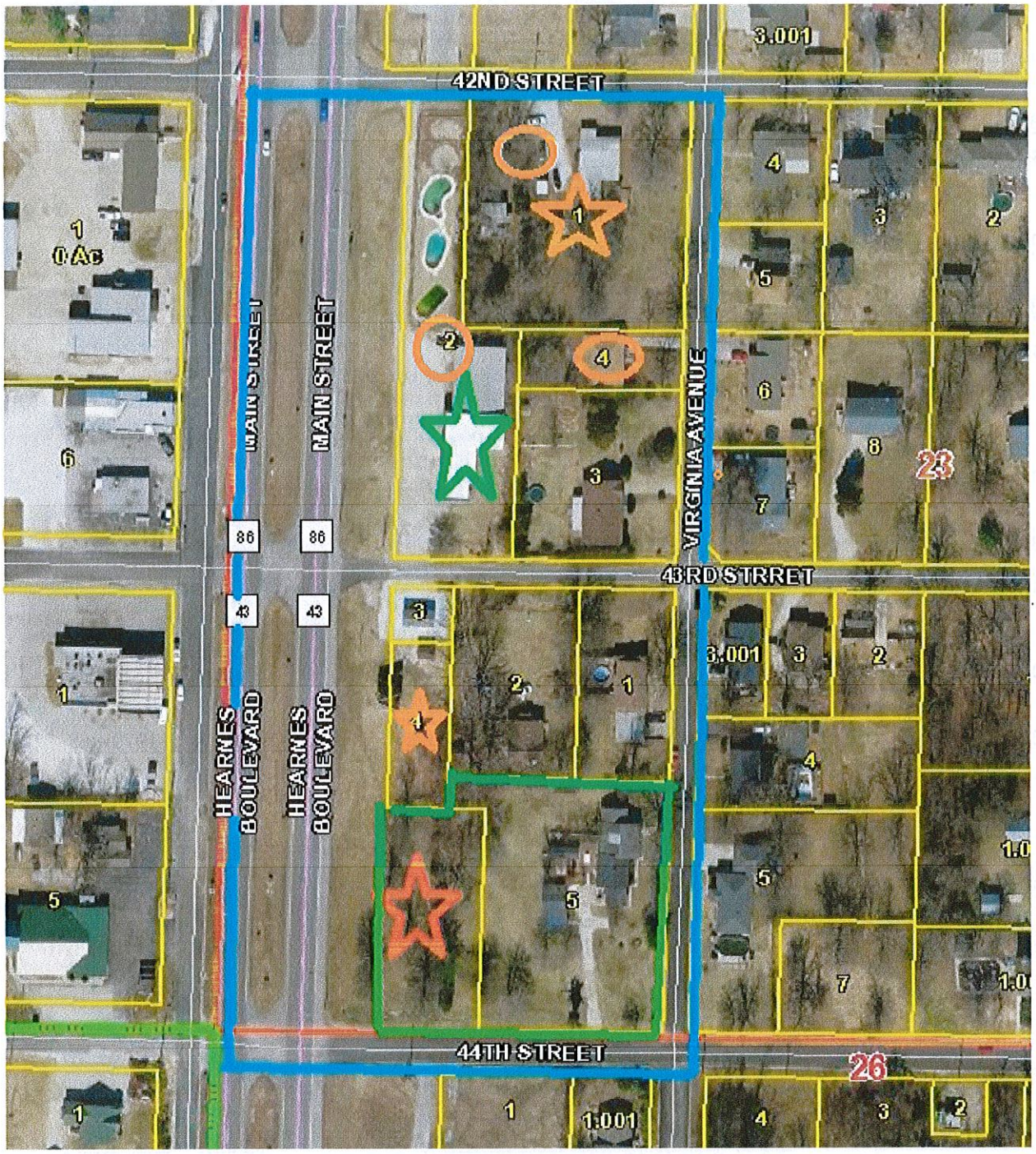
PARCEL NUMBER	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
056023003003002000	2.900	MARCULES, BART AUGUSTIN TRUST	$322,750	Apt-RES
Address:		988 E. CEMETERY ROAD GRANBY, MO 64844		
Legal Description:		PT NW1/4 SW1/4 BEG 170' E & 612.56' N SW COR N 257.20' E 486.13' S 257.20' W 486.13' TO P	BOOK PAGE	0362 05967

056023003003003000	0.600	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	EXEMPT
Legal Description:		SCHOOL PROPERTY-BEG 492.56' N & 170' E SW COR NW1/4 SW1/4 N 120' E 223' S 120' W 223' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	352 12512
056023003003004000	0.529	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	EXEMPT
Legal Description:		SCHOOL PROPERTY-BEG SW COR M-15 E 176.47' N 127.61' W 180' S 125.56' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	352 14889
056023003003004002	0.248	JOPLIN R-VIII SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-BEG 140' S & 180' E NW COR M-15 S 127.61' E 85' N 127.61' W 85' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	353 00708
056023003003005000	5.400	JOPLIN R-8 SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-W 73.7' OF S 97' OF: BEG 656.13' E & 15' N SW COR NW1/4 SW1/4 N 97' E 73.7' S 97' TO 15' N OF S LN W 73.7' TO POB & W 656.13' OF S 347' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	350 09703
056023003010001000	1.300	SCHOOL DISTRICT 42	$0	EXEMPT
Legal Description:		SCHOOL-LOTS 5 & 6 STAPLES & PABST 2 & BEG NE COR LOT 5 E 130' W 130' N 205' TO POB	BOOK PAGE	240 00566
056023003010002000	0.386	JOPLIN R-8 SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-PT LOT 7 STAPLES & PABST 2	BOOK PAGE	324 02870
056023003010003000	0.416	JOPLIN R-VIII SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-LOT 8 EX E 114' STAPLES & PABSTS 2	BOOK PAGE	353 02365
Address:		P.O. BOX 128 JOPLIN, MO 64802		
056023003003012000	0.459	RAINEY, JANE E.	$6,690	1920-RES
Address:		3922 S. PENNSYLVANIA JOPLIN, MO 64804		
Legal Description:		JONES: LOT 23	BOOK PAGE	0361 03456
056023003003011000	0.462	RKS DEVELOPMENT, LLC	$2,240	Vacant-RES
Address:				
Legal Description:		JONES: LOT 24	BOOK PAGE	0359 05017
056023003003010000	0.441	CRUMBLISS, CAROLYN J.	$6,420	1920-RES
Address:		1913 W. 10TH ST. JOPLIN, MO 64801		
Legal Description:		PT NW1/4 SW1/4 BEG 656.13' E & 332.4' N SW COR N 100' E 190.6' S 100' W TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	349 03014

056023003003009000	0.261	HUNTER, LORI ANN	$6,640	1900-RES
Address:		318 E. 41ST JOPLIN, MO 64804		
Legal Description:		TR M-19 PT NW1/4 SW1/4 BEG 656.13' E & 228.4' N SW COR N 104' E 208.7' S 104' W 208.7' TO POB EX S 45' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	351 05812
056023003003008000	0.519	ALTMAN, JEFFREY L.	$9,280	1945-RES
Address:		4016 PENNSYLVANIA JOPLIN, MO 64804		
Legal Description:		TR M-18 PT NW1/4 SW1/4 BEG 656.13' E & 112' N SW COR N 116.5' E 208.7' S 116.5' W 208.7' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	355 04106
056023003003007000	0.267	SMITH, ELLA L.	$8,720	1942-RES
Address:		4030 PENNSYLVANIA AVENUE JOPLIN, MO 64804		
Legal Description:		PT M-17 BEG 656.13' E & 15' N SW COR NW1/4 SW1/4 N 97' E 208.7' S 97' W 208.7' TO POB EX W 73.7' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	0360 04606
056023003010003001	0.537	LOCKE, MICHAEL K. & TANIA R.	$34,470	1996-RES
Address:		P.O. BOX 2004 JOPLIN, MO 64803-2004		
Legal Description:		GRIFFIN: LOTS 1-2 & 3	BOOK PAGE	345 01069
			$397,210	
TOTALS	**14.73 ACRES**		**ASSESSED VALUE**	

STREET RIGHT OF WAY TO BE INCLUDED

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD WHICH LIES SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF PARCEL #056023003002005000, THENCE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. INCLUDES ALL OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF THIS LINE TO A LINE WHICH BEGINS AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 42ST STREET AND HEARNE'S BOULEVARD, THENCE EAST TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ST STREET AND HEARNE'S BOULEVARD. ALSO INCLUDING THE RIGHT OF WAY OF 39TH STREET WHICH LIES EAST OF THE POINT WHICH 39TH STREET CONNECTS WITH HEARNE'S BOULEVARD TO A LINE WHICH BEGINS AT THE NORTHEAST CORNER OF PARCEL #056023003003002000, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 39TH STREET. ALSO INCLUDES A VACATED STREET WHICH LIES EAST OF PARCELS #056023003002005001AND #056023003002006000, SOUTH OF 37TH STREET AND NORTH OF 39TH STREET. ALSO INCLUDES THE RIGHT OF WAY OF PENNSYLVANIA LYING SOUTH OF 39TH STREET AND NORTH OF 41ST STREET. ALSO INCLUDES THE RIGHT OF WAY OF 41ST STREET LYING EAST OF THE POINT IT CONNECTS WITH HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND PENNSYLVANIA, THENCE SOUTH TO THE SOUTHERN RIGHT OF WAY LINE OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF 41ST STREET AND NORTH OF 42ND STREET. ALSO INCLUDING THE RIGHT OF WAY OF 42ND STREET WHICH LIES EAST OF THE RIGHT OF WAY OF THE POINT IT CONNECTS WITH HEARNE'S BOULEVARD AND AT A NORTH SOUTH LINE BETWEEN THE NORTHEAST CORNER AND THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ND STREET AND VIRGINIA AVENUE.



REDEVELOPMENT PROJECT AREA 4

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

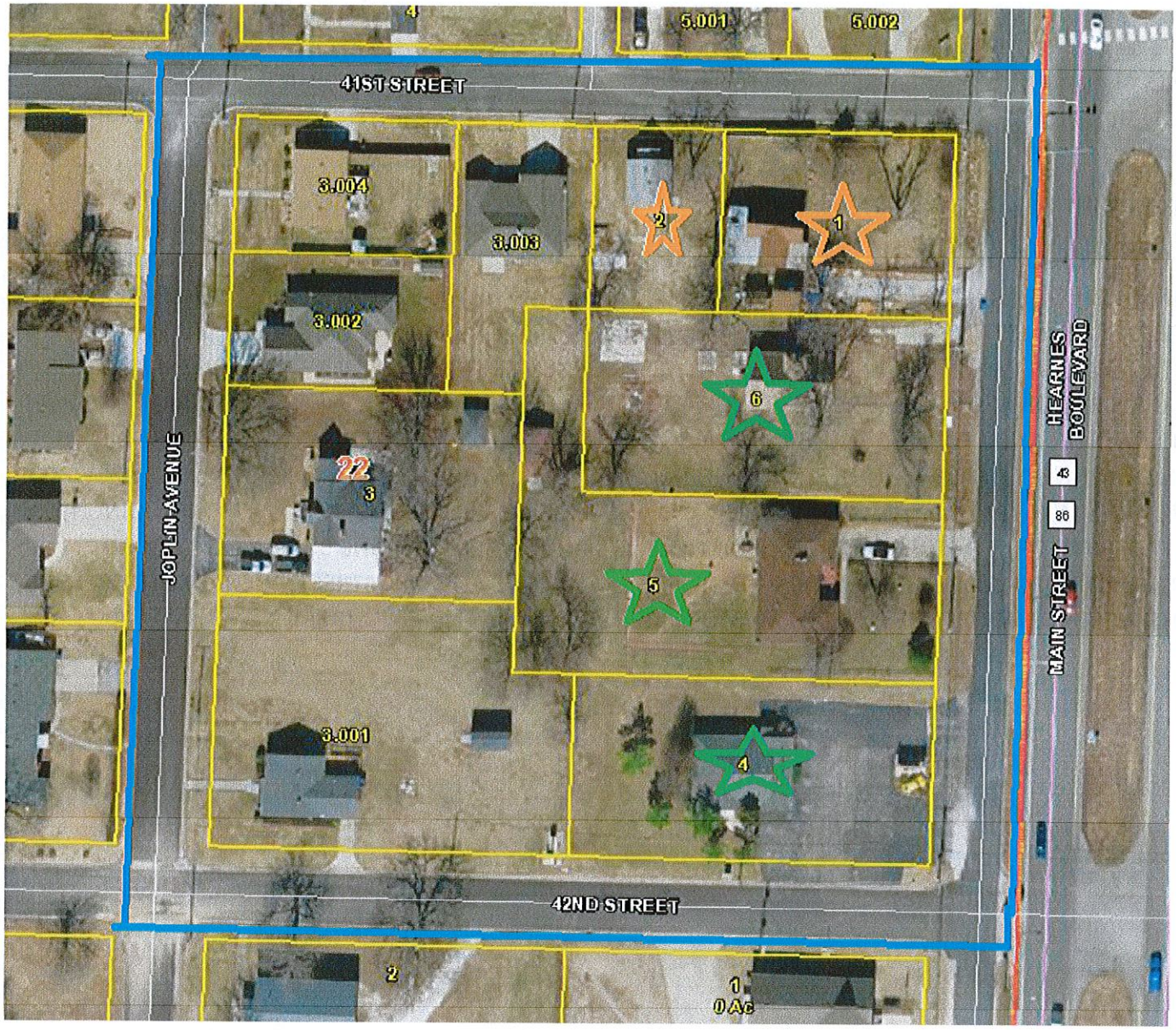
0560230030110010000	1.000	RKS Development, LLC.	$7,860-R	1936-RES
Address:		4029 MISSOURI JOPLIN, MO 64804		

Legal Description:		Lot 1,2,3 of Hughes Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	358 09788
056023003011002000	1.080	RKS DEVELOPMENT, LLC	$58,200-C	1986-COM
Address:				
Legal Description:		East 62' of Lots 18 & 19 and the West 52' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	328 02165
056023003011003000	0.520	SHEPHERD, SCOTT S.	$14.010-R	1945-RES
Address:		4230 VIRGINIA JOPLIN, MO 64804		
Legal Description:		Beginning at the SE Corner of Lot 20 of the Staples & Pabst 2 Subdivision, thence west 150', thence north 153.7, thence east 150', thence south 153.7 to POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	356 02415
056023003011004000	0.180	RKS DEVELOPMENT, LLC	$10,230-R	1967-RES
Address:		202 EAST 32ND JOPLIN, MO 64804		
Legal Description:		The east 150' and the north 53.7' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	362 04583
056023003016001000	0.350	KIENZLE, GARY L. & CARLENE	$16,700-R	1979-RES
Address:		4306 Virginia JOPLIN, MO 64804		
Legal Description:		The north 174' of Lot 29, except the west 115' of the north 174' of Lot 29 of Staples & Pabst 2 Subdivision of Section 23 Township 27 Range 33 of Newton County	BOOK PAGE	314 00269
056023003016002000	0.200	BIBENS, HARRY A. & DEBORAH	$6,010-R	1945-RES
Address:		108 EAST 43RD JOPLIN, MO 64804		
Legal Description:		The WEST 115' OF THE NORTH 174' OF Lot 29 of Staples & Pabst 2 Subdivision of Section 23 Township 27 Range 33 of Newton County	BOOK PAGE	301 00951
056023003016003000	0.070	GONZALEZ, OSCAR H. & LAURA	$670-R	Vacant-RES
Address:		4301 MAIN JOPLIN, MO 64804		
Legal Description:		North 50' of Lot 30 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	355 00783
056023003016004000	0.210	PERRY MANAGEMENT, LP	$2,070-R	Vacant-RES
Address:		P.O. BOX 514 CARTHAGE, MO 64836		
Legal Description:		East 62' of THE SOUTH 150' OF Lot 30 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	351 06683

		$115,750
	3.610	**ASSESSED**
TOTALS	**ACRES**	**VALUE**

STREET RIGHT OF WAY TO BE INCLUDED

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF A LINE BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND HEARNE'S BOULEVARD THENCE WESTWARD TO THE SOUTHWEST CORNER OF 41ST STREET AND HEARNE'S BOULEVARD, ALL OF THE RIGHT OF WAY LYING SOUTH TO A LINE WHICH BEGINS AT THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 43TH STREET AND HEARNE'S BOULEVARD, THENCE PROCEEDING EASTERLY TO THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 43TH STREET AND HEARNE'S BOULEVARD. ALSO INCLUDING ALL OF THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF 42ND STREET AND NORTH OF 43TH STREET. ALSO INCLUDING THE RIGHT OF WAY OF 43RD STREET LYING EAST OF HEARNE'S BOULEVARD AND WEST OF VIRGINIA AVENUE. ALSO INCLUDING THE RIGHT OF WAY OF 43TH STREET LYING EAST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF VIRGINIA AVENUE AND 44TH STREET, THENCE SOUTH TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF VIRGINIA AVENUE AND 43TH STREET.



REDEVELOPMENT PROJECT AREA 5

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

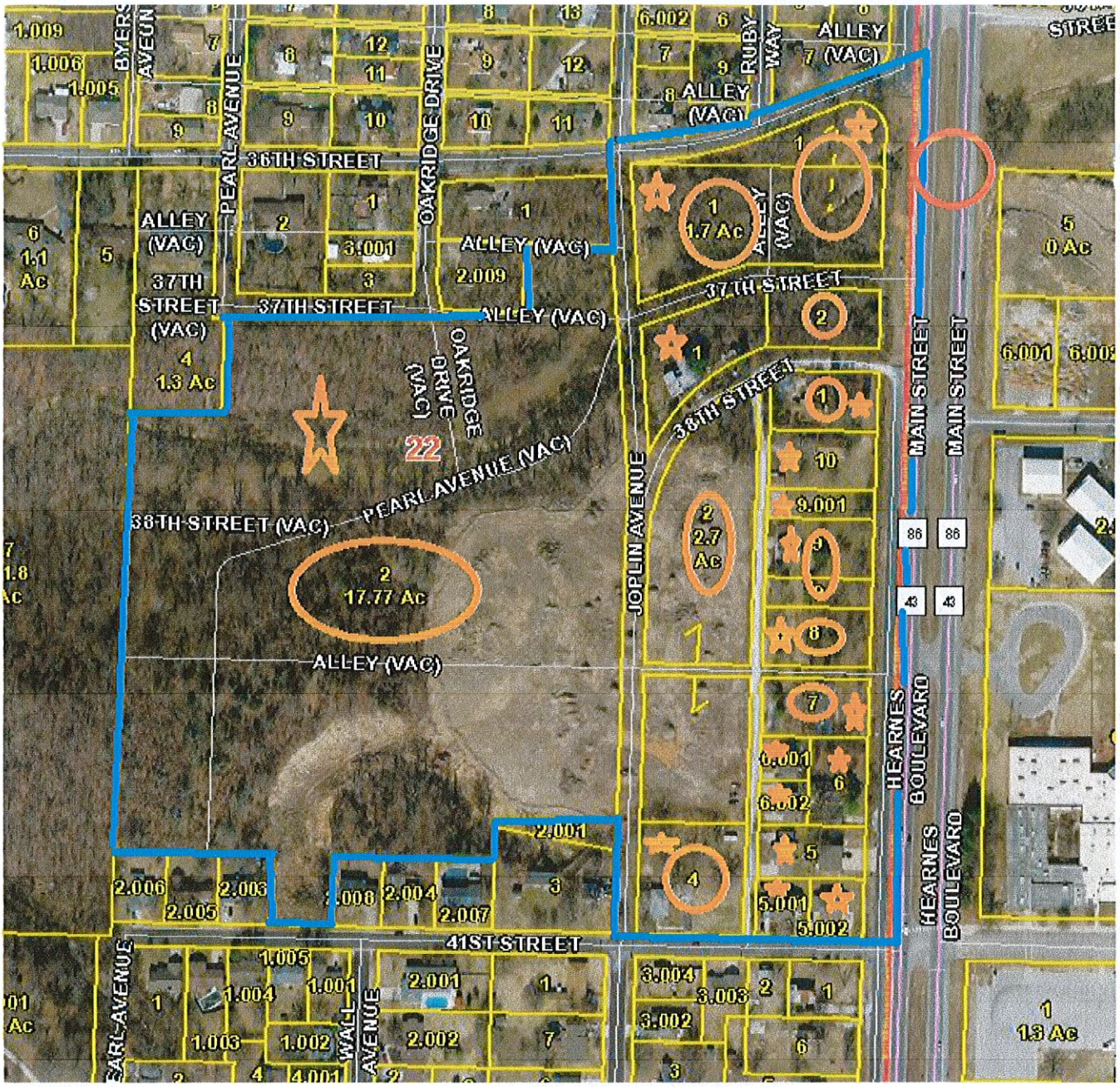
PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022004011001000	0.280	OX, L.L.C.	$6,750	1902-RES
Address:		1505-A W. 10TH JOPLIN, MO 64801		
Legal Description:		STAPLES & PABST 1: N1/2 LOT 1 EX W 70'	BOOK PAGE	0360 07635
055022004011002000	0.157	LUCAS, DAVID E.	$6,290	1920-RES

Address:		% HARLAN DAVID SMITH- TS2013 STELLA, MO 64867		
Legal Description:		STAPLES & PABST 1: W 70' N1/2 LOT 1	BOOK PAGE	356 03047
055022004011003000	0.413	SOOTER, KEVIN	$13,040	1930-RES
Address:		4115 JOPLIN JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: PT LOTS 2 & 11 BEG NW COR LOT 2 S 143.61' E 161.22' N 46.37' E 34.03' N 97.62' W 195' TO POB	BOOK PAGE	356 05572
055022004011003001	0.604	GARRISON, GEORGE O. & BARBARA	$9,820	1951-RES
Address:		4145 JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABSTS: BEG SW COR LOT 11 N ALG W LOT LN 134.88' E 161' S 37.38' E 34' S 97.50' W 195' TO POB	BOOK PAGE	352 08017
055022004011003002	0.198	REYNOLDS, BONNIE	$19,820	Vacant-RES
Address:		4107 S. JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST: PT LOT 2 BEG NW COR E 195' S 97.22' W 34.03' S 46.37' W 161.22' N 143.61' TO POB EX BEG 120' E OF NW COR E 75' S 97.62' W 34.03' S 46.37' W 41.22' N 143.58' TO POB ETC.	BOOK PAGE	0360 4170
055022004011003003	0.247	HEISLER, DORIS	$17,670	2008-RES
Address:		118 W. 41ST JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST BEG NW COR LOT 2 E 1200' TO POB E 75' S 97.62' W 34.03' S 46.37' W 41.22' N 143.58' TO POB	BOOK PAGE	358 02178
055022004011003004	0.198	STERNES, ELIZABETH A.	$5,980	1951-RES
Address:		4105 S. JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST'S: BEG NW COR LOT 2 E 120' S 71.81' W 120' N 71.81' TO POB	BOOK PAGE	360 3905
055022004011004000	0.436	VOLK, RICHARD E. & DIANE M.	$26,210	1972-COM
Address:		4130 HEARNE'S BLVD. JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: S1/2 LOT 12	BOOK PAGE	343 06795
055022004011005000	0.513	BOTTOROFF, JERRY R. & JUDITH ANN	$13,250	1965-COM
Address:		4118 S. MAIN JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: N1/2 LOT 12 & E 34' OF N 97.5' LOT 11 & E 34' OF S 97.5' LOT 2	BOOK PAGE	283 00228
055022004011006000	0.436	WILLIAMS, DAVID S.	$9,310	1900-COM
Address:		4601 HICKORY LANE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: S1/2 LOT 1	BOOK PAGE	0360 4973

		$128,140
	3.482	**ASSESSED**
TOTALS	**ACRES**	**VALUE**

STREET RIGHT OF WAY TO BE INCLUDED

THE RPA WILL INCLUDE THE RIGHT OF WAY OF 41ST STREET LYING WEST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHWEST CORNER OF THE POINT WHERE 41ST STREET CONNECTS WITH JOPLIN AVENUE, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF JOPLIN AVENUE LYING SOUTH OF 41ST STREET AND NORTH OF 42ND STREET. ALSO INCLUDING THE RIGHT OF WAY OF 42ND STREET LYING WEST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ND STREET AND JOPLIN AVENUE, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 42ND STREET. ALSO WILL INCLUDING THE RIGHT OF WAY OF SOUTH JOPLIN AVENUE LYING SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND SOUTH JOPLIN AVENUE, THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF SOUTH JOPLIN AVENUE. ALL OF THE RIGHT OF WAY SOUTH OF SAID LINE TO A LINE BEGINNING AT THE SOUTHWEST CORNER OF 42ND STREET AND SOUTH JOPLIN AVENUE, THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF SOUTH JOPLIN AVENUE.



REDEVELOPMENT PROJECT AREA 6

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022004003005002	0.203	WOLTJER, DONALD D.	$21,350	1993-RES
Legal Description:		FREEMAN GROVE 5 BEG SE COR LOT 508 W 92.47' N 96.41' E 92.43' S 95.73' TO POB	BOOK PAGE	355 04569

055022004003005001	0.206	WOLTJER, DONALD D.	$22,680	1993-RES
Legal Description:		FREEMAN GROVE 5 BEG SW COR LOT 508 N 97.10' E 92.43' S 96.41' W 92.47' TO POB	BOOK PAGE	355 04569
055022004003005000	0.381	WOLTJER, DONALD D.	$44,370	1993-RES
Legal Description:		FREEMAN GROVE 5 (UNRECORDED) BEG NE COR LOT 495 S 89.73' W 184.87' N 91.09' E 184.82' TO POB	BOOK PAGE	355 04569
Address:		PO BOX 20 NEOSHO, MO 64850		
055022004003004000	0.814	RKS DEVELOPMENT III, LLC	$10,680	1950-RES
Legal Description:		M-14 PT NE1/4 SE1/4 BEING LOTS 494-497-506 & 509 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	285 00399
055022004003007000	0.425	RKS DEVELOPMENT, LLC	$16,800	1950-COM
Legal Description:		M-10 PT NE1/4 SE1/4 BEG 30' W & 400.6' SSE COR W 185' ETC A/K/A LOTS 464 & 473 FREEMAN GROVE 5 UNRECORDED ETC OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04585
055022004003008000	0.510	RKS DEVELOPMENT, LLC	$3,550	Vacant-RES
Legal Description:		LOTS 454 & 463	BOOK PAGE	0362 04585
055022004003009000	0.212	RKS DEVELOPMENT , LLC	$1,480	1928-RES
Legal Description:		FREEMAN GROVE 5: LOT 453, 444 & 445	BOOK PAGE	0362 04585
055022004003002000	2.700	RKS DEVELOPMENT, LLC	$3,410	Vacant-RES
Legal Description:		PT NE & SE1/4 BEING LOTS 432-433-436-437-440- 443-446-452-455-462 465-472-475-482 & 485 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04582
055022004005002000	17.770	RKS DEVELOPMENT, LLC	$8,280	Vacant-RES
Legal Description:		FREEMAN GROVE 5: LOTS 388-389-390-391-392-393 394-398-399-400-401-402-403-404-416-417-418-419-420 - 441-442-447-448-449-450-451-456-457-458-459-460-461-466-467-468-469-470-471-476-455-478-479-480-481-487-488-489-490- 491-492-493 & PT LOTS 486-498-499	BOOK PAGE	0362 04582
055022001033001000	1.510	RKS DEVELOPMENT, LLC	$1,290	Vacant-RES
Legal Description:		FREEMAN GROVE 4: LOT A-425 LY E OF ST	BOOK PAGE	0362 04582
055022004003001000	0.425	RKS DEVELOPMENT, LLC	$13,640	1940-RES
Legal Description:		N1/2 M-8 PT NE1/4 SE1/4 BEING LOTS 431 & 434 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04780
055022004001001000	1.700	RKS DEVELOPMENT LLC	$4,100	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOTS 422-423-424-	BOOK	0362

		426-427 & 428 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	PAGE	04582
Legal Description:		PT NE1/4 SE1/4 LOTS 429 & 430 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04582
Address:		202 E. 32ND JOPLIN, MO 64804		
055022004003006000	0.344	RENT JOPLIN.COM LLC	$9,310	1929-RES
Address:		530 S. VIRGINIA JOPLIN, MO 64801		
Legal Description:		PT NE1/4 SE1/4 LOTS 474-483 & 484 EX W 85' FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	354 06256
055022004003006001	0.146	LANDIS, ROBERT C. & BARBARA R.	$24,340	1952-RES
Address:		2820 IRON GATES ROAD JOPLIN, MO 64804		
Legal Description:		WITMERS 1: PT LOT 4 BEG 115' W NE COR W 80' S 135' E 80' N 135' TO POB	BOOK PAGE	0359 2434
055022004003006002	0.146	CARDEN, MAX & INA	$21,300	1992-RES
Address:		1615 W. ASH ROGERS, AR 72758		
Legal Description:		FREEMAN GROVE 5: W 85' LOT 484 & W 85' S1/2 LOT 483	BOOK PAGE	355 01690
055022004003009001	0.212	POTTER, JAMES L.	$1,480	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOT 439 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	351 12099
055022004003010000	0.425	POTTER, JAMES L.	$10,330	1940-RES
Legal Description:		S1/2 M-8 PT NE1/4 SE1/4 LOTS 435 & 438 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	351 12099
Address:		3806 S. MAIN JOPLIN, MO 64804		
TOTALS	**28.577 ACRES**		**$219,780 ASSESSED VALUE**	

STREET RIGHT OF WAY TO BE INCLUDED

THE RPA WILL INCLUDE THE RIGHT OF WAY OF JOPLIN AVENUE LYING SOUTH OF 36TH STREET AND NORTH OF 41ST STREET. ALSO WILL INCLUDE THE RIGHT OF WAY OF 37TH AND 38TH STREET LYING WEST OF HEARNE'S BOULEVARD AND EAST OF JOPLIN AVENUE. ALSO INCLUDES ANY PORTION OF 38TH STREET WHICH HAS BEEN VACATED. ALSO INCLUDING THE RIGHT OF WAY OF SOUTH JOPLIN AVENUE LYING SOUTH OF 36TH STREET AND NORTH OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF 39TH STREET LYING WEST OF HEARNE'S BOULEVARD AND NORTH OF 41ST STREET. ALSO INCLUDES ALL ALLEYS WITHIN THE RPA SHOWN ON THE ABOVE MAP, VACATED OR OTHERWISE. ALSO INCLUDES THE VACATED PORTIONS OF PEARL AVENUE AND OAKRIDGE AVENUE SHOWN ON THE ABOVE MAP.

TOTAL ACRES ALL RPAs 83.67 TOTAL ASSESSED VALUE ALL RPAs $1,437,105

NOTICE & DISCLAIMER: The assessed values listed in this exhibit, and part of the Redevelopment Plan, are listing of the assessed values as best known at the time the Redevelopment Plan was drafted. In accordance with the Missouri Revised Statutes 99.855, the county assessor shall certify the assessed value of the Redevelopment Area, after adoption the Plan, and the imposing of Tax Increment Financing within the Redevelopment Area. Any values listed prior to the certification by the County Assessor, is an estimate only.

COPY OF LETTER TO PROPERTY OWNERS ADVISING THEM OF TIF, AND ASKING IF THEY WISHED TO NOT BE INCLUDED. ONLY ONE PROPERTY OWNER OPTED TO BE REMOVED FROM THE DISTRICT, WHICH THEY HAVE BEEN REMOVED.

RKS Development, LLC

202 EAST 32ND STREET
JOPLIN, MO 64804
417-623-1550

December 31, 2014

RE: YOUR PROPERTY BEING INCLUDED IN A TIF DISTRICT

Dear Property Owner,

This letter is to advise you that you own property located within an area of the City of Joplin, south of 32nd Street and north of 44th Street, which my partners and I are proceeding with a "Tax Increment Finance District" (TIF). The TIF is being proposed by RKS Development, LLC, which consist of myself Rodney Spriggs, Ken Caviness and Steve Wilcox, owners of Vintage Stock, a national company located in Joplin. RKS has been buying land in the area for the past three years with the intent of bringing new development to the area. We currently own about 46 acres, or an estimated ½ of the proposed redevelopment area. The TIF is needed to assist in funding the estimated $31 million dollars in public improvements, such as roads, sewer, water, and stream mitigation cost imposed by the Corp of Engineers. It is important that you be advised before we proceed with requesting the City to approve the Plan. Here are some specific issues we want to explain and answer questions for you.

1. **WILL YOU BE REQUIRED TO SELL YOUR PROPERTY IN THE AREA?** We have attached a drawing of the area site plan and our "preliminary plans". Your property is within and a part of the current plan. We may, or may not, be interested in buying your property now or in the future. This is a "preliminary plan", which is subject to change. We have made a commitment, and agreement, with the City that we will **not** forcefully take any property via eminent domain. We will **only** buy properties in which the price is fair and reasonable. We do not want you to get the idea that we MUST buy property, thus the price can go up. If the numbers are not right, we will change our "preliminary plan" and develop property we now own or can buy at a reasonable price.

2. **WILL THE TIF INCREASE YOUR TAXES OR COST YOU ANY MONEY TO BE IN THE TIF?** The answer is NO! The TIF will collect any increase in sales and property taxes, if any, generated by any retail business that locates upon the property, and any property taxes generated from any increase in assessed value, and those funds will be used to pay for the public improvements. The Assessor will, and must, value the property the same if it is in or out of a TIF.

3. **WILL THE TIF BE PAYING FOR THE PRIVATE COST OF THE DEVELOPMENT?** The answer is NO. RKS will fund the estimated $220 million dollars to do the project. We will have to pay for ALL costs, including the public improvements, up front. The TIF can only reimburse us for the eligible public improvement costs, which are estimated at $31 million and only from the new taxes, if any, as they are generated during the term of the TIF, which is estimated to exist for 16 years. We are taking the risk. If no, or not, enough new taxes are generated by the area, we will not be reimbursed any amount still unpaid at the end of the TIF.

4. **CAN YOUR PROPERTY BE TAKEN OUT OF THE TIF?** The answer is YES. You can request to not be included and we will take all proper actions to not include you. However, if you do request to take your property out of the TIF, we will not be able to buy your property, reason is the TIF Plan would have to be amended again to include

it. Being in the TIF will not affect the value of your property one way or the other. Please contact the TIF Consultant preparing the Plan, Darrell Gross, at the contact information listed below if you wish to be removed. If you wish to discuss it with me, please contact me at my information below. If you leave the property in, you will be getting another letter from the City advising you of the same just so you know.

5. **OTHER QUESTIONS?** Please contact Darrell Gross, our consultant, if you have any questions about TIFs and the TIF Plan. He has over 25 years' experience in Missouri working with TIF districts. Darrell's contact information is listed at the end of this letter. The final TIF Plan will be ready for review shortly. If you would like a copy, Darrell can email or mail you a copy.

On behalf of myself, Ken and Steve, we wish to assure you that our efforts and investment in this TIF project reflects our long term commitment to the City of Joplin. We all 3 grew up in the area, graduated from MSSU, raised our families and are proud to have our Vintage Stock corporate headquarters in Joplin. Please contact me or Darrell if you have any questions. Aside from the Site Plan, we have also attached a complete list of owners and an enlarged Assessor's map of each Redevelopment Project Area. We have identified six areas within the larger Redevelopment Area. The smaller maps make it easier to identify the various properties.

Respectfully,

Rodney Spriggs

Rodney Spriggs, Managing Partner
202 E. 32nd St., Joplin, MO 64804
Cell: 417-439-6785
Email: Rodney.spriggs@vintagestock.com

Darrell Gross, TIF Consultant
Gross & Associates
8270 West Farm Road 160
Republic, MO 65738
417-425-9460 PHONE
Email: Grossasc@mowisp.net

ENCLOSURES

COPY OF LETTER TO PROPERTY OWNERS CALLING FOR A NEIGHBORHOOD MEETING TO ANSWER QUESTIONS-NO PROPERTY OWNER REQUESTED TO BE REMOVED-SIGN IN SHEET ATTACHED

RKS Development, LLC

202 EAST 32ND STREET
JOPLIN, MO 64804
417-623-1550

May 4, 2015

RE: Proposed TIF District and Development

Dear Property Owner,

This letter is to advise you that I am holding a property owner's meeting on Thursday May 14th, 2015 at 5:30 at the Southside Community Church of God at 309 East 37th Street. The purpose of the meeting is to try to answer any additional questions relating to the development in the area by me that property owners may have, whether or not you are interested in selling your property or not. We want you to understand our plans for redeveloping the area. The City held a public hearing last Thursday, and have continued the hearing in order to allow us time to try to answer more questions from the property owners. We stress, as was stressed in the hearing that we will not be using eminent domain, thus if you do not wish to sell you do not have to do so, ever. We sent letters out in December and only had one property owner indicate that they had no interest in selling and wanted to be removed from the TIF, which we did. We will do our best to answer all your questions. We will also extend the invitation to City representatives to be there and answer question that may be directed at the City.

On behalf of myself, Ken and Steve, my partners in this project as well as Vintage Stock, the company we own and operate in Joplin. We wish to assure you that our efforts and investment in this TIF project reflects our long-term commitment to the City of Joplin. We all 3 grew up in the area, graduated from MSSU, raised our families and are proud to have our Vintage Stock corporate headquarters in Joplin. If you have questions please come to the meeting. We will have some handouts of maps and try to discuss our plans in greater detail.

Respectfully,

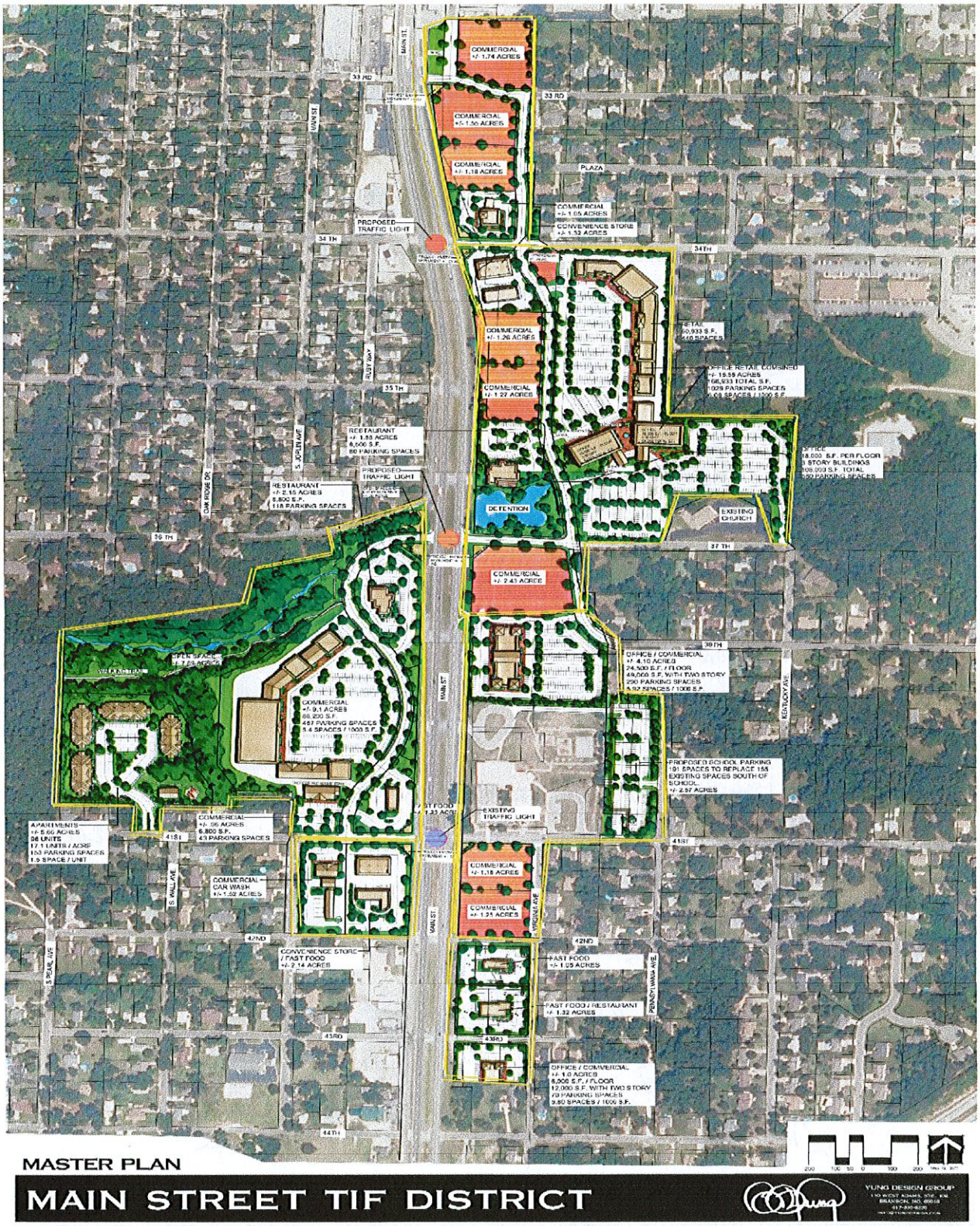
Rodney Spriggs

Rodney Spriggs, Managing Partner
202 E. 32nd St., Joplin, MO 64804
Cell: 417-439-6785
Email: Rodney.spriggs@vintagestock.com

BKS Development
Property Owners Meeting
May 14, 2015
SouthSide Com Church of God
5:30 PM

Name	Address
[illegible]	8270 W Fir Rd 160 Republic
Bob + Donna Goodson	4405 Middleton Dr 64804
Doris Heisler	118 W 41st Joplin 64804
Dan + Denise Ackerson	100 Christiana; Seneca, MO
Carlene Kimzle	4306 Virginia
Jim Potter	3506 S. Main
Liz Sternes	4105 S. Joplin
Jenny + Dion O'Dell	133 E 33rd st
Carden	4028 S. Main St. Joplin
Steve Hackmaster	101 Plaza Drive
Crystal DeWeese	120 E. 33rd
Jane Rainey	3922 Pennsylvania
Mary Bibbs	108 east 43 Rd
[illegible]	3235 S MAIN ST KD
Bert Lewis	
Stephenie Willis	115 E 33rd
Phil Edson	PO Box 2705
Dean H. Gonzalez	4701 S WALL
Scott Dennis	117 PLAZA

REDEVELOPMENT PROJECT AREA CONSIST OF (6-RPAs)
SITE PLAN EXHIBIT 2



PROJECT COST EXHIBIT 3

DESCRIPTION	TOTAL ALL PROJECT COSTS	TIF REIMBURSABLE COSTS	CID COST
PROPERTY ACQUISITION			
PRIMARY SITE COST 83 Acres	$19,886,713	$3,200,000	
SUB-TOTAL	**$19,886,713**	**$3,200,000**	
LAND PREPARATION			
DEMOLITION & UTILITY REMOVAL	$759,100	$759,100	
EXTRAORDINARY SITE COSTS-IMPORT FILL	$9,462,479	$9,462,479	
SUB-TOTAL	**$10,221,579**	**$10,221,579**	
CONSTRUCTION COSTS			
RPA-1 BUILDINGS	$8,085,000		
RPA-1 SITE PREP-SITE IMPROVEMENTS	$595,204		
RPA-2 BUILDINGS	$43,245,930		
RPA-2 SITE PREP-SITE IMPROVEMENTS	$2,780,718		
RPA-3 BUILDINGS	$16,275,000		
RPA-3 SITE PREP-SITE IMPROVEMENTS	$1,190,408		
RPA-4 BUILDINGS	$3,675,000		
RPA-4 SITE PREP-SITE IMPROVEMENTS	$453,046		
RPA-5 BUILDINGS	$4,305,000		
RPA-5 SITE PREP-SITE IMPROVEMENTS	$432,276		
RPA-6 BUILDINGS	$24,777,000		
RPA-6 SITE PREP-SITE IMPROVEMENTS	$2,953,586		
MARKETING COST	**$14,588,032**		
SUB-TOTAL	**$123,356,200**		
PROFESSIONAL FEES			
ARCHITECTURAL & ENGINEERING	$800,000	$800,000	
LEGAL & PROFESSIONAL	$275,000	$275,000	
SUB-TOTAL	**$1,075,000**	**$1,075,000**	
TOTAL PRIVATE-BLIGHT COSTS	**$154,539,492**	**$14,496,579**	
PUBLIC IMPROVEMENTS			
UTILITY INSTALLATION	$2,949,512	$2,949,512	
STREET IMPROVEMENTS/APPROACHES/CURB	$7,553,294	$7,553,294	
SCHOOL PARKING LOT	$770,500	$770,500	
MITIGATION COST	$3,860,000	$3,860,000	
STORM WATER CONTROL	$700,000	$700,000	
SUB-TOTAL	**$15,833,306**	**$15,833,306**	
TOTAL ALL HARD COST	**$170,372,798**	**$30,329,885**	
CONTINGENCY	**$3,757,634**	**$537,610**	
TOTAL HARD COST WITH CONTINGENCY	**$174,130,432**	**$30,867,495**	
TOTAL FINANCING COSTS	**$56,199,621**	**$7,151,579**	**$9,149,469**
GRAND TOTAL	**$230,330,053**	**$37,481,464**	**$9,149,469**
PERCENTAGES	100%	16%	3.97%
CID FUNDING OF COST		$9,601,356	$9,149,469
LOCAL TAXING DISTRICTS PORTION		$27,880,108	
PERCENTAGES		12.10%	

NOTE: This amount is the unpaid principal and interest estimated to remain at the end of 15 years of capturing TIF Revenue based on projections.

The maximum term the TIF can exist is 16 years per RPA, it is projected to take 15 years to pay back the maximum TIF Reimbursable, as illustrated in the Plan.

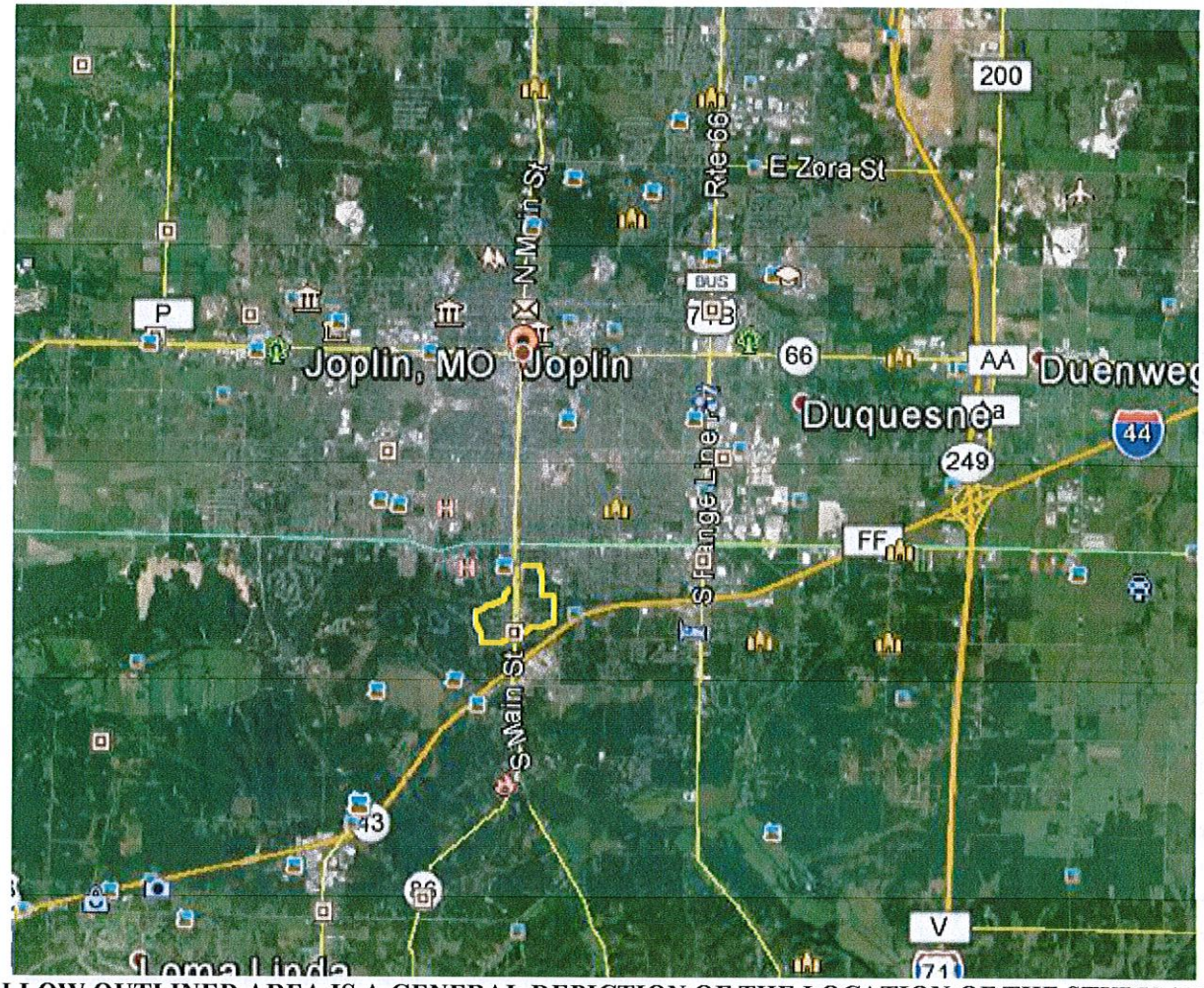
The South Main Street CID, which is a special taxing district established only within the Redevelopment Area, collects a 1% additional tax.

The South Mains Street CID will continue to operate to pay any unpaid balance after the TIF, or pay the cost above the Maximum TIF Budget of $37,481,464

CID payments will not affect any other taxing district. Estimated CID will run for an additional 7 years to pay this amount.

EXHIBIT 4
BLIGHT STUDY
MAIN STREET TIF DISTRICT
CITY OF JOPLIN, MISSOURI

This Study is being conducted and prepared on behalf of RKS Development, LLC, a proposed Developer for a proposed Redevelopment Area generally located south of 32nd Street and north of I-44 lying on both the east and west sides of Main Street from 36th Street south to 42nd Street, on the east side of Main Street from 36th Street to just south of 32nd Street, not including the CVS Site, and the east side of Main Street from 42nd Street to 44th Street in the City of Joplin, Missouri. The Redevelopment Area contains approximately 83 acres. A general location map is provided below. It is described in Exhibit 1, including maps, of the Redevelopment Plan. The Study has been prepared by Gross & Associates. . An inspection of the Area was conducted on December 17, 2014 by Darrell Gross, the principal investigator.



YELLOW OUTLINED AREA IS A GENERAL DEPICTION OF THE LOCATION OF THE STUDY AREA

In accordance with the MoRS 99.810 of the Tax Increment Finance Act that No redevelopment plan shall be adopted by a municipality without findings that:

(1) The redevelopment area on the whole is a blighted area, a conservation area, or an economic development area, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing. Such a finding shall include, but not be limited to, a detailed description of the factors that qualify the redevelopment area or project pursuant to this subdivision and an affidavit, signed by the developer or developers and submitted with the redevelopment plan, attesting that the provisions of this subdivision have been met;

In accordance with the TIF Act, Section 99.810.1 a Redevelopment Plan must find or contain a Blighted Area, Conservation Area, and Economic Development Area are defined as follows in Section 99.805 of the TIF Act:

SECTION 99.805. As used in sections 99.800 to 99.865, unless the context clearly requires otherwise, the following terms shall mean: The numbering below is the same as used in the TIF Act Definitions.

(1) "Blighted area", an area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, 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, morals, or welfare in its present condition and use;

(3) "Conservation area", any improved area within the boundaries of a redevelopment area located within the territorial limits of a municipality in which fifty percent or more of the structures in the area have an age of thirty-five years or more. Such an area is not yet a blighted area but is detrimental to the public health, safety, morals, or welfare and may become a blighted area because of any one or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning. A conservation area shall meet at least three of the factors provided in this subdivision for projects approved on or after December 23, 1997;

(5) "Economic development area", any area or portion of an area located within the territorial limits of a municipality, which does not meet the requirements of subdivisions (1) and (3) of this section, and in which the governing body of the municipality finds that redevelopment will not be solely used for development of commercial businesses which unfairly compete in the local economy and is in the public interest because it will:

While the Governing Body of the City of Joplin, i.e. the City Council, certainly has the knowledge and ability to assess the conditions of the neighborhood within the proposed Redevelopment Area, and are aware of the conditions therein, this Study is intended to provide documentation of such conditions for the record of actions and steps the Council takes in considering the adoption of Tax Increment Financing within the proposed Redevelopment Area.

CURRENT PROPERTY OWNER-CURRENT USE AND PROPERTY INFORMATION

The ownership make-up of the study Area consist of 60.742 acres of residential classified property, which is primarily single-family homes. An estimated 6.67 acres is classified as agricultural, which are mostly vacant larger tracts of land. Within the study area only 7.153 acres is classified as commercial, and these are primarily converted single-family homes that front the highway. Also within the Redevelopment Area is an estimated 11.55 acres of tax exempt property, which is primarily a major elementary school, and the City has a police station in the area. As discussed in detail within the study there exist some vacant structures, abandoned buildings, and an apartment building that has numerous building codes. The average age on the structures within the study area is an estimated 59 years based on the age assigned by the County Assessor. Some new structures, primarily rental property has been constructed within the last two decades on the west side of Main Street. Limited new commercial growth has occurred along Main Street from I-44 to 32nd street, only a few conversions from residential use to commercial. Since the construction of I-44 the area has been in transition with limited success. The construction of the new Mercy Hospital is expected to improve the prospects for redeveloping the area. It is clear from the lack of redevelopment over the past fifty years since I-44 was constructed, which should have stimulated redevelopment of the area, since Main street leads to the downtown area.

In the process of the study the records of the codes violations of the apartment building has been obtain, and police reports. No significant records were available for other properties within the area, for few have changed hands in several years, and little new development has occurred. Following is a site development plan that was used to establish the study area. It is broken down into six-redevelopment area, which are shown in more detail following the site plan, with maps and property information on each parcel.

SITE DEVELOPMENT PLAN OF THE REDEVELOPMENT AREA

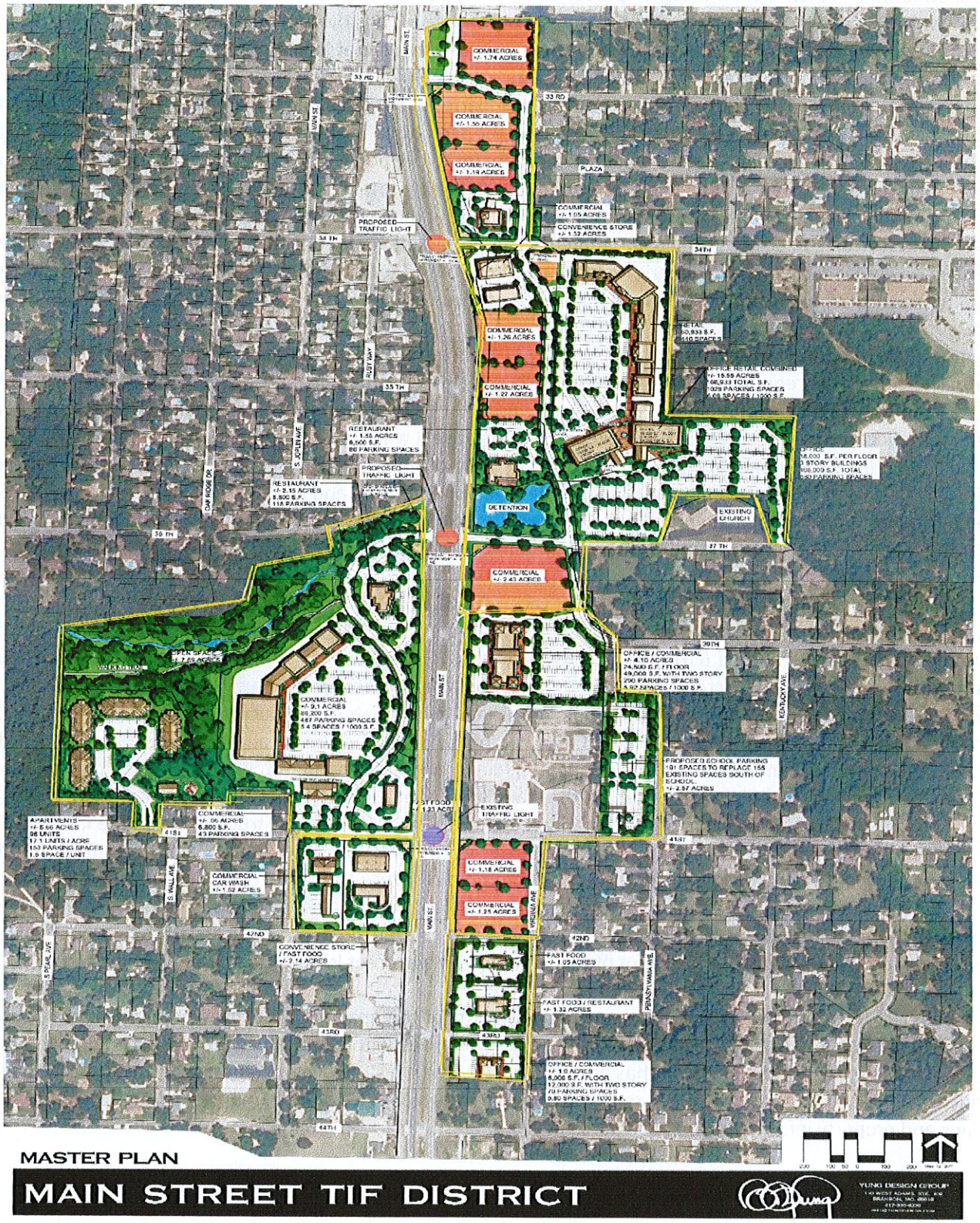
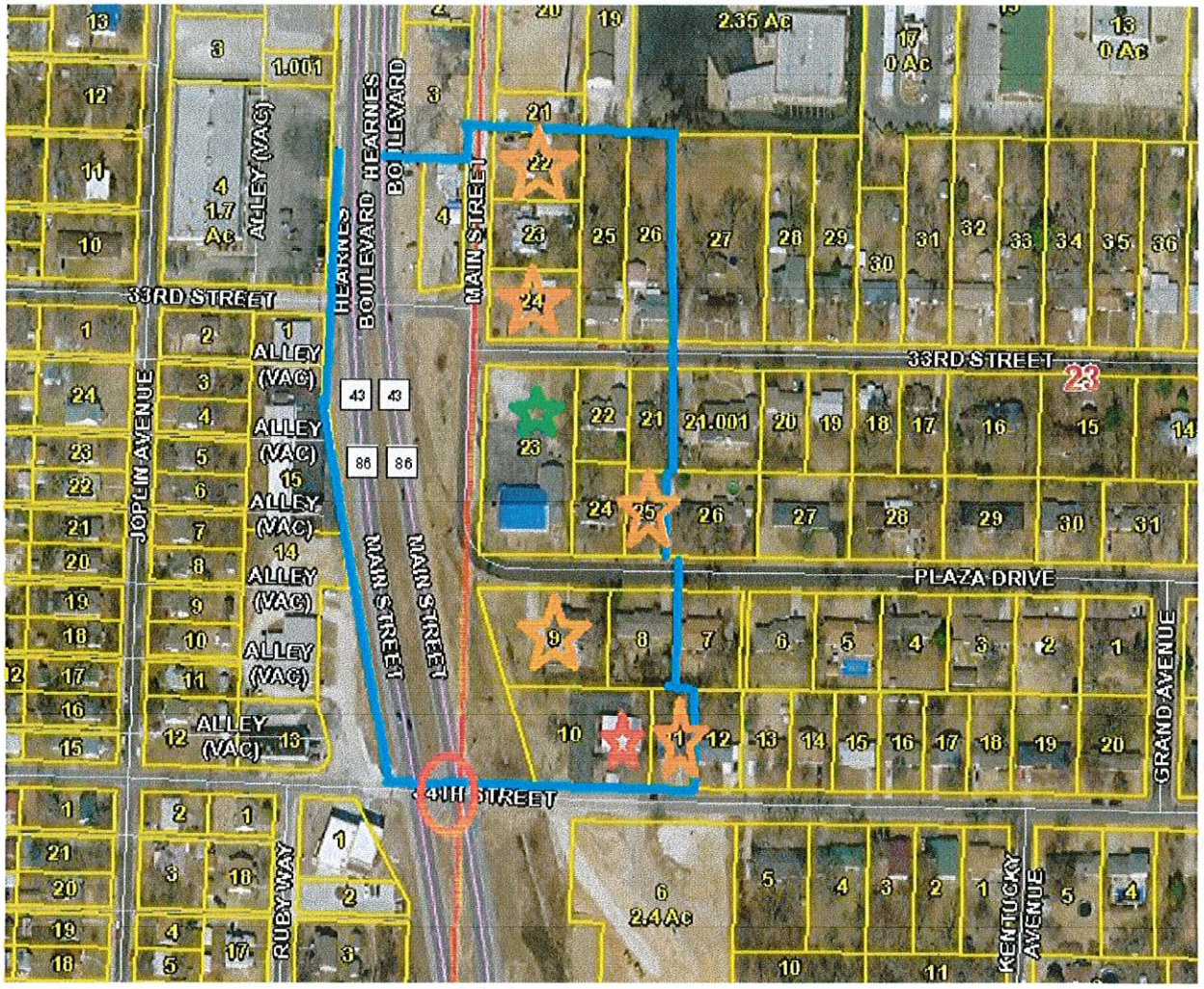


EXHIBIT 1-LEGAL DESCRIPTION & MAP OF REDEVELOPMENT AREAS (6 RPAs TOTAL)

REDEVELOPMENT PROJECT AREA 1



INDEX TO MAP

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022001001004000	0.260	GOODSON, ROBERT & DONNA 3227 MAIN JOPLIN, MO 64804	$17,120	1945-RES
Address:				
Legal Description:		FREEMAN GROVE 1 & 6: LOTS 8-9-10 & 11 EX W 50'	BOOK PAGE	324 02670
056023002001022000	0.325	COLE, MICHAEL B. & DONNA I. 6895 Beef Branch Road Joplin, MO 64804	$6,790	1945-RES
Address:				

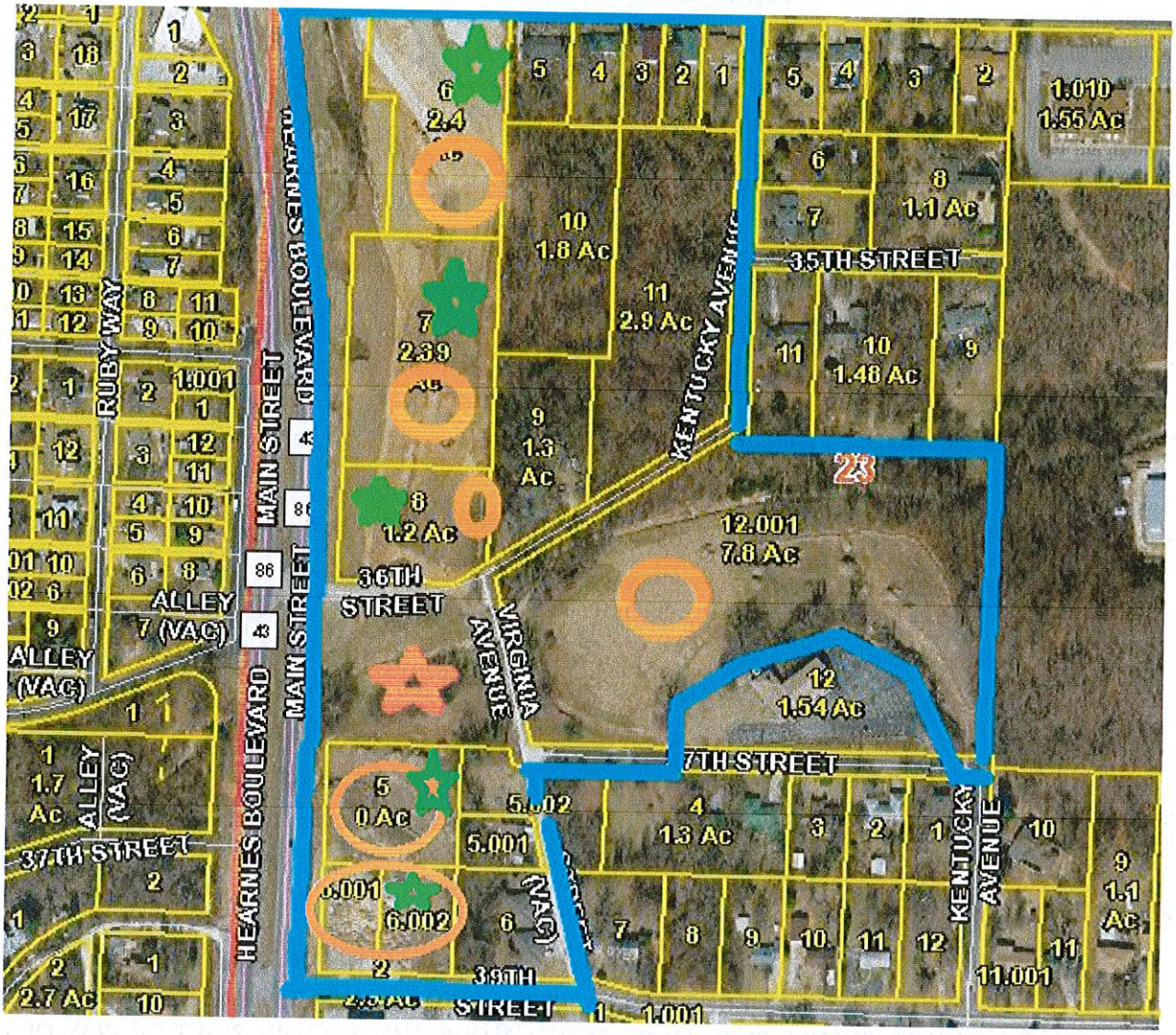
Legal Description:		COLLINS: N 102' LOT 10	BOOK PAGE	342 02769
056023002001023000	0.325	LEWIS, BERT G.	$9,540	1945-RES
Address:		3235 S MAIN JOPLIN, MO 64804		
Legal Description:		COLLINS: PT LOT 10 BEG 102' S NW COR E 139' S 102' W 139' N 102' TO POB	BOOK PAGE	354 01958
056023002001024000	0.326	LEGALLY BLONDE INVESTMENTS, LLC	$7,410	1945-RES
Address:		P. O. BOX 249 SAGINAW, MO 64864		
Legal Description:		COLLINS: S1/3 LOT 10	BOOK PAGE	0360 01057
056023002001025000	0.488	LOYD, KEVIN G.	$9,780	1945-RES
Address:		129 E. 33RD JOPLIN, MO 64804		
Legal Description:		COLLINS: W1/2 LOT 11	BOOK PAGE	353 08014
056023002001026000	0.489	O'DELL, DION P.	$10,370	1945-RES
Address:		133 E. 33RD JOPLIN, MO 64804		
Legal Description:		COLLINS: E1/2 LOT 11	BOOK PAGE	0359 1864
056023002002021000	0.234	JUDD, MARK A.	$4,670	??-RES
Address:		132 E. 33RD JOPLIN, MO 64804		
Legal Description:		COLLINS: E 59' OF N 150' LOT 20 & W 9' OF N 150' LOT 21	BOOK PAGE	350 09332
056023002002022000	0.253	DEWEESE, CRYSTAL R.	$17,590	1950-RES
Address:		120 E. 33RD JOPLIN, MO 64804		
Legal Description:		COLLINS: N 138' OF W 80' LOT 20	BOOK PAGE	356 04629
056023002002023000	0.882	HECKMASTER, STEVE & DIANA & STEVEN SMITH	$28,100	??-COM
Address:		2607 WISCONSIN AVENUE Joplin, MO 64804		
Legal Description:		COLLINS: LOT 19	BOOK PAGE	0360 03991
056023002002024000	0.253	DENNIS, JEFFREY SCOTT & D'ANN	$13,850	1956-RES
Address:		101 POINDEXTER PINEVILLE, MO 64856		
Legal Description:		COLLINS: W 80' LOT 20 EX N 138'	BOOK PAGE	0362 05661
056023002002025000	0.172	FISHER, LINDSEY	$11,140	??-RES
Address:		121 PLAZA DRIVE		

		JOPLIN, MO 64804		
Legal Description:		COLLINS: E 59' LOT 20 EX N 150' & EX S 30'	BOOK PAGE	0361 08484
056023002005008000	0.333	DOKE, LAVONNE LEEANNE	$16,600	1970-RES
Address:		P.O. BOX 1137 JOPLIN, MO 64802-1137		
Legal Description:		PARK PLAZA 1: LOT 3	BOOK PAGE	346 02905
056023002005009000	0.666	RUARK, DENNIS L. & MARY JANE	$36,420	1976-RES
Address:		3506 SILVER CREEK ROAD JOPLIN, MO 64804-5348		
Legal Description:		PARK PLAZA 1: LOTS 1 & 2	BOOK PAGE	300 01198
056023002005010000	0.563	JOPLIN CITY	$0	1971-EXEMPT
Address:		602 S. MAIN JOPLIN, MO 64804		
Legal Description:		PARK PLAZA 1: LOT 22 EX E 32' & ALL LOTS 23 & 24	BOOK PAGE	358 01024
056023002005011000	0.220	GILSTRAP, DOROTHY J.	$9,750	1964-RES
Address:		9386 ELM DRIVE JOPLIN, MO 64804		
Legal Description:		PARK PLAZA 1: W 33.7' LOT 21 & E 32' LOT 22	BOOK PAGE	0361 07849
			$199,130 Assessed Value	
TOTAL PROJECT 1	**5.789 Acres**			

STREET RIGHT OF WAY TO BE INCLUDED.

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF PARCEL # 056023002001024000, BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL, PROCEEDING DUE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD, THENCE PROCEEDING SOUTH ALONG THE WESTERN RIGHT OF WAY OF HEARNE'S BOULEVARD TO THE NORTHWEST CORNER OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD AND 34TH STREET. ALSO INCLUDING THE RIGHT OF WAY OF MAIN STREET THAT LIES SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF PARCEL # 056023002002022000, THENCE PROCEEDING WEST TO THE WESTERN RIGHT OF WAY OF MAIN STREET. INCLUDES ALL OF THE RIGHT OF WAY OF MAIN STREET SOUTH OF THAT LINE TO A 90 DEGREE CURVE IN THE STREET AT TO THE POINT THE STREET BECOMES PLAZA DRIVE. ALSO INCLUDING THE RIGHT OF WAY OF PLAZA DRIVE BEGINNING AT THE SOUTHWEST CORNER OF PARCEL #056023002001026000, THENCE PROCEEDING SOUTH TO THE SOUTHERN RIGHT OF WAY OF PLAZA DRIVE. INCLUDES ALL OF PLAZA DRIVE FROM THAT POINT TO THE 90 DEGREE CURVE AT THE POINT WHERE THE STREET BECOMES MAIN STREET.

REDEVELOPMENT PROJECT AREA 2



INDEX TO MAP

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
056023002006001000	0.305	WOOD, WILLIAM K.	$13,430	1974-RES
Address:		326 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: LOT 26 EX W 140' & N 10'	BOOK PAGE	338 04078
056023002006002000	0.305	WILSON, PHYLLIS K.	$13,240	??-RES
ADDRESS:		318 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: E 70' OF W 140' LOT 26	BOOK PAGE	338 03974

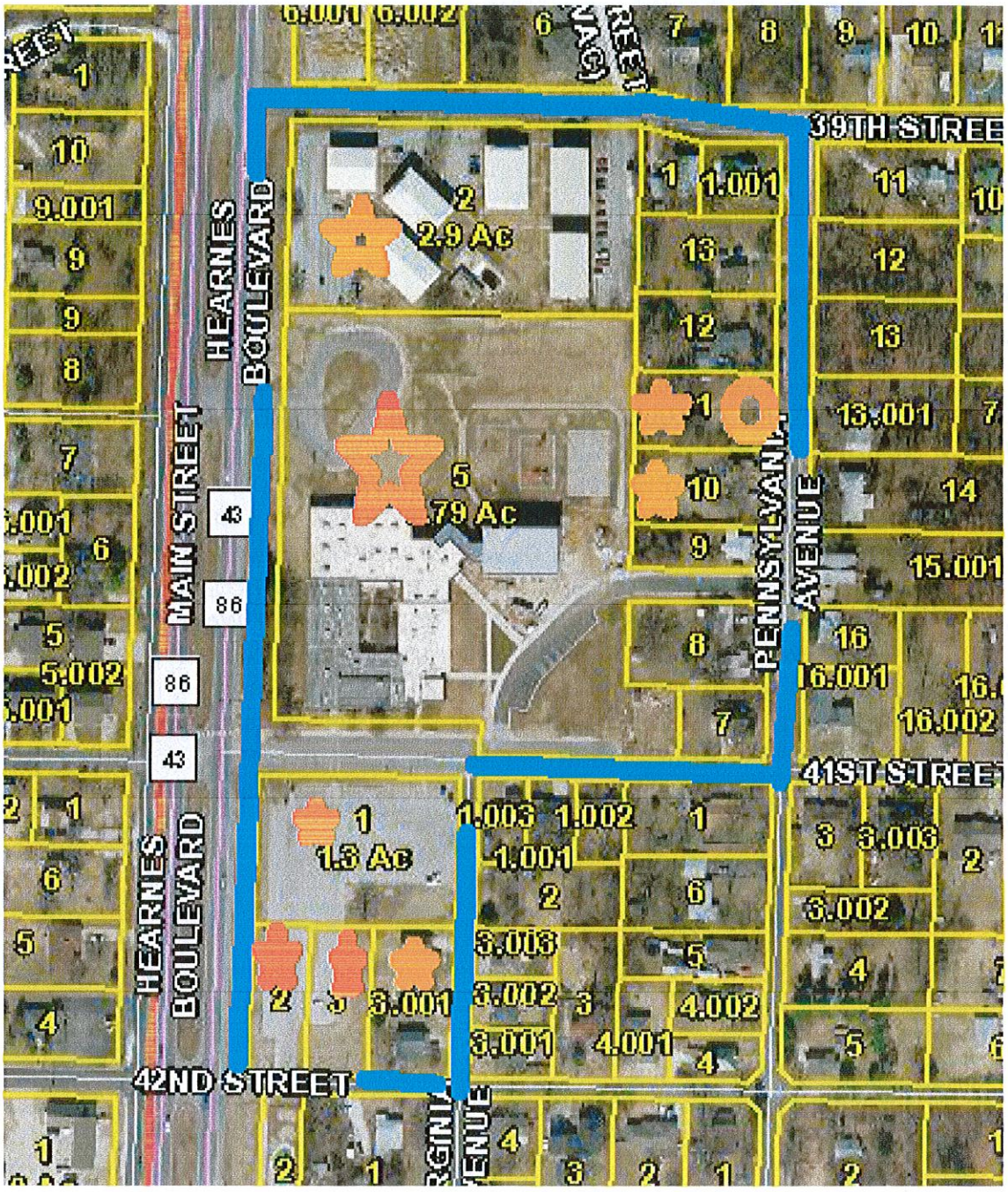
056023002006003000	0.305	CLAFLIN, JOHN	$13,530	??-RES
Address:		314 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: W 70' LOT 26 EX N 10'	BOOK PAGE	358 02558
056023002006004000	0.393	NASH, KENNETH W. & ARLENE	$16,300	??-RES
Address:		310 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: E 90' LOT 25	BOOK PAGE	291 00074
056023002006005000	0.480	ERMAN, ROBERT MICHAEL	$18,940	??-RES
Address:		302 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: W 110' LOT 25	BOOK PAGE	0360 6257
056023002006006000	2.400	RKS DEVELOPMENT, LLC	$85,470	Vacant-COM
Legal Description:		MODOC ACRES: LOTS 6 & 7 EX N 10' & S 150' OF N 160' OF E 50' LOT 5	BOOK PAGE	0361 06840
056023002006007000	2.390	RKS DEVELOPMENT, LLC	$91,170	Vacant-COM
Legal Description:		MODOC ACRES: E 260' LOTS 8-9-10 & 11	BOOK PAGE	0361 07848
056023002007012001	7.800	RKS DEVELOPMENT	$9,840	Vacant-RES
		MODOC ACRES: LOTS 15-16-17-18-31-32-33-34-35-36- 37 & 38 EX N 300' LOTS 31-32-33 & 34 ETC		
Legal Description:			BOOK PAGE	0362 07379
Address:		202 E. 32ND JOPLIN, MO 64804		
056023002006008000	1.200	RKS DEVELOPMENT, LLC & DANIEL ALLGE	$5.890	Vacant-COM
Address:		202 E. 32ND JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: LOTS 12 & 13 EX W 140'	BOOK PAGE	0361 08862
056023002006009000	1.300	DOSS, CLYDE E. JR & ANNA	$10,570	1940-RES
Address:		3529 VIRGINIA JOPLIN, MO 64801		
Legal Description:		MODOC ACRES: LOT 20	BOOK PAGE	0181 0441
056023002006010000	1.800	LUNDSTRUM, BOB	$3,690	Vacant-AGR
Legal Description:		MODOC ACRES: W 200' LOTS 21-22-23 & 24	BOOK PAGE	0362 01710
056023002006011000	2.900	LUNDSTRUM, BOB	$4,790	Vacant-AGR
Legal Description:		MODOC ACRES: LOT 19 & E 210' LOTS 21-22 23 & 24	BOOK PAGE	245 00467
Address:		711 E. 33RD JOPLIN, MO 64804		

NO PARCEL #	1.500	Missouri Department of Transportation P.O. 868 Springfield, Mo 65801	$0	Vacant-EXEMPT
Address:		An estimated 1.5 Acres lying south of 36th Street, east of Virginia Avenue, west of main and north of Newton County Parcel # 056023003002005000 and 056023003002005001 in Section 23 Township 27 Range 33 of Newton County, except that part used for right of way for Main Street and 36th Street.		
Legal Description:			BOOK PAGE	NA
056023003002005000	1.110	RKS DEVELOPMENT, LLC PT NW1/4 SW1/4 BEG 246.21' E NW COR E 409.92' S 208.71' W 409.92' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB S 14* E 92.55' W 169.90' W 90' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	$5,850	Vacant-COM
Legal Description:			BOOK PAGE	0362 02326
056023003002006001	0.422	RKS DEVELOPMENT, LLC PT NW1/4 SW1/4 BEG 208.71' S & 171.29' E NW SEC COR E 100' S 183.71' W 100' N 183.71' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	$31,230	Vacant-COM
Legal Description:			BOOK PAGE	0362 02327
056023003002006002	0.548	RKS DEVELOPMENT, LLC W 129.83' OF: BEG 208.71' S & 271.29' E NW COR SW1/4 S 183.71' E 329.83' N 183. 71' W 329.83' TO POB 202 E. 32ND JOPLIN, MO 64804	$2,770	Vacant-COM
Legal Description:			BOOK PAGE	0362 02327
Address:				
PT OF 056023003002005001	0.332	WHITE, KEITH V. BEG 517.15' E & S 14* E 122.08' NW COR NW1/4 SW1/4 S 14* E 92.55' W 169.90' N 90' E 146.17' TO POB & EASEMENT OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY LYING WEST OF VIRGINIA AVENUE.	$9,280	1940-RES
Legal Description			BOOK PAGE	0347 04478
056023003002005002	0.601	WHITE, KEITH V. & DEBBIE A. PT NW1/4 SW1/4 BEG 402.29' E OF NW COR E 253.84' S 208.71' W 253.84' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY. 3706 VIRGINIA AVENUE JOPLIN, MO 64804	$3,105	Vacant-RES
Legal Description:			BOOK PAGE	355 06307
Address:				
056023003002006000	0.843	RDE, LLC 817 MAIDEN LANE JOPLIN, MO 64801	$35,230	1993-RES
Address:				

Legal Description	PT NW1/4 SW1/4 BEG 208.71' S & 271.29' E NW COR SW1/4 W 183.71' E 329.83' N 183.71' W 329.83' TO POB EX W 129.83' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	0362 3730
TOTAL	**27.48**		**$377,095**

STREET RIGHT OF WAY TO BE INCLUDED IN RPA

RPA WILL INCLUDE THAT PART OF HEARNE'S BOULEVARD LYING SOUTH OF A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF 34TH STREET AND HEARNE'S BOULEVARD, THENCE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. INCLUDES ALL OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD SOUTH OF THIS LINE TO A LINE, WHICH BEGINS AT THE NORTHWEST CORNER OF PARCEL #056023003002005000, THENCE PROCEEDING WESTERLY TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. ALSO INCLUDING THE RIGHT OF WAY OF 34TH STREET BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF 34TH STREET AND HEARNE'S BOULEVARD, THENCE SOUTH TO THE SOUTHERN RIGHT OF WAY OF 34TH STREET. INCLUDES ALL OF THE RIGHT OF WAY OF 34TH STREET LYING EAST OF THIS LINE TO A LINE BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF KENTUCKY AVENUE AND 34TH STREET, THENCE NORTH TO THE NORTH RIGHT OF WAY LINE OF 34TH STREET. ALSO INCLUDES ALL OF KENTUCKY STREET LYING SOUTH OF 34TH STREET TO A POINT WHERE KENTUCKY CONNECTS WITH 36TH STREET. ALSO INCLUDES ALL OF 36TH STREET LYING EAST OF HEARNE'S BOULEVARD TO A POINT WHERE 36TH STREET CONNECTS WITH KENTUCKY AVENUE. ALSO INCLUDES THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF WHERE IT CONNECTS WITH 36TH AND KENTUCKY STREET TO THE POINT IT CONNECTS WITH 37TH STREET. ALSO INCLUDING ALL OF 37TH STREET LYING EAST OF THE POINT IT CONNECTS WITH VIRGINIA AVENUE TO A POINT WHERE IT CONNECTS WITH KENTUCKY AVENUE.



REDEVELOPMENT PROJECT AREA 3

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL NUMBER	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
056023003003002000	2.900	MARCULES, BART AUGUSTIN TRUST	$322,750	Apt-RES
Address:		988 E. CEMETERY ROAD GRANBY, MO 64844		

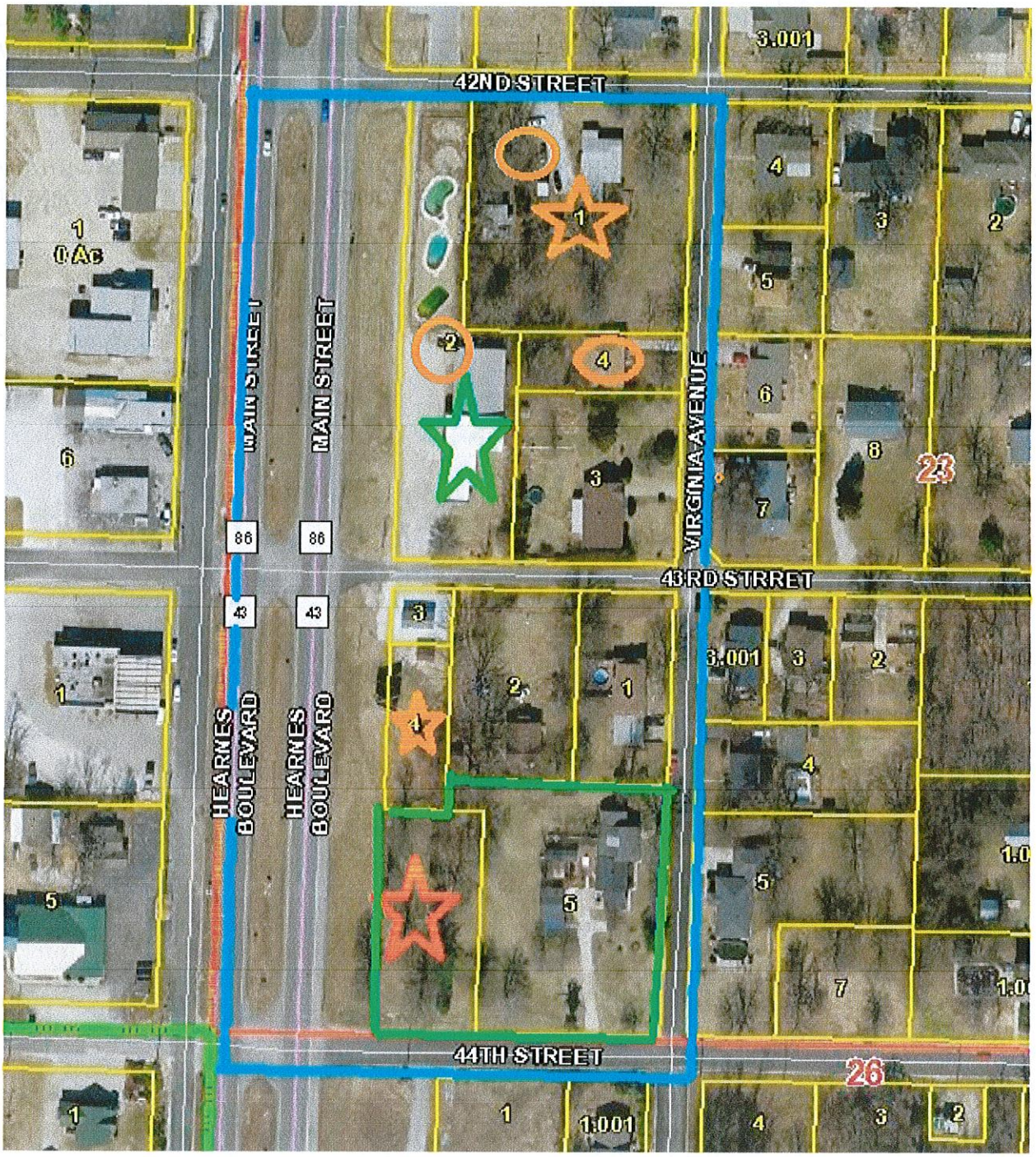
Legal Description:		PT NW1/4 SW1/4 BEG 170' E & 612.56' N SW COR N 257.20' E 486.13' S 257.20' W 486.13' TO P	BOOK PAGE	0362 05967
056023003003003000	0.600	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	EXEMPT
Legal Description:		SCHOOL PROPERTY-BEG 492.56' N & 170' E SW COR NW1/4 SW1/4 N 120' E 223' S 120' W 223' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	352 12512
056023003003004000	0.529	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	EXEMPT
Legal Description:		SCHOOL PROPERTY-BEG SW COR M-15 E 176.47' N 127.61' W 180' S 125.56' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	352 14889
056023003003004002	0.248	JOPLIN R-VIII SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-BEG 140' S & 180' E NW COR M-15 S 127.61' E 85' N 127.61' W 85' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	353 00708
056023003003005000	5.400	JOPLIN R-8 SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-W 73.7' OF S 97' OF: BEG 656.13' E & 15' N SW COR NW1/4 SW1/4 N 97' E 73.7' S 97' TO 15' N OF S LN W 73.7' TO POB & W 656.13' OF S 347' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	350 09703
056023003010001000	1.300	SCHOOL DISTRICT 42	$0	EXEMPT
Legal Description:		SCHOOL-LOTS 5 & 6 STAPLES & PABST 2 & BEG NE COR LOT 5 E 130' W 130' N 205' TO POB	BOOK PAGE	240 00566
056023003010002000	0.386	JOPLIN R-8 SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-PT LOT 7 STAPLES & PABST 2	BOOK PAGE	324 02870
056023003010003000	0.416	JOPLIN R-VIII SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-LOT 8 EX E 114' STAPLES & PABSTS 2	BOOK PAGE	353 02365
Address:		P.O. BOX 128 JOPLIN, MO 64802		
056023003003012000	0.459	RAINEY, JANE E.	$6,690	1920-RES
Address:		3922 S. PENNSYLVANIA JOPLIN, MO 64804		
Legal Description:		JONES: LOT 23	BOOK PAGE	0361 03456
056023003003011000	0.462	RKS DEVELOPMENT, LLC	$2,240	Vacant-RES
Address:				
Legal Description:		JONES: LOT 24	BOOK PAGE	0359 05017
056023003003010000	0.441	CRUMBLISS, CAROLYN J.	$6,420	1920-RES
Address:		1913 W. 10TH ST. JOPLIN, MO 64801		

Legal Description:		PT NW1/4 SW1/4 BEG 656.13' E & 332.4' N SW COR N 100' E 190.6' S 100' W TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	349 03014
056023003003009000	0.261	HUNTER, LORI ANN	$6,640	1900-RES
Address:		318 E. 41ST JOPLIN, MO 64804		
Legal Description:		TR M-19 PT NW1/4 SW1/4 BEG 656.13' E & 228.4' N SW COR N 104' E 208.7' S 104' W 208.7' TO POB EX S 45' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	351 05812
056023003003008000	0.519	ALTMAN, JEFFREY L.	$9,280	1945-RES
Address:		4016 PENNSYLVANIA JOPLIN, MO 64804		
Legal Description:		TR M-18 PT NW1/4 SW1/4 BEG 656.13' E & 112' N SW COR N 116.5' E 208.7' S 116.5' W 208.7' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	355 04106
056023003003007000	0.267	SMITH, ELLA L.	$8,720	1942-RES
Address:		4030 PENNSYLVANIA AVENUE JOPLIN, MO 64804		
Legal Description:		PT M-17 BEG 656.13' E & 15' N SW COR NW1/4 SW1/4 N 97' E 208.7' S 97' W 208.7' TO POB EX W 73.7' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	0360 04606
056023003010003001	0.537	LOCKE, MICHAEL K. & TANIA R.	$34,470	1996-RES
Address:		P.O. BOX 2004 JOPLIN, MO 64803-2004		
Legal Description:		GRIFFIN: LOTS 1-2 & 3	BOOK PAGE	345 01069
TOTALS	**14.73 ACRES**		**$397,210 ASSESSED VALUE**	

STREET RIGHT OF WAY TO BE INCLUDED

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD WHICH LIES SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF PARCEL #056023003002005000, THENCE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. INCLUDES ALL OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF THIS LINE TO A LINE WHICH BEGINS AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 42ST STREET AND HEARNE'S BOULEVARD, THENCE EAST TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ST STREET AND HEARNE'S BOULEVARD. ALSO INCLUDING THE RIGHT OF WAY OF 39TH STREET WHICH LIES EAST OF THE POINT WHICH 39TH STREET CONNECTS WITH HEARNE'S BOULEVARD TO A LINE WHICH BEGINS AT THE NORTHEAST CORNER OF PARCEL #056023003003002000, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 39TH STREET. ALSO INCLUDES A VACATED STREET WHICH LIES EAST OF PARCELS #056023003002005001AND #056023003002006000, SOUTH OF 37TH STREET AND NORTH OF 39TH

STREET. ALSO INCLUDES THE RIGHT OF WAY OF PENNSYLVANIA LYING SOUTH OF 39TH STREET AND NORTH OF 41ST STREET. ALSO INCLUDES THE RIGHT OF WAY OF 41ST STREET LYING EAST OF THE POINT IT CONNECTS WITH HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND PENNSYLVANIA, THENCE SOUTH TO THE SOUTHERN RIGHT OF WAY LINE OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF 41ST STREET AND NORTH OF 42ND STREET. ALSO INCLUDING THE RIGHT OF WAY OF 42ND STREET WHICH LIES EAST OF THE RIGHT OF WAY OF THE POINT IT CONNECTS WITH HEARNE'S BOULEVARD AND AT A NORTH SOUTH LINE BETWEEN THE NORTHEAST CORNER AND THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ND STREET AND VIRGINIA AVENUE.



REDEVELOPMENT PROJECT AREA 4

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

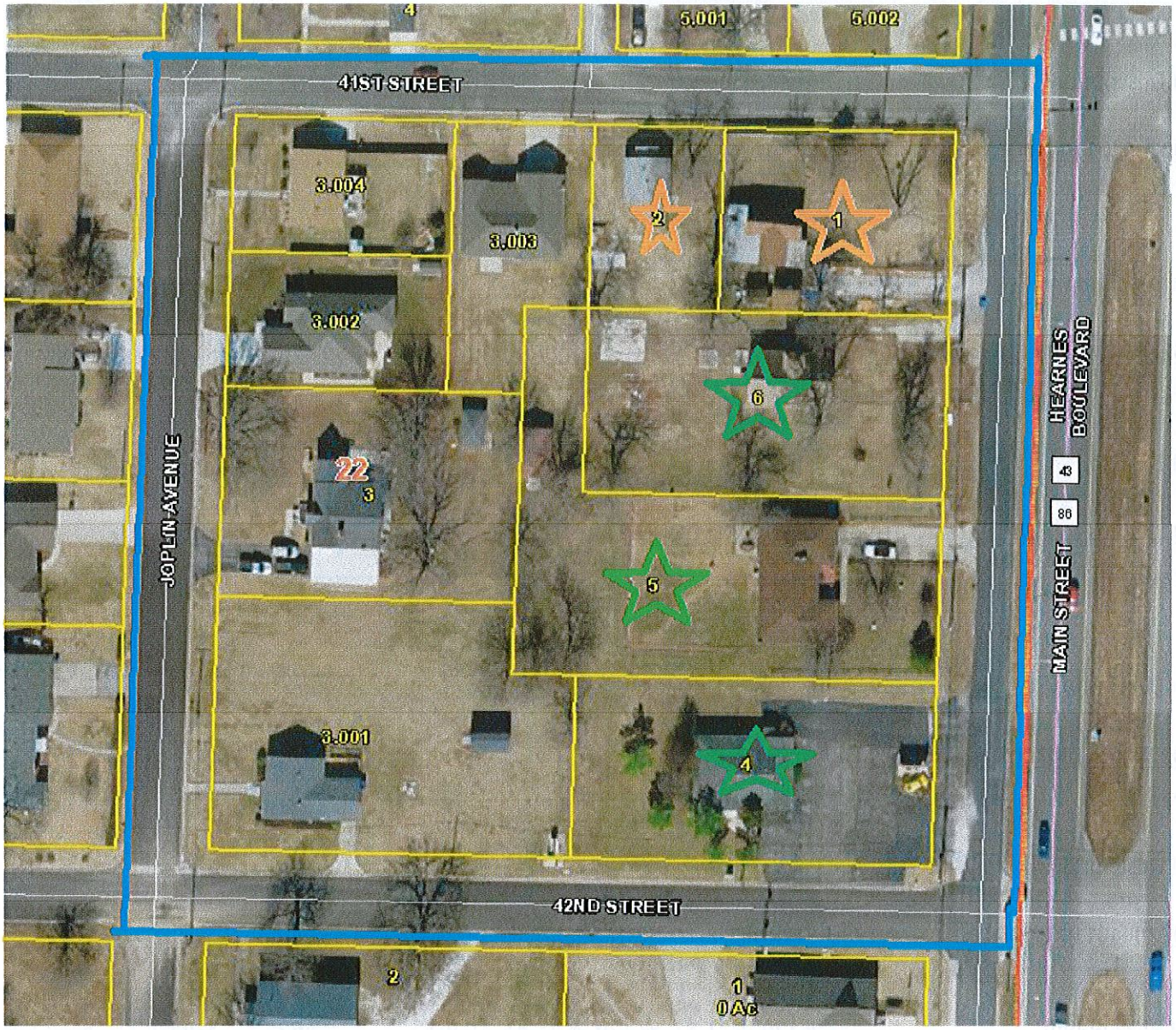
0560230030110010000	1.000	RKS Development, LLC.	$7,860-R	1936-RES
Address:		4029 MISSOURI JOPLIN, MO 64804		

Legal Description:		Lot 1,2,3 of Hughes Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	358 09788
056023003011002000	1.080	RKS DEVELOPMENT, LLC	$58,200-C	1986-COM
Address:				
Legal Description:		East 62' of Lots 18 & 19 and the West 52' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	328 02165
056023003011003000	0.520	SHEPHERD, SCOTT S.	$14.010-R	1945-RES
Address:		4230 VIRGINIA JOPLIN, MO 64804		
Legal Description:		Beginning at the SE Corner of Lot 20 of the Staples & Pabst 2 Subdivision, thence west 150', thence north 153.7, thence east 150', thence south 153.7 to POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	356 02415
056023003011004000	0.180	RKS DEVELOPMENT, LLC	$10,230-R	1967-RES
Address:		202 EAST 32ND JOPLIN, MO 64804		
Legal Description:		The east 150' and the north 53.7' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	362 04583
056023003016001000	0.350	KIENZLE, GARY L. & CARLENE	$16,700-R	1979-RES
Address:		4306 Virginia JOPLIN, MO 64804		
Legal Description:		The north 174' of Lot 29, except the west 115' of the north 174' of Lot 29 of Staples & Pabst 2 Subdivision of Section 23 Township 27 Range 33 of Newton County	BOOK PAGE	314 00269
056023003016002000	0.200	BIBENS, HARRY A. & DEBORAH	$6,010-R	1945-RES
Address:		108 EAST 43RD JOPLIN, MO 64804		
Legal Description:		The WEST 115' OF THE NORTH 174' OF Lot 29 of Staples & Pabst 2 Subdivision of Section 23 Township 27 Range 33 of Newton County	BOOK PAGE	301 00951
056023003016003000	0.070	GONZALEZ, OSCAR H. & LAURA	$670-R	Vacant-RES
Address:		4301 MAIN JOPLIN, MO 64804		
Legal Description:		North 50' of Lot 30 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	355 00783
056023003016004000	0.210	PERRY MANAGEMENT, LP	$2,070-R	Vacant-RES
Address:		P.O. BOX 514 CARTHAGE, MO 64836		
Legal Description:		East 62' of THE SOUTH 150' OF Lot 30 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	351 06683

		$115,750
	3.610	**ASSESSED**
TOTALS	**ACRES**	**VALUE**

STREET RIGHT OF WAY TO BE INCLUDED

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF A LINE BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND HEARNE'S BOULEVARD THENCE WESTWARD TO THE SOUTHWEST CORNER OF 41ST STREET AND HEARNE'S BOULEVARD, ALL OF THE RIGHT OF WAY LYING SOUTH TO A LINE WHICH BEGINS AT THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 43TH STREET AND HEARNE'S BOULEVARD, THENCE PROCEEDING EASTERLY TO THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 43TH STREET AND HEARNE'S BOULEVARD. ALSO INCLUDING ALL OF THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF 42ND STREET AND NORTH OF 43TH STREET. ALSO INCLUDING THE RIGHT OF WAY OF 43RD STREET LYING EAST OF HEARNE'S BOULEVARD AND WEST OF VIRGINIA AVENUE. ALSO INCLUDING THE RIGHT OF WAY OF 43TH STREET LYING EAST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF VIRGINIA AVENUE AND 44TH STREET, THENCE SOUTH TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF VIRGINIA AVENUE AND 43TH STREET.



REDEVELOPMENT PROJECT AREA 5

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

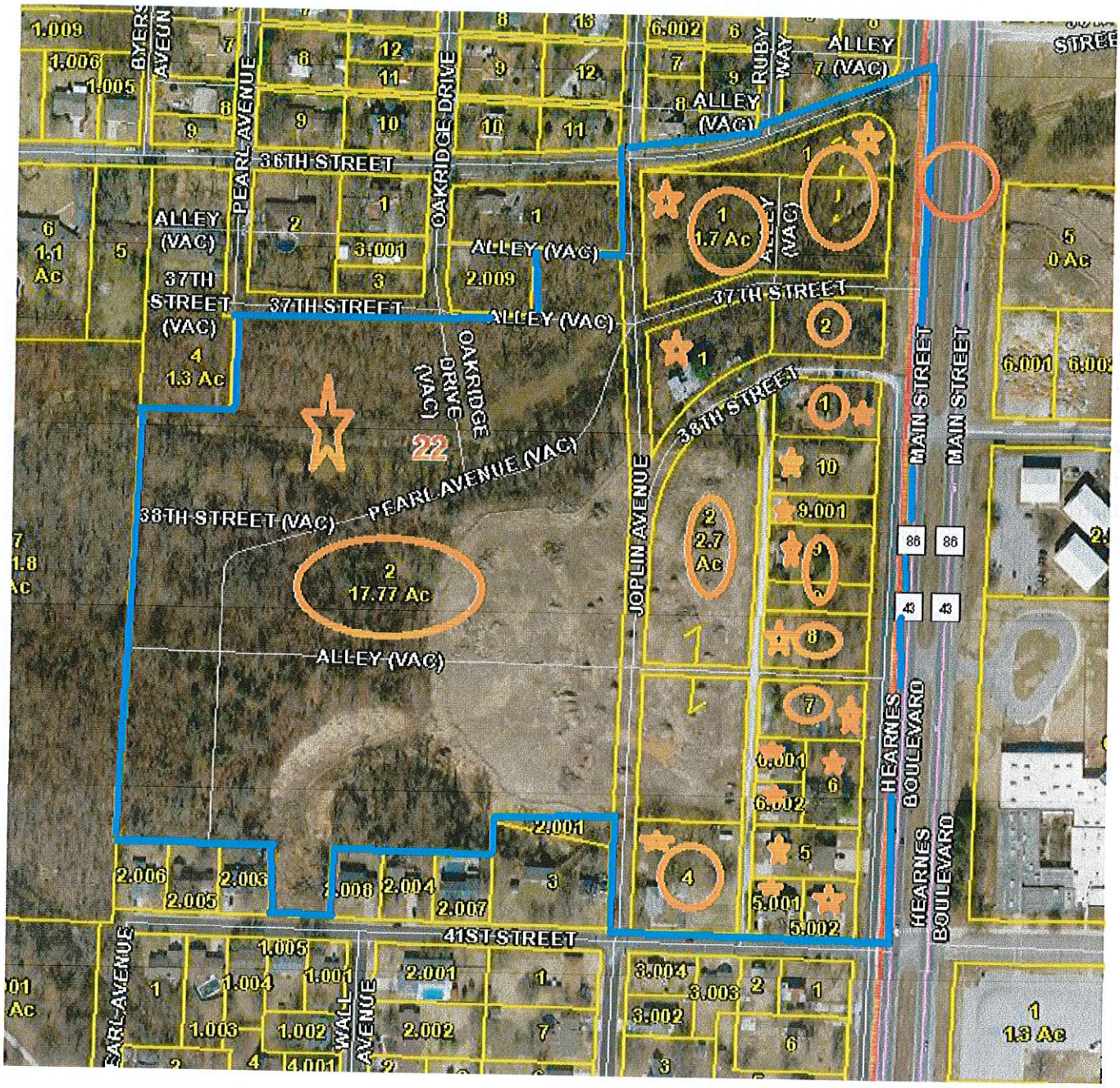
PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022004011001000	0.280	OX, L.L.C.	$6,750	1902-RES
Address:		1505-A W. 10TH JOPLIN, MO 64801		
Legal Description:		STAPLES & PABST 1: N1/2 LOT 1 EX W 70'	BOOK 0360 PAGE 07635	
055022004011002000	0.157	LUCAS, DAVID E.	$6,290	1920-RES

Address:		% HARLAN DAVID SMITH- TS2013 STELLA, MO 64867		
Legal Description:		STAPLES & PABST 1: W 70' N1/2 LOT 1	BOOK PAGE	356 03047
055022004011003000	0.413	SOOTER, KEVIN	$13,040	1930-RES
Address:		4115 JOPLIN JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: PT LOTS 2 & 11 BEG NW COR LOT 2 S 143.61' E 161.22' N 46.37' E 34.03' N 97.62' W 195' TO POB	BOOK PAGE	356 05572
055022004011003001	0.604	GARRISON, GEORGE O. & BARBARA	$9,820	1951-RES
Address:		4145 JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABSTS: BEG SW COR LOT 11 N ALG W LOT LN 134.88' E 161' S 37.38' E 34' S 97.50' W 195' TO POB	BOOK PAGE	352 08017
055022004011003002	0.198	REYNOLDS, BONNIE	$19,820	Vacant-RES
Address:		4107 S. JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST: PT LOT 2 BEG NW COR E 195' S 97.22' W 34.03' S 46.37' W 161.22' N 143.61' TO POB EX BEG 120' E OF NW COR E 75' S 97.62' W 34.03' S 46.37' W 41.22' N 143.58' TO POB ETC.	BOOK PAGE	0360 4170
055022004011003003	0.247	HEISLER, DORIS	$17,670	2008-RES
Address:		118 W. 41ST JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST BEG NW COR LOT 2 E 1200' TO POB E 75' S 97.62' W 34.03' S 46.37' W 41.22' N 143.58' TO POB	BOOK PAGE	358 02178
055022004011003004	0.198	STERNES, ELIZABETH A.	$5,980	1951-RES
Address:		4105 S. JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST'S: BEG NW COR LOT 2 E 120' S 71.81' W 120' N 71.81' TO POB	BOOK PAGE	360 3905
055022004011004000	0.436	VOLK, RICHARD E. & DIANE M.	$26,210	1972-COM
Address:		4130 HEARNE'S BLVD. JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: S1/2 LOT 12	BOOK PAGE	343 06795
055022004011005000	0.513	BOTTOROFF, JERRY R. & JUDITH ANN	$13,250	1965-COM
Address:		4118 S. MAIN JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: N1/2 LOT 12 & E 34' OF N 97.5' LOT 11 & E 34' OF S 97.5' LOT 2	BOOK PAGE	283 00228
055022004011006000	0.436	WILLIAMS, DAVID S.	$9,310	1900-COM
Address:		4601 HICKORY LANE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: S1/2 LOT 1	BOOK PAGE	0360 4973

		$128,140 ASSESSED VALUE
TOTALS	**3.482 ACRES**	

STREET RIGHT OF WAY TO BE INCLUDED

THE RPA WILL INCLUDE THE RIGHT OF WAY OF 41ST STREET LYING WEST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHWEST CORNER OF THE POINT WHERE 41ST STREET CONNECTS WITH JOPLIN AVENUE, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF JOPLIN AVENUE LYING SOUTH OF 41ST STREET AND NORTH OF 42ND STREET. ALSO INCLUDING THE RIGHT OF WAY OF 42ND STREET LYING WEST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ND STREET AND JOPLIN AVENUE, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 42ND STREET. ALSO WILL INCLUDING THE RIGHT OF WAY OF SOUTH JOPLIN AVENUE LYING SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND SOUTH JOPLIN AVENUE, THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF SOUTH JOPLIN AVENUE. ALL OF THE RIGHT OF WAY SOUTH OF SAID LINE TO A LINE BEGINNING AT THE SOUTHWEST CORNER OF 42ND STREET AND SOUTH JOPLIN AVENUE, THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF SOUTH JOPLIN AVENUE.



REDEVELOPMENT PROJECT AREA 6

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022004003005002	0.203	WOLTJER, DONALD D.	$21,350	1993-RES
Legal Description:		FREEMAN GROVE 5 BEG SE COR LOT 508 W 92.47' N 96.41' E 92.43' S 95.73' TO POB	BOOK PAGE	355 04569

055022004003005001	0.206	WOLTJER, DONALD D.	$22,680	1993-RES
Legal Description:		FREEMAN GROVE 5 BEG SW COR LOT 508 N 97.10' E 92.43' S 96.41' W 92.47' TO POB	BOOK PAGE	355 04569
055022004003005000	0.381	WOLTJER, DONALD D.	$44,370	1993-RES
Legal Description:		FREEMAN GROVE 5 (UNRECORDED) BEG NE COR LOT 495 S 89.73' W 184.87' N 91.09' E 184.82' TO POB	BOOK PAGE	355 04569
Address:		PO BOX 20 NEOSHO, MO 64850		
055022004003004000	0.814	RKS DEVELOPMENT III, LLC	$10,680	1950-RES
Legal Description:		M-14 PT NE1/4 SE1/4 BEING LOTS 494-497-506 & 509 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	285 00399
055022004003007000	0.425	RKS DEVELOPMENT, LLC	$16,800	1950-COM
Legal Description:		M-10 PT NE1/4 SE1/4 BEG 30' W & 400.6' SSE COR W 185' ETC A/K/A LOTS 464 & 473 FREEMAN GROVE 5 UNRECORDED ETC OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04585
055022004003008000	0.510	RKS DEVELOPMENT, LLC	$3,550	Vacant-RES
Legal Description:		LOTS 454 & 463	BOOK PAGE	0362 04585
055022004003009000	0.212	RKS DEVELOPMENT , LLC	$1,480	1928-RES
Legal Description:		FREEMAN GROVE 5: LOT 453, 444 & 445	BOOK PAGE	0362 04585
055022004003002000	2.700	RKS DEVELOPMENT, LLC	$3,410	Vacant-RES
Legal Description:		PT NE & SE1/4 BEING LOTS 432-433-436-437-440- 443-446-452-455-462 465-472-475-482 & 485 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04582
055022004005002000	17.770	RKS DEVELOPMENT, LLC	$8,280	Vacant-RES
Legal Description:		FREEMAN GROVE 5: LOTS 388-389-390-391-392-393 394-398-399-400-401-402-403-404-416-417-418-419-420 - 441-442-447-448-449-450-451-456-457-458-459-460-461-466-467-468-469-470-471-476-455-478-479-480-481-487-488-489-490- 491-492-493 & PT LOTS 486-498-499	BOOK PAGE	0362 04582
055022001033001000	1.510	RKS DEVELOPMENT, LLC	$1,290	Vacant-RES
Legal Description:		FREEMAN GROVE 4: LOT A-425 LY E OF ST	BOOK PAGE	0362 04582
055022004003001000	0.425	RKS DEVELOPMENT, LLC	$13,640	1940-RES
Legal Description:		N1/2 M-8 PT NE1/4 SE1/4 BEING LOTS 431 & 434 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04780
055022004001001000	1.700	RKS DEVELOPMENT LLC	$4,100	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOTS 422-423-424-	BOOK	0362

		426-427 & 428 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	PAGE	04582
Legal Description:		PT NE1/4 SE1/4 LOTS 429 & 430 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04582
Address:		202 E. 32ND JOPLIN, MO 64804		
055022004003006000	0.344	RENT JOPLIN.COM LLC	$9,310	1929-RES
Address:		530 S. VIRGINIA JOPLIN, MO 64801		
Legal Description:		PT NE1/4 SE1/4 LOTS 474-483 & 484 EX W 85' FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	354 06256
055022004003006001	0.146	LANDIS, ROBERT C. & BARBARA R.	$24,340	1952-RES
Address:		2820 IRON GATES ROAD JOPLIN, MO 64804		
Legal Description:		WITMERS 1: PT LOT 4 BEG 115' W NE COR W 80' S 135' E 80' N 135' TO POB	BOOK PAGE	0359 2434
055022004003006002	0.146	CARDEN, MAX & INA	$21,300	1992-RES
Address:		1615 W. ASH ROGERS, AR 72758		
Legal Description:		FREEMAN GROVE 5: W 85' LOT 484 & W 85' S1/2 LOT 483	BOOK PAGE	355 01690
055022004003009001	0.212	POTTER, JAMES L.	$1,480	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOT 439 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	351 12099
055022004003010000	0.425	POTTER, JAMES L.	$10,330	1940-RES
Legal Description:		S1/2 M-8 PT NE1/4 SE1/4 LOTS 435 & 438 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	351 12099
Address:		3806 S. MAIN JOPLIN, MO 64804		
TOTALS	**28.577 ACRES**		**$219,780 ASSESSED VALUE**	

STREET RIGHT OF WAY TO BE INCLUDED

THE RPA WILL INCLUDE THE RIGHT OF WAY OF JOPLIN AVENUE LYING SOUTH OF 36TH STREET AND NORTH OF 41ST STREET. ALSO WILL INCLUDE THE RIGHT OF WAY OF 37TH AND 38TH STREET LYING WEST OF HEARNE'S BOULEVARD AND EAST OF JOPLIN AVENUE. ALSO INCLUDES ANY PORTION OF 38TH STREET WHICH HAS BEEN VACATED. ALSO INCLUDING THE RIGHT OF WAY OF SOUTH JOPLIN AVENUE LYING SOUTH OF 36TH STREET AND NORTH OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF 39TH STREET LYING WEST OF HEARNE'S BOULEVARD AND NORTH OF 41ST STREET. ALSO INCLUDES ALL ALLEYS WITHIN THE RPA SHOWN ON THE ABOVE MAP, VACATED OR OTHERWISE. ALSO INCLUDES THE VACATED PORTIONS OF PEARL AVENUE AND OAKRIDGE AVENUE SHOWN ON THE ABOVE MAP.

TOTAL ACRES ALL RPAs 83.67 TOTAL ASSESSED VALUE ALL RPAs $1,437,105

NOTICE & DISCLAIMER: The assessed values listed in this exhibit, and part of the Redevelopment Plan, are listing of the assessed values as best known at the time the Redevelopment Plan was drafted. In accordance with the Missouri Revised Statutes 99.855, the county assessor shall certify the assessed value of the Redevelopment Area, after adoption the Plan, and the imposing of Tax Increment Financing within the Redevelopment Area. Any values listed prior to the certification by the County Assessor, is an estimate only.

CURRENT CONDITIONS

LAND USE & TRANSPORTATION

The City of Joplin, Missouri had a population of an estimated 49,526 in 2012, as estimated by the State Demographer. The population growth since the 2000 census is estimated at 8.8%. The median household income was $35,884 in 2012, compared to the State average of $45,321, and the per-capita income was $22,671. The City has experienced one of the worst natural disasters in US history in 2011, when an F-5 tornado ripped through the City causing an estimated 2.8 billion in damage and taking the lives of 161 people. The tornado has thrust the City into a redevelopment mode to reconstruct existing businesses, homes, and to further foster new development to replace businesses, jobs, homes, and tax base that was lost due to the storm, while continuing to further the pre-tornado reputation of Joplin as a growing community. The general area proposed for the Redevelopment Area has been an area in "transition" for the past several years. Prior to the construction of I-44, the Area was a residential area, with many homes constructed just after the turn of the century. With the increased traffic from I-44, some businesses developed along the frontage of Hearne's Boulevard, also called Main Street, and State Highway 43. Most all of the commercial development occurred by converting existing residential buildings to commercial use. None of the businesses along the section of Main Street from I-44 to 32nd Street have become or were major or destination type businesses. No major commercial development has occurred within the Area in the past several decades. While outside the proposed Redevelopment Area, it is worthy to mention the conversion of the corner of 32nd Street and Main at the Southeast corner. A new CVS Pharmacy was developed there in 2014. It needs to be noted that while CVS located there to benefit being close to the new Mercy Hospital and capturing the traffic off Main Street, but also the traffic on 32nd Street, which is a major east-west artery within the City. Traffic count averages 17,500 cars per day, depending where a count is taken. The area is located just north of I-44, a major national interstate, which was constructed in the 1950s that has a current traffic count of 30,627 just prior to the exit point on the Interstate onto Main Street from the East. The Count on Main Street just after the exit point from I-44 is 15,532, it then escalates at the 41st traffic light and the Elementary School to 22,839, which would factor in the localized traffic created by the School. The traffic count at the 32nd Street intersection with Main and 32nd Street is 18,244. All traffic count numbers were obtained from the Missouri Department of Transportation 2013 Traffic Volume Maps. These numbers demonstrate that Main Street is a major conduit of traffic from I-44 to other points within the City.

MAJOR DEVELOPMENT THAT MAY OR SHOULD IMPACT THE AREA

A Major development has recently occurred, or in the process of occurring, which is the relocation of the Mercy Hospital campus to just south of the intersection of I-44 and Main Street. The new campus will open in the spring of 2015. The facility will be an estimated 600,000 square feet, which is four times the size of their old facility, which was destroyed by the 2011 tornado. The facility will employ an estimated 1,500 people. The development will have a major impact upon the area, changing traffic patterns and influencing new development. The patients, and family, combined with the employees,

which will traverse to and from the facility will have an impact on retail patterns, both within the neighborhood, and the region. It is anticipated that the facility will attract people from the entire four state region, due to the advanced medical services to be provided. While it is easy to surmise that the entire Redevelopment Area will burst with new retail development due to its geographic close proximity to the new Mercy Hospital, and the projected new traffic which may traverse along Main Street to gain access to the Hospital from the north. There is no question in that there will be increased traffic, and most likely increased demand for services and goods as a result of the opening of the Hospital, however such demand may, or may not, develop within the proposed Redevelopment Area. The employees, patients, and family members will have the free choice of obtaining goods and services outside the proposed Redevelopment Area. Prospective retailers would, or will, most likely prefer to be as close and convenient as possible to the Hospital in order to capture the business generated by the Hospital, however they cannot pay in excess of the financial return of their business for the property and the development of the property. There are, or will be "greenfield choices" available to prospective retailers and developers. Greenfield Developments are defined as new developments, whereby all infrastructure is in place, no demolition or mitigation cost. The proposed Redevelopment Area is currently not a Greenfield Development, due to the need to upgrade infrastructure and demolition of existing structures.

IMPROPER PLATTING AND SUBDIVISION OF AREA

The Area is primarily a neighborhood residential area, however, over the past 20 years or so the area has been in transition with several businesses acquiring property fronting Main Street and converting the residential properties to commercial. Most of the conversions acquiring residential properties and simply changing the use to commercial without major renovations, and not having to comply with building codes in years past that are mandatory today. Since the conversions of most of these businesses, the size of retail properties, design, and building codes have changed substantially. Today the average size lot for a standalone retail store is an estimated 1.5 acres, or an estimated 65.340 square feet. Most buildings are of masonry construction and vary in size from 1,500 to 7,500 square feet, depending on the use. The current building codes also requires that all commercial properties that are open to the general public to be in compliant with the handicap access requirements, and many other safety compliant conditions. Most historic residential conversions to commercial that were converted in years past would not comply with current market or regulatory conditions for commercial use. Additionally, most of the lots were, or are, very small in size. Within the proposed Redevelopment Area there Are 101 total parcels, with a total of 4,418,091 square feet. Two of the 101 parcels contain 21.8 acres, or 949,658 square feet, and two of the smallest parcels combined have 9,424 square feet. If the four parcels described are removed from the total 4,418,091 square feet in order to remove the largest and the smallest parcels in order to reflect a reasonable average parcel size, the average parcel size would be 35,659 square feet, or 0.81 Acres, far from what would be needed for current day commercial properties. If just the frontage along Main Street were considered, then the actual average size would be less than ½ acre, removing property, such as the School property from the total. Within the proposed Redevelopment Area the average age of the residential and commercial structures is 59 years. The total assessed value is $1,460,635 and the appraised value according to the Newton County Assessor is $6,997,699. The proposed Redevelopment Area has a total of 60.742 acres of residential classified property by the Newton County Assessor, 6.67 acres of agricultural property, 11.55 acres that are tax-exempt, both publicly owned, and religious. The is currently only 7.153 acres of commercial property compromising only $351,000 of assessed value or $1,138,945 of appraised value, or 16.3% of the total current value of the proposed Redevelopment Area. When considering locating and or expanding a business prudent business operations use a Return on Assets and or Sales to Capital Employed Ratio when evaluating a business investment. These common ratios are defined as follows.

Return on assets (ROA) is a financial ratio that shows the percentage of profit that a company earns in relation to its overall resources (total assets). Return on assets is a key profitability ratio which measures the amount of profit made by a company per dollar of its assets. It shows the company's ability to generate profits before leverage, rather than by using leverage. Unlike other profitability ratios, such as return on equity (ROE), ROA measurements include all of a company's assets – including those which arise from liabilities to creditors as well as those which arise from contributions by investors. So, ROA gives an idea as to how efficiently management use company assets to generate profit, but is usually of less interest to shareholders than some other financial ratios such as ROE. Return on assets gives an indication of the capital intensity of the company, which will depend on the industry. Capital-intensive industries (such as railroads and thermal power plant) will yield a low return on assets, since they must possess such valuable assets to do business. Shoestring operations (such as software companies and personal services firms) will have a high ROA: their required assets are minimal. The number will vary widely across different industries. This is why, when using ROA as a comparative measure, it is best to compare it against a company's previous ROA figures or the ROA of a similar company.

Calculation (formula)

Return on assets is calculated by dividing a company's **net income** (usually annual **income)** by its total assets, and is displayed as a percentage. There are two acceptable ways to calculate return on assets: using total assets on the *exact date* or *average* total assets: ROA = Net Income after tax / Total assets (or Average Total assets)

Sales to Capital Employed Ratio Definition: Sales to Capital Employed Ratio is used to measure the firm's ability to generate sales revenue by utilizing its assets. A higher ratio is preferable to lower one (retail companies such as supermarkets tend to have higher ratios).

Formula:

Sales to Capital Employed Ratio = (Sales / Capital Employed) * 100%

In summary these common sense terms demonstrate that a business cannot pay or invest more in a facility than the facility can generate in adequate profit to return the funds invested, plus a reasonable profit. When evaluating a location a developer, or business, must factor in all cost and compare such cost with other choices in the market. Unless the Area undergoes a planned Redevelopment, the Area is most likely to remain the same due to the development challenges facing individual businesses and developers. Consider the fact that most businesses will need an estimated 1.5 acres or a minimum of 65,000 square feet of land to construct a new standalone facility. Considering that the average size of existing lots fronting Main Street is only an average of 30,000-38,000 square feet, (Please see the RPA maps, which show the Assessor's map for the Area end the size of each parcel), and the parcels will most likely have aged residential structures upon the site, (See the age listing in the RPA property information). The prospective business will have to be able to acquire a minimum of two lots which are adjoining in order to have a large enough lot. The property will need to be rezoned; the residential structures will need to be demolished, or removed. Most likely existing sewer, water and electric lines will need to be relocated and or upgraded. All of these factors add cost to the location. The purchase price of the parcels is a major factor. Whenever a neighborhood is in transition property owners seem to get a perceived idea of value of their property which exceeds the market. Combining the cost of property with all other cost and complications, it would be an easy choice for developers/businesses to look for other Greenfield sites within the City to locate. While the City may be able to capture a new business that selects a Greenfield site within the City, the condition of the Main Street Area remain the same and not redevelop. Unless new planned development, and new public improvements are made within the proposed Redevelopment Area the adjoining residential neighborhoods will suffer and the deteriorating conditions along the frontage of Main Street will continue to deteriorate, and the tax base will decline. The current average appraised value per square foot in the proposed Redevelopment Are is $1.67 per square foot.

Some of the conditions within the Redevelopment Area which must be corrected before any significant Redevelopment will occur is listed and defined below:

VACANT AND DETERIORATING STRUCTURES: Within the Redevelopment area there are an estimated 70-80 structures, ranging from single family structures with outbuildings, commercial structures, mostly converted residential structures, and some public use structures, such as school buildings and a police sub-station. There is a major apartment complex, and several smaller multi-family structures. The average age is 59 years for the structures, based on an average of the year of construction assigned by the County Assessor. Several structures are vacant and in bad condition. Most all are In RPA 6, (See Map), along 37th Street and fronting Main that are vacant, abandoned, and in poor repair. The total number of single-family homes that are vacant is four. In addition to the single family homes the apartment building known as Village Oaks Apartments, located adjoining the Stapleton Elementary School at 41st & Main. The apartment complex has an estimated 64,000 total square feet of buildings, with 64 total units, however it is estimated that over 50% of the units are vacant. It is clear by observing the outside of apartment building, that aside from imposing a visual eyesore in the Area, it is also imposing a safety issue at a minimum and likely a health issue in addition. The proposed Developer, RKS Development, LLC, purchased a parcel within the Redevelopment Area, known as the Capri Motel, and demolished and removed the old motel property. It was not vacant, but was being used as a hotel/motel where rooms were rented by the week or month. The structure and improvements were in very poor shape. The facility had a local reputation for excessive police calls for various disturbances and crimes. Following is a summary of the past five years of police reports just to the apartment property, which is next door to the Elementary School. In addition, copies of the Fire Marshal Reports on code violations on the apartment buildings are herein provide.

POLICE REPORTS/CALLS TO THE VILLAGE OAKS APARTMENTS AT 3901 SOUTH HEARNE'S BOULEVARD: From 2009 through July of 2014 a total of 135 police/911 calls were received by the Joplin Police Department Dispatcher. Copies of the police calls were obtained and tabulated to determine the crime impact the apartment complex had on the neighborhood. Of the 135 calls, 23 were for theft related activities, 56 were for disturbances of various type, including property damage, 20 were for excessive noise created by other tenants, 13 were for drug and alcohol issues, 23 were for domestic issues, and sex related issues, such as rape, and 23. The peak number of calls came from years 2010, which

had 74 in one year. The calls have tapered off, but so has the occupancy of the complex. It is currently estimated that 50% of the complex is vacant.

FIRE MARSHAL INSPECTIONS OF THE VILLAGE OAK APARTMENTS AT 3901 SOUTH HEARNE'S BOULEVARD: Copies were obtained from the Joplin Fire Marshal of inspection and violation reports of inspections by the Fire Marshal conducted in September of 2013. The violations were issued in June of 2014. Copies of the violation notice is attached below. Violations consist of lack of emergency lighting, building lacking interior and exterior finish, lacking fire extinguishers, smoke detectors, electrical issues, and improper use of units as storage. The complex had 16 separate code violations, with 26 total violations in all.

CITY OF JOPLIN MISSOURI

JOPLIN FIRE RESCUE EMS

FIRE MARSHAL
Dale Brooks
Joplin Fire Department
303 E Third Street
Joplin, Missouri 64801
Phone: 417-674-0820 ext 307
Fax: 417-625-4709

Joplin Violation Notice

Wednesday June 4, 2014

VILLAGE OAKS APARTMENTS
3901 S HEARNES BLVD
Joplin, MO 64804

An inspection of your facility on Thursday September 12,... revealed the violations listed below.

ORDER TO COMPLY: Since these conditions are contrary to law, you must correct them upon receipt of this notice. An inspection to determine compliance with this Notice will be conducted on .

If you fail to comply with this notice before the reinspection date listed, you may be liable for the penalties provided for by law for such violations.

Violation Code	Article	Division	Page	Count
12.111. Exit Signs needed or missing		I	88	1
Building E Emergency light is out Exit Sign is out Building D Exit light is out Exit Sign is out Building C Exit Light is out Exit Sign is out Building B No Exit lights or Signs Building A Exit sign is out Emergency light is out				
12.111. Exit Signs needed or missing		I	88	1
12.110. Exit Illumination/ exit signs not illuminated		I	88	1
12.110. Exit Illumination/ exit signs not illuminated		I	88	1

06/04/20... 08:16 Page 1

CITY OF JOPLIN MISSOURI

JOPLIN FIRE EMS RESCUE

FIRE MARSHAL
Dale Brooks
Joplin Fire Department
303 E Third Street
Joplin, Missouri 64801
Phone: 417-624-0820 ext 307
Fax: 417-625-4709

Joplin Violation Notice

Wednesday June 4, 2014

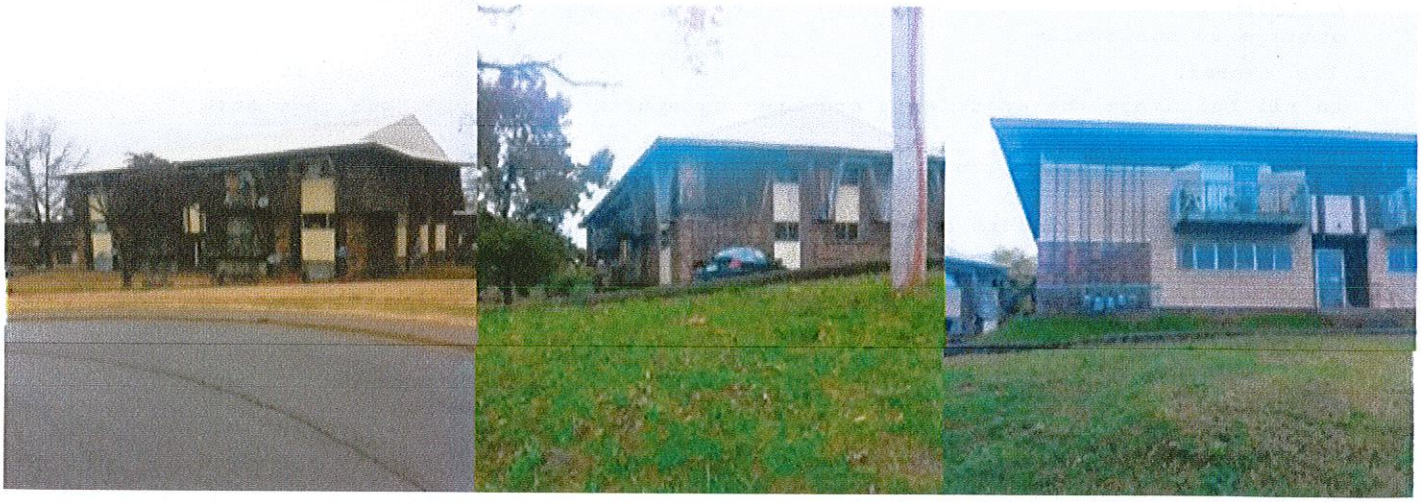
VILLAGE OAKS APARTMENTS
3901 S HEARNES BLVD
Joplin, MO 64804

10.603. Interior Wall and Ceiling Finishes	VI	74	1
Building E wall fire barrier is not intact in laundry room Building B wall fire barrier is not intact in laundry room Building C Drywall/Fire Barrier not intact 2nd and 3rd floors			
10.603. Interior Wall and Ceiling Finishes	VI	74	1
12.106. Emergency lighting missing or not working	I	86	1
Building E outside door entering into building is missing Building A outside door entering into building is missing			
12.108. Exit Corridors	I	88	1
Building D Storage in stairwells Building B Storage in stairwells			
12.201. General	II	89	1
in all buildings the apartments are missing apartment numbers. per code have to be 3 inch in size.			
10.301. Premises Identification	III	62	1
Building D Missing apartment numbers on outside of building			
10.201. General	II	61	1
All building have open eves and missing siding on outside of building			

PHOTOS OF VACANT BUILDINGS, BUILDINGS IN BAD REPAIR, AND DETREATING SITE CONDITIONS



PHOTOS OF APARTMENT COMPLEX CONDITIONS



The presence of vacant buildings certainly places a blighted condition upon an Area according to a study and report by the National Vacant Properties Campaign, The study found that "The costs imposed by a single vacant building are not contained. If left alone, that building can trigger a costly spiral of blight. With each arson or lot filling up with garbage comes further incentive for the remaining residents and businesses to flee. To stem these problems it is important for municipalities to address the issue early. In Renewing the Urban Landscape: The Dilemma of Vacant Housing, the authors describe the issue of vacant and abandoned property as a self-feeding problem. "In blighted neighborhoods that adjoin abandoned ones, existing homeowners face stagnating or declining property values. Unscrupulous real estate agents play on these fears by inducing existing residents to sell cheaply in order to maximize profits at the expense of incoming families. Although this property is still generating revenues for the city, the combination of high resale prices and high tax rates discourage maintenance of such structures. In this way, communities in transition start to look shabby and run-down. Businesses see their profits dwindle and are unlikely to remain in such locales."43 Part of the reason abandonment becomes contagious is that "it makes it harder for people to sell their homes or because it leads banks to lower appraisals or deny loans entirely on blocks with abandoned properties."44

The Report proceeds further and provides and evaluation of the impact upon the City and property owners, a reprint of that segment of the report is reprinted below:

Vacant Properties

The True Costs to Communities

Costs of Municipal Services

Vacant properties have been neglected by their owners, leaving it up to city governments to keep them from becoming crime magnets, fire hazards, or dumping grounds. In some communities, attending to vacant and abandoned properties can overwhelm city resources. The police and fire departments bear the brunt of the responsibility, along with building inspection and code enforcement units. But most municipalities have staff from several departments addressing the care of vacant properties: legal offices, public works, housing, and real estate services all deal with vacant properties. In Philadelphia, at least fifteen public agencies, not including the police and fire departments, have a role in the management of public land.10 Vacant property management also demands coordination among local governments, such as county health departments, tax collectors and assessors.

Crime

Vacant properties often become a breeding ground for crime, tying up an inordinate amount of police resources. The City of Richmond, VA conducted an analysis of citywide crime data from the mid-90s. Of all the economic and demographic variables tested, vacant/abandoned properties had the highest correlation to the incidence of crime.11 Another study focusing on crime in abandoned buildings in Austin, Texas found that crime rates on blocks with open abandoned buildings were twice as high as rates on matched blocks without open buildings. The survey also found that "41 percent of abandoned buildings could be entered without use of force; of these open buildings, 83 percent showed evidence of illegal use by prostitutes, drug dealers, property criminals, and others. Even if 90 percent of the crimes prevented are merely displaced to the surrounding area, securing abandoned buildings appears to be a highly cost-effective crime control tactic for distressed neighborhoods."12 A crime-prevention tactic that has gotten much attention in recent years is directly related to vacant, neglected, and abandoned property. According to George Kelling and James Q. Wilson, "The Broken Window Theory" holds that "If the first broken window in a building is not repaired, then people who like breaking windows will assume that no one cares about the building and more windows will be broken... The disorder escalates, possibly to serious crime." Wilson and Kelling suggest that it is the nature of the physical environment that leads to an increase in criminal activity.13 While the monetary costs of addressing the crime associated with abandoned buildings has not been calculated, it is clear that vacant properties burden police departments.

Arson and Accidental Fires

In 1999, firefighters in Worcester, Massachusetts entered a vacant cold storage building that was aflame to search for a homeless couple reported to have been in the building. Two firefighters became disoriented, and others went to their aid. Six became trapped and died in the fire. The homeless couple had left the premises after the fire began.16 The firefighters' deaths became national news as one of the major costs of vacant properties became all too clear. The US Fire Administration reports that over 12,000 fires in vacant structures are reported each year in the US, resulting in $73 million in property damage annually. Fires are likely in vacant properties because of poor maintenance, faulty wiring, and debris. In the winter, homeless people burn candles for light and heat and may even bring in outdoor grills. But more importantly, vacant buildings are a primary target of arsonists. More than 70 percent of fires in vacant or abandoned

buildings are arson or suspected arson. Such fires strain the resources of fire departments. Because vacant buildings often contain more open shafts, pits, and holes that can be an invisible threat to firefighters, the cost of fighting those fires is more than financial. The National Fire Protection Association (NFPA) estimates that 6,000 firefighters are injured every year in vacant or abandoned building fires.17

Public Nuisances and Health

Vacant and abandoned properties require a disproportionate amount of public maintenance. In addition to securing buildings against criminal activity, local governments must clean and care for them to prevent a buildup of trash, illegal dumping, and rodent infestations. In some cases, abandoned properties contain toxic waste, particularly in the case of abandoned industrial buildings.18 Most municipalities have adopted ordinances that allow them to clean, board, and secure abandoned buildings. For example, in Roanoke, Virginia, the city has taken a tougher stance on properties deemed health and safety hazards. If a property is deemed a hazard by the city the owner is given thirty days to ameliorate the problem. If no action is taken, the city will solicit input from the neighborhood, do asbestos and lead abatement, solicit demolition bids, raze the house, and place a lien on the property to try to recoup the demolition costs.19 Cities spend significant funds on these activities. "In Trenton, New Jersey during the 1990's, these dedicated resources (depending on the amount allocated for demolition) ranged from $500,000 to well over $1 million per year."20 Over a five-year period, St. Louis spent $15.5 million, or nearly $100 per household, to demolish vacant buildings.21 Detroit spends $800,000 each year just to clean vacant lots.22 Demolishing crumbling vacant buildings does not completely eliminate the costs associated with abandonment. The resulting vacant lots still require maintenance. A study of vacant lots in Philadelphia estimated that the city and closely related public agencies spent $1.8 million annually on cleaning vacant lots. At the current level of activity and assuming a three percent inflation rate. This adds up to $49.6 million over the course of twenty years.23 The study only included the costs of five out of the fifteen agencies that have a role in vacant property management.24 Rehabilitation is clearly a better choice. An examination of the St. Paul, Minnesota budget for maintenance and security costs associated with vacant buildings revealed that while demolition saves $4,697,25 the rehabilitation of a vacant building will save an estimated $7,141 in maintenance costs over a twenty-year period. Managing vacant properties ties up the time of municipal employees and the resources of municipal taxpayers. At the same time, these properties depress the value of other properties and generate little or no tax revenue themselves.

Lower Property Values

Vacant properties generate little in taxes – but, perhaps more importantly, they rob surrounding homes and businesses of their value. In a 2001 study, researchers from Philadelphia found that houses within 150 feet of a vacant or abandoned property experienced a net loss of $7,627 in value. Properties within 150 to 300 feet experienced a loss of $6,819 and those within 300 to 450 feet experienced a loss of $3,542 (see diagram below).

Philadelphia researchers also found "that all else being equal, houses on blocks with abandonment sold for $6,715 less than houses on blocks with no abandonment."33 A University of Minnesota study also evaluated the fiscal benefits the city of St. Paul would receive if it renovated abandoned housing. The study found that vacant properties negatively affected neighborhood property values, reducing the city's tax base. While a renovated property did not negatively affect surrounding property values, demolishing a vacant building and leaving a vacant lot in its stead led to "$26,397 in lost property tax revenue over a twenty-year period."34 These lower property values represent a hit in the pocketbook

for both homeowners and the city. But a focused effort to bring vacant properties back can restore value – and taxes – for the city.

Costs to Homeowners

Living in a neighborhood with many vacant and abandoned properties exacts many costs on homeowners. As discussed above, it leads to decreased property values, which can devastate a family's financial security. When neighborhood populations decline and properties become vacant, a smaller number of residents bear a greater proportion of the city's tax burden. This fact is particularly relevant in lower-income neighborhoods and among residents without the resources or the desire to leave their neighborhood. And there are other, less easily measured costs of owning a home in an area with vacant properties – costs that are both fiscal and psychological.

Higher Insurance Premiums

The proximity of vacant and abandoned properties makes obtaining homeowner's insurance, mortgages, and loans for home improvements more difficult. Insurance companies pay attention to what is going on in a neighborhood; this can mean increased premiums or even policy cancellations for those homeowners living close to an abandoned property. Determining how vacant and abandoned properties influence the cost of homeowners insurance is difficult at best. There are a number of variables involved in the setting of premiums and many insurance companies hold their underwriting manuals to be proprietary. An interview with an insurance agent in Washington, DC representing a national insurance company revealed that the presence of a "high hazard" property (which includes condemned properties) within forty feet of a solid masonry building and 100 feet of a non-masonry building would lead to a cancellation or non-renewal of an insurance policy.41

Poorer Quality of Life

Vacant properties degrade quality of life for remaining residents. Genesee County Treasurer Daniel T. Kildee tells the story of a Flint resident. "I met a woman who bought her house a decade ago, so proud to be a new homeowner. She took good care of her home and her family, and has seen the properties on both sides of her home burn and sit abandoned for many years. Finally under our program (see From the State House to Your House on page 8), we took control of the adjacent properties and have scheduled them for demolition and to transfer to her as part of our side-lot program. Sadly, our program was not in place for many years as she watched the neighborhood slowly slip away. This is a woman that saw her single greatest financial investment become valueless – not due to the condition of her home, but due to the neglect of the property that surrounds her. She only had two choices: stay and maintain her home and make her mortgage payments, or abandon the property and ruin her credit and her home. That is a story that has repeated itself in our community a thousand times over, with a far less happy ending."42 With abandoned buildings comes social fragmentation. Individuals who live in communities with an increasing number of vacant buildings begin to feel isolated, weakening the community as a whole. A large number of vacant buildings in a neighborhood symbolizes that no one cares, increasing the likelihood that property values will continue to decline and that further abandonment will set in. In the case of vacant properties, the problem is out in the open, for all to see. The aesthetic impact of abandoned properties, while not easily quantified in dollars, is another cost.

The Spiral of Blight: The Cumulative Impact of Vacant Property

The costs imposed by a single vacant building are not contained. If left alone, that building can trigger a costly spiral of blight. With each arson or lot filling up with garbage comes further incentive for the remaining residents and businesses to flee. To stem these problems it is important for municipalities to address the issue early.in renewing the urban landscape: The Dilemma of Vacant Housing, the authors describe the issue of vacant and abandoned property as a self-feeding problem. "In blighted neighborhoods that adjoin abandoned ones, existing homeowners face stagnating or declining property values. Unscrupulous real estate agents play on these fears by inducing existing residents to sell cheaply in order to maximize profits at the expense of incoming families. Although this property is still generating revenues for the city, the combination of high resale prices and high tax rates discourage maintenance of such structures. In this way, communities in transition start to look shabby and run-down. Businesses see their profits dwindle and are unlikely to remain in such locales."43 Part of the reason abandonment becomes contagious is that "it

makes it harder for people to sell their homes or because it leads banks to lower appraisals or deny loans entirely on blocks with abandoned properties."44

STORM WATER MANAGEMENT-MITIGATION: Any new development, be it a single building, or a large development or redevelopment, such as is proposed for the Redevelopment Area, it is required by the City of Joplin, as it is by most all cities, to manage the storm water runoff from the impervious surfaces created by the development, this entails roof surface as well as concrete and pavement surfaces. Such impervious surfaces will escalate and increase the amount of storm water runoff from the individual property, sine the impervious surfaces created by development prevents the storm water from being absorbed into the soil. The runoff must be managed so as not to increase the storm water runoff on the neighboring properties. A description of storm water runoff and the effect it has on the environment is provided below, a reprint from an informational brochure provide by the Corp of Engineers. The usual process is to construct individual storm water basins, or regional storm water basins to catch and hold the storm water to allow the runoff to either evaporate or allow the runoff to be managed and runoff more slowly into the area storm water sewers, either installed piping or surface ditches. The City, under its regulatory authority will allow for regional storm water basins, underground storm water storage, or even buying out the obligation of installing a storm water basin or control, and contributing to a pool of funds which the City would use the funds to control regional storm water. The proposed Redevelopment Area is within a unique situation. It is located within the drainage area of a stream or streams, which are regulated by the Corp of Engineers. These streams arte called "blue-line streams" by the Corp, since they show up on USGS maps as "blue lines". The Corp of Engineers have regulatory authority over these streams, not to just regulate storm water control, but to preserve the natural streams. Their mission and authority is to preserve and restore urban natural streams and wildlife areas, thus the Corp of Engineers Authority will supersede the authority of the City and regulate the storm water runoff so as to protect the streams. Within the proposed Redevelopment Area there exist the basin of a stream and tributaries that are part of a stream which starts to the far eastern part of the City and runs into a massive stream system within the City and ultimately empties into Shoal Creek. Several arteries of the streams runs within the City. A general map of these streams are provide below for the general Redevelopment Area. The mission and legal obligation of the Corp of Engineers is to preserve the natural stream and restore it, under the "Clean Water Act", including wildlife and vegetation. The Corp of Engineer requires that a 'Mitigation" plan be prepared and submitted for their review and approval of how the stream will be preserve and restored, which includes how the storm water will be managed in the Area, how the stream will be restored, and how the natural habitat will be restored and preserved. Other regulatory agencies, such as the Missouri Department of Natural Recourses and the City will be entitled to review and comment upon the Mitigation Plan, but the Corp of Engineers will have full regulatory authority. Once the Plan has been reviewed and approve, which takes an estimated one year, the Corp will issue a permit to the Developer, granting a period of time to complete the Mitigation Plan. The proposed Developer, RKS Development, LLC, has submitted a mitigation plan to the Corp of Engineers. The Corp has conducted some review, but have not yet approved the mitigation plan submitted. The estimated cost of the mitigation plan is a minimum of $4 million, which is only the direct cost of stream improvements and not the infrastructure to collect and control the storm water. Much of the other storm water cost are included in other cost, such as excavation and site cost.

EGIS, Inc. – Environmental Consulting 314 South Main Street ■ Bentonville, AR 72712
(479) 271-9252 ■ (800) 718-2492 ■ (479) 271-8627 (fax)
www.EgisEnv.com

Aerial Photography

Airport Expansion Studies, EDDA

Alternative Analyses

Aquatic Habitat Restoration

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Environmental Site Assessments

Environmental Impact Statements

Erosion Control Planning

Fisheries & Stream Flow

Flora, Fauna & Habitat Surveys

GPS Survey & Mapping

Indoor Air Quality

Mitigation

Mr. Kuehn;

Please find the attached map that illustrates four streams located on the 34th Street Development area (Streams 1, 2, 3 and 4). These streams have been verified by the Corps of Engineers to be within their jurisdiction. Attached is also a jurisdictional determination letter from the Corps of Engineers addressing that these streams are considered jurisdictional. We are in the middle of the Section 404 permit process *regarding a request for a permit to impact about 3360 linear feet of these low quality* streams to be able to develop the site as planned. This is following the Corps sequencing process of avoidance, minimization and compensation (mitigation). It is anticipated that mitigation will be required to place 3360 linear feet of stream into underground piping system. To mitigate this impact a mitigation plan has been developed that will involve enhancement of approximately 1300 feet of stream on site and 6700 feet of adjacent stream located downstream of the development site. Cost estimates of the stream mitigation work have been estimated at roughly $2.5 to $3.5 million.

Sincerely,

Manuel Barnes, PWS
EGIS



BLUE-LINE" STREAM MAP OF REDEVELOPMENT AREA

DEPARTMENT OF THE ARMY
LITTLE ROCK DISTRICT, CORPS OF ENGINEERS
POST OFFICE BOX 867
LITTLE ROCK, ARKANSAS 72203-0867
www.swl.usace.army.mil/

December 10, 2013

Regulatory Division

FILE No. **SWL-2013-00312**

Mr. Manuel Barnes
EGIS, Inc.
314 South Main
Bentonville, Arkansas 72712

Dear Mr. Barnes:

Please refer to your letter of August 16, 2013 , concerning a waters of the United States determination of a development known as the 34th street project, in sections 22 and 23, T. 27 N., R. 33 W., Joplin, Newton County, Missouri. This letter will provide information on the extent of the waters of the United States, including wetlands, on the property and the Department of the Army permit requirements pursuant to Section 404 of the Clean Water Act (33 U.S. Code 1344).

My site inspection revealed that the property may contain areas that meet the definition of wetlands and waters of the United States, as determined by the 1987 Corps of Engineers Wetlands Delineation Manual and Regional Supplements, appropriate guidance, and Department of the Army regulations. Approximately 5,318 linear feet of stream were identified. No wetlands were observed onsite. The approximate location of these areas is shown on the enclosed map of the site.

This letter contains an Approved Jurisdictional Determination for your subject site. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 Code of Federal Regulations (CFR) Part 331. Enclosed you will find a Notification of Appeals Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA for to the Southwestern Division Office at the following address:

Mr. Elliott Carman
Administrative Appeals Review Officer (CESWD-PD-O)
U.S. Army Corps of Engineers
1100 Commerce Street, Suite 831
Dallas , Texas 75242-1317

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete; that it meets the criteria for appeal under 33 CFR part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP.

It is not necessary to submit an RFA form to the Division Office if you do not object to the determination in this letter.

This approved jurisdictional determination is valid for a period of 5 years from the date of this letter unless new information warrants revision of the determination before the expiration date.

Please be advised that the discharge of dredged or fill material in waters of the United States, including wetlands, requires a Department of the Army permit prior to beginning work in most situations. A permit is required pursuant to Section 404 of the Clean Water Act and Corps of Engineers implementing regulations, 33 Code of Federal Regulations (CFR) 320 - 332. The clearing of wetlands with mechanized equipment; landleveling; construction of ditches, dikes, and dams; placement of fill to raise the elevation of a site; and stabilization of banks are examples of activities that routinely require a permit. All of these activities involve the discharge of dredged or fill material in waters of the United States.

This determination has been conducted to identify the limits of the Corps Clean Water Act jurisdiction for the particular site identified in this request.

Your cooperation in the Regulatory Program is appreciated. If you have any questions, please contact me at (501) 324-5295 and refer to No. **SWL-2013-00312.**

Sincerely,

Lisa Boyle
Project Manager

Enclosures

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

cc:
Table Rock PO, w/cy dwgs
Ch, Regulatory Enf, w/cy dwgs

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: **RKS Development, LLC**	File Number: **2013-00312**	Date: **10-Dec-13**
Attached is:		See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
	PERMIT DENIAL	C
✓	APPROVED JURISDICTIONAL DETERMINATION	D
	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/CECW/Pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT		
REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)		
ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.		
POINT OF CONTACT FOR QUESTIONS OR INFORMATION:		
If you have questions regarding this decision and/or the appeal process you may contact: Lisa Boyle 501-324-5295	If you only have questions regarding the appeal process you may also contact: Mr. Elliott Carman Administrative Appeals Review Officer (CESWD-PD-O) U.S. Army Corps of Engineers 1100 Commerce Street, Suite 831 Dallas , Texas 75242-1317 469-487-7061	
RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.		
_____ Signature of appellant or agent.	Date:	Telephone number:

APPROVED JURISDICTIONAL DETERMINATION FORM
U.S. Army Corps of Engineers

This form should be completed by following the instructions provided in Section IV of the JD Form Instructional Guidebook.

SECTION I: BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): August 16, 2013

B. DISTRICT OFFICE, FILE NAME, AND NUMBER: SWL, Development – 52 acres – Joplin, MO – Hwy 43 b/t 34th and 41st streets, 2013-00312

C. PROJECT LOCATION AND BACKGROUND INFORMATION:

State: Missouri County/parish/borough: Newton City: Joplin
Center coordinates of site (lat/long in degree decimal format): Lat. 37.04717°, Long. -94.51522°
Universal Transverse Mercator: 4101178 Northing, 365261 Easting
Name of nearest waterbody: Unnamed tributary to Shoal Creek
Name of nearest Traditional Navigable Water (TNW) into which the aquatic resource flows: Grand (Neosho) River
Name of watershed or Hydrologic Unit Code (HUC): 11070207

☑ Check if map/diagram of review area and/or potential jurisdictional areas is/are available upon request.

☐ Check if other sites (e.g., offsite mitigation sites, disposal sites, etc…) are associated with this action and are recorded on a different JD form

D. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

☑ Office (Desk) Determination. Date: October 17, 2013

☑ Field Determination. Date(s): July 9-10, 2013 (EGIS, Inc.)

SECTION II: SUMMARY OF FINDINGS

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.
There are no "*navigable waters of the U.S.*" within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area. [*Required*]

☐ Waters subject to the ebb and flow of the tide.

☐ Waters are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce. Explain:

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.
There are "*waters of the U.S.*" within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area. ***[Required]***

1. Waters of the U.S.
a. Indicate presence of waters of U.S. in review area (check all that apply): [1]

☐ TNWs, including territorial seas

☐ Wetlands adjacent to TNWs

☑ Relatively permanent waters[2] (RPWs) that flow directly or indirectly into TNWs

☑ Non-RPWs that flow directly or indirectly into TNWs

☐ Wetlands directly abutting RPWs that flow directly or indirectly into TNWs

☐ Wetlands adjacent to but not directly abutting RPWs that flow directly or indirectly into TNWs

☐ Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs

☐ Impoundments of jurisdictional waters

☐ Isolated (interstate or intrastate) waters, including isolated wetlands

b. Identify (estimate) size of waters of the U.S. in the review area:
Non-wetland waters: 5,318 linear feet: varies from 1.5 ft (stream 4) to 12 ft (stream 1) width (ft) and/or acres.
Wetlands: acres.

c. Limits (boundaries) of jurisdiction based on: Established by OHWM

Elevation of established OHWM (if known):

2. Non-regulated waters/wetlands (check if applicable):[3]

☐ Potentially jurisdictional waters and/or wetlands were assessed within the review area and determined to be not jurisdictional. Explain:

[1] Boxes checked below shall be supported by completing the appropriate sections in Section III below.
[2] For purposes of this form, an RPW is defined as a tributary that is not a TNW and that typically flows year-round or has continuous flow at least "seasonally" (e.g., typically 3 months).
[3] Supporting documentation is presented in Section III.F.

SECTION III: CWA ANALYSIS

A. TNWs AND WETLANDS ADJACENT TO TNWs

Tributary properties with respect to top of bank (estimate):
Average width: 12 feet (Stream 1), 6 feet (Stream 2), 3.5 feet (Stream 3), 1.5 feet (Stream 4)
Average depth: 1.9 feet (Stream 1), 1 feet (Stream 2), 1 feet (Stream 3), 0.7 feet (Stream 4)
Average side slopes:

Primary tributary substrate composition (check all that apply):

☑ Silts	☑ Sands	☐ Concrete
☐ Cobbles	☑ Gravel	☐ Muck
☑ Bedrock	☐ Vegetation. Type/% cover:	
☐ Other. Explain:		

Tributary condition/stability [e.g., highly eroding, sloughing banks]. Explain: moderately stable
Presence of run/riffle/pool complexes. Explain: Most of the aquatic features onsite were dry, so it was difficult to tell if riffle/run/pool complexes are present.
Tributary geometry: Relatively Straight
Tributary gradient (approximate average slope): %

(c) Flow:

Tributary provides for: Intermittent but not Seasonal Flow ; Stream 4 provides for ephemeral flow.
Estimate average number of flow events in review area/year:
Describe flow regime: shallow concentrated flow to channel flow
Other information on duration and volume: Streams 1, 2 and 3 are described as intermittent streams, whereas Stream 4 is defined as an ephemeral stream.
Surface flow is: Confined Characteristics: Water body is incised in the ground.
Subsurface flow: Unknown Explain findings:
☐ Dye (or other) test performed:

Tributary has (check all that apply):
☑ Bed and banks
☑ OHWM[6] (check all indicators that apply):

☑ clear, natural line impressed on the bank	☐ the presence of litter and debris
☐ changes in the character of soil	☑ destruction of terrestrial vegetation
☐ shelving	☐ the presence of wrack line
☐ vegetation matted down, bent, or absent	☑ sediment sorting
☐ leaf litter disturbed or washed away	☐ scour
☐ sediment deposition	☐ multiple observed or predicted flow events
☐ water staining	☐ abrupt change in plant community
☐ other (list):	

☐ Discontinuous OHWM.[7] Explain:

If factors other than the OHWM were used to determine lateral extent of CWA jurisdiction (check all that apply):

☐ High Tide Line indicated by:	☐ Mean High Water Mark indicated by:
☐ oil or scum line along shore objects	☐ survey to available datum;
☐ fine shell or debris deposits (foreshore)	☐ physical markings;
☐ physical markings/characteristics	☐ vegetation lines/changes in vegetation types.
☐ tidal gauges	
☐ other (list):	

(iii) Chemical Characteristics:
Characterize tributary (e.g., water color is clear, discolored, oily film; water quality; general watershed characteristics, etc.).
Explain: Where water was present, water appeared clear. Though the property boundary in this jurisdictional determination is undeveloped and generally wooded, the rest of the drainage basin is heavily developed, including a hospital, commercial areas, and residential areas.
Identify specific pollutants, if known: Shoal Creek is on Missouri's 2012 303d list for *E. coli*.

[6]A natural or man-made discontinuity in the OHWM does not necessarily sever jurisdiction (e.g., where the stream temporarily flows underground, or where the OHWM has been removed by development or agricultural practices). Where there is a break in the OHWM that is unrelated to the waterbody's flow regime (e.g., flow over a rock outcrop or through a culvert), the agencies will look for indicators of flow above and below the break.
[7]Ibid.

(iv) Biological Characteristics. Channel supports (check all that apply):

- ☑ Riparian corridor. Characteristics (type, average width): Much of the stream length is partially to fully shaded, with grass, shrubs, vines and trees composing the riparian zone. However, a sewer line follows much of Stream 1 on one side, reducing or eliminating the riparian buffer on that side.
- ☐ Wetland fringe. Characteristics:
- ☐ Habitat for:
  - ☐ Federally Listed species. Explain findings:
  - ☐ Fish/spawn areas. Explain findings:
  - ☐ Other environmentally-sensitive species. Explain findings:
  - ☐ Aquatic/wildlife diversity. Explain findings:

2. Characteristics of wetlands adjacent to non-TNW that flow directly or indirectly into TNW

(i) Physical Characteristics:

(a) General Wetland Characteristics:
Properties:
Wetland size: acres
Wetland type. Explain:
Wetland quality. Explain:
Project wetlands cross or serve as state boundaries. Explain:

(b) General Flow Relationship with Non-TNW:
Flow is: Explain:

Surface flow is:
Characteristics:

Subsurface flow: Explain findings:
- ☐ Dye (or other) test performed:

(c) Wetland Adjacency Determination with Non-TNW:
- ☐ Directly abutting
- ☐ Not directly abutting
  - ☐ Discrete wetland hydrologic connection. Explain:
  - ☐ Ecological connection. Explain:
  - ☐ Separated by berm/barrier. Explain:

(d) Proximity (Relationship) to TNW
Project wetlands are river miles from TNW.
Project waters are aerial (straight) miles from TNW.
Flow is from:
Estimate approximate location of wetland as within the floodplain.

(ii) Chemical Characteristics:
Characterize wetland system (e.g., water color is clear, brown, oil film on surface; water quality; general watershed characteristics; etc.). Explain:
Identify specific pollutants, if known:

(iii) Biological Characteristics. Wetland supports (check all that apply):
- ☐ Riparian buffer. Characteristics (type, average width):
- ☐ Vegetation type/percent cover. Explain:
- ☐ Habitat for:
  - ☐ Federally Listed species. Explain findings:
  - ☐ Fish/spawn areas. Explain findings:
  - ☐ Other environmentally-sensitive species. Explain findings:
  - ☐ Aquatic/wildlife diversity. Explain findings:

3. Characteristics of all wetlands adjacent to the tributary (if any)
All wetland(s) being considered in the cumulative analysis:
Approximately () acres in total are being considered in the cumulative analysis.

For each wetland, specify the following:

Directly abuts? (Y/N)	Size (in acres)	Directly abuts? (Y/N)	Size (in acres)

Summarize overall biological, chemical and physical functions being performed:

C. SIGNIFICANT NEXUS DETERMINATION

A significant nexus analysis will assess the flow characteristics and functions of the tributary itself and the functions performed by any wetlands adjacent to the tributary to determine if they significantly affect the chemical, physical, and biological integrity of a TNW. For each of the following situations, a significant nexus exists if the tributary, in combination with all of its adjacent wetlands, has more than a speculative or insubstantial effect on the chemical, physical and/or biological integrity of a TNW. Considerations when evaluating significant nexus include, but are not limited to the volume, duration, and frequency of the flow of water in the tributary and its proximity to a TNW, and the functions performed by the tributary and all its adjacent wetlands. It is not appropriate to determine significant nexus based solely on any specific threshold of distance (e.g. between a tributary and its adjacent wetland or between a tributary and the TNW). Similarly, the fact an adjacent wetland lies within or outside of a floodplain is not solely determinative of significant nexus.

Draw connections between the features documented and the effects on the TNW, as identified in the *Rapanos* Guidance and discussed in the Instructional Guidebook. Factors to consider include, for example:

- Does the tributary, in combination with its adjacent wetlands (if any), have the capacity to carry pollutants or flood waters to TNWs, or to reduce the amount of pollutants or flood waters reaching a TNW?
- Does the tributary, in combination with its adjacent wetlands (if any), provide habitat and lifecycle support functions for fish and other species, such as feeding, nesting, spawning, or rearing young for species that are present in the TNW?
- Does the tributary, in combination with its adjacent wetlands (if any), have the capacity to transfer nutrients and organic carbon that support downstream foodwebs?
- Does the tributary, in combination with its adjacent wetlands (if any), have other relationships to the physical, chemical, or biological integrity of the TNW?

Note: the above list of considerations is not inclusive and other functions observed or known to occur should be documented below:

1. **Significant nexus findings for non-RPW that has no adjacent wetlands and flows directly or indirectly into TNWs.** Explain findings of presence or absence of significant nexus below, based on the tributary itself, then go to Section III.D: The drainage area of the non-RPW, Stream 4, includes a residential area, multiple roads, and a church. According to Dr. Jane Frankenberger at Purdue University, "In urban areas, pet wastes can be washed off streets and other impervious surfaces and flow through storm drains directly to lakes and streams," potentially creating a source for *E. coli* and other bacteria. Runoff from the roads and residential lawns may carry pollutants to the stream. Likewise, runoff from residential lawns can carry nutrients, and fallen leaves and branches may provide organic carbon that contributes to downstream foodwebs.

2. **Significant nexus findings for non-RPW and its adjacent wetlands, where the non-RPW flows directly or indirectly into TNWs.** Explain findings of presence or absence of significant nexus below, based on the tributary in combination with all of its adjacent wetlands, then go to Section III.D:

3. **Significant nexus findings for wetlands adjacent to an RPW but that do not directly abut the RPW.** Explain findings of presence or absence of significant nexus below, based on the tributary in combination with all of its adjacent wetlands, then go to Section III.D:

D. DETERMINATIONS OF JURISDICTIONAL FINDINGS. THE SUBJECT WATERS/WETLANDS ARE (CHECK ALL THAT APPLY):

1. **TNWs and Adjacent Wetlands.** Check all that apply and provide size estimates in review area:
   - ☐ TNWs: linear feet width (ft), Or, acres.
   - ☐ Wetlands adjacent to TNWs: acres.

2. **RPWs that flow directly or indirectly into TNWs.**
   - ☐ Tributaries of TNWs where tributaries typically flow year-round are jurisdictional. Provide data and rationale indicating that tributary is perennial: .
   - ☑ Tributaries of TNW where tributaries have continuous flow "seasonally" (e.g., typically three months each year) are jurisdictional. Data supporting this conclusion is provided at Section III.B. Provide rationale indicating that tributary flows seasonally: USGS has designated Stream 1 on this project site as intermittent. Field observations by EGIS, Inc. on July 9 and 10, 2013, indicate that Streams 1, 2 and 3 are likely intermittent.

   Provide estimates for jurisdictional waters in the review area (check all that apply):
   Tributary waters: Stream 1 - 3,462 linear feet 12 width (ft).
   ☑ Stream 2 - 1,174 linear feet 6 width (ft).
   Stream 3 - 291 linear feet 3.5 width (ft).

F. NON-JURISDICTIONAL WATERS, INCLUDING WETLANDS (CHECK ALL THAT APPLY):

- ☐ If potential wetlands were assessed within the review area, these areas did not meet the criteria in the 1987 Corps of Engineers Wetland Delineation Manual and/or appropriate Regional Supplements.
- ☐ Review area included isolated waters with no substantial nexus to interstate (or foreign) commerce.
  - ☐ Prior to the Jan 2001 Supreme Court decision in "*SWANCC*," the review area would have been regulated based solely on the "Migratory Bird Rule" (MBR).
- ☐ Waters do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction. Explain:
- ☐ Other: (explain, if not covered above):

Provide acreage estimates for non-jurisdictional waters in the review area, where the sole potential basis of jurisdiction is the MBR factors (i.e., presence of migratory birds, presence of endangered species, use of water for irrigated agriculture), using best professional judgment (check all that apply):

- ☐ Non-wetland waters (i.e., rivers, streams): linear feet width (ft).
- ☐ Lakes/ponds: acres.
- ☐ Other non-wetland waters: acres. List type of aquatic resource: .
- ☐ Wetlands: acres.

Provide acreage estimates for non-jurisdictional waters in the review area that do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction (check all that apply):

- ☐ Non-wetland waters (i.e., rivers, streams): linear feet width (ft).
- ☐ Lakes/ponds: acres.
- ☐ Other non-wetland waters: acres. List type of aquatic resource: .
- ☐ Wetlands: acres.

SECTION IV: DATA SOURCES.

A. SUPPORTING DATA. Data reviewed for JD (check all that apply - checked items shall be included in case file and, where checked and requested, appropriately reference sources below):

- ☑ Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: see hard copy file
- ☑ Data sheets prepared/submitted by or on behalf of the applicant/consultant.
  - ☑ Office concurs with data sheets/delineation report.
  - ☐ Office does not concur with data sheets/delineation report.
- ☐ Data sheets prepared by the Corps:
- ☐ Corps navigable waters' study:
- ☑ U.S. Geological Survey Hydrologic Atlas:
  - ☑ USGS NHD data.
  - ☐ USGS 8 and 12 digit HUC maps.
- ☑ U.S. Geological Survey map(s). Cite scale & quad name: 1:24K Joplin West
- ☑ USDA Natural Resources Conservation Service Soil Survey. Citation: Missouri_Soils
- ☑ National wetlands inventory map(s). Cite name: National Wetlands Inventory
- ☐ State/Local wetland inventory map(s):
- ☑ FEMA/FIRM maps: Newton County S_Fld_Haz_Ar.shp
- ☐ 100-year Floodplain Elevation is: (National Geodectic Vertical Datum of 1929)
- ☑ Photographs: ☑ Aerial (Name & Date): Bing Maps Hybrid accessed October 23, 2013
  - ☐ or ☐ Other (Name & Date):
- ☐ Previous determination(s). File no. and date of response letter:
- ☐ Applicable/supporting case law:
- ☐ Applicable/supporting scientific literature:
- ☐ Other information (please specify):

B. ADDITIONAL COMMENTS TO SUPPORT JD: Four streams are present on this property. Streams 1-3 are classified as intermittent, and Stream 4 is ephemeral. Soils information indicates that all soils are upland soils, and do not contain hydric inclusions. The National Wetland Inventory supported this. This area is well above a FEMA-designated floodplain.

☐ Other non-wetland waters: acres.
Identify type(s) of waters:

3. **Non-RPWs[8] that flow directly or indirectly into TNWs.**
☑ Waterbody that is not a TNW or an RPW, but flows directly or indirectly into a TNW, and it has a significant nexus with a TNW is jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide estimates for jurisdictional waters within the review area (check all that apply):
☑ Tributary waters: Stream 4 - 391 linear feet 1.5 width (ft).
☐ Other non-wetland waters: acres.
Identify type(s) of waters:

4. **Wetlands directly abutting an RPW that flow directly or indirectly into TNWs.**
☐ Wetlands directly abut RPW and thus are jurisdictional as adjacent wetlands.
☐ Wetlands directly abutting an RPW where tributaries typically flow year-round. Provide data and rationale indicating that tributary is perennial in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW:

☐ Wetlands directly abutting an RPW where tributaries typically flow "seasonally." Provide data indicating that tributary is seasonal in Section III.B and rationale in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW:

Provide acreage estimates for jurisdictional wetlands in the review area: acres.

5. **Wetlands adjacent to but not directly abutting an RPW that flow directly or indirectly into TNWs.**
☐ Wetlands that do not directly abut an RPW, but when considered in combination with the tributary to which they are adjacent and with similarly situated adjacent wetlands, have a significant nexus with a TNW are jurisidictional. Data supporting this conclusion is provided at Section III.C.

Provide acreage estimates for jurisdictional wetlands in the review area: acres.

6. **Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs.**
☐ Wetlands adjacent to such waters, and have when considered in combination with the tributary to which they are adjacent and with similarly situated adjacent wetlands, have a significant nexus with a TNW are jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide estimates for jurisdictional wetlands in the review area: acres.

7. **Impoundments of jurisdictional waters.[9]**
As a general rule, the impoundment of a jurisdictional tributary remains jurisdictional.
☐ Demonstrate that impoundment was created from "waters of the U.S.," or
☐ Demonstrate that water meets the criteria for one of the categories presented above (1-6), or
☐ Demonstrate that water is isolated with a nexus to commerce (see E below).

E. ISOLATED [INTERSTATE OR INTRA-STATE] WATERS, INCLUDING ISOLATED WETLANDS, THE USE, DEGRADATION OR DESTRUCTION OF WHICH COULD AFFECT INTERSTATE COMMERCE, INCLUDING ANY SUCH WATERS (CHECK ALL THAT APPLY):[10]
☐ which are or could be used by interstate or foreign travelers for recreational or other purposes.
☐ from which fish or shellfish are or could be taken and sold in interstate or foreign commerce.
☐ which are or could be used for industrial purposes by industries in interstate commerce.
☐ Interstate isolated waters. Explain:
☐ Other factors. Explain:

Identify water body and summarize rationale supporting determination:

Provide estimates for jurisdictional waters in the review area (check all that apply):
☐ Tributary waters: linear feet width (ft).
☐ Other non-wetland waters: acres.
Identify type(s) of waters:
☐ Wetlands: acres.

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[8] See Footnote # 3.
[9] To complete the analysis refer to the key in Section III.D.6 of the Instructional Guidebook.
[10] Prior to asserting or declining CWA jurisdiction based solely on this category, Corps Districts will elevate the action to Corps and EPA HQ for review consistent with the process described in the Corps/EPA *Memorandum Regarding CWA Act Jurisdiction Following Rapanos.*

What is Storm water Runoff?
Storm water runoff occurs when precipitation from rain or snowmelt flows over the ground. Impervious surfaces like driveways, sidewalks, and streets prevent storm water runoff from naturally soaking into the ground.
Why is storm water runoff a problem?

Lisa Boyle
Project Manager

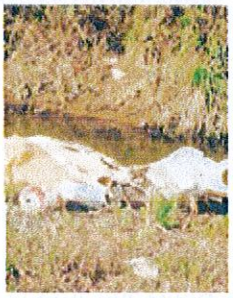
October 24, 2013
Date

Storm water can pick up debris, chemicals, dirt, and other pollutants and flow into a storm sewer system or directly to a lake, stream, river, wetland, or coastal water. Anything that enters a storm sewer system is discharged untreated into the waterbodies we use for swimming, fishing and providing drinking water.

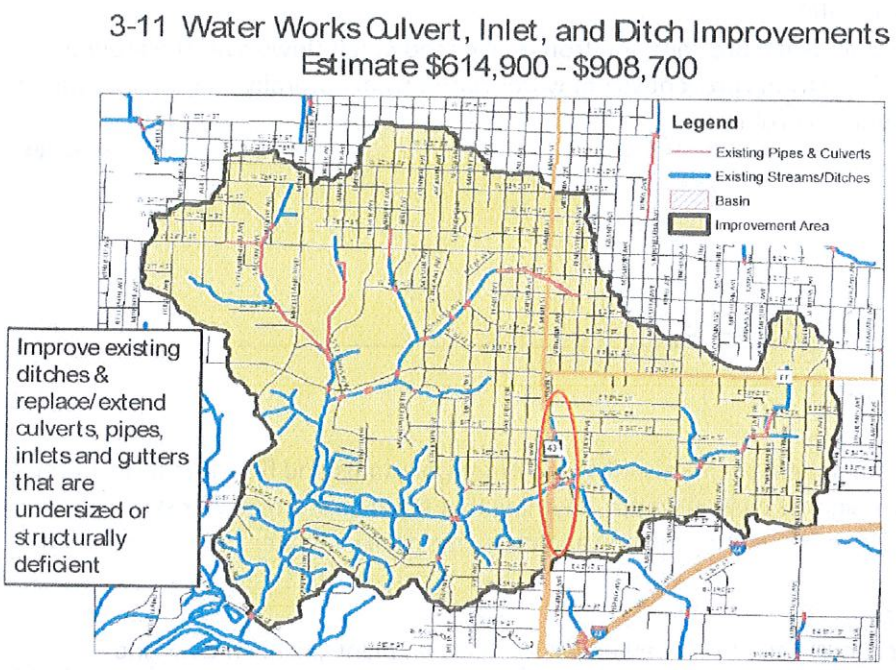
The effects of pollution
Polluted storm water runoff can have many adverse effects on plants, fish, animals and people.



Sediment can cloud the water and make it difficult or impossible for aquatic plants to grown. Sediment also can destroy aquatic habitats.
Excess nutrients can cause algae blooms. When algae die, they sink to the bottom and decompose in a process that removes oxygen from the water. Fish and other aquatic organisms can't exist in water with low dissolved oxygen levels.
Bacteria and other pathogens can wash into swimming areas and create health hazards, often making beach closures necessary.
Debris - plastic bags, six-pack rings, bottles, and cigarette butts - washed into waterbodies can choke, suffocate, or disable aquatic life like ducks, fish, turtles, and birds.



Household hazardous wastes like insecticides, pesticides, paint, solvents, used motor oil, and other auto fluids can poison aquatic life. Land animals and people can become sick from eating diseased fish and shellfish or ingesting polluted water.
Polluted storm water often affects drinking water sources. This, in turn, can affect human health and increase drinking water treatment costs.

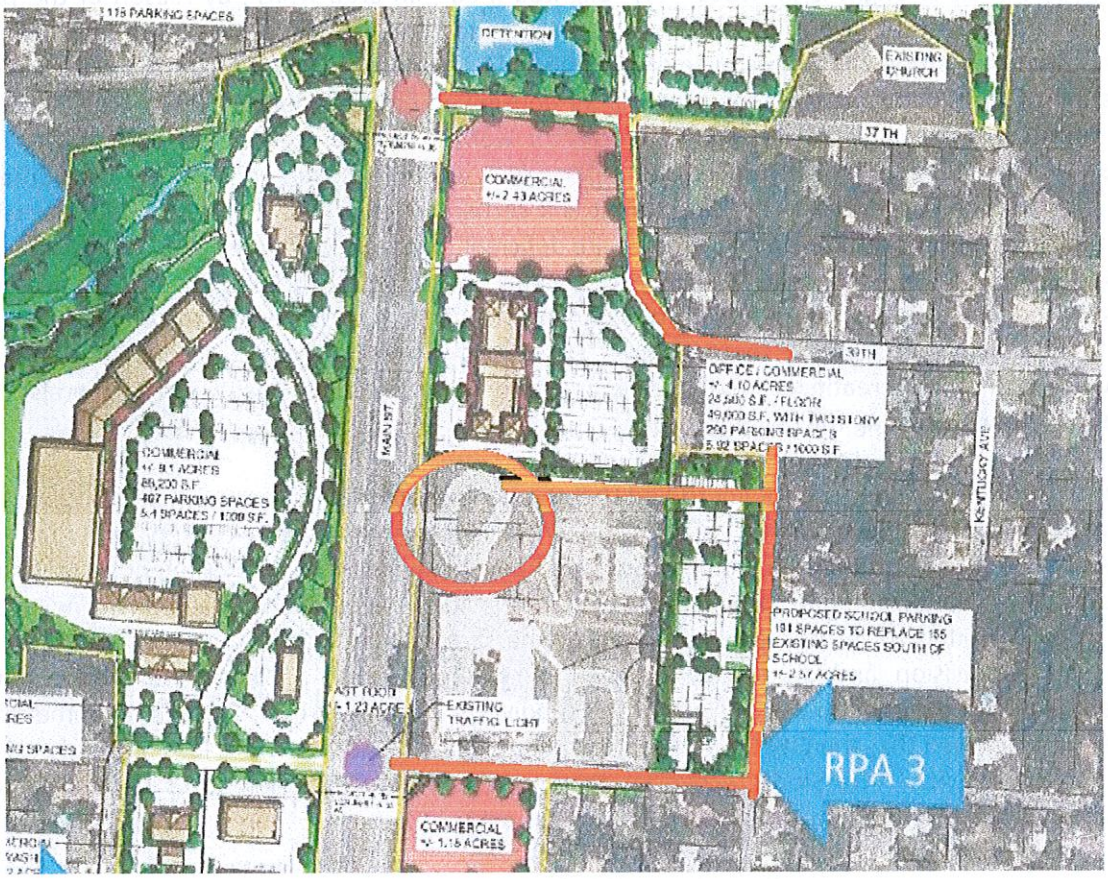


MAP FROM THE CITY OF JOPLIN'S STORM WATER MANAGEMENT PLAN
RED CIRCLE REFLECTS THE GENERAL LOCATION OF THE REDEVELOPMENT AREA

TRANSPORTATION IMPROVEMENTS:

MAIN STREET: As previously discussed, Mercy Hospital will be completed with the construction of their new facility and open in the spring of 2015. The opening of the facility will affect and increase traffic flow in the area. It is uncertain what the exact effect on traffic will be until the Hospital opens and the development patterns of the Area are established, however, a study was done by the Joplin Area Transportation Study Organization (JATSO), which is comprised of the City, County, and other transportation organizations. The Study was completed in July of 2013 by CJW Transportation Consultants, LLC of Springfield, MO. The study reviewed the impact of the new Hospital and the impact upon existing roads and streets in the Area. Based on the study report Main Street north of 50th Street will have an increase traffic of an estimated 2,000 to 8,000 cars per day. The lower amount is just the hospital and the higher amount is with significant development in the area. Currently the traffic volume on Main Street ranges from 17,500 cars per day, as previously outlined in at the beginning of this Blight Study. The Hospital, plus new development in the Area will increase traffic from 12% to 46%. This increased traffic will affect the quality of the usage of the existing street system. The areas east and west of Main Street are residential areas that have significant population, and the transportation artery system relies upon Main Street to be the main collector route of residents from within this residential area. Any increase of traffic on Main Street will affect the quality of service, or the ability to access Main Street from the arteries leading to Main Street. Currently there is only one traffic light between 32nd Street and I-44, it is located at 41st Street to serve Stapleton Elementary School. As traffic increases it will affect the ability to turn onto Main Street from 33rd, 34th, 35th, 36th, 39th, 43rd, and 44th Street, since traffic volumes will slow the ability to access Main. The Redevelopment Plan calls for, and plans, new traffic lights at 34th and 37th Street, which will increase the lighted intersections for residents to access Main from a safe point.

SCHOOL TRAFFIC: Currently all School Buses that use the access point of the buses at Main Street, just north of the 41st Street light, the buses can only access Main Street by using the circle drive and turning back onto Main Street. The bus driveway has a very significant grade for buses to navigate. During icy or slick times it creates a dangerous drive to navigate by the bus drivers, both to turn into, and to drive out of. It is proposed under the Redevelopment Plan to create an access point for the buses to accesses Pennsylvania Avenue, which will then allow buses to access either 41st or a new lighted intersection at 37th Street.



SITE PLAN SHOWING NEW SCHOOL BUS ACCESS TO MAIN STREET
RED CIRCLE HIGHLIGHTS BUS CIRCLE DRIVE
RED LINES REFLECT NEW LIGHTED BUS ACCESS POINTS TO MAIN STREET

DANGEROUS PEDESTRIAN CROSSING: Currently, the School parking lot is located south of 41st Street, while the School buildings are north of 41st Street, This causes anyone parking in the parking lot to cross 41st Street to access the School. There ae no lighted pedestrian crossings on 41st. There have been accidents in the past whereby pedestrians have been hit by cars, according to School officials. The parking lot accommodates mostly teachers and employees. Most of the pedestrian traffic is generated when school starts and end, thus the peak traffic times for 41st Street as people are leaving the parking lot and parents are picking up their children. The Development proposes to create a new parking lot lying east of the School and west of Pennsylvania Avenue, thus allowing all patrons that park in the parking lot to access the School buildings without crossing any street.

GENERAL TRAFFIC FLOW: As previously illustrated, the increase in traffic caused by the Hospital will cause increased traffic congestion and slow the access to Main Street for the area residents. While two new traffic lights are planned at 34th and 37th Street, additional interior streets or upgrades are planned to allow for access to these new lights. Improvements or extensions and upgrades to interior streets will be done, especially Virginia Avenue and 37th Street, which will allow traffic to be collected and directed to lighted intersection.

CONCLUSIONS & SUMMARY: Using the definition from the first page of this Study, which is a reprint of the State Statute 99.810 (1) the definition of Blight is provided. (1) "Blighted area", an area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, 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, morals, or welfare in its present condition and use; Based upon the current transportation improvements the increased traffic which will be imposed upon the area will create a quality and safety issue. It is not an if concerning the Hospital, it is a certainty that traffic will increase, the exact amount is not known, also the current transportation improvements are deficient for the School buses as defined in this report, whereby the School buses have only one access to Main Street, which is not lighted. Due to the size of the average lot or parcel, which is less than one acre in size the subdivision platting is deficient for a conversion to commercial use based on the industry normal lot or parcel size of 1 to 11/2 acre. Conditions within the area created by the vacant and obsolete housing provisions conditions creating a social liability and menace to the public health, safety, morals, or public welfare in the current conditions affecting the neighborhood.

The City Council is required under the TIF Act to find that the Redevelopment Area as a whole is blighted prior to making that determination: "The redevelopment area on the whole is a blighted area, a conservation area, or an economic development area, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing. Such a finding shall include, but not be limited to, a detailed description of the factors that qualify the redevelopment area or project pursuant to this subdivision and an affidavit, signed by the developer or developers and submitted with the redevelopment plan, attesting that the provisions of this subdivision have been met; " Based upon the documented facts provide herein it is believed that the City Council can and should find the Area as a whole is blighted under the definition provided under the TIF Act. The Study recognizes that not every parcel is blighted as defined under the Act, but conditions exist which contribute to the blighted conditions as a whole.

RESUME OF EXPERIENCE OF PRINCIPAL INVESTIGATOR
DARRELL GROSS

EDUCATION: BS Degrees in Political Science, Business Administration, Accounting, School of the Ozarks, Made the Dean's List for 3 of 4 years, graduated with a 3.7 GPA. Was student intern in Circuit City Manager training program for two-years. Graduate work in Public Administration and Economics, Southwest Missouri State University.

PROFESSIONAL EXPERIENCE:

- **Elected County Assessor of Taney County:** Undertook reassessment of County prior to State Mandated Reassessment.
- **Manufacturing Business:** Assisted Brother in building a boat trailer manufacturing company in Mountain Home, AR. Served as CFO and Sales Manager. Was with the company from the beginning and assisted the company through rapid growth. Brother sold the business for $5 million.
- **Director of Community & Economic Development:** Served a five county region in central Missouri through the Council of Local Governments. Assisted communities with economic development and community development issues and programs. Also served as Director of the regions Small Business Administration Certified Development Company, packaging and underwriting SBA 504 loan debentures.
- **Economic Development Loan Officer:** Served as loan officer for United Savings & Loan specializing in SBA, USDA, HUD, and other government backed loan programs. Served 27 branches.
- **Senior Vice President:** Served as Senior Vice President of commercial lending for Landmark Banks. Company had 64 branches in Missouri and Illinois. Was leading producer of commercial loans among all branches.
- **Adjunct Professor of Finance:** Served for 11 years as Adjunct Professor of Finance at Washington University Engineering Graduate School. Assisted the University in applying for a grant through the Department of Education for a special grant to develop a program to offer a joint degree in engineering and project management and finance. The concept was to train engineers in the area of project finance so as to broaden their skills and career opportunities. Program was renewed for ten years by the Department of Education. Developed and taught the finance classes for students. Students learned how to underwrite a project from various finance structures, including tax backed bonds, revenue bonds, and public/private partnerships through the program. During tenure graduated 75 students with a Masters degree in Project Management and Finance. Served on all Master's Thesis committees. Three of the graduates work at the World Bank as underwriters on public projects funded by the World Bank. This was a part time position and was done while operating a private consulting business.
- **Consulting Business:** Since 1989 has owned and operated Gross & Associates an economic development and real estate development consulting business. Has assisted various communities and private developers with economic development projects. Specializes in Tax Increment Financing, Special Taxing Districts, and other incentive programs. Specializes in rural or small town economic development projects and plans.

During the years of providing consulting services to governmental entities and to private developers has developed or assisted in the development of 28 TIF Plans or projects serving as financial advisor, and or drafting of plan. Has developed and be the advisor on the creation of 39 Community Improvement Districts and serves as operations advisor on 28. Have assisted as financial advisor on three Transportation Development Districts, serve as operations advisor on two. Have prepared three city comprehensive plans.

PROFESSIONAL DESIGNATIONS AND HONORS:

- Outstanding Young Men of America
- Certified Business Counselor
- Certified International Financier
- Outstanding International Business Leader
- Small Business Administration: Financial Advocate Award, State of Missouri
- Harry S. Truman Congressional Award

RPA-1 CURRENT PROPERTY OWNERS

EXHIBIT 5 PAGE 1

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
055022001001004000	0.26	GOODSON, ROBERT & DONNA	$17,120	RES	11,887	$90,105	$7.58
056023002001022000	0.325	COLE, MICHAEL B. & DONNA I.	$6,790	RES	14,178	$35,737	$2.52
056023002001023000	0.325	LEWIS, BERT G.	$9,540	RES	14,178	$50,211	$3.54
056023002001024000	0.326	LEGALLY BLONDE INVESTMENTS, LLC	$7,410	RES	14,178	$39,000	$2.75
056023002001025000	0.488	LOYD, KEVIN G.	$9,780	RES	20,891	$51,474	$2.46
056023002001026000	0.489	O'DELL, DION P.	$10,370	RES	199,130	$54,579	$0.27
056023002002021000	0.234	JUDD, MARK A.	$4,670	RES	377,095	$24,579	$0.07
056023002002022000	0.253	DEWEESE, CRYSTAL R.	$17,590	RES	10,200	$92,579	$9.08
056023002002023000	0.882	HECKMASTER, STEVE & DIANA & STEVEN	$28,100	RES	115,750	$147,895	$1.28
056023002002024000	0.253	DENNIS, JEFFREY SCOTT & D'ANN	$13,850	RES	11,040	$72,895	$6.60
056023002002025000	0.172	FISHER, LINDSEY	$11,140	RES	7,493	$58,632	$7.82
056023002005008000	0.333	DOKE, LAVONNE LEEANNE	$16,600	RES	14,500	$87,368	$6.03
056023002005009000	0.666	RUARK, DENNIS L. & MARY JANE	$36,420	RES	25,725	$191,684	$7.45
056023002005010000	0.563	JOPLIN CITY	$0	TAX EXEMPT	45,738	$0	$0.00
056023002005011000	0.22	GILSTRAP, DOROTHY J.	$9,750	RES	9,685	$51,316	$5.30
TOTAL PROJECT 1	**5.789**		**$199,130**		**891,668**	**$1,048,053**	**$1.18**
		SUMMARY BY CLASSIFICATION RPA-1					
RESIDENTIAL	**5.226**		**$199,130**		**845,930**	**$1,048,053**	**$1.24**
TAX EXEMPT	**0.563**		**0**		**45,738**	**0**	**$0.00**
AGRICULTURE	**0**		**0**		**0**	**0**	**$0.00**
COMMERCIAL	**0**		**0**		**0**	**0**	**$0.00**
TOTALS	**5.789**		**$199,130**		**891668**	**$1,048,053**	**$1.18**

RPA-2 CURRENT PROPERTY OWNERS EXHIBIT 5 PAGE 2

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
056023002006001000	0.305	WOOD, WILLIAM K.	$13,430	RES	13,300	$70,684	$5.31
056023002006002000	0.305	WILSON, PHYLLIS K.	$13,240	RES	13,300	$69,684	$5.24
056023002006003000	0.305	CLAFLIN, JOHN	$13,530	RES	13,300	$71,211	$5.35
056023002006004000	0.393	NASH, KENNETH W. & ARLENE	$16,300	RES	17,100	$85,789	$5.02
056023002006005000	0.48	ERMAN, ROBERT MICHAEL	$18,940	RES	20,900	$99,684	$4.77
056023002006006000	2.4	RKS DEVELOPMENT, LLC	$85,470	COM	85,500	$256,667	$3.00
056023002006007000	2.39	RKS DEVELOPMENT, LLC	$91,170	COM	104,000	$273,784	$2.63
056023002006008000	1.2	RKS DEVELOPMENT, LLC & DANIEL ALLGE	$5,890	RES	51,138	$31,000	$0.61
056023002006009000	1.3	DOSS, CLYDE E. JR & ANNA	$10,570	RES	64,575	$55,632	$0.86
056023002006010000	1.8	LUNDSTRUM, BOB	$3,690	RES	80,000	$19,421	$0.24
056023002006011000	2.9	LUNDSTRUM, BOB	$4,790	AGR	127,200	$39,917	$0.31
056023002007012001	7.8	RKS DEVELOPMENT	$9,840	RES	339,768	$51,789	$0.15
26023003002005000	1.11	RKS DEVELOPMENT	$5,850	COM	48,352	$18,281	$0.38
056023003002005000	0.422	RKS DEVELOPMENT, LLC	$31,230	COM	18,400	$93,784	$ 5.10
056023003002006001	0.548	RKS DEVELOPMENT, LLC	$2,770	RES	24,104	$14,579	$ 0.60
056023003002006000	0.843	RDE, LLC	$35,230	RES	35,052	$185,421	$ 5.29
056023003002006002	0.548	RKS DEVELOPMENT, LLC	$2,770	RES	24104	14578.947	$0.60
056023003002005001	0.332	WHITE, KEITH V.	$9,280	RES	14,426	$48,842	$3.39
PT OF 056023003002005002	0.601	WHITE, KEITH V. & DEBBIE A.	$3,105	RES	12,840	$16,342	$1.27
NO PARCEL #	1.5	Missouri Department of Transportation	$0	TAX EXEMPT	65,340	$0	$0.00
TOTALS	**27.48**		**$377,095**		**1,172,699**	**$1,517,090**	**$ 1.29**
		SUMMARY BY CLASSIFICATION RPA-2					
RESIDENTIAL	**17.32**		**$158,585**		**730,129**	**$809,298**	**$1.11**
TAX EXEMPT	**1.5**		**0**		**65,340**	**0**	**$0.00**
AGRICULTURE	**2.9**		**$4,790**		**126,324**	**$39,917**	**$0.32**
COMMERCIAL	**5.76**		**$213,720**		**250,906**	**$667,875**	**$2.66**
TOTALS	**27.48**	**0**	**$377,095**	**0**	**1,172,699**	**$1,517,090**	**$1.29**

RPA-3 PROJECT 3 CURRENT PROPERTY OWNERS

EXHIBIT 5 PAGE 3

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
056023003003002000	2.9	MARCULES, BART AUGUSTIN TRUST	$322,750	RES	124,902	$1,698,684	$ 13.60
056023003003003000	0.6	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	TAX EXEMPT	26,136	$0	$ -
056023003003004000	0.529	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	TAX EXEMPT	23,043	$0	$ -
056023003003004002	0.248	JOPLIN R-VIII SCHOOL DISTRICT	$0	TAX EXEMPT	10,803	$0	$ -
056023003003005000	5.4	JOPLIN R-8 SCHOOL DISTRICT	$0	TAX EXEMPT	235,224	$0	$ -
056023003003012000	0.459	RAINEY, JANE E.	$6,690	RES	20,034	$35,211	$ 1.76
056023003003011000	0.462	RKS Development	$2,240	RES	20,140	$11,789	$ 0.59
056023003003010000	0.441	CRUMBLISS, CAROLYN J.	$6,420	RES	19,200	$33,789	$ 1.76
056023003003009000	0.261	HUNTER, LORI ANN	$6,640	RES	11,328	$34,947	$ 3.09
056023003003008000	0.519	ALTMAN, JEFFREY L.	$9,280	RES	22,581	$48,842	$ 2.16
056023003003007000	0.267	SMITH, ELLA L.	$8,720	RES	11,640	$45,895	$ 3.94
056023003010001000	1.3	SCHOOL DISTRICT 42	$0	TAX EXEMPT	58,220	$0	$ -
056023003010002000	0.386	JOPLIN R-8 SCHOOL DISTRICT	$0	TAX EXEMPT	16,810	$0	$ -
056023003010003000	0.416	JOPLIN R-VIII SCHOOL DISTRICT	$0	TAX EXEMPT	17,733	$0	$ -
056023003010003001	0.537	LOCKE, MICHAEL K. & TANIA R.	$34,470	RES	23,370	$181,421	$ 7.76
TOTALS	**14.73**		**$397,210**		**641,164**	**$2,090,579**	**$ 3.26**

SUMMARY BY CLASSIFICATION RPA-3

RESIDENTIAL	**5.846**		**$397,210**		**254,395**	**$2,090,579**	**$8.22**
TAX EXEMPT	**8.879**		**0**		**386,769**	**0**	**$0.00**
AGRICULTURE	**0**		**$0**		**0**	**$0**	**$0.00**
COMMERCIAL	**0**		**$0**		**0**	**$0**	**$0.00**
TOTALS	**14.73**		**0 $397,210**		**0 641,164**	**$2,090,579**	**$3.26**

RPA 4 CURRENT PROPERTY OWNERS

EXHIBIT 5 PAGE 4

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
560230030110010000	1	RKS DEVELOPMENT, LLC	$7,860	RES	43560	$41,368	$0.95
56023003011002000	1.08	MOFFAT, CLYDE & ELEANOR	$58,200	COM	47,045	$181,875	$ 3.87
56023003011003000	0.52	SHEPHERD, SCOTT S.	$14,010	RES	22,651	$73,737	$ 3.26
56023003011004000	0.18	RKS DEVELOPMENT, LLC	$10,230	RES	7,841	$53,842	$ 6.87
56023003016001000	0.35	KIENZLE, GARY L. & CARLENE	$16,700	RES	15,246	$87,895	$ 5.77
56023003016002000	0.2	BIBENS, HARRY A. & DEBORAH	$6,010	RES	8,712	$31,632	$ 3.63
560230030160030000	0.07	GONZALEZ, OSCAR H. & LAURA	$670	RES	3,049	$3,526	$ 1.16
56023003016004000	0.21	PERRY MANAGEMENT, LP	$2,070	RES	9,148	$10,895	$ 1.19
TOTALS	**3.61**		**$115,750**		**157,252**	**$ 484,770**	**$ 3.08**
		SUMMARY BY CLASSIFICATION RPA-4					
RESIDENTIAL	**2.53**		**$57,550**		**110,207**	**$302,895**	**$2.75**
TAX EXEMPT	**0**		**0**		**0**	**0**	**$0.00**
AGRICULTURE	**0**		**$0**		**0**	**$0**	**$0.00**
COMMERCIAL	**1.08**		**$58,200**		**47,045**	**$181,875**	**$3.87**
TOTALS	**3.61**		**0 $115,750**	**0**	**157,252**	**$484,770**	**$3.08**

RPA 5 CURRENT PROPERTY OWNERS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
055022004011001000	0.28	OX, L.L.C.	$6,750	RES	12,188	$35,526	$ 2.91
055022004011002000	0.157	LUCAS, DAVID E.	$6,290	RES	6,825	$33,105	$ 4.85
055022004011003000	0.413	SOOTER, KEVIN	$13,040	RES	17,871	$68,632	$ 3.84
055022004011003001	0.604	GARRISON, GEORGE O. & BARBARA	$9,820	RES	25,067	$51,684	$ 2.06
055022004011003002	0.198	REYNOLDS, BONNIE	$19,820	RES	8,640	$104,316	$ 12.07
055022004011003003	0.247	HEISLER, DORIS	$17,670	RES	10,100	$93,000	$ 9.21
055022004011003004	0.198	STERNES, ELIZABETH A.	$5,980	RES	8,640	$31,474	$ 3.64
055022004011004000	0.436	VOLK, RICHARD E. & DIANE M.	$26,210	COM	19,110	$137,947	$ 7.22
055022004011005000	0.513	BOTTOROFF, JERRY R. & JUDITH ANN	$13,250	RES	25,774	$69,737	$ 2.71
055022004011006000	0.436	WILLIAMS, DAVID S.	$9,310	RES	18,915	$49,000	$ 2.59
TOTALS	**3.482**		**$128,140**		**153,130**	**$ 674,421**	**$ 4.40**
		SUMMARY BY CLASSIFICATION RPA-5					
RESIDENTIAL	**3.046**		**$101,930**		**134,020**	**$536,474**	**$4.00**
TAX EXEMPT	**0**		**0**		**0**	**0**	**$0.00**
AGRICULTURE	**0**		**$0**		**0**	**$0**	**$0.00**
COMMERCIAL	**0.436**		**$26,210**		**19,110**	**$137,947**	**$7.22**
TOTALS	**3.482**		**0 $128,140**	**0**	**153,130**	**$674,421**	**$4.40**

RPA 6 CURRENT PROPERTY OWNERS

EXHIBIT 5 PAGE 5

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
055022004003005002	0.203	WOLTJER, DONALD D.	$21,350	RES	8,832	$112,368	$ 12.72
055022004003005001	0.206	WOLTJER, DONALD D.	$22,680	RES	8,832	$119,368	$ 13.52
055022004003005000	0.381	WOLTJER, DONALD D.	$44,370	RES	16,650	$233,526	$ 14.03
055022004003004000	0.814	RKS DEVELOPMENT III, LLC	$10,680	RES	35,520	$56,211	$ 1.58
055022004003006000	0.344	RENT JOPLIN.COM LLC	$9,310	RES	15,000	$49,000	$ 3.27
055022004003006001	0.146	LANDIS, ROBERT C. & BARBARA R.	$24,340	RES	6,375	$128,105	$ 20.09
055022004003006002	0.146	CARDEN, MAX & INA	$21,300	RES	6,375	$112,105	$ 17.59
055022004003007000	0.425	RKS DEVELOPMENT, LLC	$16,230	COM	18,500	$48,739	$ 2.63
055022004003008000	0.51	RKS DEVELOPMENT, LLC	$3,550	RES	18,500	$18,684	$ 1.01
055022004003009000	0.212	RKS DEVELOPMENT , LLC	$1,480	RES	27,750	$7,789	$ 0.28
055022004003009001	0.212	POTTER, JAMES L.	$1,480	RES	9,250	$7,789	$ 0.84
055022004003010000	0.425	POTTER, JAMES L.	$10,330	RES	18,500	$54,368	$ 2.94
055022004003002000	2.7	RKS DEVELOPMENT, LLC	$3,410	RES	117,612	$17,947	$ 0.15
055022004005002000	17.77	RKS DEVELOPMENT, LLC	$8,280	AGR	164,221	$69,000	$ 0.42
055022001033001000	1.51	RKS DEVELOPMENT, LLC	$1,290	RES	65,777	$6,789	$ 0.10
055022004003001000	0.425	RKS DEVELOPMENT, LLC	$13,640	RES	18,513	$71,789	$ 3.88
055022004001001000	1.7	RKS DEVELOPMENT LLC	$4,100	RES	74,052	$21,579	$ 0.29
055022004002002000	0.448	RKS DEVELOPMENT, LLC	$1,960	RES	19,514	$10,316	$ 0.53
TOTALS	######		**$219,780**		649,773	$1,145,476	$ 1.76
		SUMMARY BY CLASSIFICATION RPA-6					
RESIDENTIAL	**10.38**		**$195,270**		**467,052**	**$1,027,737**	**$2.20**
TAX EXEMPT	**0**		**0**		**0**	**0**	**$0.00**
AGRICULTURE	**17.77**		**$8,280**		**164,221**	**$69,000**	**$0.00**
COMMERCIAL	**0.425**		**$16,230**		**18,500**	**$48,739**	**$2.63**
TOTALS	######		**$219,780**		**649,773**	**$1,145,476**	**$1.76**

SUMMARY OF ALL PROJECTS

RESIDENTIAL	**44.35**		**$1,109,675**	**0**	**2541733**	**$5,815,035**	**$19.52**
TAX EXEMPT	**10.94**		**$0**	**0**	**497847**	**$0**	**$0.00**
AGRICULTURE	**20.67**		**$13,070**	**0**	**290545**	**$108,917**	**$0.32**
COMMERCIAL	**7.701**		**$314,360**	**0**	**335560**	**$1,036,436**	**$16.38**

EXHIBIT 6

BUT FOR ANALYSIS

As required by State Law, the City must undergo what is known as a "but for" analysis. This is a burden which the City must impose on all projects, which means the City must be confident that the project would not be able financially to proceed without the assistance of TIF funds. In order to do this the primary assumption to be made is to analyze the profit or return on investment to the Developer, with and without the use of TIF funds to give a comparison.
The same project cost are used in these assumptions as were used for project cost as reported in Exhibit 3 of the TIF Plan. Exhibit 3 has separated out the Reimbursable Cost from the Developer Cost. Exhibit 3 has estimates for building cost and additional site work that would not be eligible under the TIF, such as parking lots, finish grading and other final improvements. The building and other site cost are estimates based on the land planners projected highest and best of the site. The final building size and type will depend on the final user's size, design and specification.
This return on investment analysis removeas the varibles of the finish site cost and buildings so as to calculate the return on investment as if all land will be sold as a land development. Developer plans on doing both.

SUMMARY OF ALL PROJECT COST USED IN PLAN

COST WERE USED FROM EXHIBIT 3 AND ESTIMATES FOR LAND ONLY SALES		
PROJECT COST AS REPORTED EXHIBIT 3 REIMBURSABLE PROJECT COST		$30,867,495
LAND COST: Includes cost of 45 acres the Developer now owns, plus estimated cost of an additional 35-40 more*		$19,886,713
Marketing Cost	Advertising, Leasing commissions-Sales Commissions-Land only	$1,645,568
INTEREST CARRY COST 16 YEARS	Estimate for financing site cost above land sales revenue	$14,500,000
TOTAL PROJECT COST ADJUSTED TO ACTUAL PROJECTED COST-NO TIF ASSISTANCE		$66,899,776

Of the estimated 35-40 acres the Developer needs to purchase, it consist of 52 different owners that are mostly single family homes.

Of the estimated 45 acres the Developer now owns most all of it were large tracts an undeveloped.

RETURN ON INVESTMENT NO TIF ASSISTANCE

AVERAGE COST PER ACRE 63 ACRES OF NET SELLABLE AND USABLE LAND		$1,061,901
AVERAGE COST PER SQUARE FOOT OF LAND	2744280 Total Sq Ft	$24.38
ESTIMATED LAND VALUE PER SQUARE FOOT DEPENDING ON LOCATION*		$11.00
TOTAL ESTIMATED REVENUE FROM SELLING LAND		$30,187,080
LOSS ON INVESTMENT IN 83 ACRES WITH NET 63 ACRES ABLE TO BE SOLD USING AVERAGE SELLING PRICE		($36,712,696)
ESTIMATED PERCENTAGE LOSS ON INVESTMENT WITHOUT TIF ASSISTANCE		-55%

The market selling price for the area is not known at this time. Because of the improvements projected and the demand for the sites created by the redevelopment the value of the land in the future has not been established, however in the real estate business values for property have a general range due to the maximum retailers and business can pay for property in competition with other locations. Although the Developer will be, or projects to purchase a total of an estimated 83 acres the net sellable amount is an estimated

63 acres. The estimated 20 acres will be used for walking trails, streets and public right of ways, and storm detention areas.
The estimated price per square foot that the commercial frontage will sell for is about $10-12 per Sq Ft, for the second tier locations it will be less.
Some of the office land in the rear and apartment land will sell in the range of $4.00 per square foot. An average of $10.00 is used in the estimates.
See Exhibit 2 Site plan for useable land and public use and Exhibit 9.

RETURN ON INVESTMENT WITH TIF ASSISTANCE

COST TO DEVELOPER			$66,899,776
REIMBURSABLE PROJECT COST	See Exhibit 3		($30,867,495)
REIMBURSEMENT OF INTEREST FROM TIF	See Exhibit 3	See (2) note below	($7,151,579)
REIMBURSEMENT OF INTEREST FROM CID	See Exhibit 3		($9,149,469)
ADJUSTED COST TO DEVELOPER WITH TIF ASSISTANCE			$19,731,233
AVERAGE COST PER ACRE FOR 63 SELLABLE ACRES			$313,194
AVERAGE COST PER SQUARE FOOT OF LAND			$7.19
AVERAGE SELLING PRICE OF LAND PER SQUARE FOOT			$10
TOTAL ESTIMATED REVENUE FROM SELLING LAND			$30,187,080
TOTAL ESTIMATED PROFIT FROM SELLING LAND WITH TIF ASSISTANCE			$10,455,847
PROFIT MARGIN IN INVESTMENT TOTAL WITH TIF REIMBURSEMENT			15.63%

The Return on investment above uses the total Cost to Developer as the investment amount rather than the adjusted cost to the Developer since the Developer must invest the total cost and the reimburrsement portion from the TIF will be paid over time and is contiengent upon the TIF revnue, thus the true return on investment is calculated by using the Total cost to the Developer as the investment amount.

PROJECTED INVESTMENT WITH BUILDINGS

REIMBURSABLE PROJECT COST		TIF	$30,867,495
Land Cost		NON-TIF	$19,886,713
Buildings with infill		NON-TIF	$100,362,930
Apartment Building RPA 6		NON-TIF	$3,840,000
Site Prep Cost		NON-TIF	$8,405,238
Marketing Cost		NON-TIF	$14,588,032
Contingency		Part TIF	$3,757,634
(1)Interest Cost-6% 48 Months-Buildings-non TIF Cost(1)		NON-TIF	36,201,731
Interest on TIF Portion-14 yrs (2)	See Exhibit 15	Part -TIF	19,997,890
TOTAL			$237,907,663

(1) Interest is calculated for the construction period on the buildings and other private cost over a 48 month period. Assumptions are that they will be sold and or converted to a long term mortgage whereby the lease income would then fund interest cost.

(2) This is the estimated total carrying cost for the TIF reimbursable cost, which the Developer will have to totally fund. The amount that is reimburseable is being limited however to $7,151,579 from the TIF and the balance of $9,149,469 from the CID

EXHIBIT 7

DEVELOPER AFFIDAVIT

AFIDAVIT

STATE OF MISSOURI)
)ss
COUNTY OF Jasper)

The undersigned RKS Development, LLC. (the "Developers"), hereby attest as follows:

1. They have a contact to acquire certain real property located within the City limits of Joplin, Missouri, legally described and attached as Exhibit A.

2. On November 14, 2014, the Developers submitted a project proposal to the Tax Increment Financing Commission of the City of Joplin requesting the rights to develop the property in accordance with the proposal submitted and to negotiate a development agreement with the TIF Commission and the City of Joplin, where by a share of the new tax increments may be captured to fund excessive cost to redevelop the property described herein.

3. Without the financial assistance of the Tax Increment Financing Commission of the City of West Joplin, it is not reasonably anticipated that the Developers would undertake and complete the commercial development described in the project proposal.

By:_____
RKS Development, LLC.

IN WITNESS WHEREOF. Before has appeared Rodney Spriggs, known to me personally and/or has provided me sufficient documentation to confirm his identity and to be the person so authorized to sign this document. I have hereunto subscribed my name and affixed my official seal this 24th day of November, 2014.

By:_____
Notary Public

My commission expires:
11/27/2016

PRISCILLA CARDEN
Notary Public - Notary Seal
State of Missouri, Jasper County
My Commission Expires Nov. 27, 2016
Commission # 12418228

MAIN STREET TIF & CID EXHIBIT 8

FINANCIAL IMPACT ON TAXING DISTRICTS-SUMMARY

ALL RPAs END IN 16 YEARS TIF ENDS IN 16 YEARS

CUMULATIVE TOTAL OF TAX REVENUE BY TAXING DISTRICT PAID TOWARD TOTAL PROJECT COST-LIFE OF TIF

TAX REVENUE PAID BY DISTRICT TAX REVENUE PAID FOR PROJECT COST	PROPERTY TAX CUM-TOTAL	SALES TAX CUM-TOTAL	TOTAL ALL TAXES CUM-TOTAL	PERCENTAGE OF TOTAL TAXES
Newton County	$0	$4,770,303	$4,770,303	**10.13%**
Newton County Fair	$38,327	$0	$38,327	**0.08%**
Newton County Health Department	$191,634	$0	$191,634	**0.41%**
Newton County Mental Health	$316,209	$0	$316,209	**0.67%**
Joplin Special Road District	$849,361	$0	$849,361	**1.80%**
Joplin School District	$14,028,226	$0	$14,028,226	**29.80%**
SB 40-Sheltered Workshop	$229,978	$0	$229,978	**0.49%**
SOUTH MAIN STREET CID	$0	$13,885,570	$13,885,570	**29.50%**
City of Joplin	$1,633,945	$11,130,706	$12,764,651	**27.12%**
TOTAL	**$17,287,680**	**$29,786,579**	**$47,074,259**	**100.00%**

CUMULATIVE TOTAL OF TAX REVENUE BY DISTRICT COLLECTED BY DISTRICTS-NOT CAPTURED BY TIF

TAX REVENUE COLLECTED BY DISTRICT TAXES RETAINED BY TAXING DISTRICTS	PROPERTY TAX CUM-TOTAL	SALES TAX CUM-TOTAL	TOTAL ALL TAXES CUM-TOTAL	PERCENTAGE OF TOTAL TAXES
Newton County	$0	$5,089,529	$5,089,529	**23.35%**
Newton County Fair	$10,730	$0	$10,730	**0.05%**
Newton County Health Department	$53,652	$0	$53,652	**0.25%**
Newton County Mental Health	$88,526	$0	$88,526	**0.41%**
Joplin Special Road District	$237,755	$0	$237,755	**1.09%**
Joplin School District	$3,927,320	$0	$3,927,320	**18.02%**
SB 40-Sheltered Workshop	$64,382	$0	$64,382	**0.30%**
SOUTH MAIN STREET CID	$0	$0	$0	**0.00%**
City of Joplin	$457,436	$11,870,565	$12,328,001	**56.55%**
TOTAL	**$4,839,801**	**$16,960,094**	**$21,799,895**	**100.00%**

CUMULATIVE TOTAL OF TAX REVENUE BY DISTRICT PROJECTION OF REVENUE-NO TIF ASSUMPTION

TAX REVENUE COLLECTED BY DISTRICT NO TIF IN PLACE-16 YEAR PERIOD	PROPERTY TAX CUM-TOTAL	SALES TAX CUM-TOTAL	TOTAL ALL TAXES CUM-TOTAL	PERCENTAGE OF TOTAL TAXES
Newton County	$0	$98,046	$98,046	**6.52%**
Newton County Fair	$2,668	$0	$2,668	**0.18%**
Newton County Health Department	$13,340	$0	$13,340	**0.89%**
Newton County Mental Health	$22,011	$0	$22,011	**1.46%**
Joplin Special Road District	$59,123	$0	$59,123	**3.93%**
Joplin School District	$976,493	$0	$976,493	**64.90%**
SB 40-Sheltered Workshop	$16,008	$0	$16,008	**1.06%**
SOUTH MAIN STREET CID	$0	$0	$0	**0.00%**
City of Joplin	$113,737	$203,224	$316,961	**21.07%**
TOTAL	**$1,203,380**	**$301,270**	**$1,504,650**	**100.00%**

EXHIBIT 9

BUILD OUT SCHEDULE OF DEVELOPMENT

Development Schedule estimates total build out by 2018

	RPA 1 is anticipated to be developed in 2018			LAND CALCULATIONS			IMPROVEMENT VALUES					SALES			JOBS
RPA-1 NORTH OF 34TH STREET EAST OF MAIN							OFFICE	RETAIL	BUILDING	IMPRVT	TOTAL	ASSESSED	SALES	ANNUAL	
LISTING OF SITES FOR DEVELOPMENT				LAND	LAND	LAND	BUILDING	BUILDING		$7,700,000	VALUE	VALUE	SQ FT	SALES	
SITE #	USAGE	ACRES	DESCRIPTION	SQ FT	PRICE	VALUE	SQ FT	SQ FT	SQ FT						
1	Commercial Lot	1.74	Commercial	75,794	$ 5.00	$ 378,972		15000	$175	$ 2,625,000	$ 3,003,972	$961,271	$200	$3,000,000	15
2	Commercial Lot	1.55	Commercial	67,518	$ 5.00	$12,570,924		13500	$175	$ 2,362,500	$ 14,933,424	$4,778,696	$200	$2,700,000	14
3	Commercial Lot	1.19	Commercial	51,836	$ 5.00	$ 259,182		10000	$175	$ 1,750,000	$ 2,009,182	$642,938	$200	$2,000,000	10
4	TAX EXEMPT	1.05	Police Station	45,738											
	STREETS	0.25	STREETS	10,890						$ -	$ -				
TOTAL RPA-1		**5.78**		**251,777**		**$ 13,209,078**	**0**	**38500**		**$6,737,500**	**$19,946,578**	**$6,382,905**		**$7,700,000**	**39**
	RPA-2 is anticipated to be developed in 2016														
RPA-1 SOUTH OF 34TH & NORTH OF 37TH STREET EAST OF MAIN															
5	Commercial Lot	1.32	C-Store	57,499	$ 5.00	$287,496		7500	$175	$1,312,500	$1,599,996	$511,999	$250	$1,875,000	7.5
6	Commercial Lot	1.26	Retail	54,886	$ 5.00	$274,428		10000	$175	$1,750,000	$2,024,428	$647,817	$200	$2,000,000	10
7	Commercial Lot	1.27	Retail	55,321	$ 5.00	$276,606		10000	$175	$1,750,000	$2,026,606	$648,514	$200	$2,000,000	10
8	Commercial Lot	1.58	Restaurant	68,825	$ 5.00	$344,124		9500	$175	$1,662,500	$2,006,624	$642,120	$250	$2,375,000	10
9	Detention Area	1	Retail	43,560	$ 5.00			0	$0	$0	$0	$0	$0	$0	
10	Commercial Lot	15.5	Retail & Office 3 stor	675,180	$ 3.50	$2,363,130	108000	60933	$150	$25,339,950	$27,703,080	$8,864,986	$100	$6,093,300	331
11	Commercial Lot	2.43	Commercial	105,851	$ 4.00	$423,403		20000	$175	$3,500,000	$3,923,403	$1,255,489	$200	$4,000,000	20
	STREETS	1.5	STREETS	65,340											
TOTAL RPA 2		**25.86**		**1126461.6**		**3969187.2**	**108000**	**117933**		**35314950**	**$39,284,137**	**$12,570,924**		**$18,343,300**	**388**
	RPA-3 is anticipated to be developed in 2017														
RPA-3 SOUTH OF 37TH & NORTH OF 42ND STREET EAST OF MAIN															
12	Commercial Lot	4.1	Commercial 2 story	178,596	$ 3.50	$625,086	24500	24500	$150	$7,350,000	$7,975,086	$2,552,028	$200	$4,900,000	86
13	Commercial Lot	1.18	C-Store	51,401	$ 5.00	$257,004		5000	$125	$625,000	$882,004	$282,241	$300	$1,500,000	5
14	Commercial Lot	1.25	Restaurant	54,450	$ 5.00	$272,250		3500	$175	$612,500	$884,750	$283,120	$400	$1,400,000	3.5
	Parking-School	2.57	Parking Lost	111,949	$ -			0	$0	$0	$0	$0	$0	$0	
	School Property	6.75		294,030	$ -	$0	0	0	$0	$0	$0	$0	$0	$0	
TOTAL RPA 3		**15.85**		**690,426**		**$1,154,340**	**$24,500**	**$33,000**		**$8,587,500**	**$9,741,840**	**$3,117,389**		**$7,800,000**	**502**

RPA 4 is anticipated to be developed in 2019

RPA 4 NORTH OF 44TH SOUTH OF 42ND EAST OF MAIN

15	Commercial Lot	1.05	C-Store-Rest	45,738	$	5.00	$228,690		7500	$175	$1,312,500	$1,541,190	$493,181	$325	$2,437,500	8
16	Commercial Lot	1.32	Retail	57,499	$	5.00	$287,496		5000	$175	$875,000	$1,162,496	$371,999	$200	$1,000,000	5
17	Commercial Lot	1.04	Office-Retail	45,302	$	5.00	$226,512		5000	$175	$875,000	$1,101,512	$352,484	$100	$500,000	5
TOTAL RPA 4		**3.41**		**148539.6**			**$742,698**	**0**	**17500**		**$3,062,500**	**$3,805,198**	**$1,217,663**		**$3,937,500**	**18**

RPA 5 is anticipated to be developed in 2017

RPA 5 NORTH OF 42ND SOUTH OF 41ST WEST OF MAIN

18	Commercial Lot	1.14	C-Store-Rest	49,658	$	5.00	$248,292		7500	$175	$1,312,500	$1,560,792	$499,453	$325	$2,437,500	8
19	Commercial Lot	1	Retail	43,560	$	5.00	$217,800		5000	$175	$875,000	$1,092,800	$349,696	$200	$1,000,000	5
20	Commercial Lot	1	Office-Retail	43,560	$	5.00	$217,800		5000	$175	$875,000	$1,092,800	$349,696	$100	$500,000	5
21	Commercial Lot	0.52	Car Wash	22,651	$	5.00	$113,256		3000	$100	$300,000	$413,256	$132,242	$0	$0	3
TOTAL RPA 5		**3.66**		**159429.6**			**$797,148**	**0**	**20500**		**$3,362,500**	**$4,159,648**	**$1,331,087**		**$3,937,500**	**21**

RPA 6 is anticipated to be developed in 2016

RPA 6 NORTH OF 41ST STREET SOUTH OF 36TH COMMERCIAL WEST OF MAIN

22	Commercial Lot	0.96	Commercial	41,818	$	6.00	$250,906		2500	$175	$437,500	$688,406	$220,290	$200	$500,000	3
23	Commercial Lot	1.23	Fast Food	53,579	$	5.00	$267,894		3500	$175	$612,500	$880,394	$281,726	$400	$1,400,000	4
24	Commercial Lot	9.1	Retail Center	396,396	$	3.50	$1,387,386		86200	$125	$10,775,000	$12,162,386	$3,891,964	$200	$17,240,000	86
25	Commercial Lot	2.15	Restaurant	93,654	$	5.00	$468,270		7500	$175	$1,312,500	$1,780,770	$569,846	$400	$3,000,000	8
0	STREETS	3	STREETS	130,680												
26	Residential Lot	5.66	Apartments	246,550	$	2.50	$616,374		96	$40,000	$3,840,000	$4,456,374	$935,839	$0	$0	4
	OPEN SPACE	7.89	Walking Trail	343,688			$0			$0	$0		$0	$0	$0	
TOTAL RPA 6		**29.99**		**1,306,364**			**$2,990,830**	**0**	**99700**		**$16,977,500**	**$19,968,330**	**$5,899,664**		**$22,140,000**	**104**

TOTALS	ACRES	SQ FT	LAND VALUE	SQ FT	SQ FT	IMROV VALUE	TOTAL VALUE	ASSESSED VALUE	RETAIL SALES	JOBS
RPA 1	5.78	251,777	$ 13,209,078	0	38500	$6,737,500	$19,946,578	$6,382,905	$7,700,000	39
RPA 2	25.86	1126461.6	$3,969,187	108000	117933	$35,314,950	$39,284,137	$12,570,924	$18,343,300	388
RPA 3	15.85	690426	$1,154,340	24500	33000	$8,587,500	$9,741,840	$3,117,389	$7,800,000	502
RPA 4	3.41	148539.6	$742,698	0	17500	$3,062,500	$3,805,198	$1,217,663	$3,937,500	18
RPA 5	3.66	159429.6	$797,148	0	20500	$3,362,500	$4,159,648	$1,331,087	$3,937,500	21
RPA 6	29.99	1,306,364	$2,990,830	0	99700	$16,977,500	$19,968,330	$5,899,664	$22,140,000	104
TOTALS	84.55	3682998	$22,863,281	132500	327133	$74,042,450	$96,905,731	$30,519,633	$63,858,300	1070

TOTAL LAND VALUE AND IMPROVEMENT VALUES ARE BASED ON ESTIMATED VALUES WHICH MAY BE USED BY THE COUNTY ASSESSOR, USING CURRENT VALUES FOR LIKE IMPROVEMENTS.

ACTUAL COST OF IMPROVEMENTS AND LAND IS ESTIMATED TO BE HIGHER. TOTAL ACTUAL LAND AND IMPROVEMENT COST IS ESTIMATED AT $210,000,000. SEE EXHIBIT 6 FOR DETAILS.

MAIN STREET TIF ECONOMIC IMPACT

EXHIBIT 10

NO TIF

Property Taxes

Projections reflect an annual growth rate of .018% in value increase. The past five year average.

COMMERCIAL AREAS	CURRENT ASSESSED VALUE	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
RPA 1 ASSESSED VALUE	$199,130	$199,130	$202,714	$206,363	$210,078	$213,859	$217,709	$221,627	$225,617	$229,678	$233,812	$238,021
RPA 2 ASSESSED VALUE	$377,095	$377,095	$383,883	$390,793	$397,827	$404,988	$412,278	$419,699	$427,253	$434,944	$442,773	$450,743
RPA 3 ASSESSED VALUE	$397,210	$397,210	$404,360	$411,638	$419,048	$426,591	$434,269	$442,086	$450,044	$458,144	$466,391	$474,786
RPA 4 ASSESSED VALUE	$115,750	$115,750	$117,834	$119,955	$122,114	$124,312	$126,549	$128,827	$131,146	$133,507	$135,910	$138,356
RPA 5 ASSESSED VALUE	$128,140	$128,140	$130,447	$132,795	$135,185	$137,618	$140,095	$142,617	$145,184	$147,797	$150,458	$153,166
RPA 6 ASSESSED VALUE	$219,780	$219,780	$223,736	$227,763	$231,863	$236,037	$240,285	$244,610	$249,013	$253,496	$258,059	$262,704
TOTAL ALL ASSESSED VALUE	$1,437,105	$1,437,105	$1,462,973	$1,489,306	$1,516,114	$1,543,404	$1,571,185	$1,599,467	$1,628,257	$1,657,566	$1,687,402	$1,717,775
TOTAL RESIDENTIAL & AGRICULTURAL ASSESSED VALUE	$1,128,025	$1,128,025	$1,148,329	$1,174,663	$1,201,470	$1,228,761	$1,256,542	$1,284,823	$1,313,614	$1,342,922	$1,372,758	$1,403,132
COMMERCIAL ASSESSED VALUE	$309,080	$309,080	$314,643	$314,643	$314,643	$314,643	$314,643	$314,643	$314,643	$314,643	$314,643	$314,643

Projections reflect an annual growth rate of .00925% in levy increases. The past five year average.

CURRENT TAX LEVIES												
COUNTY SUR CHARGE	$0.4000	$0.4000	$0.4037	$0.4074	$0.4112	$0.4150	$0.4188	$0.4227	$0.4266	$0.4306	$0.4346	$0.4386
TOTAL LEVY OF DISTRICTS	$4.5104	$4.5104	$4.5521	$4.5942	$4.6367	$4.6796	$4.7229	$4.7666	$4.8107	$4.8552	$4.9001	$4.9454
TOTAL TAX LEVY	**$4.9104**	**$4.9104**	**$4.9558**	**$5.0017**	**$5.0479**	**$5.0946**	**$5.1417**	**$5.1893**	**$5.2373**	**$5.2858**	**$5.3346**	**$5.3840**
TOTAL REVENUE TO TAXING DISTRICTS												
SURCHARGE ON COMMERCIAL PORTION	$0.4000	$1,236.32	$1,270.22	$1,281.97	$1,293.82	$1,305.79	$1,317.87	$1,330.06	$1,342.36	$1,354.78	$1,367.31	$1,379.96
BASELINE TAXES	$4.5104	$64,819.18	$66,596.30	$68,422.14	$70,298.03	$72,225.36	$74,205.52	$76,239.98	$78,330.21	$80,477.75	$82,684.17	$84,951.08
TOTAL TAX REVENUE	**$4.9104**	**$66,055.5**	**$67,866.5**	**$69,704.1**	**$71,591.9**	**$73,531.1**	**$75,523.4**	**$77,570.0**	**$79,672.6**	**$81,832.5**	**$84,051.5**	**$86,331.0**

TAX REVENUE TO EACH TAXING DISTRICT	LEVY	PERCENTAGE										
Newton County Fair	**$0.01**	**0.2217%**	$146.45	$150.47	$154.54	$158.73	$163.03	$167.44	$171.98	$176.64	$181.43	$186.35	$191.40
Newton County Health Department	**$0.05**	**1.1085%**	$732.26	$752.33	$772.70	$793.63	$815.13	$837.21	$859.90	$883.21	$907.15	$931.75	$957.02
Newton County Mental Health	**$0.0825**	**1.8291%**	$1,208.23	$1,241.35	$1,274.96	$1,309.49	$1,344.96	$1,381.40	$1,418.84	$1,457.30	$1,496.80	$1,537.39	$1,579.09
Joplin Special Road District	**$0.2216**	**4.9131%**	$3,245.37	$3,334.34	$3,424.63	$3,517.37	$3,612.65	$3,710.53	$3,811.09	$3,914.39	$4,020.51	$4,129.52	$4,241.52
Joplin School District	**$3.66**	**81.1458%**	$53,601.26	$55,070.82	$56,561.95	$58,093.78	$59,667.44	$61,284.06	$62,944.83	$64,650.95	$66,403.66	$68,204.25	$70,054.01
SB 40 Sheltered Workshop	**$0.06**	**1.3303%**	$878.71	$902.80	$927.25	$952.36	$978.15	$1,004.66	$1,031.88	$1,059.85	$1,088.58	$1,118.10	$1,148.43
City of Joplin	**$0.4263**	**9.4515%**	$6,243.23	$6,414.40	$6,588.08	$6,766.50	$6,949.79	$7,138.09	$7,331.52	$7,530.25	$7,734.39	$7,944.12	$8,159.57
TOTAL	**$4.5104**	**100.0000%**	**$66,055.50**	**$67,866.51**	**$69,704.10**	**$71,591.86**	**$73,531.15**	**$75,523.39**	**$77,570.04**	**$79,672.58**	**$81,832.53**	**$84,051.48**	**$86,331.04**
ESTIMATED TAX COLLECTED BY LOCAL TAXING DISTRICTS ANNUALLY			**$66,055.50**	**$67,866.51**	**$69,704.10**	**$71,591.86**	**$73,531.15**	**$75,523.39**	**$77,570.04**	**$79,672.58**	**$81,832.53**	**$84,051.48**	**$86,331.04**
ANNUAL INCREASE IN PROPERTY TAXES-1.8% ANNUAL INCREASE-NO TIF			**$0.00**	**$1,811.01**	**$1,837.59**	**$1,887.75**	**$1,939.29**	**$1,992.25**	**$2,046.65**	**$2,102.54**	**$2,159.96**	**$2,218.95**	**$2,279.56**

AN ANNUAL AVERAGE INCREASE OF $3,331 PER YEAR.

MAIN STREET TIF ECONOMIC IMPACT

EXHIBIT 10

NO TIF Property Taxes

Projections reflect an annual growth rate of .018% in value increase. The past five year average.

COMMERCIAL AREAS		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	CUMULATIVE TOTAL
RPA 1 ASSESSED VALUE		$242,305	$246,666	$251,106	$255,626	$260,228	$264,912	$269,680	$274,534	$279,476	$284,507	$289,628	$294,841	$5,612,116
RPA 2 ASSESSED VALUE		$458,856	$467,115	$475,523	$484,083	$492,796	$501,667	$510,697	$519,889	$529,247	$538,774	$548,472	$558,344	$10,627,736
RPA 3 ASSESSED VALUE		$483,332	$492,032	$500,889	$509,905	$519,083	$528,427	$537,938	$547,621	$557,478	$567,513	$577,728	$588,127	$11,194,640
RPA 4 ASSESSED VALUE		$140,847	$143,382	$145,963	$148,590	$151,265	$153,987	$156,759	$159,581	$162,453	$165,378	$168,354	$171,385	$3,262,203
RPA 5 ASSESSED VALUE		$155,923	$158,730	$161,587	$164,495	$167,456	$170,470	$173,539	$176,663	$179,843	$183,080	$186,375	$189,730	$3,611,392
RPA 6 ASSESSED VALUE		$267,432	$272,246	$277,146	$282,135	$287,213	$292,383	$297,646	$303,004	$308,458	$314,010	$319,662	$325,416	$6,194,099
TOTAL ALL ASSESSED VALUE		$1,748,695	$1,780,171	$1,812,215	$1,844,834	$1,878,041	$1,911,846	$1,946,259	$1,981,292	$2,016,955	$2,053,261	$2,090,219	$2,127,843	$40,502,186
TOTAL RESIDENTIAL & AGRICULTURAL ASSESSED VALUE		**$1,428,388**	**$1,454,099**	**$1,480,273**	**$1,506,918**	**$1,534,042**	**$1,561,655**	**$1,589,765**	**$1,618,380**	**$1,647,511**	**$1,677,166**	**$1,707,355**	**$1,738,088**	**$32,798,679**
COMMERCIAL ASSESSED VALUE		**$320,307**	**$326,073**	**$331,942**	**$337,917**	**$343,999**	**$350,191**	**$356,495**	**$362,912**	**$369,444**	**$376,094**	**$382,864**	**$389,755**	**$7,703,507**
CURRENT TAX LEVIES		Projections reflect an annual growth rate of .00925% in levy increases. The past five year average.												
COUNTY SUR CHARGE		$0.4426	$0.4467	$0.4509	$0.4550	$0.4592	$0.4635	$0.4678	$0.4721	$0.4765	$0.4809	$0.4853	$0.4898	
TOTAL LEVY OF DISTRICTS		$4.9912	$5.0373	$5.0839	$5.1309	$5.1784	$5.2263	$5.2747	$5.3234	$5.3727	$5.4224	$5.4725	$5.5232	
TOTAL TAX LEVY		$5.4338	$5.4841	$5.5348	$5.5860	$5.6377	$5.6898	$5.7424	$5.7955	$5.8492	$5.9033	$5.9579	$6.0130	
TOTAL REVENUE TO TAXING DISTRICTS														
SURCHARGE ON COMMERCIAL PORTION		$1,417.79	$1,456.66	$1,496.60	$1,537.63									$20,389.15
BASELINE TAXES		$87,280.14	$89,673.06	$92,131.58	$94,657.51									$1,182,992.03
TOTAL TAX REVENUE		**$88,697.94**	**$91,129.72**	**$93,628.18**	**$96,195.14**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$1,203,381.18**
TAX REVENUE TO EACH TAXING DISTRICT														CUMULATIVE TOTALS-15 YRS
	PERCENTAGE													
Newton County Fair	0.2217%	$196.65	$202.04	$207.58	$213.27	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,668.01
Newton County Health Department	1.1085%	$983.26	$1,010.22	$1,037.91	$1,066.37	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$13,340.07
Newton County Mental Health	1.8291%	$1,622.38	$1,666.86	$1,712.56	$1,759.51	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$22,011.12
Joplin Special Road District	4.9131%	$4,357.81	$4,477.29	$4,600.04	$4,726.15	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$59,123.20
Joplin School District	81.1458%	$71,974.65	$73,947.94	$75,975.33	$78,058.31	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$976,493.24
SB 40 Sheltered Workshop	1.3303%	$1,179.91	$1,212.26	$1,245.50	$1,279.64	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$16,008.09
City of Joplin	9.4515%	$8,383.28	$8,613.12	$8,849.26	$9,091.87	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$113,737.45
TOTAL	100.0000%	**$88,697.94**	**$91,129.72**	**$93,628.18**	**$96,195.14**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$1,203,381.18**
		$88,698	**$91,130**	**93,628.18**	**96,195.14**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**$1,203,381.18**
		$2,367	**$2,432**	**2,498.46**	**2,566.96**	**-96,195.14**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**-$66,055.50**

MAIN STREET TIF ECONOMIC IMPACT

EXHIBIT 11

WITH TIF Property Taxes/PILOTs

Projections reflect an annual growth rate of .018% in assessed value

Newton County Fair COMMERCIAL AREAS	$0.0	$250.93	CURRENT ASSESSED VALUE	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
RPA 1 ASSESSED VALUE			$199,130	$199,130	$202,714	$206,363	$210,078	$5,981,148	$6,088,809	$6,198,407	$6,309,979	$6,423,558	$6,539,182	$6,656,887
RPA 2 ASSESSED VALUE			$377,095	$377,095	$383,883	$12,570,924	$12,773,316	$13,003,236	$13,237,294	$13,475,565	$13,718,125	$13,965,052	$14,216,422	$14,472,318
RPA 3 ASSESSED VALUE			$397,210	$397,210	$404,360	$411,638	$3,117,389	$3,173,502	$3,230,625	$3,288,776	$3,347,974	$3,408,238	$3,469,586	$3,532,039
RPA 4 ASSESSED VALUE			$115,750	$115,750	$117,834	$119,955	$122,114	$1,287,359	$1,310,531	$1,334,121	$1,358,135	$1,382,582	$1,407,468	$1,432,803
RPA 5 ASSESSED VALUE			$128,140	$128,140	$130,447	$132,795	$1,331,087	$1,355,047	$1,379,437	$1,404,267	$1,429,544	$1,455,276	$1,481,471	$1,508,137
RPA 6 ASSESSED VALUE			$219,780	$219,780	$225,934	$5,899,664	$6,005,858	$6,113,963	$6,224,015	$6,336,047	$6,450,096	$6,566,198	$6,684,389	$6,804,708
TOTAL ALL ASSESSED VALUE			$1,437,105	$1,437,105	$1,465,171	$19,341,339	$23,559,841	$30,914,255	$31,470,711	$32,037,184	$32,613,853	$33,200,903	$33,798,519	$34,406,892
LESS BASELINE ASSESSED VALUE				$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105
NET INCREASE IN ASSESSED VALUE TO TIF				$0	$5,563	$17,904,234	$22,122,736	$29,477,150	$30,033,606	$30,600,079	$31,176,748	$31,763,798	$32,361,414	$32,969,787
TOTAL RESIDENTIAL & AGRICULTURAL ASSESSED VALUE			$1,128,025	$1,128,025	$1,150,527	$1,150,527	$1,128,025	$1,128,025	$1,128,025	$1,128,025	$1,128,025	$1,128,025	$1,128,025	$1,128,025
COMMERCIAL ASSESSED VALUE			$309,080	$309,080	$314,643	$17,563,947	$22,337,824	$29,978,416	$30,518,027	$31,067,351	$31,626,564	$32,195,842	$32,775,367	$33,365,324

Under the conditions of the TIF Plan, all assessed value on any residential property, partial or full will go to the taxing districts.

Projections reflect an annual growth rate of .00925% in levy increases. (TIF does not capture increase in levy) (State Law)

CURRENT TAX LEVIES														
COUNTY SUR CHARGE			$0.4000	$0.4000	$0.4037	$0.4074	$0.4112	$0.4150	$0.4188	$0.4227	$0.4266	$0.4306	$0.4346	$0.4386
TOTAL LEVY OF DISTRICTS			$4.5104	$4.5104	$4.5521	$4.5942	$4.6367	$4.6796	$4.7229	$4.7666	$4.8107	$4.8552	$4.9001	$4.9454
TOTAL TAX LEVY			**$4.9104**	**$4.9104**	**$4.9558**	**$5.0017**	**$5.0479**	**$5.0946**	**$5.1417**	**$5.1893**	**$5.2373**	**$5.2858**	**$5.3346**	**$5.3840**
TOTAL REVENUE TO TAXING DISTRICTS														
SURCHARGE ON COMMERCIAL PORTION			$0.4000	$1,236.32	$1,270.22	$71,561.53	$91,853.80	$124,412.41	$127,823.36	$131,327.83	$134,928.38	$138,627.64	$142,428.33	$146,333.22
TOTAL TAXES & PILOTS				$64,819.18	$66,696.35	$888,585.25	$1,092,405.03	$1,446,667.98	$1,486,330.55	$1,527,080.53	$1,568,947.74	$1,611,962.79	$1,656,157.17	$1,701,563.20
LESS INCREASE GOING TO TIF				$0.00	$250.93	$765,342.47	$955,613.81	$1,287,327.27	$1,311,665.91	$1,336,442.64	$1,361,665.35	$1,387,342.07	$1,413,480.97	$1,440,090.38
NET TAXES TO DISTRICTS, NOT INCLUDING SURCHARGE			$4.5104	$64,819.18	$66,445.41	$123,242.79	$136,791.22	$159,340.71	$174,664.65	$190,637.90	$207,282.39	$224,620.72	$242,676.20	$261,472.83
TOTAL TAX REVENUE TO TAXING DISTRICTS			**$4.9104**	**$66,055.5**	**$67,715.6**	**$194,804.3**	**$228,645.0**	**$283,753.1**	**$302,488.0**	**$321,965.7**	**$342,210.8**	**$363,248.4**	**$385,104.5**	**$407,806.0**
TAXES COLLECTED BY TIF				**$0.00**	**$250.93**	**$765,342.47**	**$955,613.81**	**$1,287,327.27**	**$1,311,665.91**	**$1,336,442.64**	**$1,361,665.35**	**$1,387,342.07**	**$1,413,480.97**	**$1,440,090.38**
TAX REVENUE TO EACH TAXING DISTRICT														
	LEVY	**PERCENTAGE**												
Newton County Fair	**$0.01**	**0.2217%**		$146.45	$150.13	$431.90	$506.93	$629.11	$670.65	$713.83	$758.71	$805.36	$853.81	$904.15
Newton County Health Department	**$0.05**	**1.1085%**		$732.26	$750.66	$2,159.50	$2,534.64	$3,145.54	$3,353.23	$3,569.15	$3,793.57	$4,026.79	$4,269.07	$4,520.73
Newton County Mental Health	**$0.0825**	**1.8291%**		$1,208.23	$1,238.59	$3,563.18	$4,182.16	$5,190.15	$5,532.83	$5,889.09	$6,259.40	$6,644.20	$7,043.97	$7,459.21
Joplin Special Road District	**$0.2216**	**4.9131%**		$3,245.37	$3,326.93	$9,570.91	$11,233.54	$13,941.05	$14,861.51	$15,818.47	$16,813.12	$17,846.72	$18,920.53	$20,035.88
Joplin School District	**$3.66**	**81.1458%**		$53,601.26	$54,948.39	$158,075.51	$185,535.82	$230,253.73	$245,456.30	$261,261.65	$277,689.65	$294,760.78	$312,496.13	$330,917.46
SB 40 Sheltered Workshop	**$0.06**	**1.3303%**		$878.71	$900.79	$2,591.40	$3,041.57	$3,774.65	$4,023.87	$4,282.98	$4,552.29	$4,832.14	$5,122.89	$5,424.88
City of Joplin	**$0.4263**	**9.4515%**		$6,243.23	$6,400.14	$18,411.91	$21,610.36	$26,818.90	$28,589.62	$30,430.56	$32,344.02	$34,332.38	$36,398.12	$38,543.75
TOTAL	**$4.5104**	**100.0000%**		**$66,055.50**	**$67,715.63**	**$194,804.31**	**$228,645.02**	**$283,753.12**	**$302,488.01**	**$321,965.73**	**$342,210.77**	**$363,248.37**	**$385,104.53**	**$407,806.04**
ESTIMATED TAX COLLECTED BY LOCAL TAXING DISTRICTS				**$66,055.50**	**$67,715.63**	**$194,804.31**	**$228,645.02**	**$283,753.12**	**$302,488.01**	**$321,965.73**	**$342,210.77**	**$363,248.37**	**$385,104.53**	**$407,806.04**
				$0.00	**$1,660.12**	**$128,748.81**	**$162,589.52**	**$217,697.62**	**$236,432.50**	**$255,910.22**	**$276,155.26**	**$297,192.86**	**$319,049.02**	**$341,750.54**

ANNUAL INCREASE IN PROPERTY TAXES-245% WITH TIF OVER EXHIBIT 10 PROJECTIONS WITH NO TIF. TOTAL INCREASE IS PROJECTED TO BE $3,452,237 OR AN ANNUAL AVERAGE OF $215,765.

Increase is resulting from levy increases and reclassification of property to commercial, thus granting taxing districts the ability to collect the Sur-Charge. TIF cannot collect Sur Charge or any increase in the tax levies.

MAIN STREET TIF ECONOMIC IMPACT

EXHIBIT 11 **EXHIBIT 11 PAGE 2**

WITH TIF **Property Taxes/PILOTs**

Projections reflect an annual growth rate of .018% in assessed value

COMMERCIAL AREAS		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	CUMULATIVE TOTAL
RPA 1 ASSESSED VALUE		$6,776,711	$6,898,692	$7,022,869	$7,149,280	$7,277,967	$7,408,971	$7,542,332	$7,678,094	$7,816,300	$7,956,993	$8,100,219	$8,246,023	$134,890,709
RPA 2 ASSESSED VALUE		$14,732,820	$14,998,011	$15,267,975	$15,542,798	$15,822,569	$16,107,375	$16,397,308	$16,692,459	$16,992,923	$17,298,796	$17,610,174	$17,927,158	$317,583,594
RPA 3 ASSESSED VALUE		$3,595,615	$3,660,336	$3,726,222	$3,793,294	$3,861,574	$3,931,082	$4,001,842	$4,073,875	$4,147,204	$4,221,854	$4,297,848	$4,375,209	$75,467,293
RPA 4 ASSESSED VALUE		$1,458,593	$1,484,848	$1,511,575	$1,538,783	$1,566,481	$1,594,678	$1,623,382	$1,652,603	$1,682,350	$1,712,632	$1,743,460	$1,774,842	$29,332,878
RPA 5 ASSESSED VALUE		$1,535,284	$1,562,919	$1,591,051	$1,619,690	$1,648,845	$1,678,524	$1,708,737	$1,739,495	$1,770,806	$1,802,680	$1,835,128	$1,868,161	$32,096,968
RPA 6 ASSESSED VALUE		$6,927,193	$7,051,882	$7,178,816	$7,308,035	$7,439,580	$7,573,492	$7,709,815	$7,848,592	$7,989,866	$8,133,684	$8,280,090	$8,429,132	$149,400,828
TOTAL ALL ASSESSED VALUE		$35,026,216	$35,656,688	$36,298,508	$36,951,882	$37,617,016	$38,294,122	$38,983,416	$39,685,117	$40,399,450	$41,126,640	$41,866,919	$42,620,524	$738,772,269
LESS BASELINE ASSESSED VALUE		$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,342,653,829
NET INCREASE IN ASSESSED VALUE TO TIF		$33,589,111	$34,219,583	$34,861,403	$35,514,777	$36,179,911	$36,857,017	$37,546,311	$38,248,012	$38,962,345	$39,689,535	$40,429,814	$41,183,419	$2,367,724,065
TOTAL RESIDENTIAL & AGRICULTURAL ASSESSED VALUE		**$1,139,305**	**$1,159,812**	**$1,180,689**	**$1,201,942**	**$1,223,576**	**$1,245,601**	**$1,268,022**	**$1,290,846**	**$1,314,081**	**$1,337,735**	**$1,361,814**	**$1,386,327**	**$26,294,350**
COMMERCIAL ASSESSED VALUE		**$33,886,911**	**$34,496,876**	**$35,117,819**	**$35,749,940**	**$36,393,439**	**$37,048,521**	**$37,715,394**	**$38,394,271**	**$39,085,368**	**$39,788,905**	**$40,505,105**	**$41,234,197**	**$712,516,696**
		Under the conditions of the TIF Plan, all assessed value on any residential property, partial or full will go to the taxing districts.												
CURRENT TAX LEVIES		Projections reflect an annual growth rate of .00925% in levy increases. (TIF does not capture increase in levy) (State Law)												
COUNTY SUR CHARGE		$0.4426	$0.4467	$0.4509	$0.4550	$0.4592	$0.4635	$0.4678	$0.4721	$0.4765	$0.4809	$0.4853	$0.4898	
TOTAL LEVY OF DISTRICTS		$4.9912	$5.0373	$5.0839	$5.1309	$5.1784	$5.2263	$5.2747	$5.3234	$5.3727	$5.4224	$5.4725	$5.5232	
TOTAL TAX LEVY		$5.4338	$5.4841	$5.5348	$5.5860	$5.6377	$5.6898	$5.7424	$5.7955	$5.8492	$5.9033	$5.9579	$6.0130	
TOTAL REVENUE TO TAXING DISTRICTS														
SURCHARGE ON COMMERCIAL PORTION		$149,995.53	$154,107.88	$158,332.98	$162,673.92									$1,738,370.44
TOTAL TAXES & PILOTS		$1,748,214.11	$1,796,144.02	$1,845,388.01	$1,895,982.09									
LESS INCREASE GOING TO TIF		$1,463,616.06	$1,491,127.89	$1,519,134.94	$1,547,646.12									$17,295,469.63
NET TAXES TO DISTRICTS, NOT INCLUDING SURCHARGE		$284,598.05	$305,016.13	$326,253.07	$348,335.97									$3,101,474.39
TOTAL TAX REVENUE TO TAXING DISTRICTS		**$434,593.58**	**$459,124.01**	**$484,586.05**	**$511,009.89**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	$4,839,844.83
TAXES COLLECTED BY TIF		**$1,463,616.06**	**$1,491,127.89**	**$1,519,134.94**	**$1,547,646.12**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	$17,295,469.63
TAX REVENUE TO EACH TAXING DISTRICT														
	PERCENTAGE													
Newton County Fair	0.2217%	$963.54	$1,017.92	$1,074.37	$1,132.96									$10,730.41
Newton County Health Department	1.1085%	$4,817.68	$5,089.62	$5,371.87	$5,664.80									$53,652.06
Newton County Mental Health	1.8291%	$7,949.18	$8,397.87	$8,863.59	$9,346.91									$88,525.90
Joplin Special Road District	4.9131%	$21,351.97	$22,557.17	$23,808.15	$25,106.37									$237,785.92
Joplin School District	81.1458%	$352,654.42	$372,559.84	$393,221.21	$414,663.04									$3,927,330.63
SB 40 Sheltered Workshop	1.3303%	$5,781.22	$6,107.54	$6,446.25	$6,797.75									$64,382.47
City of Joplin	9.4515%	$41,075.57	$43,394.06	$45,800.60	$48,298.05									$457,437.45
TOTAL	100.0000%	**$434,593.58**	**$459,124.01**	**$484,586.05**	**$511,009.89**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$4,839,844.83**
ESTIMATED TAX COLLECTED BY LOCAL TAXING DISTRICTS		**$434,593.58**	**$459,124.01**	**$484,586.05**	**$511,009.89**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	$4,839,844.83
ANNUAL INCREASE IN PROPERTY TAXES-245% WITH TIF OVER EXHIBIT 10 PROJE		**$368,538.08**	**$393,068.51**	**$418,530.54**	**$444,954.38**									$3,849,012.28

ASSUMPTIONS-NO TIF ASSUMPTIONS-City Tax Levies not renewed by Voters

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF .25% IS NOT RENEW BY VOTERS IN 2021 & the CAPITAL IMPROVEMENT tax of .375% in 2025

YEARS		CURRENT	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
REDEVELOPMENT PROJECT AREA I ONLY		ANNUAL	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy
ACTIVATED TIF AREA		SALES	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.375%	2.375%	2.375%	2.000%
RPA 1	Projected Sales at 1% Annual Grow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 2	Projected Sales at 1% Annual Grow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 3	Projected Sales at 1% Annual Grow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 4	Projected Sales at 1% Annual Grow	$0	$500,000	$505,000	$510,050	$515,151	$520,302	$525,505	$530,760	$536,068	$541,428	$546,843	$552,311	$557,834
RPA 5	Projected Sales at 1% Annual Grow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 6	Projected Sales at 1% Annual Grow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL SALES		**$0**	**$500,000**	**$505,000**	**$510,050**	**$515,151**	**$520,302**	**$525,505**	**$530,760**	**$536,068**	**$541,428**	**$546,843**	**$552,311**	**$557,834**

PROJECTED EATS WHICH THE TIF WILL CAPTURE (50% OF THE INCREASE OVER THE BASELINE)													
CITY OF JOPLIN	**NONE**	**INCREASE ONLY**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NEWTON COUNTY	**NONE**	**INCREASE ONLY**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MAIN STREET CID	**NONE**	**INCREASE ONLY**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL CAPTURED BY TIF			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

TOTAL SALES TAX REVENUE RETAINED BY THE TAXING DISTRICTS											
CITY OF JOPLIN	**1.75% TO 2.625%**	$13,256	$13,389	$13,523	$13,658	$13,795	$13,932	$14,072	$12,859	$12,988	$13,117	$11,157
NEWTON COUNTY	**1.125%**	$5,681	$5,738	$5,795	$5,853	$5,912	$5,971	$6,031	$6,091	$6,152	$6,213	$6,276
MAIN STREET CID	**NOT ACTIVATED**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL RETAINED BY TAXING DISTRICTS		**$18,938**	**$19,127**	**$19,318**	**$19,511**	**$19,706**	**$19,904**	**$20,103**	**$18,950**	**$19,139**	**$19,331**	**$17,432**

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.375 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue without the renewal of the taxes.

ASSUMPTIONS-City Tax Levies not renewed by Voters

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF .25% IS NOT RENEW BY VOTERS IN 2022													CUMULATIVE
YEARS		**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**TOTALS**
REDEVELOPMENT PROJECT AREA I ONLY		City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	
ACTIVATED TIF AREA		2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	
RPA 1	Projected Sales at 1% Annual Growth	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 2	Projected Sales at 1% Annual Growth	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 3	Projected Sales at 1% Annual Growth	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 4	Projected Sales at 1% Annual Growth	$563,413	$569,047	$574,737	$580,484	$586,289	$592,152	$598,074	$604,054	$610,095	$616,196	$622,358	$628,582	$13,486,732
RPA 5	Projected Sales at 1% Annual Growth	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 6	Projected Sales at 1% Annual Growth	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NET NEW SALES SUBJECT TO TIF		**$563,413**	**$569,047**	**$574,737**	**$580,484**	**$586,289**	**$592,152**	**$598,074**	**$604,054**	**$610,095**	**$616,196**	**$622,358**	**$628,582**	$13,486,732
														$0
PROJECTED EATS WHICH THE TIF WILL CAPTURE (50% OF THE INCREASE OVER THE BASELINE)														$0
CITY OF JOPLIN	**NONE**													$0
NEWTON COUNTY	**NONE**													$0
MAIN STREET CID	**NONE**													$0
TOTAL CAPTURED BY TIF		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$0
														$0
TOTAL SALES TAX REVENUE RETAINED BY THE TAXING DISTRICTS														$0
CITY OF JOPLIN	**1.75% TO 2.625%**	$11,268	$11,381	$11,495	$11,610	$11,726								$203,224
NEWTON COUNTY	**1.125%**	$6,338	$6,402	$6,466	$6,530	$6,596								$98,046
MAIN STREET CID	**NOT ACTIVATED**													$0
TOTAL RETAINED BY TAXING DISTRICTS		**$17,607**	**$17,783**	**$17,961**	**$18,140**	**$18,322**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$301,271
														$0

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.25 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue without the renewal of the taxes.

ASSUMPTIONS-TIF activated in 2015-no levy renewal by City Voters

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF .25% IS NOT RENEWED BY VOTERS IN 2021 & THE CAPITAL IMPROVEMENT TAX of .375% IN 2025.

YEARS		CURRENT	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
REDEVELOPMENT PROJECT AREA I ONLY	ANNUAL	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy
ACTIVATED TIF AREA	SALES	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.375%	2.375%	2.375%	2.000%
RPA 1	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$0	$7,700,000	$7,777,000	$7,854,770	$7,933,318	$8,012,651	$8,092,777	$8,173,705
RPA 2	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$14,343,300	$14,486,733	$14,631,600	$14,777,916	$14,925,695	$15,074,952	$15,225,702	$15,377,959	$15,531,739
RPA 3	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$11,800,000	$11,918,000	$12,037,180	$12,157,552	$12,279,127	$12,401,919	$12,525,938	$12,651,197
RPA 4	Projected Sales at 1% Annual Grov	$0	$500,000	$505,000	$510,050	$515,151	$520,302	$3,937,500	$3,976,875	$4,016,644	$4,056,810	$4,097,378	$4,138,352	$4,179,736
RPA 5	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$3,937,500	$3,976,875	$4,016,644	$4,056,810	$4,097,378	$4,138,352	$4,179,736	$4,221,533
RPA 6	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$22,140,000	$22,361,400	$22,585,014	$22,810,864	$23,038,973	$23,269,363	$23,502,056	$23,737,077	$23,974,447
LESS 2014 BASE LINE	Projected Baseline Gross Sales	$0	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000
NET NEW SALES SUBJECT TO TIF		**$0**	**$0**	**$5,000**	**$10,050**	**$36,498,451**	**$52,605,935**	**$64,248,989**	**$64,896,479**	**$65,550,444**	**$66,210,948**	**$66,878,058**	**$67,551,839**	**$68,232,357**

PROJECTED EATS WHICH THE TAXING DISTRICTS WILL RETAIN (BASELINE PLUS 50% OF INCREASE)

CITY OF JOPLIN	2.625% current levy	base plus 50% of increas	$13,191	$13,257	$492,167	$703,578	$856,393	$864,891	$873,475	$798,130	$806,052	$814,053	$692,324
NEWTON COUNTY	1.125% current levy	base plus 50% of increas	$5,653	$5,682	$210,929	$301,533	$367,026	$370,668	$374,346	$378,062	$381,814	$385,604	$389,432
MAIN STREET CID	1% projected levy	50% of increase	$0	$50	$182,492	$263,030	$321,245	$324,482	$327,752	$331,055	$334,390	$337,759	$341,162
TOTAL CAPTURED BY TIF			**$18,844**	**$18,989**	**$885,588**	**$1,268,141**	**$1,544,663**	**$1,560,041**	**$1,575,573**	**$1,507,246**	**$1,522,256**	**$1,537,416**	**$1,422,917**

PROJECTED EATS TO BE CAPTURE BY TIF (50% OF INCREASE)

CITY OF JOPLIN	2.625% CURRENT LEVY	$131	$132	$479,042	$690,453	$843,268	$851,766	$860,350	$744,873	$752,378	$759,958	$597,033
NEWTON COUNTY	1.125% CURRENT LEVY	$56	$57	$205,304	$295,908	$361,401	$365,043	$368,721	$372,437	$376,189	$379,979	$383,807
MAIN STREET CID	PROJECTED 1% LEVY IF ACTIVATED	$0	$50	$182,492	$263,030	$321,245	$324,482	$327,752	$331,055	$334,390	$337,759	$341,162
TOTAL RETAINED BY TAXING DISTRICTS		**$188**	**$239**	**$866,838**	**$1,249,391**	**$1,525,913**	**$1,541,291**	**$1,556,823**	**$1,448,364**	**$1,462,958**	**$1,477,696**	**$1,322,002**

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.375 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue without the renewal of the taxes.

SALES TAX REVENUE-WITH TIF-NO RENEWAL OF CITY LEVIES

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF .25% IS NOT RENEWED BY VOTERS IN 2021 & THE CAPITAL IMPROVEMENT TAX of .375% IN 2025.

YEARS		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	CUMULATIVE TOTALS
REDEVELOPMENT PROJECT AREA I ONLY		City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	
ACTIVATED TIF AREA		2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	
RPA 1	Projected Sales at 1% Annual Growth	$8,255,442	$8,337,997	$8,421,377	$8,505,590	$8,590,646	$8,676,553	$8,763,318	$8,850,951	$8,939,461	$9,028,856	$9,119,144	$9,210,336	$160,243,892
RPA 2	Projected Sales at 1% Annual Growth	$15,687,056	$15,843,927	$16,002,366	$16,162,389	$16,324,013	$16,487,253	$16,652,126	$16,818,647	$16,986,834	$17,156,702	$17,328,269	$17,501,552	$333,326,732
RPA 3	Projected Sales at 1% Annual Growth	$12,777,709	$12,905,486	$13,034,541	$13,164,886	$13,296,535	$13,429,501	$13,563,796	$13,699,434	$13,836,428	$13,974,792	$14,114,540	$14,255,686	$259,824,247
RPA 4	Projected Sales at 1% Annual Growth	$4,221,533	$4,263,748	$4,306,386	$4,349,450	$4,392,944	$4,436,874	$4,481,242	$4,526,055	$4,571,315	$4,617,028	$4,663,199	$4,709,831	$84,493,402
RPA 5	Projected Sales at 1% Annual Growth	$4,263,748	$4,306,386	$4,349,450	$4,392,944	$4,436,874	$4,481,242	$4,526,055	$4,571,315	$4,617,028	$4,663,199	$4,709,831	$4,756,929	$86,699,828
RPA 6	Projected Sales at 1% Annual Growth	$24,214,192	$24,456,334	$24,700,897	$24,947,906	$25,197,385	$25,449,359	$25,703,853	$25,960,891	$26,220,500	$26,482,705	$26,747,532	$27,015,007	$514,515,756
LESS 2014 BASE LINE S	Projected Baseline Gross Sales	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$12,000,000
NET NEW SALES SUBJECT TO TIF		**$68,919,680**	**$69,613,877**	**$70,315,016**	**$71,023,166**	**$71,738,398**	**$72,460,782**	**$73,190,390**	**$73,927,294**	**$74,671,567**	**$75,423,282**	**$76,182,515**	**$76,949,340**	$1,427,103,857
														$0
PROJECTED EATS WHICH THE TAXING DISTRICTS WILL RETAIN (BASELINE PLUS 50% OF INCREASE)														$0
CITY OF JOPLIN	**2.625% current levy** base plus 50%	$699,197	$706,139	$713,150	$720,232									$9,766,227
NEWTON COUNTY	**1.125% current levy** base plus 50%	$393,298	$397,203	$401,147	$405,130									$4,767,527
MAIN STREET CID	**1% projected levy** 50% of increas	$344,598	$348,069	$351,575	$355,116									$4,162,776
TOTAL CAPTURED BY TIF		**$1,437,093**	**$1,451,411**	**$1,465,872**	**$1,480,478**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$18,696,531
														$0
PROJECTED EATS TO BE CAPTURE BY TIF (50% OF INCREASE)														$0
CITY OF JOPLIN	**2.625% CURRENT LEVY**	$603,047	$609,121	$615,256	$621,453									$9,028,262
NEWTON COUNTY	**1.125% CURRENT LEVY**	$387,673	$391,578	$395,522	$399,505									$4,683,180
MAIN STREET CID	**1.125% CURRENT LEVY**	$344,598	$348,069	$351,575	$355,116									$4,162,776
TOTAL RETAINED BY TAXING DISTRICTS		**$1,335,319**	**$1,348,769**	**$1,362,353**	**$1,376,074**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$17,874,219
														$0

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ASSUMPTIONS-TIF activated in 2015-levies renewal by City Voters

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF 1/4% IS RENEW BY VOTERS IN 2021 & THE TRANSPORTATION TAX IN 2025

YEARS		CURRENT	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
REDEVELOPMENT PROJECT AREA I ONLY	ANNUAL	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy
ACTIVATED TIF AREA	SALES	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%
RPA 1	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$0	$7,700,000	$7,777,000	$7,854,770	$7,933,318	$8,012,651	$8,092,777	$8,173,705
RPA 2	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$14,343,300	$14,486,733	$14,631,600	$14,777,916	$14,925,695	$15,074,952	$15,225,702	$15,377,959	$15,531,739
RPA 3	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$11,800,000	$11,918,000	$12,037,180	$12,157,552	$12,279,127	$12,401,919	$12,525,938	$12,651,197
RPA 4	Projected Sales at 1% Annual Grov	$0	$500,000	$505,000	$510,050	$515,151	$520,302	$3,937,500	$3,976,875	$4,016,644	$4,056,810	$4,097,378	$4,138,352	$4,179,736
RPA 5	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$3,937,500	$3,976,875	$4,016,644	$4,056,810	$4,097,378	$4,138,352	$4,179,736	$4,221,533
RPA 6	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$22,140,000	$22,361,400	$22,585,014	$22,810,864	$23,038,973	$23,269,363	$23,502,056	$23,737,077	$23,974,447
LESS 2014 BASE LINE	Projected Baseline Gross Sales	$0	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000
NET NEW SALES SUBJECT TO TIF		**$0**	**$0**	**$5,000**	**$10,050**	**$36,498,451**	**$52,605,935**	**$64,248,989**	**$64,896,479**	**$65,550,444**	**$66,210,948**	**$66,878,058**	**$67,551,839**	**$68,232,357**

PROJECTED EATS WHICH THE TAXING DISTRICTS WILL RETAIN													
CITY OF JOPLIN	2.625% current levy	base plus 50% of increas	$13,125	$13,257	$492,167	$703,578	$856,393	$864,891	$873,475	$880,894	$889,650	$898,493	$907,425
NEWTON COUNTY	1.125% current levy	base plus 50% of increas	$5,625	$5,682	$210,929	$301,533	$367,026	$370,668	$374,346	$378,062	$381,814	$385,604	$389,432
MAIN STREET CID	1% projected levy	50% of increase 5% allowance for	$0	$2,423	$175,743	$252,253	$307,558	$310,633	$313,740	$316,877	$320,046	$323,246	$326,479
TOTAL CAPTURED BY TIF			**$18,750**	**$21,361**	**$878,839**	**$1,257,364**	**$1,530,976**	**$1,546,192**	**$1,561,560**	**$1,575,832**	**$1,591,509**	**$1,607,343**	**$1,623,335**

PROJECTED EATS TO BE CAPTURE BY TIF												
CITY OF JOPLIN	2.625% CURRENT LEVY	$131	$132	$479,042	$690,453	$843,268	$851,766	$860,350	$869,019	$877,775	$886,618	$895,550
NEWTON COUNTY	1.125% CURRENT LEVY	$56	$57	$205,304	$295,908	$361,401	$365,043	$368,721	$372,437	$376,189	$379,979	$383,807
MAIN STREET CID	1% projected levy	$0	$2,550	$184,992	$265,530	$323,745	$326,982	$330,252	$333,555	$336,890	$340,259	$343,662
TOTAL RETAINED BY TAXING DISTRICTS		**$188**	**$2,739**	**$869,338**	**$1,251,891**	**$1,528,413**	**$1,543,791**	**$1,559,323**	**$1,575,010**	**$1,590,854**	**$1,606,856**	**$1,623,018**

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.375 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue with the renewal of the taxes.

ASSUMPTIONS-TIF activated in 2015-levies renewal by City Voters

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF 1/4% IS RENEW BY VOTERS IN 2022

YEARS		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	TOTALS
REDEVELOPMENT PROJECT AREA I ONLY		City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	
ACTIVATED TIF AREA		2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	
RPA 1	Projected Sales at 1% Annual Growth	$8,255,442	$8,337,997	$8,421,377	$8,505,590	$8,590,646	$8,676,553	$8,763,318	$8,850,951	$8,939,461	$9,028,856	$9,119,144	$9,210,336	$97,655,273
RPA 2	Projected Sales at 1% Annual Growth	$15,687,056	$15,843,927	$16,002,366	$16,162,389	$16,324,013	$16,487,253	$16,652,126	$16,818,647	$16,986,834	$17,156,702	$17,328,269	$17,501,552	$214,395,348
RPA 3	Projected Sales at 1% Annual Growth	$12,777,709	$12,905,486	$13,034,541	$13,164,886	$13,296,535	$13,429,501	$13,563,796	$13,699,434	$13,836,428	$13,974,792	$14,114,540	$14,255,686	$162,950,071
RPA 4	Projected Sales at 1% Annual Growth	$4,221,533	$4,263,748	$4,306,386	$4,349,450	$4,392,944	$4,436,874	$4,481,242	$4,526,055	$4,571,315	$4,617,028	$4,663,199	$4,709,831	$52,487,858
RPA 5	Projected Sales at 1% Annual Growth	$4,263,748	$4,306,386	$4,349,450	$4,392,944	$4,436,874	$4,481,242	$4,526,055	$4,571,315	$4,617,028	$4,663,199	$4,709,831	$4,756,929	$54,374,229
RPA 6	Projected Sales at 1% Annual Growth	$24,214,192	$24,456,334	$24,700,897	$24,947,906	$25,197,385	$25,449,359	$25,703,853	$25,960,891	$26,220,500	$26,482,705	$26,747,532	$27,015,007	$330,935,908
LESS 2014 BASE LINE S	Projected Baseline Gross Sales	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$8,500,000
NET NEW SALES SUBJECT TO TIF		**$68,919,680**	**$69,613,877**	**$70,315,016**	**$71,023,166**	**$71,738,398**	**$72,460,782**	**$73,190,390**	**$73,927,294**	**$74,671,567**	**$75,423,282**	**$76,182,515**	**$76,949,340**	$904,298,688
														$0
PROJECTED EATS WHICH THE TAXING DISTRICTS WILL RETAIN														$0
CITY OF JOPLIN	**2.625% current levy** base plus 50%	$917,696	$926,807	$936,010	$945,304	$751,404								$11,870,568
NEWTON COUNTY	**1.125% current levy** base plus 50%	$393,298	$397,203	$401,147	$405,130	$322,030								$5,089,529
MAIN STREET CID	**1% projected levy**	$329,743	$333,041	$336,371	$339,735	$645,187	$729,608	$736,904	$744,273	$751,716	$759,233	$766,825	$538,964	$9,660,597
TOTAL CAPTURED BY TIF		**$1,640,737**	**$1,657,051**	**$1,673,528**	**$1,690,169**	**$1,718,622**	**$729,608**	**$736,904**	**$744,273**	**$751,716**	**$759,233**	**$766,825**	**$448,692**	$21,593,171
														$0
PROJECTED EATS TO BE CAPTURE BY TIF														$0
CITY OF JOPLIN	**2.625% CURRENT LEVY**	$904,571	$913,682	$922,885	$932,179	$203,287								$11,130,706
NEWTON COUNTY	**1.125% CURRENT LEVY**	$387,673	$391,578	$395,522	$399,505	$87,123								$4,770,303
MAIN STREET CID	1% projected levy	$347,098	$350,569	$354,075	$357,616	$77,197								$4,274,973
TOTAL RETAINED BY TAXING DISTRICTS		**$1,639,342**	**$1,655,830**	**$1,672,482**	**$1,689,300**	**$367,607**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$20,175,983
														$0

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.375 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue with the renewal of the taxes.

* The amount which is projected for the CID to retain is based on 50% of the total revenue, less operating cost, which is estimated to be 1.25%.

COMBINED TIF REVENUE AND OTHER REVENUE SOURCES
PROFORMA CASH FLOW OF REIMBURSABLE PROJECT COST

REVENUE SOURCES		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
PILOT'S (Property Tax)		$0.00	$346.20	$765,342.47	$955,613.81	$1,287,327.27	$1,311,665.91	$1,336,442.64	$1,361,665.35	$1,387,342.07	$1,413,480.97	$1,440,090.38
EAT'S (Sales Tax 50% of increase)	$0.00	$188.00	$2,739.00	$869,338.00	$1,251,891.00	$1,528,413.00	$1,543,791.00	$1,569,323.00	$1,575,010.00	$1,590,854.00	$1,606,856.00	$1,623,018.00
TOTAL TIF REVENUE	**$0.00**	**$188.00**	**$3,085.20**	**$1,634,680.47**	**$2,207,504.81**	**$2,815,740.27**	**$2,855,456.91**	**$2,905,765.64**	**$2,936,675.35**	**$2,978,196.07**	**$3,020,336.97**	**$3,063,108.38**
ADDITIONAL REVENUE-NON-TIF												
MAIN STREET CID 50% NOT CAPTURED BY TIF	$0.00	$0.00	$2,500.00	$184,992.00	$265,530.00	$323,745.00	$326,982.00	$330,252.00	$316,877.00	$320,046.00	$323,246.00	$326,479.00
TOTAL NON-TIF REVENUE	**$0.00**	**$0.00**	**$2,500.00**	**$184,992.00**	**$265,530.00**	**$323,745.00**	**$326,982.00**	**$330,252.00**	**$316,877.00**	**$320,046.00**	**$323,246.00**	**$326,479.00**
TOTAL REVENUE TO PAY PROJECT COST	**$0.00**	**$188.00**	**$5,585.20**	**$1,819,672.47**	**$2,473,034.81**	**$3,139,485.27**	**$3,182,438.91**	**$3,236,017.64**	**$3,253,552.35**	**$3,298,242.07**	**$3,343,582.97**	**$3,389,587.38**
100% OF REIMBURSABLE COST			RPA 2-6 COST & AREA COST	RPA 3-5 COST	RPA 1-4 COST							
REIMBURSABLE PROJECT COST	$0.00		$22,510,164	$5,397,222	$2,960,110							
ACCRUED INTEREST 5.5% 10 YEARS	$0.00	$0	$1,125,508	$1,181,504	$1,419,457	$1,514,784	$1,433,549	$1,346,104	$1,251,608	$1,151,511	$1,044,175	$929,204
LESS PAYMENTS	$0.00	$0	($5,585)	($1,819,672)	($2,473,035)	($3,139,485)	($3,182,439)	($3,236,018)	($3,253,552)	($3,298,242)	($3,343,583)	($3,389,587)
CUMULATIVE BALANCE	**$0.00**	**$0**	**$23,630,087**	**$28,389,141**	**$30,295,673**	**$28,670,971**	**$26,922,081**	**$25,032,168**	**$23,030,224**	**$20,883,493**	**$18,584,084**	**$16,123,701**

REVENUE SOURCES	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	CUM-TOTALS
PILOT'S (Property Tax)	$1,467,178.75	$1,494,754.71	$1,522,827.07	$1,551,404.57				$0.00	$0.00	$0.00	$0.00	$0.00	$17,295,482.17
EAT'S (Sales Tax 50% of increase)	$1,639,342.00	$1,655,830.00	$1,672,482.00	$1,689,300.00	$367,607.00			$0.00	$0.00	$0.00	$0.00	$0.00	$20,185,982.00
TOTAL TIF REVENUE	**$3,106,520.75**	**$3,150,584.71**	**$3,195,309.07**	**$3,240,704.57**	**$367,607.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$37,481,464.17**
ADDITIONAL REVENUE-NON-TIF													
MAIN STREET CID 50% NOT CAPTURED BY TIF	$323,743.00	$333,041.00	$336,371.00	$339,735.00	$629,474.00	$729,608.00	$736,904.08	$744,273.12	$751,715.85	$759,233.01	$766,825.34	$538,964.10	$9,710,536.51
TOTAL REVENUE TO REPAY PROJECT COST	**$323,743.00**	**$333,041.00**	**$336,371.00**	**$339,735.00**	**$629,474.00**	**$729,608.00**	**$736,904.08**	**$744,273.12**	**$751,715.85**	**$759,233.01**	**$766,825.34**	**$538,964.10**	**$9,710,536.51**
TOTAL REVENUE TO PAY PROJECT COST	**$3,430,263.75**	**$3,483,625.71**	**$3,531,680.07**	**$3,580,439.57**	**$997,081.00**	**$729,608.00**	**$736,904.08**	**$744,273.12**	**$751,715.85**	**$759,233.01**	**$766,825.34**	**$538,964.10**	**$47,192,000.68**
100% OF REIMBURSABLE COST													
REIMBURSABLE PROJECT COST													$30,867,496.00
ACCRUED INTEREST 5.65% 10 YRS	$910,989.12	$768,650.10	$615,253.98	$450,475.91	$273,632.96	$232,758.15	$204,686.13	$174,615.81	$126,044.40	$94,760.83	$61,537.22	$13,507.76	$16,324,316.68
LESS PAYMENTS	($3,430,263.75)	($3,483,625.71)	($3,531,680.07)	($3,580,439.57)	($997,081.00)	($729,608.00)	($736,904.08)	($744,273.12)	($751,715.85)	($759,233.01)	($766,825.34)	($538,964.10)	-$47,191,812.68
CUMULATIVE BALANCE	**$13,604,426.60**	**$10,889,450.99**	**$7,973,024.90**	**$4,843,061.24**	**$4,119,613.20**	**$3,622,763.34**	**$3,090,545.39**	**$2,520,888.09**	**$1,895,216.64**	**$1,230,744.46**	**$525,456.34**	**$0.00**	**$295,876,814.39**

This Impact Analysis was prepared to show the combined impact of both EAT's and PILOT's, total TIF revenue, and the additional 50% of CID revenue from within the Redevelopment Area. The revenue was taken from EXHIBIT 8 for property tax or PILOTs and EXHIBIT 11 for sales tax or EATs.
The impact reflects total cash flow of the TIF for both 100% of the Reimbursable Project cost plus interest based on cost reflected in Exhibit 3. CID is contributing the other 50% of their revenue, not captured by the TIF to pay project cost..

City of Joplin — City Council Agenda Item

REQUESTED COUNCIL MEETING DATE: AUGUST 17, 2015

ITEM: COUNCIL BILL NO. 2015-520
ORIGINATING DEPARTMENT: FINANCE DEPARTMENT

Department Head: Leslie Haase
City Attorney: Peter Edwards
City Manager: Sam Anselm
Planning Director: Troy Bolander

INTRODUCTION:

This Council Bill approves the South Main Street TIF Redevelopment Project 3.

DISCUSSION:

Developer Rodney Spriggs, representing RKS Development, brought forward a proposed TIF (tax increment financing) plan several months ago. The South Main TIF, which proposes the redevelopment of approximately 83 acres of land in an area on both sides of Main Street, south of 32nd Street and north of Interstate 44. Under the TIF Plan, the Redevelopment Area will be redeveloped as six separate Redevelopment Projects with mixed use retail and commercial facilities. Improvements necessary to redevelop the Redevelopment Area include construction of streets, utility improvements, sidewalks, storm water improvements, and other site improvements. A significant portion of the project will require adherence to the Clean Water Act requiring wetland and stream mitigation.

With this ordinance, staff is asking Council to introduce Redevelopment Project 3 and consider it on first reading, then postpone further action to adopt the ordinance until the Developer and City are ready for TIF to be activated on this project. As a result, further council action will be required in the future to activate this Project and the other Redevelopment Projects. The TIF Plan includes a budget for the entire Redevelopment Area. Since the Redevelopment Projects will be activated at different times, the TIF Contract makes provisions to ensure an appropriate level of public assistance is provided for each Redevelopment Project. Prior to activating each Redevelopment Project, an individual budget for that Redevelopment Project will be required, as well as proof that sufficient property within each project has been secured in order to allow the project to proceed with development.

RECOMMENDATION:

City Staff recommends this Council Bill be passed on first reading and then further action postponed until the Developer and the City are ready to activate TIF for this project.

COUNCIL BILL NO. 2015-520 ORDINANCE NO.

AN ORDINANCE approving Redevelopment Project 3 of the South Main Street Tax Increment Financing Plan and adopting Tax Increment Financing therein.

WHEREAS, on _____, 2015, the City of Joplin, Missouri (the "City") adopted the South Main Street Tax Increment Financing Plan (the "Redevelopment Plan") including Redevelopment Project 3 included therein by Ordinance No. 2015-___, and designated the Redevelopment Area, described therein, as a blighted area, all pursuant to the provisions of the Real Property Tax Increment Allocation Act, Sections 99.800 to 99.865, RSMo (the "Act"); and

WHEREAS, the Redevelopment Plan contemplates implementation through six Redevelopment Projects designated as Redevelopment Projects 1, 2, 3, 4, 5, and 6, and the adoption of tax increment financing in the area selected for each Redevelopment Project.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the area selected for Redevelopment Project 3 legally described in Exhibit A attached hereto is approved and designated as a Redevelopment Project (hereinafter referred to as "Redevelopment Project 3"). Redevelopment Project 3 includes only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project improvements therein.

Section 2. That tax increment allocation financing is hereby adopted for taxable real property in the above-described area selected for Redevelopment Project 3. Pursuant to the Act, after the total equalized assessed valuation of the taxable real property in Redevelopment Project 3 exceeds the certified total initial equalized assessed valuation of the taxable real property in Redevelopment Project 3, the ad valorem taxes, and payments in lieu of taxes, if any, arising from the levies upon the taxable real property in Redevelopment Project 3 by taxing districts and tax rates determined in the manner provided in subsection 2 of Section 99.855 of the Act, as amended, each year after the effective date of the ordinance until redevelopment project costs have been paid shall be divided as follows:

a. That portion of taxes, penalties and interest levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized value of each such taxable lot, block, tract or parcel of property in the area selected for Redevelopment Project 3 shall be allocated to and, when collected, shall be paid by the Newton County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

b. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in the area selected for Redevelopment Project 3, and any applicable penalty and interest over and above the initial equalized assessed value of each such unit of property shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payment in lieu of taxes into a special fund called the "Special Allocation Fund" of the City for the purpose of paying redevelopment project costs and any obligations incurred in the payment thereof; provided that payments in lieu of taxes shall be subject to the provisions of Section 99.845.1(3) of the Act, as amended, regarding the blind pension fund tax and the merchants' and manufacturers' inventory replacement tax.

Section 3. That in addition to the payments in lieu of taxes described in subsection b of Section 2 above, fifty percent (50%) of the total additional revenue from taxes, penalties and interest which are imposed by the City or taxing districts, and which are generated by economic activities within the area selected for Redevelopment Project 3 over the amount of such taxes generated by economic activities within such area in the calendar year prior to the adoption of this ordinance, while tax increment financing remains in effect, but excluding those taxes, licenses, fees, or special assessments identified in subsection 3 of Section 99.845 RSMo, other than payments in lieu of taxes, and penalties and interest thereon shall be allocated to, and paid by the local political subdivision collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds in a separate segregated account within the Special Allocation Fund.

Section 4. That this ordinance shall be in full force and effect from and after its passage and approval by the Mayor and City Council.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2015.

_____
Michael L. Seibert, Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

Exhibit A

Legal Description of Redevelopment Project 3

PARCEL NUMBER	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
056023003003002000	2.900	MARCULES, BART AUGUSTIN TRUST 988 E. CEMETERY ROAD	$322,750	Apt-RES
Address:		GRANBY, MO 64844		
Legal Description:		PT NW1/4 SW1/4 BEG 170' E & 612.56' N SW COR N 257.20' E 486.13' S 257.20' W 486.13' TO P	BOOK PAGE	0362 05967
056023003003003000	0.600	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	EXEMPT
Legal Description:		SCHOOL PROPERTY-BEG 492.56' N & 170' E SW COR NW1/4 SW1/4 N 120' E 223' S 120' W 223' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	352 12512
056023003003004000	0.529	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	EXEMPT
Legal Description:		SCHOOL PROPERTY-BEG SW COR M-15 E 176.47' N 127.61' W 180' S 125.56' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	352 14889
056023003003004002	0.248	JOPLIN R-VIII SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-BEG 140' S & 180' E NW COR M-15 S 127.61' E 85' N 127.61' W 85' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	353 00708
056023003003005000	5.400	JOPLIN R-8 SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-W 73.7' OF S 97' OF: BEG 656.13' E & 15' N SW COR NW1/4 SW1/4 N 97' E 73.7' S 97' TO 15' N OF S LN W 73.7' TO POB & W 656.13' OF S 347' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	350 09703
056023003010001000	1.300	SCHOOL DISTRICT 42	$0	EXEMPT
Legal Description:		SCHOOL-LOTS 5 & 6 STAPLES & PABST 2 & BEG NE COR LOT 5 E 130' W 130' N 205' TO POB	BOOK PAGE	240 00566
056023003010002000	0.386	JOPLIN R-8 SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-PT LOT 7 STAPLES & PABST 2	BOOK PAGE	324 02870
056023003010003000	0.416	JOPLIN R-VIII SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-LOT 8 EX E 114' STAPLES & PABSTS 2	BOOK PAGE	353 02365
Address:		P.O. BOX 128 JOPLIN, MO 64802		
056023003003012000	0.459	RAINEY, JANE E.	$6,690	1920-RES
Address:		3922 S. PENNSYLVANIA JOPLIN, MO 64804		
Legal Description:		JONES: LOT 23	BOOK PAGE	0361 03456

056023003003011000	0.462	RKS DEVELOPMENT, LLC	$2,240	Vacant-RES
Address:				
Legal Description:		JONES: LOT 24	BOOK 0359 PAGE 05017	
056023003003010000	0.441	CRUMBLISS, CAROLYN J.	$6,420	1920-RES
Address:		1913 W. 10TH ST. JOPLIN, MO 64801		
Legal Description:		PT NW1/4 SW1/4 BEG 656.13' E & 332.4' N SW COR N 100' E 190.6' S 100' W TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK 349 PAGE 03014	
056023003003009000	0.261	HUNTER, LORI ANN	$6,640	1900-RES
Address:		318 E. 41ST JOPLIN, MO 64804		
Legal Description:		TR M-19 PT NW1/4 SW1/4 BEG 656.13' E & 228.4' N SW COR N 104' E 208.7' S 104' W 208.7' TO POB EX S 45' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK 351 PAGE 05812	
056023003003008000	0.519	ALTMAN, JEFFREY L.	$9,280	1945-RES
Address:		4016 PENNSYLVANIA JOPLIN, MO 64804		
Legal Description:		TR M-18 PT NW1/4 SW1/4 BEG 656.13' E & 112' N SW COR N 116.5' E 208.7' S 116.5' W 208.7' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK 355 PAGE 04106	
056023003003007000	0.267	SMITH, ELLA L.	$8,720	1942-RES
Address:		4030 PENNSYLVANIA AVENUE JOPLIN, MO 64804		
Legal Description:		PT M-17 BEG 656.13' E & 15' N SW COR NW1/4 SW1/4 N 97' E 208.7' S 97' W 208.7' TO POB EX W 73.7' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK 0360 PAGE 04606	
056023003010003001	0.537	LOCKE, MICHAEL K. & TANIA R.	$34,470	1996-RES
Address:		P.O. BOX 2004 JOPLIN, MO 64803-2004		
Legal Description:		GRIFFIN: LOTS 1-2 & 3	BOOK 345 PAGE 01069	
TOTALS	14.73 ACRES		$397,210 ASSESSED VALUE	

STREET RIGHT OF WAY TO BE INCLUDED

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD WHICH LIES SOUTH OF A LINE BEGINNING AT THE

NORTHWEST CORNER OF PARCEL #056023003002005000, THENCE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. INCLUDES ALL OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF THIS LINE TO A LINE WHICH BEGINS AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 42ST STREET AND HEARNE'S BOULEVARD, THENCE EAST TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ST STREET AND HEARNE'S BOULEVARD. ALSO INCLUDING THE RIGHT OF WAY OF 39TH STREET WHICH LIES EAST OF THE POINT WHICH 39TH STREET CONNECTS WITH HEARNE'S BOULEVARD TO A LINE WHICH BEGINS AT THE NORTHEAST CORNER OF PARCEL #056023003003002000, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 39TH STREET. ALSO INCLUDES A VACATED STREET WHICH LIES EAST OF PARCELS #056023003002005001AND #056023003002006000, SOUTH OF 37TH

STREET AND NORTH OF 39TH STREET. ALSO INCLUDES THE RIGHT OF WAY OF PENNSYLVANIA LYING SOUTH OF 39TH STREET AND NORTH OF 41ST STREET. ALSO INCLUDES THE RIGHT OF WAY OF 41ST STREET LYING EAST OF THE POINT IT CONNECTS WITH HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND PENNSYLVANIA, THENCE SOUTH TO THE SOUTHERN RIGHT OF WAY LINE OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF 41ST STREET AND NORTH OF 42ND STREET. ALSO INCLUDING THE RIGHT OF WAY OF 42ND STREET WHICH LIES EAST OF THE RIGHT OF WAY OF THE POINT IT CONNECTS WITH HEARNE'S BOULEVARD AND AT A NORTH SOUTH LINE BETWEEN THE NORTHEAST CORNER AND THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ND STREET AND VIRGINIA AVENUE.

B.

SOUTH MAIN

TAX INCREMENT FINANCING PLAN

JOPLIN, MISSOURI

May 15, 2015 4th Draft

PREPARED BY:
Gross & Associates
8270 West Farm Road 160
Republic, MO 65738
(417) 425-9460

PENDING APPROVALS

1. Tax Increment Financing Commission Public Hearing & Recommendation to City Council
2. City Council Approval

C.

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RE: Changes to the Main Street TIF Redevelopment Plan April 15, 2015 3rd Draft

Draft #3 dated April 15, 2015 was submitted to the TIF Commission. The public hearing was held on April 30, 2015. The hearing was held and continued to May 28, 2015 to allow for some changes to the Plan. I Am the consultant to the Developer and have prepared the plan, thus I am providing you a summary of the changes in accordance with Section 99.825 of the TIF Act, which requires a notice to the affected taxing districts at least seven days prior to the conclusion of the public hearing. I have attached copies of certain exhibits that have been changed. Following is a summary of the changes to the Plan.

1. The Developer has agreed to limit the term of the TIF to 16 years for each Redevelopment Project Area (RPA). There are six RPAs in the plan. The prior plan allowed for each RPA to run for the entire 23 year term as allowed by the TIF Act. This means that by the 16th year of any RPA the TIF will be terminated for that RPA regardless if the Developer has been fully reimbursed or not. If the Developer is fully reimbursed prior to the 16 years the TIF will terminate sooner.
2. The Reimbursable Project Cost has not changed, except the interest allowance request has been increased by $442,429.
3. The total project Cost has increased by $7,598,157, of which $7,155,728 is not reimbursable.
4. The But For Analysis has changed as a result of the changes in project cost. The But For analysis attached was prepared by myself for the Developer. The City has hired a third party to prepare a third party review of the But For, and may vary from the attached one prepared by and for the Developer.
5. RPA 2 & 3 have been changed. Property inn RPA 3 has been moved to RPA 2. No changes in total property, just a switch in project areas.
6. As a result of the changes, the projected cash flows of the TIF indicate that the TIF will be totally reimbursed by 2030.

This is a summary of the changes in the TIF Plan as of this date. Should further changes be made you will receive further notice of such changes. The TIF Commission may or may not make their recommendations on May 28, 2015. The Commission can continue the hearing, or close the hearing if not changes are made. The Plan is not yet approved. The changes are just a report of the changes to date from the prior version of the Plan. The TIF Commission will make a recommendation to the City Council, whom will have the authority to approve or reject the Plan.

I. SUMMARY OF PLAN

Following is a brief summary of the herein proposed Tax Increment Finance Plan and Redevelopment Area. The intent of this Summary is to acquaint the reader of this Plan with the overall intent and concept of the Plan. It will give a summary of the various terms of the proposed Plan. Readers are advised to read the entire Plan and not use the Summary to conclude any specific terms. Efforts in the drafting of the Summary to be all inclusive and correct, but the actual terms of the TIF Plan and Redevelopment Area are specified within the Plan and not within the Summary. The final adoption of this Plan will be the adoption of the Plan that is specified within the remainder of this Document and not the Summary Section.

The proposed Redevelopment Area is an estimated 83 acres of land, which generally lies on both sides of Main Street and south of 32nd Street, and north of I-44, in Joplin, Missouri. It more specifically lies east of Main Street from 36th Street north of 34th Street to the south side of the CVS Pharmacy Property, and both on the east and west side of Main Street from 36th Street south to 42nd Street, and East of Main Street from 42nd Street south to just north of 44th Street. The eastern and western boundaries vary. The Redevelopment Area is divided into six (6) Redevelopment Areas. The Redevelopment Area is broken up into RPA's in order to allow a developer to focus on the areas based on market conditions. The Plan calls for all six Redevelopment Areas to be activated different times/ RPAs 2 & 6 would be activated in 2015, RPAs 3 & 5 is projected to be activated in 2017, and RPAs 1 & 4 are projected to be activated in 2018. Market conditions may alter the activation of RPAs 3, 5, 1, & 4, but RPAs 2 & 6 would be activated upon approval of the Redevelopment Plan. Each RPA will terminate upon payment of all of the Redevelopment Project cost, or 16 years from the date of activation of the RPA, whichever comes first. The Developer is proposed to be RKS Development, LLC, which is comprised of Rodney Spriggs, Ken Caviness and Steve Wilcox, whom own and operate Vintage Stock, a retail operation with 45 stores nationwide and headquartered in Joplin. All three are Joplin natives. To date they have acquired an estimated 45 acres, or 54% of the total Redevelopment Area, they propose to possibly purchase an estimated total of 77 of the acres. The estimated Reimbursable project cost total is an estimated $37 million, including interest, or only 16% of total $230 million estimated project cost. It is proposed, as part of the Plan, that the Developer will create a "community improvement district" (CID), and impose an added 1% sales tax and contribute 100% of the sales tax revenue to fund Reimbursable Project Cost, 29.4%, thus reducing the cost to the current local taxing districts to 16%. Currently 78% of the redevelopment area is classified residential or agricultural, thus the County Sur-charge, or merchants and manufacturers tax is not imposed or collected on these properties. The County Sur-Charge is currently $.40 per $100 of assessed value. The funds derived from this tax is paid to all taxing districts based on the proportionate share of the total levy. The total revenue from the surcharge in the Redevelopment Area on the commercial classified property of $351,000, or 24% of the total assessed value of the Redevelopment Area, is currently $1,460,635, See Exhibit 5 for details. The Redevelopment plan will cause 96% of all of the property to be classified as commercial, thus the Sur-Charge will be imposed. Currently The TIF Act prohibits a TIF from capturing any of the County Sur-Charge. This will give the taxing districts a significate increase in taxes during the term of the TIF, estimated to be an additional $114,691 per year (average over 15 years) above the current $1,236.32. The total taxes estimated to be collected by the taxing districts if no TIF is approved is $1.4 million annually over a 15 year period, and that is with calculating an annual increase in assessed value of 0.018%, and an annual growth in tax levies of .00925%, which grants a combined annual growth rate of 0.0273%, which is based on historic growth in the area over the past five years. See Exhibit 10 for details. The total estimated increase in property taxes to the taxing districts over the 16 years is a combined $53,297, or $3,331 per year if no redevelopment occurs and the previous five-year growth is applied. See Exhibit 10 for details. No property taxes will be captured by the TIF from property classified as residential, if the Redevelopment Plan is approved. The only projected residential is in RPA 6, with the possible development of a new apartment building. The projected assessed value on that parcel is $935,839, and it is calculated in Exhibit 11 to go to the taxing districts. Any funds generated from residential assessments will be declared as a surplus and repaid to the taxing districts on a pro-rata bases based on their levy. If the Redevelopment Plan is approved, and TIF is imposed in accordance with the Plan, an estimated $4,856,417 in property tax revenue would be generated and paid to the taxing districts during the estimated 15-year term of the TIF, which would be a

total increase of $3,633,666 over the same period with no TIF, which is a 297% increase, or an annual average increase of $242,244. See Exhibit 8 for details. This is after the TIF captures the PILOT's as proposed under the Plan. See Exhibit 10 & 11 for details. The two taxing districts, which collect sales tax, the City and the County, would collect an estimated $301,271 over 16 years, or an annual average of $18,829 assuming no TIF is approved. With the TIF, it is estimated they will collect $16,900,988 over the 15-year period, after paying the 50% share of new taxes to the TIF.

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II INTRODUCTION

Eminent domain will not be utilized for the redevelopment itself. It is anticipated that the Developer selected will be obligated to demonstrate that the Redeveloper can or will acquire ownership of the substantial majority of the land within the Redevelopment Area without the assistance of eminent domain. However, it is possible that eminent domain may be required to complete the upgrading and widening of the streets, utilities, and storm water easements and which will benefit the neighboring residential areas, in the normal manner which the City uses Eminent Domain in such cases. The current zoning is a mixture of residential and commercial. Future land use is projected to be mostly commercial. The 2012

The Redevelopment Area qualifies as a "Blighted Area," as defined by the Act and as evidenced by the information provided in the "Blight Study" attached to this Plan as Exhibit 4. The Area is considered a neighborhood in transition from residential to commercial. Since the development of I-44 the frontage property along Main Street, also known as "Hearne's Boulevard", has attempted to move from a residential area to a commercial usage. Most attempts to convert the usage consisted of converting existing residential buildings to commercial usage. This conversion effort has left commercial use properties along Main Street, which are in many cases in buildings that would not meet current commercial building codes, and the site is smaller than the current industry demand for new stand-alone commercial properties. Few productive and active commercial businesses are operational south of 32nd Street. The cost of acquiring various small residential or commercial parcels sufficient to construct new and modern standalone buildings will likely exceed the value of the property and force prospective developers to seek "greenfield" property outside the Redevelopment Area, thus leaving the area to further deteriorate in condition and value. The Area also has an elementary school, Stapleton Elementary, which suffers from a poor layout and land use, due to a parking lot south of the school that requires employees and patrons to cross 41st Street without traffic controls to get to the school buildings. The area also has an older multifamily apartment building, Village Oaks, which is in terrible interior and exterior condition. A significant amount of the buildings are vacant and boarded up. The presence of the apartment building in the area deters new investment due to the condition of the property and the increased police calls. The property has a long history of police calls to the property, 135 in the past five years, thus being next to the elementary school creates a safety condition for the students. The area has blue line streams in the low portion of the area, which captures the storm water drainage for the area and captures the run off for a significant portion of property outside the area. In order to develop or redevelop the property a mitigation plan must be approved by the Corp or Engineers. A significant amount of property will be consumed to allow for the mitigation. With these current conditions, it is unlikely that the area will develop in the proper manner. With the construction of the new Mercy Hospital south of I-44 and east of Main, the area will have significant traffic flow increase and should develop a demand for commercial property since the traffic will no longer be transit in nature. The Redevelopment Area is substantially underutilized, thus providing the City substantially less than its full measure of property taxes, sales taxes and employment opportunities for its residents. The property has not been subject to significant growth or development through investment by private enterprise. The Redevelopment Area cannot be reasonably anticipated to be redeveloped without the adoption of tax increment financing to defray, among other things, the costs of rectifying the conditions causing the Redevelopment Area to qualify as a Blighted Area.

This Plan anticipates that the Redevelopment Area will be redeveloped in segments or phases, referred to as "Redevelopment Project Areas." A total of six Redevelopment Project Areas are projected. Each Redevelopment Project Area (RPA) will have its own project, referred to as a "Redevelopment Project." The development of the entire Redevelopment Area, by the Developer selected, is estimated to take approximately (4) to (6) years. The Redevelopment Projects shall be implemented no later than ten (10) years from the adoption of the ordinance approving the Redevelopment Plan. It is understood that the approval and future development of any Redevelopment Project will not impair the ability to subsequently approve other Redevelopment Projects. It is proposed that RPAs 2 & 6 will be activated in 2015, RPAs 3 & 5 in 2017, and RPAs 1 & 4 in 2018. It may take the 4-6 years to fully develop each RPA, but it is anticipated that the "energy" of each RPA that is activated and developed will spur new activity and growth.

Comprehensive Plan specifically identifies the South Main to Downtown Corridor. The Plan specifies and encourages the development of mixed use commercial along the frontage of Main Street with residential behind the frontage. The Redevelopment Plan does comply since all of the frontage will be mixed use commercial and new residential is being developed behind the commercial in RPA 6.

With the adoption of Tax Increment Financing, each of the RPA areas that are activated, within the Redevelopment Area and adjacent thereto will enjoy increased sales, thereby strengthening and extending the useful economic life of both the subject tracts and neighboring tracts and businesses. Additionally, the assessed value of the Area will increase because of the private investment by the Developer, thus increasing the property tax base of the area and surrounding areas. Therefore, the City and other taxing districts will receive increased sales and other taxes from this area as a direct result of the Tax Increment Financing Plan and the new development. Currently within the Redevelopment Area, there are 83.117 acres (see Exhibit 5 for details) of which 645.02 acres or 78% of the land is classified residential and/or agricultural and only 7.153 acres are commercial or 8.6% of the total. The remaining 10.94 acres is tax exempt, or 13.2%. The Redevelopment Plan calls for redevelopment of the area whereby the end result will produce 93% of the area in commercial classification, see Exhibit 9 "Development Schedule Build-Out for details. This is extremely relevant and important to the taxing districts, which collect property taxes. Under the TIF Act, the County Sur-charge, or merchants and manufacturers tax, cannot be captured by the TIF. This tax is collected and paid to the taxing districts, even on any increase in assessed value. Based on the projections of the Redevelopment, this will generate an estimated $115,000 per year in new tax revenue, over the estimated 15 years of the TIF, based on the current levy of $.40 per $100 of assessed value, or an estimated $1.8 million in new tax revenue over the estimated 15 year term the TIF is proposed to capture property tax, thus the Redevelopment of the area into a viable commercial area will benefit the taxing districts during the TIF period as well as after the termination of the TIF. See Exhibit 13 for details.

The redevelopment of this district will also provide the City of Joplin with better utilization of facilities and infrastructure. As experienced by many cities, often developers choose to develop in "green fields" at the edges of existing development. Development in these "green field" areas are less expensive and quicker as there are commonly no assembly of land issues, neighbors who have concerns, storm water runoff issues, existing buildings and utilities to remove, or possible environmental concerns from asbestos, petro carbons and other contaminants. Greenfields are defined as new undeveloped areas with all infrastructure in place, usually a new commercial development area. As residents move outward, cities must extend utilities and infrastructure at increased expense. Moreover, departing residents and businesses leave cities with that common concept of the "donut hole" in parts of the city. In contrast, the redevelopment of this area will retard the deterioration of surrounding areas, both residential and commercial; provide jobs and less utility extensions.

The Blight study, as supplemented, attached as Exhibit 4 finds the area to be a Blighted Area within the definitions of the Tax Increment Financing statutes.

At approximately the time the required notices are provided to the taxing districts, a Request for Proposal will also be published to solicit a Developer. The City will then select a Developer from among the proposals. The chosen Developer shall document the new jobs within the Redevelopment Area. It is anticipated that any proposal shall include numerous new jobs, thereby strengthening the economic and employment base within the City of Joplin.

The Redevelopment Project will include and consist of site preparation, design and construction of a number of individual commercial developments ("Redevelopment Project Areas") within the Redevelopment Area. The proposed legal descriptions of the Individual Project Areas will be set forth within Exhibit 1. Redevelopment Project Areas may be redefined, resized and renumbered at the discretion of the Developer to meet market conditions and development demand subject to the approval of the City's governing body. Some Individual Project Areas are likely to be developed before others. A Preliminary Site Plan for the Redevelopment Projects as determined by the chosen Developer will be attached as Exhibit 2,

and will graphically depict the location of the proposed Project Areas. In connection with the planned developments for the Redevelopment Area, the Developer will be required to demolish most existing structures in the Redevelopment Areas upon property which the Developer takes ownership, which will be obtained and accomplished on a best efforts basis, and construct the buildings and improvements described on the Preliminary Site Plan, as may be modified. The Plan, as approved, will require the chosen Developer to construct and upgrade the development with enhanced quality of construction. As set out in greater detail below, the costs of the following categories shall be treated as and considered to be Reimbursable Project Costs pursuant to this Plan:

Street Improvements. The following street improvements will be accomplished: A new traffic light is proposed to be installed at 33rd Street and 39th Street, subject to MoDOT and City approval, complete with turn and stacking lanes. Turn and stacking lanes are proposed to be added at the current traffic light at 41st Street. Virginia Avenue will be extended from 39th Street to 33rd street. Joplin Avenue will be extended from 41st street to intersect with 36th Street. Pennsylvania Avenue will be upgraded to handle the increased traffic from the new proposed parking lot for the School. Streets will be reconstructed and upgraded to City/MoDOT standards (including removal of old street materials from the site where needed) and dedicated to the City, or MoDOT, to the extent feasible and acceptable to the City and MoDOT. Utilities in the ROW will need to be relocated to more appropriate locations. Way finding signs will be replaced and reinstalled at the perimeter entrances to the new intersections to increase awareness and speed up traffic flow. Streets and driveways into the various Redevelopment Project Areas will be constructed to MoDOT/City standards, depth, composition, etc. Within the Redevelopment Area it is estimated that $7.5 million in street and street related improvements will be needed. See Exhibit 3 for details.

Utilities Installation, Relocation, Upgrades: Due to the extensive amount of demolition of outdated structures, it is anticipated that the potable water, sewer, and other utilities will need to be relocated, extended, and or upgraded throughout the Redevelopment Area. There are two large tracts of land within the Redevelopment that have no utilities extended. Within RPA-2 there is an estimated seven acre tract, that is undeveloped, and within RPA-6 there is an estimated 18 acre tract that is undeveloped. All of the utility services will need to be extended within these two tracts. All utilities will be extended and upgraded in accordance with the guidelines of the Utility companies. The total estimated cost for Utility work is estimated at $3 million.

Extraordinary Land/Site Preparation Costs. The following will be accomplished: demolition and/or removal of the existing buildings on most property acquired by the Developer (on a best efforts basis to acquire the properties), and parking areas; demolition and removal of building materials and old asphalt paving materials to an appropriate off-site location or site fill where needed and approved; removal of any hazardous or environmental contaminating materials to an appropriate off-site location; removal and relocation of all utilities associated with demolition, insuring that neighboring owner's utilities are not interrupted. The total estimated cost is $10 million.

Storm Water Improvements/Mitigation Cost. The following will be accomplished: Current on-site storm water drainage is handled by flow into the low point of the area west of Main Street and south of 36th Street, located in the center of the Redevelopment Area, and the low point within the Redevelopment Area. The area is within the Flood plain of the Shoal Creek Basin. The streams are blue line streams, which are regulated by the Corp of Engineers and upon consultation with them, have determined that the area must be mitigated in order to allow any new storm water runoff. Plans have been

submitted to the Corp for approval which mitigates the area sufficiently to handle any new run off and manage existing runoff in the area. The mitigation plans calls for the preservation of the streams. Certain areas may require surface detention area to be constructed to slow down the runoff. The cost of mitigation and related cost is estimated at $3.9 million. Some storm water work, such as drainage for streets, will be covered in the Street Budget.

Additional Building Enhancements. The following will be accomplished: All new buildings to be masonry construction with combinations of brick/stone/block; variations in color and materials will be used to enhance appearance and style; no new metal buildings will be constructed, with the exception of the rear of buildings which will not have street visibility or neighbor visibility; all rooftop units/HVAC and roof-mounted equipment will be screened from the ground and street level in all directions (this is particularly important because of the elevation changes within the Redevelopment Area. All utilities will be underground or screened as code permits; loading docks and trash compactor areas will be screened as feasible; building entrances will be sheltered with canopies, awnings, etc., as permitted by tenant's prototypical building design; all external emergency exits and service doors will have contrasting frames and lintels on the exterior. There has been no Reimbursable Project Cost included for reimbursement of any specific enhancement to any private building. The Developers just intend to enforce all construction to adhere to these guidelines, except underground utilities.

Property Acquisition Cost: The Developer does not seek reimbursement for all land acquisition, which is an eligible cost under the TIF Act, but does seek the authority to be reimbursed for a portion of certain property cost, which exceeds the value of the property, or is extraordinary. As the Blight Study points out in a transitional neighborhood, whereby older residential property is, or needs to transcend to commercial classification, property owners often have an unrealistic idea of value, or the land site size is so small, that the residential property owner needs more than the property is worth to replace it. It is proposed that the Developer would have the ability to be reimbursed the cost above the appraised value on certain properties, with the City having the authority to approve each request, which the Developer proposes to be reimbursed. Following are the proposed rules relating to this provision; When the Developer identifies a property to purchase, they will notify the City of the offer and negotiations. If negotiations with the property owner breaks down and a price cannot be established, the Developer will request approval from the City to pay a specific price, with Reimbursement of a specific number. That number would be established by the City, but the Developer must pay the cost of an MAI commercial appraiser to conduct an appraisal of the value of the property as is, then one, with all demolition done. The appraisal will provide the Developer and City sufficient evidence to establish the true value or amount, which the TIF could, or should legitimately reimburse the Developer for excessive property cost. In all cases, the Developer must provide all funds to pay the property owner. No eminent Domain will be used. The City will not be a party to the transaction with the property owner, but will have final determination as to the final amount, which the TIF could reimburse the Developer. Developer will conduct all negotiations and provide the City with all requested information. The Appraiser will be hired by the City, but paid for by the Developer. The Developer will attempt to purchase all property without this incentive. No one will be forced out of their property if they wish to not sell. The estimated budget for total land acquisition cost for both public use and excess cost is $3.2 million, all of which is subject to the approval by the City for each property in which assistance is requested by the Developer.

Professional Fees & Contingencies & Interest: Costs of the Developer related to studies, surveys, plans and specifications, professional services and a budget contingency (such as legal fees, including those related to the costs for preparation of this Plan and a Developer's Proposal and special consultant fees), estimated at $1.6 million. Financing Costs, and any City and Commission expenses charged to the Developer, shall also be Reimbursable Project Costs, but is capped at $6,709,150 over the term of the TIF. The CID will fund any cost above the total cap of the TIF.

Total Reimbursable Project Cost is estimated at $37 million with interest. See Exhibit 3 for details.

Except for those costs for enhancements listed above and described below in greater detail, the costs of construction of the buildings and improvements themselves shall not be reimbursable pursuant to this Plan. Only those costs which are above those that would be required in "greenfield development" will be reimbursed and excessive cost of land acquisition, subject to approval by the City. Improvements to serve the public may be constructed, and dedicated to the

City for public use, as agreed upon by the City and the Developer.

It is estimated that construction of the Redevelopment Projects will create approximately 100 full-time jobs during the construction period for the Redevelopment Projects. Upon completion of all of the Redevelopment Projects, it is estimated that within the entire Redevelopment Area more than 662 full-time permanent workers will be employed, based on an estimate of one employee for every 1,000 square feet of retail space and one employee for every 400 square feet of office space. (See Exhibit 9 for details) The proposed new apartment building will have an estimated four employees. Salary and educational levels will range from entry level to higher paid executive level positions.

The aggregate Reimbursable Redevelopment Project costs are estimated at approximately Thirty million eight hundred eighty seven four hundred ninety five Dollars ($30,887,495), including professional service costs (including architect, engineer, special consultant and attorney fees) and a contingency budget financing costs (Interest) See Exhibit 3 for details.

All property owners within the Redevelopment Area under this Redevelopment Plan shall pay all current taxes now assessed upon the current property and make payments in lieu of taxes ("PILOTS") as set forth in the Act upon the increase in assessed value over the current value, which PILOTS shall be available for use to reimburse Reimbursable Project Costs on an "as-collected" basis. All PILOTs collected on the increase in assessed value upon any property, or any portion of a property, which is classified as "Residential" by the Newton County Assessor, shall be declared a surplus and paid to the taxing districts based upon each individual levy. Based on projections, and the TIF will terminate in 15 years after all cost are paid, but the TIF must terminate in 23 years in accordance with the TIF Statutes. See Exhibit 15 for a combined cash flow projection of both property and sales tax.

The most recent total equalized assessed value of the real estate within the Redevelopment Area is $1,434,905, as illustrated in Exhibit 1 & 5 by Project Area, however this number is only an estimate and is not official, since the Newton County Assessor is required to certify the true and actual number after the TIF Plan is approved in accordance with the TIF Act. It is estimated that the total equalized assessed value of the real estate within the Redevelopment Area will be an approximate additional ($32,350,469) when all of the Phases of the Redevelopment Project are completed in 2019, or an estimated 2,254% increase in assessed value, resulting from new construction. See Exhibit 9 for detailed estimates by Project Areas and Exhibit 11 to see the projected assessed value in the 15th year. The total Payments in Lieu of Taxes (which, as more thoroughly described in Section II, (which exclude the surtax or merchant and manufacturer's tax and personal property taxes) anticipated to be generated by the Redevelopment Project during the years of operation of the Redevelopment Project is shown in Exhibit 11 of the "Cost-Benefit Analysis, which consist of Exhibits 8 & 10 thru 15, and cannot precisely be determined at this time due to the uncertainty of the final size of each building, and uses. However, the total of PILOTs is estimated to be approximately $22 million, over the 15 years, which the TIF will captures $17 million of that total, and the taxing districts benefiting from collecting $5 million during the same 15 year period. See Exhibit 8 for details. The projected assessed value of the Redevelopment Area at the end of the 15 years is $38 million from which the estimated local property taxes generated would be $2 million based on the projected levy at that time. See Exhibit 11 for details.

The total Economic Activity Taxes anticipated to be generated by the Redevelopment Project during the 15 years of operation of the Redevelopment Project is projected in Exhibit 14, and are estimated to total $40 million during the projected 15 years of the TIF. Of that, total, and estimated $20 million will be captured by the TIF to pay Reimbursable Project Cost. Under the terms of the TIF Plan, the Main Street CID, to be created and impose an additional 1% sales tax shall agree to contribute the 50% of the sales tax not captured by the TIF to assist in paying

Reimbursable Project Cost, which will be another $10 million to assist with the payment of Reimbursable Project Cost. Combining the portion captured by the TIF and the additional CID contribution a total of $30 million will be captured and used to pay Reimbursable Project Cost. It is projected that the City and the County will collect, and retain, a total of $17 million in sales taxes during the estimated 15 years of the TIF. See Exhibit 8 and 12 thru 14 for details.

Thus, the total of PILOTs and EATs available for Tax Increment Financing is estimated to be approximately $40 million, which equals 100% of the commercial property PILOTs for, and 50% of the EATs, and the other 50% of the CID sales tax not captured by the TIF over a projected 15 year period needed to repay all Reimbursable Project Cost, however the TIF could, and must end in 16 years, if for some reason revenues are not sufficient to repay the Reimbursable Project Cost in the 15 year period. The total reimbursable amount from the TIF is caped based on the approved total in Exhibit 3, regardless of time. During the term of the TIF, Taxing Districts will also receive the taxes generated from the baseline-assessed value of the Redevelopment Area as of the time the Redevelopment Area is approved and activated. Also the taxing Districts will receive 100% of all tax revenues generated from the "Sur-Charge", or Merchant's and Manufacturer's Tax levied on all commercial property, property taxes generated from ALL personal property within the Redevelopment Area, and any increase in the tax levies above the levy amount at the time the Redevelopment Area is approved. See Exhibit 8 of the Cost Benefit Analysis.

It is anticipated that the Maximum Reimbursable Project Costs for the Redevelopment Project will be fully reimbursed in approximately the year 2030. It is required that the Developer file a petition with the City of Joplin to create a Community Improvement District to assist with the funding of eligible project cost. The Developer must seek amendments to the CID to add additional property as it is acquired by them during the term of the TIF. The detail of project costs provides a breakdown between the costs to be reimbursed and those borne by the Developer.

III DEFINITIONS

As used in this Plan, the following terms shall mean:

A. Act: The Real Property Tax Increment Allocation Redevelopment Act, Section 99.800, et seq., Revised Statutes of Missouri, as amended.

B. Approved Site Plan: The actual site plan as approved by the City for the applicable Redevelopment Project Area.

C. Blighted Area: An area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, 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, morals or welfare in its present condition and use.

D. City: Joplin, Missouri.

E. City Council: The governing body of Joplin, Missouri.

F. City Director of Finance: The Chief Financial Officer of Joplin, Missouri.

G. Conservation Area: An area within the boundaries of a redevelopment area located within the territorial limits of a municipality in which fifty percent or more of the structures in the area have an age of thirty-five years or more. Such an area is not yet a blighted area but is detrimental to the public health, safety, morals, or welfare and may become a blighted area because of anyone or more

of the following factors: Dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning. A Conservation Area shall meet at least three of the; factors provided in this definition.

H. County Assessor: The Assessor of Newton County, Missouri.

I. County Collector: The Collector of Newton; County, Missouri.

J. Debt Service: The amount required for the payment of interest and principal on Obligations or loan(s) as they come due, for the payment of mandatory or optional redemption payments, and for payments to reserve funds required by the terms of Obligations.

K. Developer: The person or entity selected by the TIF Commission to implement the TIF Plan, including construction of the Redevelopment Project, pursuant to the Development Agreement.

L. Development Agreement: The agreement to be executed by the City and the Developer setting forth the rights and obligations of Developer relating to the redevelopment of the Redevelopment Area, the construction of the Redevelopment Project and the payment and/or reimbursement of Reimbursable Project Costs.

M. Distribution Date: Monthly while this Plan remains in effect.

N. Economic Activity Account: The separate segregated account within the Special Allocation Fund into which Economic Activity Taxes are to be deposited.

O. Economic Activity Taxes: Fifty percent (50) of the total additional revenue from taxes, penalties and interest which are imposed by the City or other Taxing Districts, and which are generated by economic activities within the Redevelopment Project Area, over the amount of such taxes generated by economic activities within the Redevelopment Project Area in the calendar year prior to the adoption of the Redevelopment Project for the Redevelopment Project Area by Ordinance, while tax increment financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, taxes levied pursuant to Section 70.500, R.S.Mo., taxes levied for the purpose of public transportation pursuant to Section 94.660, R.S.MO., licenses, fees or special assessments other than Payments In Lieu of Taxes and penalties and interest thereon. If a retail establishment relocates within one year from one facility to another facility within the same county and the governing body of the city finds that the relocation is a direct beneficiary of tax increment financing, then for purposes of this definition, the Economic Activity Taxes generated by the retail establishment shall

equal the total additional revenues from Economic Activity Taxes, which are imposed by a municipality, or other Taxing District over the amount of Economic Activity Taxes generated by the retail establishment in the calendar year prior to its relocation to the Redevelopment Area.

P. Economic Development Area: Any area or portion of an area located within the city, which does not meet the standards of a blighted area or conservation area pursuant to Section 99.805(1) and (2),

R.S.MO., and in which the city council finds that redevelopment is in the public interest because it will: (a) discourage commerce, industry or manufacturing from relocating to a different state; (b) result in increased employment within the city; (c) or preserve or enhance the city's tax base. In Economic Development Areas, reimbursement may fund only infrastructure projects and may not include buildings.

Q. Financing Costs: Those costs incurred by the Developer, the TIF Commission, or the City as a result of issuing one or more series of Obligations or loan(s) to pay all or any portion of Reimbursable Project Costs incurred or estimated to be incurred, including but not limited to interest, loan fees, capitalized interest, financial advisor fees, legal fees, broker fees or discounts, original purchaser's discount, printing and other costs related to such financing. Interest shall be computed at the annual rate which the Developer, TIF Commission, or City are charged by a qualified lender. Financing Costs will be the actual cost documented and evidenced by the Developer, but will not exceed 10% per annum.

R. Obligations: Bonds, loans, debentures, notes, special certificates or other evidences of indebtedness issued by the TIF Commission or the City to pay or reimburse all or any portion of Reimbursable Project Costs incurred or estimated to be incurred, to finance the cost of issuing such Obligations, to establish reserves to refund or secure such Obligations, to finance the interest costs associated with such Obligations or to refund, redeem or defiance outstanding Obligations. Also defines obligations to the Developer for approved cost they have incurred and funded on behalf of the Redevelopment Plan, with the intent to repay on a pay as you go basis.

S. Ordinance: An ordinance enacted by the City Council of the City of Joplin.

T. Payments in Lieu of Taxes: Revenues from real property taxes in the Redevelopment Project Area selected for the Redevelopment Project which are to be used to reimburse the Reimbursable Project Costs, which Taxing Districts would have received had the City not adopted tax increment allocation financing, and which result from levies made after the time of the adoption of tax increment allocation financing within the Redevelopment Project Area. and during the time the current equalized value of real property in the Redevelopment Project Area, until the designation is terminated pursuant to this Plan which shall not be later than twenty-three (23) years after the Redevelopment Project for the applicable Redevelopment Project Area is approved, excluding, however, the blind pension funds tax levied under the authority of Article 111, Section 38(b) of the Missouri Constitution, and the merchant's and manufacturer's inventory replacement tax levied under the authority of Article X, Section 6(2) of the Missouri Constitution.

U. PILOT Account: The separate segregated account within the Special Allocation Fund into which Payments in Lieu of Taxes are to be deposited.

V. Plan: This Tax Increment Financing Plan.

W. Preliminary Site Plan: The preliminary site plan for the Redevelopment Project Area attached as Exhibit 2.

X. Redevelopment Area: The real property legally described in Exhibit 1.

Y. Redevelopment Project: Individual components of the Redevelopment Area and Project, each of which is distinguished from the others by type and/or location within the Redevelopment Project Area, and each of which shall further the objectives of the Plan, be designated with its individual legal description, and satisfy the requirements of a "redevelopment project" as that term is used within the Act.

Z. Redevelopment Project Area: That portion of the Redevelopment Area of a given Individual Redevelopment Project as defined in the Plan. As identified in Exhibit 1.

AA Public Improvements: Those Redevelopment Project Costs that will be dedicated to any public entity.

BB Redevelopment Project: The design and construction (including site preparation) of a commercial development containing approximately 13 parcels of retail and commercial space, as well as related infrastructure, within the Redevelopment Project Area in accordance with this Plan and the Preliminary Site Plan.

CC Redevelopment Project Area: That portion of the Redevelopment Area selected for the Redevelopment Project, which, in this case, is the entire Redevelopment Area and is legally described on Exhibit 1 and outlined on Exhibit 2.

DD. Redevelopment Project Costs: The sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Plan or the Redevelopment Project, including those of any and all Individual Redevelopment Projects, as applicable. Such costs include, but are not limited to, the following:

1. Costs of studies, surveys, plans and specifications;
2. Professional service costs, including. but not limited to, architectural, engineering, legal, marketing, financial, planning or special services (except for reasonable administrative costs of the Commission, such costs shall be allowed only as an initial expense, and are included in the costs set forth in this Plan for the Redevelopment Project);
3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land;
4. Costs of rehabilitation, reconstruction, or repair or remodeling of existing buildings and fixtures;
5. Initial costs for an economic development area (as defined in the Act);
6. Costs of construction of public works or improvements;
7. Financing Costs, including, but not limited to, all necessary and incidental expenses related to the issuance of Obligations, and which may include payment of interest on any Obligations or loans issued hereunder accruing during the estimated period of construction of the Redevelopment Project or afterwards, during the time of operation of the Plan, and including reasonable reserves related thereto;
8. Relocation costs to the extent that the City determines that relocation costs shall be paid or are required to be paid by federal or state law; and
9. Payments in lieu of taxes.

EE. Reimbursable Project Costs: The actual amount of Redevelopment Project Costs that have been or are incurred for (a) the activities and services whose estimated costs are listed on the attached Exhibit 3 under the column entitled "TIF Reimbursable Costs" (except that for any listed activity or service for which only a portion of its estimated cost is designated as "TIF Reimbursable Costs," the Reimbursable Project Costs shall be the proportion of all of the costs incurred for the activity, based upon the ratio of the estimated "TIF Reimbursable Costs" for the item to the estimated "Total ALL Costs"; (b) professional service costs
incurred by the Developer in the development and implementation of the Plan, but not to exceed the amount on Exhibit 3; (c) Plan Administration costs incurred by the City in the administration of the Plan; and (d) Financing Costs for these items.

FF. Special Allocation Fund: The fund, which contains two separate segregated accounts, maintained by the City Director of Finance, into which, as required by the Act, all Payments in Lieu of Taxes and

Economic Activity Taxes are to be deposited.

GG. Taxing District: Any political subdivision of the State of Missouri located wholly or partially within the Redevelopment Area having the power to levy taxes.

HH. TIF Commission: The Tax Increment Financing Commission of Joplin, Missouri.

II. TIF Revenues: Payments in Lieu of Taxes and Economic Activity Taxes.

JJ. Total Initial Equalized Assessed Value: That amount certified by the County Assessor, which equals the most recently ascertained equalized assessed value of each taxable lot, block, tract, or parcel of real property within the Redevelopment Project Area immediately after tax increment financing for the Redevelopment Project Area has been approved by the City Council by an Ordinance.

IV. TAX INCREMENT FINANCING

This plan is adopted pursuant to the Act. The Act enables municipalities to finance Redevelopment Project Costs with the revenue generated from payments in Lieu of Taxes resulting from increased assessed valuation on new development and, subject to annual appropriations, from Economic Activity Taxes resulting from increased economic activities in the Redevelopment Project Area. Immediately after the City Council approves a Redevelopment Project and adopts tax increment financing for the Redevelopment Project Area, the County Assessor shall certify the Total Initial Equalized Assessed Value of the Redevelopment Project Area. Real estate taxes (including penalties and interest thereon) resulting from: (1) all taxes levied on the Total Initial Equalized Assessed Value for the Redevelopment Project Area; and (2) the merchant's and manufacturer's inventory replacement tax levied under the authority of Article X, Section 6(2) of the Missouri Constitution, will be payable to Taxing Districts as if tax increment financing were not adopted. Payments in Lieu of Taxes (including applicable penalties and interest) collected from owners of property within the Redevelopment Project Area will be paid by the County Collector to the City Director of Finance and deposited in the PILOTS Account within the Special Allocation Fund. As a special provision of this Plan, any Payment in Lieu of Taxes (PILOT's) derived from the value of any real property, or any portion of real property, within the Redevelopment Area which is classified residential by the County Assessor after the redevelopment of that parcel shall be declared as surplus. Any Payment in Lieu of Taxes (PILOT's) that are derived from an increase in property tax levies resulting from a voter approved increase after the adoption of the TIF Plan shall be declared as surplus by the City. Any funds received as defined herein shall be declared as surplus any year such funds are collected during the term of the TIF. Such surpluses shall be refunded to all affected taxing districts imposing property taxes in the manner set forth in Section 99.820.1(12) of the TIF Act. The City shall calculate and determine the surplus amount, if any, each year on or before January 31st of each year, and shall provide such information in the annual report to the TIF Commission. In addition, following annual appropriation by the appropriate Taxing District, the Economic Activity Taxes generated within the particular Redevelopment Project Area shall be paid by the collecting Taxing District to the City Director of Finance who shall deposit such funds in the Economic Activity Account within the Special Allocation Fund. The plan allows the six redevelopment project areas to be activated at various times during the term of the TIF, however once any redevelopment project area (RPA) is activated the term which the RPA shall exist and tax increment financing is granted shall be limited to sixteen years from the date of the activation by the Joplin City Council.

V. EXISTING CONDITIONS IN THE REDEVELOPMENT AREA

Specific and detailed information concerning the existing conditions within the Redevelopment Area is attached as Exhibit 4. The information presented in Exhibit 4 and at the public hearing on the Plan support the finding that the

Redevelopment Area overall is a "blighted area" within the meaning of the Act.

VI. REDEVELOPMENT PLAN OBJECTIVES

The Developer, who shall be responsible for the design and construction of the Redevelopment Project, will implement this Plan. The objectives of this Plan are outlined below.

A. General Plan Objectives. The general objectives of this Plan are:

1. To enhance the tax base of the City and other Taxing Districts by development of the Redevelopment Area to its highest and best use and encouraging private investment in the surrounding area.
2. To discourage commerce, industry and manufacturing from moving operations to another state.
3. To increase employment in the City.
4. To eliminate adverse conditions in the Redevelopment Area and prevent them from spreading.
5. To provide for improved public infrastructure in and around the Redevelopment Area.
6. To enhance the aesthetics of the Redevelopment Area.

B. Specific Plan Objectives. Specific objectives of this Plan are:

1. To design and construct a commercial development and related infrastructure in the Redevelopment Project Area in accordance with this Plan and the Preliminary Site Plan for the Redevelopment Project Area, and to design and construct the private improvements proposed.
2. To cause roadway improvements as may be required by the Missouri Department of Transportation or the City of Joplin.
3. To install, repair, construct, reconstruct and relocate streets, utilities, and sidewalk improvements; essential to the preparation of the Redevelopment Area.
4. To install, repair, construct. reconstruct and relocate storm water detention and runoff facilities to underground locations;
5. To vacate any existing public rights-of-way inconsistent with the Plan and to make them a part of the Redevelopment Plan.
6. To expand the tax base of the City by encouraging private investment in the Redevelopment Area.
7. To provide development/business opportunities in the Redevelopment Area and surrounding areas.
8. To stimulate development which would not occur without tax increment financing assistance.
9. To increase the employment opportunities for the City's residents.
10. To encourage quality retail tenants to locate within the Redevelopment Project Area.

VII. DEVELOPER

A. Developer Selection. The City shall select a developer or developers in accordance with the TIF Act and City polices. This Plan has been submitted by RKS Development, LLC seeking to be the developer for the project.

VIII. PLAN IMPLEMENTATION

A. Site Acquisition. In the event that the Developer selected by the TIF Commission and City Council does not currently own all property within the Redevelopment Area, such Developer shall be encouraged, to the extent commercially reasonable, to acquire all such property voluntarily. The exercise of eminent domain shall not be used in the acquisition of any substantial portion of the Redevelopment Area.

C.General Land Use. The general land uses to apply in the Redevelopment Area are indicated on the Preliminary Site Plan. The Redevelopment Project shall be subject to the applicable provisions of Ordinances as well as other applicable codes.

D.Schedule of Development. It is anticipated that the construction of the improvements pursuant to the phasing will commence immediately after approval of the Plan. The exact commencement and completion dates of construction of each of the Individual Redevelopment Projects within the Redevelopment Project Area will be dependent on many factors, including market conditions, weather, availability of materials and other events beyond the control of the Developer, and may be earlier or later than the anticipated dates. Estimated dates will be provided by the Developer at the time of submission of its proposal, but in no instance shall any redevelopment project area term exceed sixteen years.

XI. FINANCING PLAN

A. Projected Redevelopment Project Costs. The total Redevelopment Project Costs (exclusive of Financing Costs) are estimated to be approximately $37 million. See Exhibit 3 for details. The total Redevelopment Project Costs inclusive of Financing Costs are estimated to be $230 million, The TIF Reimbursable Costs (inclusive of Financing Costs) amounting to an estimated $37 million represents approximately 16% of the total Project Costs. The CID will fund an estimated $9,149,469 of the Reimbursable Cost, above the estimated maximum amount of $37 million. See Exhibit 6, "But-For Analysis". Of the total maximum TIF Reimbursable Cost, the local taxing districts are funding 70%, while the CID, a special taxing district within the Redevelopment Area only is funding 30% of the cost. The actual Redevelopment Project Costs and the Reimbursable Project Costs may vary from those estimated in this Plan due to many factors, including but not limited to the actual final configuration of the Redevelopment Project and of the Individual Redevelopment Projects, unforeseen site conditions, actual costs of acquisition of real property (if not initially owned by the Developer) and fluctuation in the cost of labor and materials. Only the Reimbursable Project Costs are subject to TIF reimbursement, not other cost of the Developer.

B .Source of Funds. It is anticipated that the Developer through the proceeds of loans and/or equity will fund all of the Redevelopment Project Costs described herein. The City will pledge the TIF Revenues generated in the Redevelopment Area for the repayment of the Reimbursable Project Costs. It is estimated that the Reimbursable Project Costs that will be subject to reimbursement under this Plan will be those listed and described on Exhibit 3, to be included in the Developer proposal and as may be agreed by the City. It is anticipated that TIF Revenues generated by the completed Redevelopment Project will be sufficient to pay the Maximum Reimbursable Project Costs, and that the Reimbursable Project Cost will be fully repaid in approximately the year 2030.

C. Evidence of Commitments to Finance. The Developer will provide evidence of financial ability sufficient to satisfy the City they have the ability to undertake the project financially and complete it.

D. Issuance, Nature and Term of Obligations. It is not anticipated that Obligations will be issued to finance Reimbursable Project Costs. It is proposed that the Developer will furnish all funds to fund Reimbursable Project Cost, as well as private non-reimbursable cost, and will be reimbursed by the TIF on a "pay-as-you-go-basis" from TIF revenue when and if collected.

E. Prerequisite to Reimbursement to Developer. In order for Developer to be entitled to reimbursement of Reimbursable Project Costs, sufficient portions of the Redevelopment Project Area shall have been completed as necessary to provide PILOTs and EATs necessary to fund the Reimbursable Project Costs. Reimbursable Project Costs are payable/reimbursable solely from PILOTs and EATs collected and deposited into the Special Allocation Fund. Disbursements from the Special Allocation Fund shall be in accordance with the Plan and the Development Agreement. From time-to-time, the Developer shall provide to the City a cost-incurred certificate, certified by the Developer's architect, that specific matters whose costs are itemized on Exhibit 3 as "TIF Reimbursable Costs" have been partially or fully completed. For matters involving improvements, which are to be dedicated to the City, or for public roads, the cost-

incurred certificate shall include information that such improvements have been accepted by the City, MODOT or other appropriate governmental authority. The cost-incurred certificate shall include the actual costs of the Reimbursable Project Costs incurred to date, including any financing costs incurred, less any costs, which have been previously included in a Certificate of Completion, as described below. The City may ask for any additional documentation they may need to evidence the cost submitted by the Developer. Once the City has been satisfied that the listed reimbursable improvements have been completed and have been accepted by the architect, and has reviewed or audited the cost information to its satisfaction, it shall provide to the Developer a Certificate of Completion, which shall not be unreasonably withheld or delayed. The Certificate of Completion shall constitute the agreement of the City to reimburse those Reimbursable Project Costs, which are the subject of the Certificate of Completion, subject to collection of sufficient revenues and annual appropriation.

F. Projected TIF Revenues. The total amount of Payments in Lieu of Taxes projected to be generated by the Redevelopment Project is approximately $17.2 Million Dollars over the 15 years projected to capture such funds of the Redevelopment Project. The total amount of Economic Activity Taxes projected to be captured by the TIF from within the Redevelopment Project is approximately $24 Million Dollars over the 15 years of capture of such funds of the Redevelopment Project Area, including the 50% ($4 million) of the Main Street CID funds that are pledged to the TIF. These projections and the specific assumptions used in such projections are set forth in the TIF Revenues Projections is attached as Exhibit 11 & 14 of the Cost Benefit Analysis.

G. Payments in Lieu of Taxes. Calculation of anticipated Payments in Lieu of Taxes are based on current and projected future real property assessed valuations and the best available information concerning future property tax levy rates, both of which are subject to change due to many factors, including statewide reassessment, the effects of real property classification for real property tax purposes, and the rollback in tax levies resulting from reassessment or reclassification. Under the TIF Act, any taxes derived from an increase in the current levies will be paid to the taxing district, which has increased the levy.

1. Equalized Assessed Valuations. According to the records of the County Assessor, the Total Initial Equalized Assessed Value of the Redevelopment Area for which tax increment financing is to be adopted is approximately One Million Four Hundred Thirty Four Thousand Nine Hundred Five Dollars ($1,434,905). The current ad valorem tax levy rate in the Redevelopment Area is $4.5104 per $100 of assessed valuation, not including the State levy of $.03, or the $.40 County Sur-Charge. The Current Assessed Value will, and must be attested and certified by the County Assessor.

2. Anticipated Assessed Valuation. Property tax assessment for each Redevelopment Project Area is anticipated to occur in the year following completion of each Redevelopment Project Area. In the final year of the Plan, based on projections, which is 9 years earlier than the 23 year limit, the estimated assessed value in 2030, the year following projected end of the TIF, is $38,295,743. It is estimated that the Redevelopment Area will annually yield in excess of $2 Million in ad valorem property taxes annually upon the termination of the TIF. It is anticipated that during the term of the TIF a total of $2.5 million, or an estimated $182,000 annually paid to the taxing districts in new taxes excluding the estimated current $70,000 annual being collected from within the Redevelopment Area now, which the Districts will collect as well. The Taxing Districts will benefit from the collection of the County Sur-Charge imposed upon all commercial classified property, which the amount is estimated at an average of $127,000 over the 15 years. Exhibit 10 provides projections of property tax assuming no TIF is approved. Exhibit 11 provides projections of property taxes assuming the TIF is approved.

H.Economic Activity Taxes. Economic Activity Taxes to be generated in the Redevelopment Area consist of sales taxes and utility taxes incidental to construction of the Redevelopment Project and operation of the Redevelopment Project. The current local sales tax rate for the Taxing Districts is 3.75% (2.625 City, 1.125 County. The "City-Parks and Storm water"

tax ($.25) is estimated to sunset in 2022. The Capital Improvement Sales Tax was just reapproved by the voters for 10 more years, but is up for re-approval in 2025 ($.375) No Economic Activity Taxes attributable to the construction of the Redevelopment Project have been projected, none are anticipated. Exhibit 12 provides a projection of EATs if no TIF is approve. Exhibit 13 provides a projection of EATs showing the impact if the two taxes of the City are not renewed when they sunset and the TIF is approved. Exhibit 14 provides a projection of EATs assuming both taxes are renewed when they sunset and the TIF is approved.

I. Special Allocation Fund. The City Director of Finance shall establish and maintain the Special Allocation Fund, which shall contain two separate segregated accounts. Payments in Lieu of Taxes shall be deposited into the (PILOTs) Account within the Special Allocation Fund and (Eats) Economic Activity Taxes shall be deposited into the Economic Activity Account within the Special Allocation Fund. TIF Revenues so deposited and any interest earned on such deposits will be used for and are pledged for the payment of Reimbursable Project Costs and upon payment of all Reimbursable Project Costs, the Plan will be terminated and any excess funds will be distributed to the Taxing Districts, in the manner set forth in Article IX of this Plan.

X. DISBURSEMENTS FROM SPECIAL ALLOCATION FUND

All disbursements from the Special Allocation Fund will be made by the City Director of Finance out of the two separate segregated accounts maintained within the Special Allocation Fund for Payments in Lieu of Taxes and Economic Activity Taxes in proportion to their respective balances at the time of making a disbursement. On each Distribution Date, the City Director of Finance shall make disbursements from the Special Allocation Fund in the following manner and order of preference, subject to appropriation and approval of the City Council.

First, all PILOTs collected on any residential assessment shall be shall be declared a surplus and paid to the County Collector to be disbursed back to the taxing districts based on the taxing districts prorate levies.

Second, to pay City any Redevelopment Project Costs or administrative cost;

Third, to pay reimbursements of Developer advances;

Fourth, following the payment of all Reimbursable Project Costs, funds remaining in the Special Allocation Fund shall be disbursed by the City Director of Finance to the appropriate Taxing Districts in accordance with the Act.

XI. COST-BENEFIT ANALYSIS

The amount of all revenues estimated to be received by the Taxing Districts directly from the Redevelopment Project during the 15 years of operations of the respective Redevelopment Project are set out in the direct tax impact analyses attached as Exhibit 8 & 10 thru 15. These Exhibits combine constitute the Cost Benefit Analysis required by the Statues. The Cost benefit show that without the TIF the taxing Districts will only capture an estimated $1.5 million in taxes over the 15 years, or an estimated $106,000 per year in both sale and property taxes. With the TIF it is estimated that the taxing districts will capture $19.6 million in taxes, even after paying the share to the TIF, thus generating $18.1 in new taxes during the 15-year period. The TIF will not cost any taxing district funds or lost revenue. Once the TIF is over the annual tax revenue to the districts is projected to be in excess of $4.7 million annually in sales and property taxes. The cost-benefit analysis shows the impact on tax revenues in the event that the Redevelopment Project is built pursuant to the Plan, and if the Redevelopment Project is not built. The cost benefit analysis, together with the direct tax impact analysis, illustrates the fiscal

impact on every Taxing District. The information attached provides sufficient information to evaluate and support the financial feasibility of the Redevelopment Project, as proposed.

XII. PROVISIONS FOR AMENDING THE PLAN

This Plan may be amended only pursuant to the provisions of the Act.

XIII. TERMINATION OF TAX INCREMENT FINANCING

Tax increment financing for the Redevelopment Area shall remain in effect until the Redevelopment Project has been constructed and all Reimbursable Project Costs have been reimbursed or 23 years, whichever comes first, after the adoption of tax increment financing for such Individual Redevelopment Project Area by Ordinance. When it is time to do so under this Plan, tax increment financing shall be terminated for the Redevelopment Project Area or for any Individual Redevelopment Project by the adoption of an Ordinance of the City Councilor by any other method authorized by the Act. It is anticipated that all Reimbursable Project Costs will be reimbursed and that the tax increment financing for and the designation of the Redevelopment Project Area will be terminated by Ordinance by 2031.

XIV. REQUIRED STATUTORY FINDINGS

With the approval of this Plan, the TIF Commission and the City Council have, as required by the Act, made the findings set forth below, based upon the record of the public hearing on the Plan, including but not limited to concluding that the Redevelopment Project Area qualifies as a Blighted Area under the Tax Increment Financing statutes, based upon the information attached as Exhibit 4, the information elicited during the public hearing(s) and the But For Analysis done in Exhibit 6 and the affidavit of the prospective Developer to be attached as Exhibit 7, attesting that without the TIF the project would not be feasible..

Blighted Area. The Redevelopment Area overall is a Blighted Area. (See Exhibit 4)

A. But for determination: The Council must determine that without the TIF assistance the Redevelopment will not occur. The "But For" analysis provided as Exhibit 6 and the Developer's Affidavit attesting that without the TIF assistance the project would not be feasible.

B. Expectations for Development. The Redevelopment Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing due to the substantial cost to ameliorate the conditions causing the Redevelopment Area to qualify as a Blighted Area and that the Redevelopment Area will not be solely used for development of commercial businesses, which unfairly compete in the local economy. Further, the adoption of this Tax Increment Financing Plan is in the public interest because this development will result in the installation of needed infrastructure improvements, increased employment in the municipality, and will result in preservation or enhancement of the tax base of the city.

C. Conforms to Comprehensive Plan of City. The City's Comprehensive Plan indicates that the Redevelopment Area should be developed for commercial use. This Plan is in conformance with the City's Comprehensive. .

D. Date to Adopt Redevelopment Project. No Ordinance approving any Individual Redevelopment Project Area for TIF financing within the Redevelopment Project Area will be adopted later than ten years after the adoption

of this Plan.

E. Date of Complete Redevelopment. The estimated date to complete, including the reimbursement of all reimbursable project cost, including interest, of the Redevelopment Project Area has been projected to be 16 years, however the date cannot exceed 23 years from the adoption of the Ordinance approving any Individual Redevelopment Project Area, in accordance with the TIF Act.

F. Cost- Benefit Analysis. The cost benefit analysis attached as a part of Exhibit 8 & 10-15 shows the economic impact of this Plan on Each Taxing District. The analyses shows the impact if the Redevelopment Project is built, and if the Redevelopment Project is not built, pursuant to this Plan. The analyses includes a fiscal impact study on every Taxing District, and sufficient information to evaluate whether the Redevelopment Project as proposed is financially feasible.

G. Gambling Establishment. This Plan does not include the initial development or redevelopment of any gambling establishment as defined in the Act.

H. Reporting Requirements. The Commission/City shall report to the Director of the Department of Economic Development for the State of Missouri by the last day of February of each year the name, address, phone number and primary line of business of any business, which relocates to the Redevelopment Area. Pursuant to the Act, the Director for the Department of Economic Development is required to compile and report the same to the governor, the speaker of the house and the president pro tempore of the Senate on the last day of April of each year.

I. Redevelopment Project Area. The Redevelopment Project Area selected for the Redevelopment Project includes only those parcels of real property and improvements directly and substantially benefitted by the proposed Redevelopment Project.

XV. RELOCATION PLAN

A Definitions. The following terms, whenever used or referred to herein, shall have the following meanings:

(1) Designated Occupants. "Designated Occupants" shall mean handicapped displaced occupants and those displaced occupants who are 65 years of age or older at the time of the notice to vacate or who have an income less than the average median income for the metropolitan area as certified annually by the Missouri Housing Development Commission based upon standards established by the Housing and Urban Development Department.

(ii) Displaced Business. "Displaced Business" shall mean any business that moves from real property within the development area as a result of the acquisition of such property, or as a result of written notice to vacate such property, or in conjunction with the demolition, alteration or repair of said property by the Tax Increment Financing Commission pursuant to RSMo. 99.800 et. Seq., as amended.

(iii) Displaced Occupant. "Displaced Occupant" shall mean any occupant who moves from real property within the development area as a result of the acquisition of such property, or as a result of written notice to vacate such property, or in connection with the demolition, alteration or repair of said property, by the Tax Increment Financing Commission pursuant to RSMo. 99.800 et. Seq., as amended.

(iv) Handicapped Occupant. "Handicapped Occupant" shall mean any occupant who is deaf, legally blind, or orthopedically disabled to the extent that acquisition of another residence presents a greater burden than other occupants would encounter or that modification to the residence would be necessary.

(v) Occupant. "Occupant" shall mean a residential occupant of a building having lawful possession thereof, and further shall include any person in lawful possession, whether related by blood or marriage to any other occupant. If there is a document of a residential unit, the first-named person shall be the occupant for purposes hereunder.

(vi) Person. "Person" shall mean any individual, firm, partnership, joint venture, association, limited liability company, limited liability partnership, corporation, estate, trust, receiver or trustee appointed by any state or federal court, syndicate, or any other group or combination acting as a unit and any life insurance company organized und the laws of, or admitted to do business in the State of Missouri, undertaking a redevelopment project in an Individual Redevelopment Project Area.

E. Benefits. Every Person approved by the Commission as a developer of property subject to being acquired by the Tax Increment Financing Commission in furtherance of a Tax Increment Financing Plan shall provide relocations benefits as follows:

(i) There shall be a payment to all eligible Displaced Occupants and Displaced Businesses in occupancy at least thirty (30) days prior to the date said Displaced Occupant or Displaced Business is required to vacate the premises by the Developer, its assigns or any Person seeking acquisition powers under the Tax Increment Financing Plan pursuant to RSMo. 99.800 et. Seq., as amended; and

(ii) There shall be a program for identifying needs of eligible Displaced Occupants and Displaced Businesses with special consideration given to income, age, size of family, nature of business, availability of suitable replacement facilities, and vacancy rates of affordable facilities; and

(iii) There shall be a program for referrals of eligible Displaced Occupants and Displaced Businesses with provisions for a minimum of three (3) suitable referral sites, a minimum of ninety (90) days of referral sites for handicapped Displaced Occupants and thirty (30) days' notice for all other Displaced Occupants and Displaced Businesses, prior to the date such Displaced Occupant or Displaced Business is required to vacate the premises. Arrangements for transportation to inspect referral sites shall be provided to eligible Displaced Occupants; and (iv) All eligible Displaced Occupants shall be provided with relocation payments based upon one of the following, at the option of the Displaced Occupant:

(A) A $500.00 payment; or
(B) Actual reasonable costs of relocation, including actual moving costs, utility deposits, storage of personal property up to one month, utility transfer and connection fees, and other initial rehousing deposits, provided that the rent shall not exceed 150% of the current rent.

(iv) In addition to the payments provided for in subsection (iv) above, an additional payment shall be provided to Handicapped Occupants which shall equal the amount, if any, to adapt a replacement dwelling to substantially conform with the access ability and usability of such Handicapped Occupant's prior residence, such amount not to exceed $400.00.

(v) All eligible Displaced Businesses shall be provided relocation payments based upon the following, at the option of the Displaced Business:

(A) A $1,500.00 payment; or

BB.

(B) Actual reasonable costs of moving including costs for packing, crating, disconnecting, dismantling, reassembling and installing all personal equipment and costs for re-lettering signs and replacement stationary.

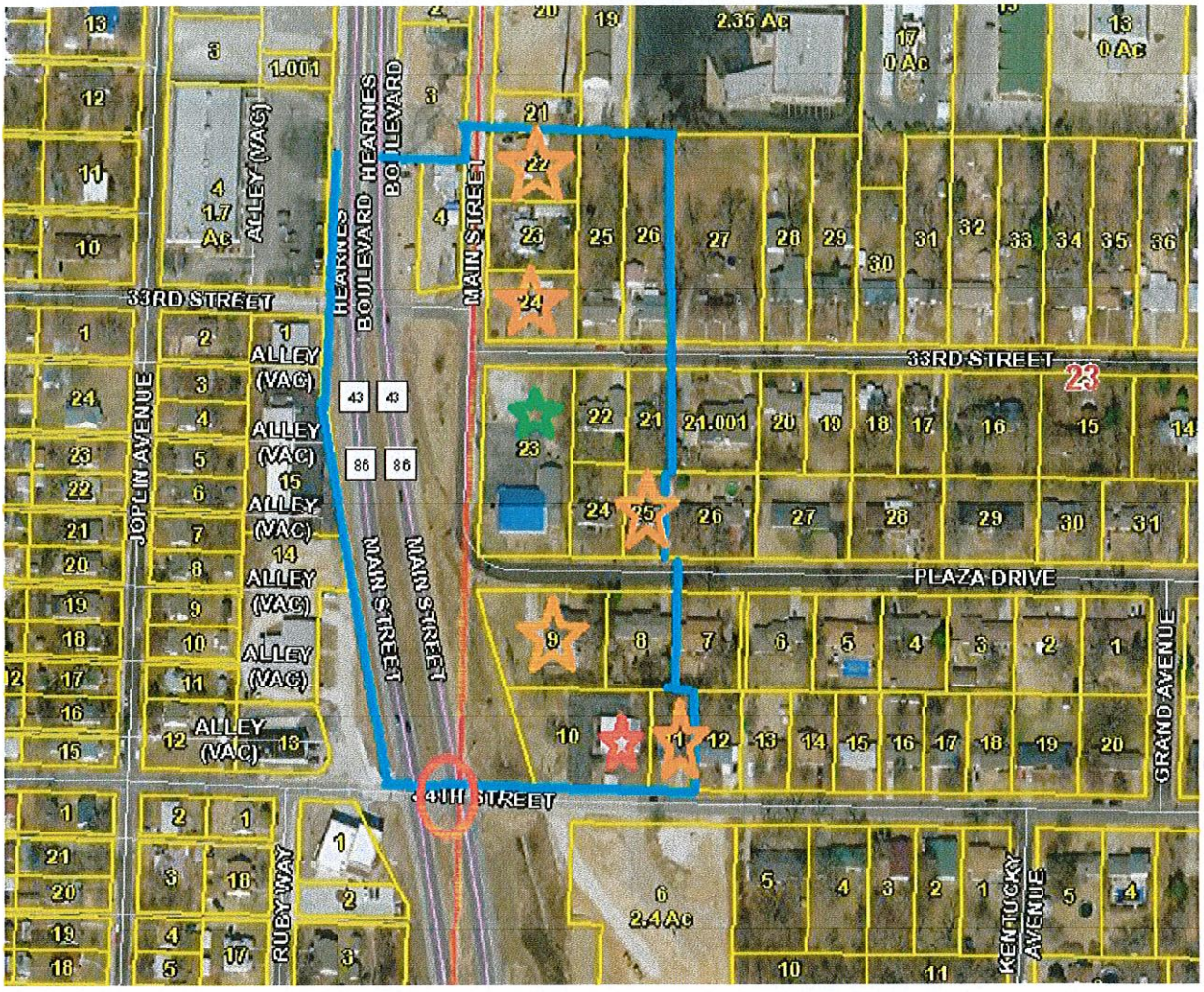
(vi) Any Displaced Occupant or Displaced Business may waive their relocation payment in writing.

(viii) All eligible Displaced Occupants and Displaced Businesses shall be notified in writing of the availability of the relocation benefits and assistance described herein.

(ix) Any Developer provided assistance with land acquisition by the Tax Increment Financing Commission shall provide a certification to the Commission of compliance with this relocation plan.

EXHIBIT 1-LEGAL DESCRIPTION & MAP OF REDEVELOPMENT AREAS (6 RPAs TOTAL)

REDEVELOPMENT PROJECT AREA 1



INDEX TO MAP

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022001001004000	0.260	GOODSON, ROBERT & DONNA 3227 MAIN JOPLIN, MO 64804	$17,120	1945-RES
Address:				
Legal Description:		FREEMAN GROVE 1 & 6: LOTS 8-9-10 & 11 EX W 50'	BOOK PAGE	324 02670
056023002001022000	0.325	COLE, MICHAEL B. & DONNA I. 6895 Beef Branch Road Joplin, MO 64804	$6,790	1945-RES
Address:				

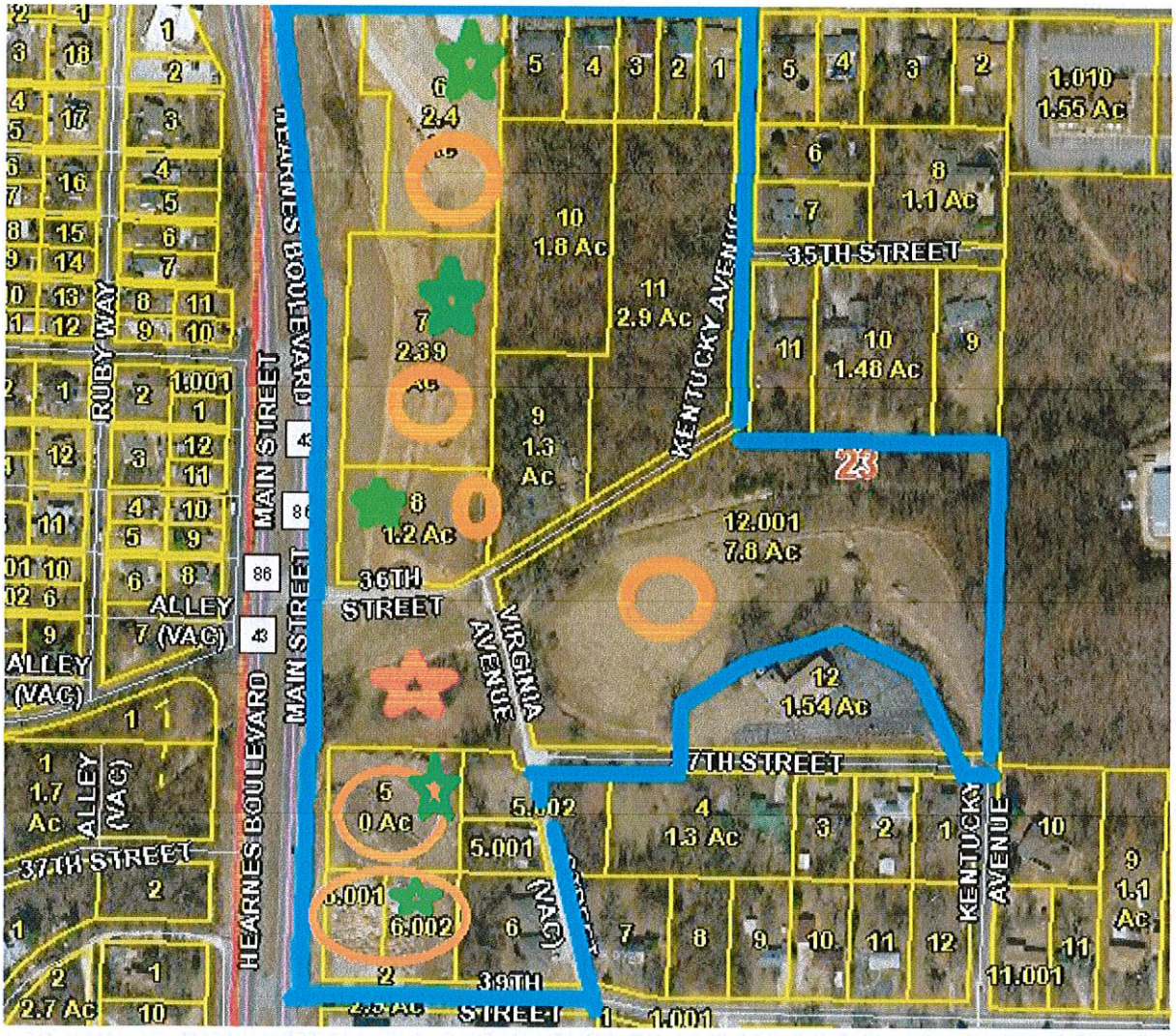
Legal Description:		COLLINS: N 102' LOT 10	BOOK PAGE	342 02769
056023002001023000	0.325	LEWIS, BERT G. 3235 S MAIN JOPLIN, MO 64804	$9,540	1945-RES
Address:				
Legal Description:		COLLINS: PT LOT 10 BEG 102' S NW COR E 139' S 102' W 139' N 102' TO POB	BOOK PAGE	354 01958
056023002001024000	0.326	LEGALLY BLONDE INVESTMENTS, LLC P. O. BOX 249 SAGINAW, MO 64864	$7,410	1945-RES
Address:				
Legal Description:		COLLINS: S1/3 LOT 10	BOOK PAGE	0360 01057
056023002001025000	0.488	LOYD, KEVIN G. 129 E. 33RD JOPLIN, MO 64804	$9,780	1945-RES
Address:				
Legal Description:		COLLINS: W1/2 LOT 11	BOOK PAGE	353 08014
056023002001026000	0.489	O'DELL, DION P. 133 E. 33RD JOPLIN, MO 64804	$10,370	1945-RES
Address:				
Legal Description:		COLLINS: E1/2 LOT 11	BOOK PAGE	0359 1864
056023002002021000	0.234	JUDD, MARK A. 132 E. 33RD JOPLIN, MO 64804	$4,670	??-RES
Address:				
Legal Description:		COLLINS: E 59' OF N 150' LOT 20 & W 9' OF N 150' LOT 21	BOOK PAGE	350 09332
056023002002022000	0.253	DEWEESE, CRYSTAL R. 120 E. 33RD JOPLIN, MO 64804	$17,590	1950-RES
Address:				
Legal Description:		COLLINS: N 138' OF W 80' LOT 20	BOOK PAGE	356 04629
056023002002023000	0.882	HECKMASTER, STEVE & DIANA & STEVEN SMITH 2607 WISCONSIN AVENUE Joplin, MO 64804	$28,100	??-COM
Address:				
Legal Description:		COLLINS: LOT 19	BOOK PAGE	0360 03991
056023002002024000	0.253	DENNIS, JEFFREY SCOTT & D'ANN 101 POINDEXTER PINEVILLE, MO 64856	$13,850	1956-RES
Address:				
Legal Description:		COLLINS: W 80' LOT 20 EX N 138'	BOOK PAGE	0362 05661
056023002002025000	0.172	FISHER, LINDSEY	$11,140	??-RES
Address:		121 PLAZA DRIVE		

		JOPLIN, MO 64804		
Legal Description:		COLLINS: E 59' LOT 20 EX N 150' & EX S 30'	BOOK PAGE	0361 08484
056023002005008000	0.333	DOKE, LAVONNE LEEANNE	$16,600	1970-RES
Address:		P.O. BOX 1137 JOPLIN, MO 64802-1137		
Legal Description:		PARK PLAZA 1: LOT 3	BOOK PAGE	346 02905
056023002005009000	0.666	RUARK, DENNIS L. & MARY JANE	$36,420	1976-RES
Address:		3506 SILVER CREEK ROAD JOPLIN, MO 64804-5348		
Legal Description:		PARK PLAZA 1: LOTS 1 & 2	BOOK PAGE	300 01198
056023002005010000	0.563	JOPLIN CITY	$0	1971-EXEMPT
Address:		602 S. MAIN JOPLIN, MO 64804		
Legal Description:		PARK PLAZA 1: LOT 22 EX E 32' & ALL LOTS 23 & 24	BOOK PAGE	358 01024
056023002005011000	0.220	GILSTRAP, DOROTHY J.	$9,750	1964-RES
Address:		9386 ELM DRIVE JOPLIN, MO 64804		
Legal Description:		PARK PLAZA 1: W 33.7' LOT 21 & E 32' LOT 22	BOOK PAGE	0361 07849
			$199,130	
TOTAL PROJECT 1	**5.789 Acres**		**Assessed Value**	

STREET RIGHT OF WAY TO BE INCLUDED.

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF PARCEL # 056023002001024000, BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL, PROCEEDING DUE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD, THENCE PROCEEDING SOUTH ALONG THE WESTERN RIGHT OF WAY OF HEARNE'S BOULEVARD TO THE NORTHWEST CORNER OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD AND 34TH STREET. ALSO INCLUDING THE RIGHT OF WAY OF MAIN STREET THAT LIES SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF PARCEL # 056023002002022000, THENCE PROCEEDING WEST TO THE WESTERN RIGHT OF WAY OF MAIN STREET. INCLUDES ALL OF THE RIGHT OF WAY OF MAIN STREET SOUTH OF THAT LINE TO A 90 DEGREE CURVE IN THE STREET AT TO THE POINT THE STREET BECOMES PLAZA DRIVE. ALSO INCLUDING THE RIGHT OF WAY OF PLAZA DRIVE BEGINNING AT THE SOUTHWEST CORNER OF PARCEL #056023002001026000, THENCE PROCEEDING SOUTH TO THE SOUTHERN RIGHT OF WAY OF PLAZA DRIVE. INCLUDES ALL OF PLAZA DRIVE FROM THAT POINT TO THE 90 DEGREE CURVE AT THE POINT WHERE THE STREET BECOMES MAIN STREET.

REDEVELOPMENT PROJECT AREA 2



INDEX TO MAP

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
056023002006001000	0.305	WOOD, WILLIAM K.	$13,430	1974-RES
Address:		326 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: LOT 26 EX W 140' & N 10'	BOOK PAGE	338 04078
056023002006002000	0.305	WILSON, PHYLLIS K.	$13,240	??-RES
ADDRESS:		318 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: E 70' OF W 140' LOT 26	BOOK PAGE	338 03974

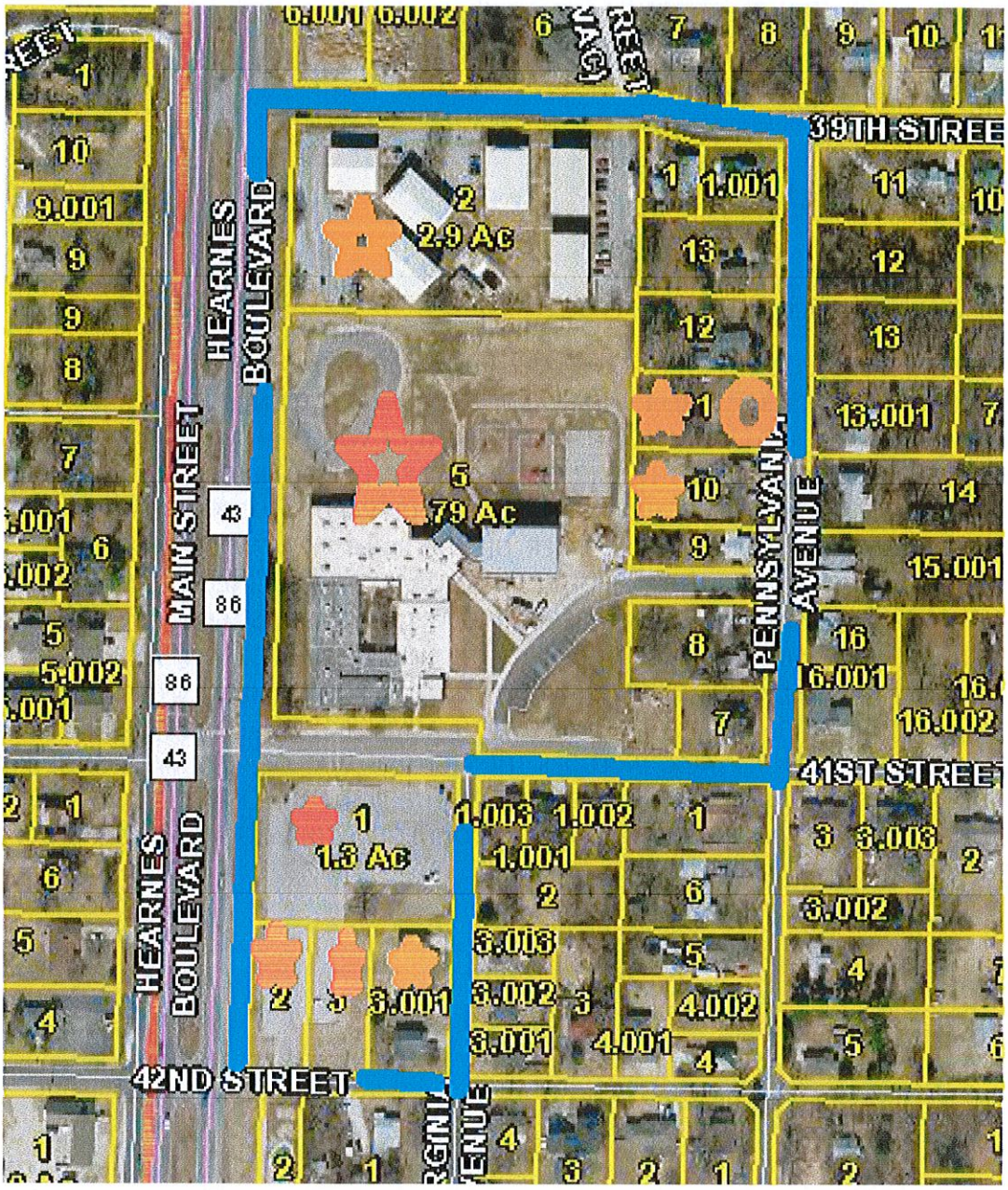
056023002006003000	0.305	CLAFLIN, JOHN	$13,530	??-RES
Address:		314 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: W 70' LOT 26 EX N 10'	BOOK PAGE	358 02558
056023002006004000	0.393	NASH, KENNETH W. & ARLENE	$16,300	??-RES
Address:		310 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: E 90' LOT 25	BOOK PAGE	291 00074
056023002006005000	0.480	ERMAN, ROBERT MICHAEL	$18,940	??-RES
Address:		302 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: W 110' LOT 25	BOOK PAGE	0360 6257
056023002006006000	2.400	RKS DEVELOPMENT, LLC	$85,470	Vacant-COM
Legal Description:		MODOC ACRES: LOTS 6 & 7 EX N 10' & S 150' OF N 160' OF E 50' LOT 5	BOOK PAGE	0361 06840
056023002006007000	2.390	RKS DEVELOPMENT, LLC	$91,170	Vacant-COM
Legal Description:		MODOC ACRES: E 260' LOTS 8-9-10 & 11	BOOK PAGE	0361 07848
056023002007012001	7.800	RKS DEVELOPMENT	$9,840	Vacant-RES
Legal Description:		MODOC ACRES: LOTS 15-16-17-18-31-32-33-34-35-36- 37 & 38 EX N 300' LOTS 31-32-33 & 34 ETC	BOOK PAGE	0362 07379
Address:		202 E. 32ND JOPLIN, MO 64804		
056023002006008000	1.200	RKS DEVELOPMENT, LLC & DANIEL ALLGE	$5.890	Vacant-COM
Address:		202 E. 32ND JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: LOTS 12 & 13 EX W 140'	BOOK PAGE	0361 08862
056023002006009000	1.300	DOSS, CLYDE E. JR & ANNA	$10,570	1940-RES
Address:		3529 VIRGINIA JOPLIN, MO 64801		
Legal Description:		MODOC ACRES: LOT 20	BOOK PAGE	0181 0441
056023002006010000	1.800	LUNDSTRUM, BOB	$3,690	Vacant-AGR
Legal Description:		MODOC ACRES: W 200' LOTS 21-22-23 & 24	BOOK PAGE	0362 01710
056023002006011000	2.900	LUNDSTRUM, BOB	$4,790	Vacant-AGR
Legal Description:		MODOC ACRES: LOT 19 & E 210' LOTS 21-22 23 & 24	BOOK PAGE	245 00467
Address:		711 E. 33RD JOPLIN, MO 64804		

NO PARCEL #	1.500	Missouri Department of Transportation P.O. 868	$0	Vacant-EXEMPT
Address:		Springfield, Mo 65801		
Legal Description:		An estimated 1.5 Acres lying south of 36th Street, east of Virginia Avenue, west of main and north of Newton County Parcel # 056023003002005000 and 056023003002005001 in Section 23 Township 27 Range 33 of Newton County, except that part used for right of way for Main Street and 36th Street.	BOOK PAGE	NA
056023003002005000	1.110	RKS DEVELOPMENT, LLC	$5,850	Vacant-COM
Legal Description:		PT NW1/4 SW1/4 BEG 246.21' E NW COR E 409.92' S 208.71' W 409.92' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB S 14* E 92.55' W 169.90' W 90' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	BOOK PAGE	0362 02326
056023003002006001	0.422	RKS DEVELOPMENT, LLC	$31,230	Vacant-COM
Legal Description:		PT NW1/4 SW1/4 BEG 208.71' S & 171.29' E NW SEC COR E 100' S 183.71' W 100' N 183.71' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	BOOK PAGE	0362 02327
056023003002006002	0.548	RKS DEVELOPMENT, LLC	$2,770	Vacant-COM
Legal Description:		W 129.83' OF: BEG 208.71' S & 271.29' E NW COR SW1/4 S 183.71' E 329.83' N 183. 71' W 329.83' TO POB	BOOK PAGE	0362 02327
Address:		202 E. 32ND JOPLIN, MO 64804		
PT OF 056023003002005001	0.332	WHITE, KEITH V.	$9,280	1940-RES
Legal Description		BEG 517.15' E & S 14* E 122.08' NW COR NW1/4 SW1/4 S 14* E 92.55' W 169.90' N 90' E 146.17' TO POB & EASEMENT OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY LYING WEST OF VIRGINIA AVENUE.	BOOK PAGE	0347 04478
056023003002005002	0.601	WHITE, KEITH V. & DEBBIE A.	$3,105	Vacant-RES
Legal Description:		PT NW1/4 SW1/4 BEG 402.29' E OF NW COR E 253.84' S 208.71' W 253.84' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	BOOK PAGE	355 06307
Address:		3706 VIRGINIA AVENUE JOPLIN, MO 64804		
056023003002006000	0.843	RDE, LLC	$35,230	1993-RES
Address:		817 MAIDEN LANE JOPLIN, MO 64801		

Legal Description	PT NW1/4 SW1/4 BEG 208.71' S & 271.29' E NW COR SW1/4 W 183.71' E 329.83' N 183.71' W 329.83' TO POB EX W 129.83' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	0362 3730
TOTAL	**27.48**		**$377,095**

STREET RIGHT OF WAY TO BE INCLUDED IN RPA

RPA WILL INCLUDE THAT PART OF HEARNE'S BOULEVARD LYING SOUTH OF A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF 34TH STREET AND HEARNE'S BOULEVARD, THENCE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. INCLUDES ALL OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD SOUTH OF THIS LINE TO A LINE, WHICH BEGINS AT THE NORTHWEST CORNER OF PARCEL #056023003002005000, THENCE PROCEEDING WESTERLY TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. ALSO INCLUDING THE RIGHT OF WAY OF 34TH STREET BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF 34TH STREET AND HEARNE'S BOULEVARD, THENCE SOUTH TO THE SOUTHERN RIGHT OF WAY OF 34TH STREET. INCLUDES ALL OF THE RIGHT OF WAY OF 34TH STREET LYING EAST OF THIS LINE TO A LINE BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF KENTUCKY AVENUE AND 34TH STREET, THENCE NORTH TO THE NORTH RIGHT OF WAY LINE OF 34TH STREET. ALSO INCLUDES ALL OF KENTUCKY STREET LYING SOUTH OF 34TH STREET TO A POINT WHERE KENTUCKY CONNECTS WITH 36TH STREET. ALSO INCLUDES ALL OF 36TH STREET LYING EAST OF HEARNE'S BOULEVARD TO A POINT WHERE 36TH STREET CONNECTS WITH KENTUCKY AVENUE. ALSO INCLUDES THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF WHERE IT CONNECTS WITH 36TH AND KENTUCKY STREET TO THE POINT IT CONNECTS WITH 37TH STREET. ALSO INCLUDING ALL OF 37TH STREET LYING EAST OF THE POINT IT CONNECTS WITH VIRGINIA AVENUE TO A POINT WHERE IT CONNECTS WITH KENTUCKY AVENUE.



REDEVELOPMENT PROJECT AREA 3

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

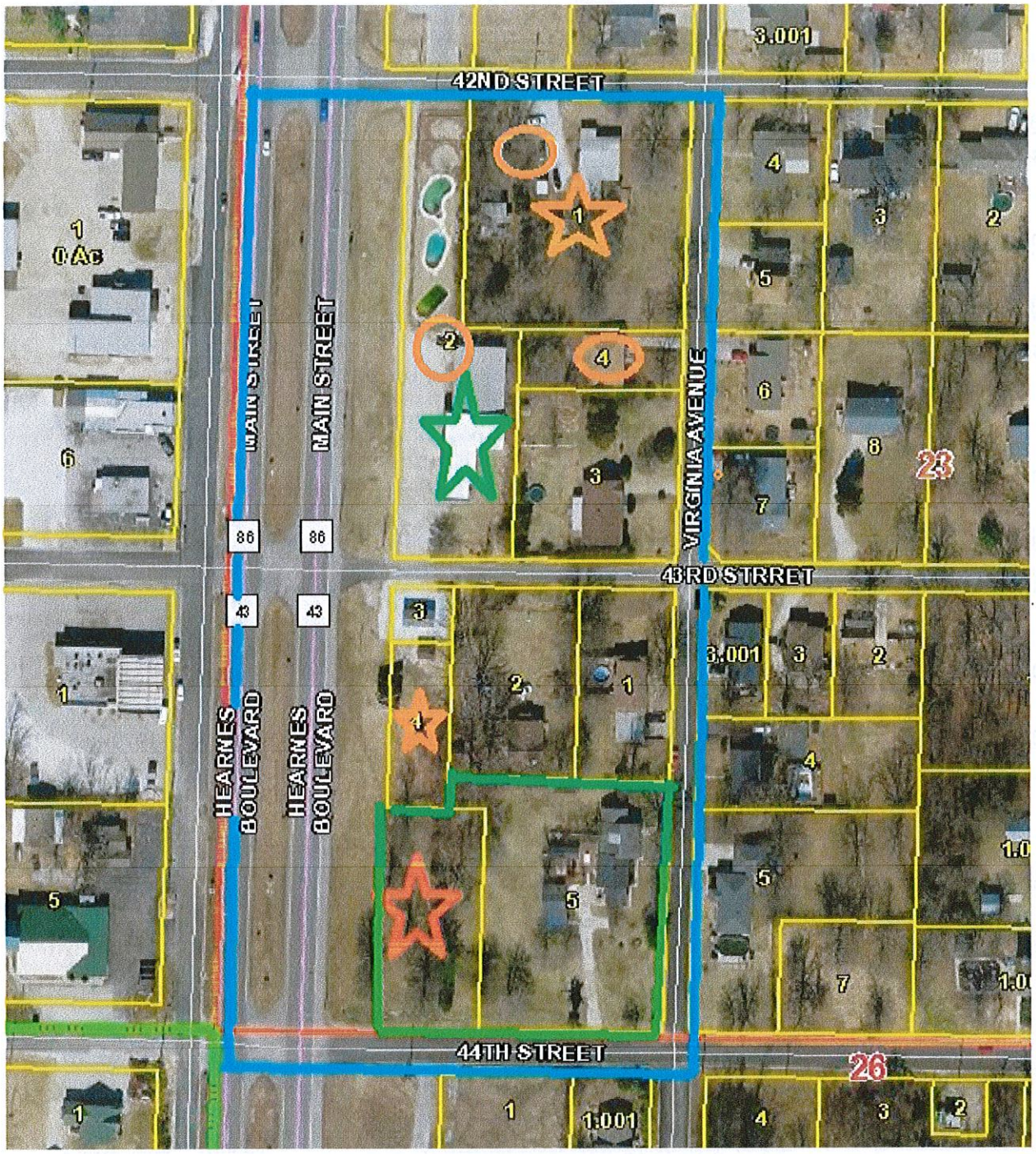
PARCEL NUMBER	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
056023003003002000	2.900	MARCULES, BART AUGUSTIN TRUST	$322,750	Apt-RES
Address:		988 E. CEMETERY ROAD GRANBY, MO 64844		
Legal Description:		PT NW1/4 SW1/4 BEG 170' E & 612.56' N SW COR N 257.20' E 486.13' S 257.20' W 486.13' TO P	BOOK PAGE	0362 05967

056023003003003000	0.600	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	EXEMPT
Legal Description:		SCHOOL PROPERTY-BEG 492.56' N & 170' E SW COR NW1/4 SW1/4 N 120' E 223' S 120' W 223' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	352 12512
056023003003004000	0.529	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	EXEMPT
Legal Description:		SCHOOL PROPERTY-BEG SW COR M-15 E 176.47' N 127.61' W 180' S 125.56' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	352 14889
056023003003004002	0.248	JOPLIN R-VIII SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-BEG 140' S & 180' E NW COR M-15 S 127.61' E 85' N 127.61' W 85' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	353 00708
056023003003005000	5.400	JOPLIN R-8 SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-W 73.7' OF S 97' OF: BEG 656.13' E & 15' N SW COR NW1/4 SW1/4 N 97' E 73.7' S 97' TO 15' N OF S LN W 73.7' TO POB & W 656.13' OF S 347' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	350 09703
056023003010001000	1.300	SCHOOL DISTRICT 42	$0	EXEMPT
Legal Description:		SCHOOL-LOTS 5 & 6 STAPLES & PABST 2 & BEG NE COR LOT 5 E 130' W 130' N 205' TO POB	BOOK PAGE	240 00566
056023003010002000	0.386	JOPLIN R-8 SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-PT LOT 7 STAPLES & PABST 2	BOOK PAGE	324 02870
056023003010003000	0.416	JOPLIN R-VIII SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-LOT 8 EX E 114' STAPLES & PABSTS 2	BOOK PAGE	353 02365
Address:		P.O. BOX 128 JOPLIN, MO 64802		
056023003003012000	0.459	RAINEY, JANE E.	$6,690	1920-RES
Address:		3922 S. PENNSYLVANIA JOPLIN, MO 64804		
Legal Description:		JONES: LOT 23	BOOK PAGE	0361 03456
056023003003011000	0.462	RKS DEVELOPMENT, LLC	$2,240	Vacant-RES
Address:				
Legal Description:		JONES: LOT 24	BOOK PAGE	0359 05017
056023003003010000	0.441	CRUMBLISS, CAROLYN J.	$6,420	1920-RES
Address:		1913 W. 10TH ST. JOPLIN, MO 64801		
Legal Description:		PT NW1/4 SW1/4 BEG 656.13' E & 332.4' N SW COR N 100' E 190.6' S 100' W TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	349 03014

056023003003009000	0.261	HUNTER, LORI ANN	$6,640	1900-RES
Address:		318 E. 41ST JOPLIN, MO 64804		
Legal Description:		TR M-19 PT NW1/4 SW1/4 BEG 656.13' E & 228.4' N SW COR N 104' E 208.7' S 104' W 208.7' TO POB EX S 45' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	351 05812
056023003003008000	0.519	ALTMAN, JEFFREY L.	$9,280	1945-RES
Address:		4016 PENNSYLVANIA JOPLIN, MO 64804		
Legal Description:		TR M-18 PT NW1/4 SW1/4 BEG 656.13' E & 112' N SW COR N 116.5' E 208.7' S 116.5' W 208.7' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	355 04106
056023003003007000	0.267	SMITH, ELLA L.	$8,720	1942-RES
Address:		4030 PENNSYLVANIA AVENUE JOPLIN, MO 64804		
Legal Description:		PT M-17 BEG 656.13' E & 15' N SW COR NW1/4 SW1/4 N 97' E 208.7' S 97' W 208.7' TO POB EX W 73.7' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	0360 04606
056023003010003001	0.537	LOCKE, MICHAEL K. & TANIA R.	$34,470	1996-RES
Address:		P.O. BOX 2004 JOPLIN, MO 64803-2004		
Legal Description:		GRIFFIN: LOTS 1-2 & 3	BOOK PAGE	345 01069
			$397,210	
TOTALS	**14.73 ACRES**		**ASSESSED VALUE**	

STREET RIGHT OF WAY TO BE INCLUDED

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD WHICH LIES SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF PARCEL #056023003002005000, THENCE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. INCLUDES ALL OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF THIS LINE TO A LINE WHICH BEGINS AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 42ST STREET AND HEARNE'S BOULEVARD, THENCE EAST TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ST STREET AND HEARNE'S BOULEVARD. ALSO INCLUDING THE RIGHT OF WAY OF 39TH STREET WHICH LIES EAST OF THE POINT WHICH 39TH STREET CONNECTS WITH HEARNE'S BOULEVARD TO A LINE WHICH BEGINS AT THE NORTHEAST CORNER OF PARCEL #056023003003002000, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 39TH STREET. ALSO INCLUDES A VACATED STREET WHICH LIES EAST OF PARCELS #056023003002005001AND #056023003002006000, SOUTH OF 37TH STREET AND NORTH OF 39TH STREET. ALSO INCLUDES THE RIGHT OF WAY OF PENNSYLVANIA LYING SOUTH OF 39TH STREET AND NORTH OF 41ST STREET. ALSO INCLUDES THE RIGHT OF WAY OF 41ST STREET LYING EAST OF THE POINT IT CONNECTS WITH HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND PENNSYLVANIA, THENCE SOUTH TO THE SOUTHERN RIGHT OF WAY LINE OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF 41ST STREET AND NORTH OF 42ND STREET. ALSO INCLUDING THE RIGHT OF WAY OF 42ND STREET WHICH LIES EAST OF THE RIGHT OF WAY OF THE POINT IT CONNECTS WITH HEARNE'S BOULEVARD AND AT A NORTH SOUTH LINE BETWEEN THE NORTHEAST CORNER AND THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ND STREET AND VIRGINIA AVENUE.



REDEVELOPMENT PROJECT AREA 4

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

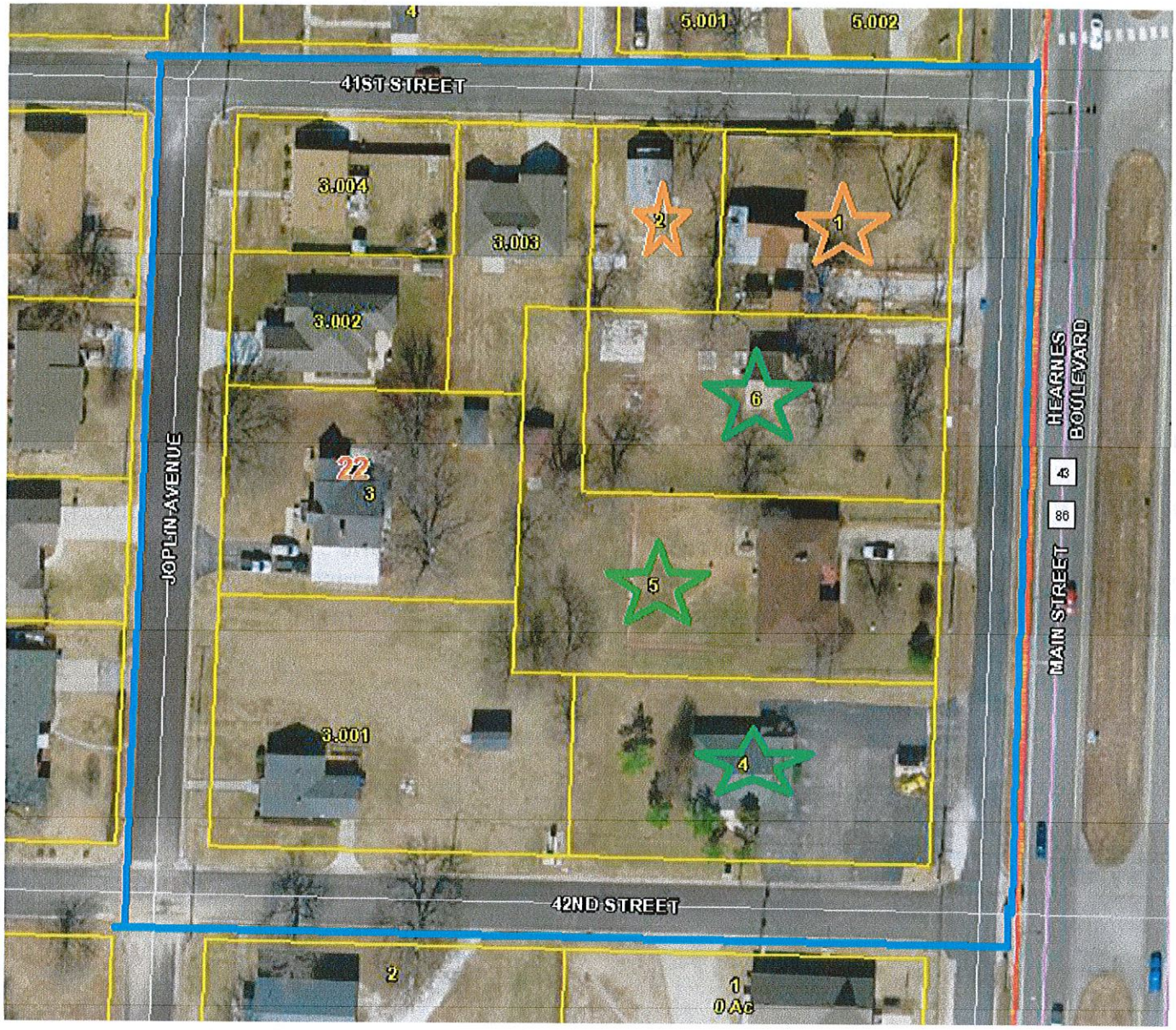
0560230030110010000	1.000	RKS Development, LLC.	$7,860-R	1936-RES
Address:		4029 MISSOURI JOPLIN, MO 64804		

Legal Description:		Lot 1,2,3 of Hughes Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	358 09788
056023003011002000	1.080	RKS DEVELOPMENT, LLC	$58,200-C	1986-COM
Address:				
Legal Description:		East 62' of Lots 18 & 19 and the West 52' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	328 02165
056023003011003000	0.520	SHEPHERD, SCOTT S.	$14.010-R	1945-RES
Address:		4230 VIRGINIA JOPLIN, MO 64804		
Legal Description:		Beginning at the SE Corner of Lot 20 of the Staples & Pabst 2 Subdivision, thence west 150', thence north 153.7, thence east 150', thence south 153.7 to POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	356 02415
056023003011004000	0.180	RKS DEVELOPMENT, LLC	$10,230-R	1967-RES
Address:		202 EAST 32ND JOPLIN, MO 64804		
Legal Description:		The east 150' and the north 53.7' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	362 04583
056023003016001000	0.350	KIENZLE, GARY L. & CARLENE	$16,700-R	1979-RES
Address:		4306 Virginia JOPLIN, MO 64804		
Legal Description:		The north 174' of Lot 29, except the west 115' of the north 174' of Lot 29 of Staples & Pabst 2 Subdivision of Section 23 Township 27 Range 33 of Newton County	BOOK PAGE	314 00269
056023003016002000	0.200	BIBENS, HARRY A. & DEBORAH	$6,010-R	1945-RES
Address:		108 EAST 43RD JOPLIN, MO 64804		
Legal Description:		The WEST 115' OF THE NORTH 174' OF Lot 29 of Staples & Pabst 2 Subdivision of Section 23 Township 27 Range 33 of Newton County	BOOK PAGE	301 00951
056023003016003000	0.070	GONZALEZ, OSCAR H. & LAURA	$670-R	Vacant-RES
Address:		4301 MAIN JOPLIN, MO 64804		
Legal Description:		North 50' of Lot 30 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	355 00783
056023003016004000	0.210	PERRY MANAGEMENT, LP	$2,070-R	Vacant-RES
Address:		P.O. BOX 514 CARTHAGE, MO 64836		
Legal Description:		East 62' of THE SOUTH 150' OF Lot 30 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	351 06683

		$115,750
	3.610	**ASSESSED**
TOTALS	**ACRES**	**VALUE**

STREET RIGHT OF WAY TO BE INCLUDED

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF A LINE BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND HEARNE'S BOULEVARD THENCE WESTWARD TO THE SOUTHWEST CORNER OF 41ST STREET AND HEARNE'S BOULEVARD, ALL OF THE RIGHT OF WAY LYING SOUTH TO A LINE WHICH BEGINS AT THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 43TH STREET AND HEARNE'S BOULEVARD, THENCE PROCEEDING EASTERLY TO THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 43TH STREET AND HEARNE'S BOULEVARD. ALSO INCLUDING ALL OF THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF 42ND STREET AND NORTH OF 43TH STREET. ALSO INCLUDING THE RIGHT OF WAY OF 43RD STREET LYING EAST OF HEARNE'S BOULEVARD AND WEST OF VIRGINIA AVENUE. ALSO INCLUDING THE RIGHT OF WAY OF 43TH STREET LYING EAST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF VIRGINIA AVENUE AND 44TH STREET, THENCE SOUTH TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF VIRGINIA AVENUE AND 43TH STREET.



REDEVELOPMENT PROJECT AREA 5

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

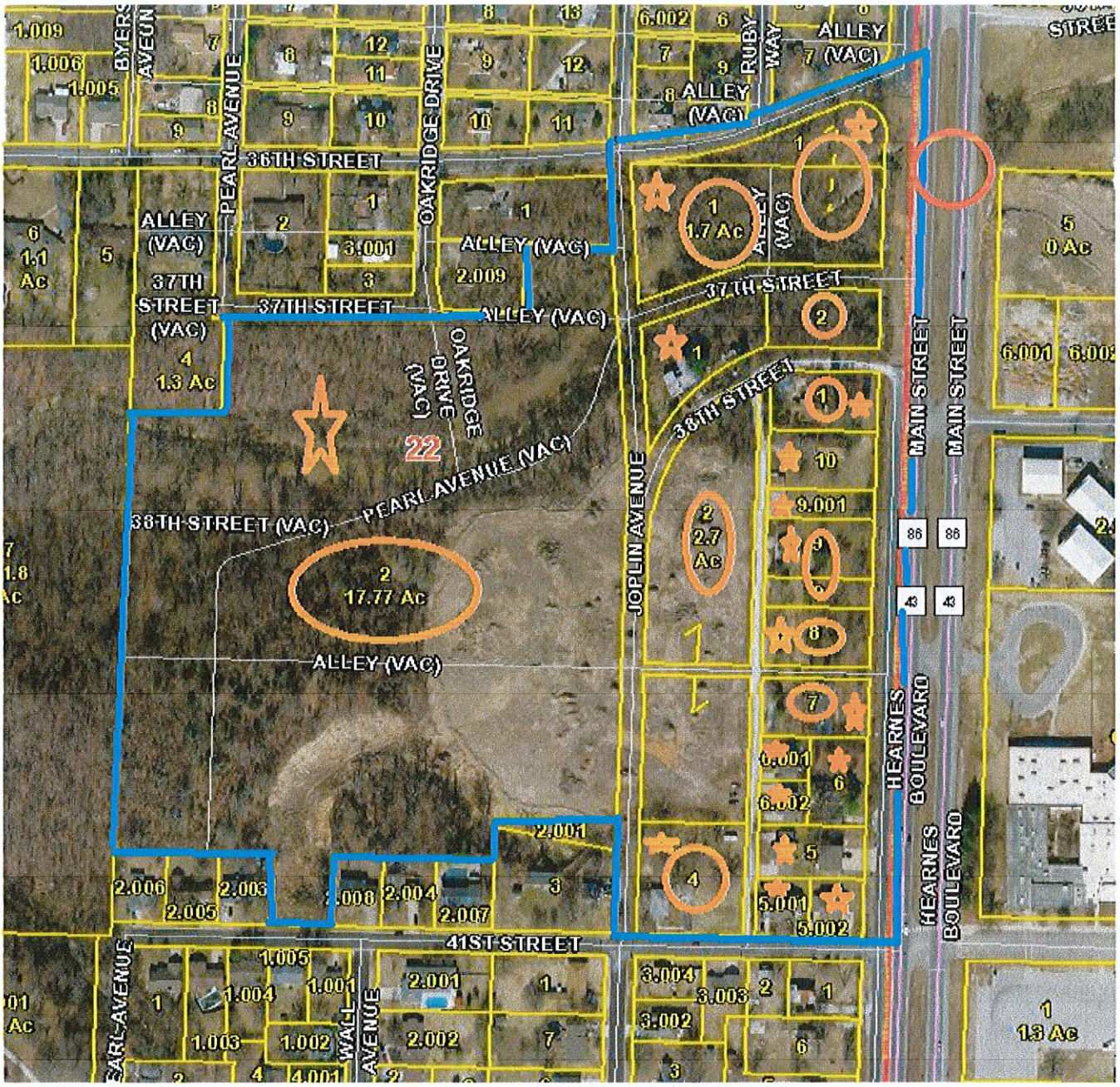
PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022004011001000	0.280	OX, L.L.C.	$6,750	1902-RES
Address:		1505-A W. 10TH JOPLIN, MO 64801		
Legal Description:		STAPLES & PABST 1: N1/2 LOT 1 EX W 70'	BOOK PAGE	0360 07635
055022004011002000	0.157	LUCAS, DAVID E.	$6,290	1920-RES

Address:		% HARLAN DAVID SMITH- TS2013 STELLA, MO 64867		
Legal Description:		STAPLES & PABST 1: W 70' N1/2 LOT 1	BOOK PAGE	356 03047
055022004011003000	0.413	SOOTER, KEVIN	$13,040	1930-RES
Address:		4115 JOPLIN JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: PT LOTS 2 & 11 BEG NW COR LOT 2 S 143.61' E 161.22' N 46.37' E 34.03' N 97.62' W 195' TO POB	BOOK PAGE	356 05572
055022004011003001	0.604	GARRISON, GEORGE O. & BARBARA	$9,820	1951-RES
Address:		4145 JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABSTS: BEG SW COR LOT 11 N ALG W LOT LN 134.88' E 161' S 37.38' E 34' S 97.50' W 195' TO POB	BOOK PAGE	352 08017
055022004011003002	0.198	REYNOLDS, BONNIE	$19,820	Vacant-RES
Address:		4107 S. JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST: PT LOT 2 BEG NW COR E 195' S 97.22' W 34.03' S 46.37' W 161.22' N 143.61' TO POB EX BEG 120' E OF NW COR E 75' S 97.62' W 34.03' S 46.37' W 41.22' N 143.58' TO POB ETC.	BOOK PAGE	0360 4170
055022004011003003	0.247	HEISLER, DORIS	$17,670	2008-RES
Address:		118 W. 41ST JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST BEG NW COR LOT 2 E 1200' TO POB E 75' S 97.62' W 34.03' S 46.37' W 41.22' N 143.58' TO POB	BOOK PAGE	358 02178
055022004011003004	0.198	STERNES, ELIZABETH A.	$5,980	1951-RES
Address:		4105 S. JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST'S: BEG NW COR LOT 2 E 120' S 71.81' W 120' N 71.81' TO POB	BOOK PAGE	360 3905
055022004011004000	0.436	VOLK, RICHARD E. & DIANE M.	$26,210	1972-COM
Address:		4130 HEARNE'S BLVD. JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: S1/2 LOT 12	BOOK PAGE	343 06795
055022004011005000	0.513	BOTTOROFF, JERRY R. & JUDITH ANN	$13,250	1965-COM
Address:		4118 S. MAIN JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: N1/2 LOT 12 & E 34' OF N 97.5' LOT 11 & E 34' OF S 97.5' LOT 2	BOOK PAGE	283 00228
055022004011006000	0.436	WILLIAMS, DAVID S.	$9,310	1900-COM
Address:		4601 HICKORY LANE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: S1/2 LOT 1	BOOK PAGE	0360 4973

		$128,140
	3.482	**ASSESSED**
TOTALS	**ACRES**	**VALUE**

STREET RIGHT OF WAY TO BE INCLUDED

THE RPA WILL INCLUDE THE RIGHT OF WAY OF 41ST STREET LYING WEST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHWEST CORNER OF THE POINT WHERE 41ST STREET CONNECTS WITH JOPLIN AVENUE, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF JOPLIN AVENUE LYING SOUTH OF 41ST STREET AND NORTH OF 42ND STREET. ALSO INCLUDING THE RIGHT OF WAY OF 42ND STREET LYING WEST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ND STREET AND JOPLIN AVENUE, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 42ND STREET. ALSO WILL INCLUDING THE RIGHT OF WAY OF SOUTH JOPLIN AVENUE LYING SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND SOUTH JOPLIN AVENUE, THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF SOUTH JOPLIN AVENUE. ALL OF THE RIGHT OF WAY SOUTH OF SAID LINE TO A LINE BEGINNING AT THE SOUTHWEST CORNER OF 42ND STREET AND SOUTH JOPLIN AVENUE, THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF SOUTH JOPLIN AVENUE.



REDEVELOPMENT PROJECT AREA 6

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022004003005002	0.203	WOLTJER, DONALD D.	$21,350	1993-RES
Legal Description:		FREEMAN GROVE 5 BEG SE COR LOT 508 W 92.47' N 96.41' E 92.43' S 95.73' TO POB	BOOK PAGE	355 04569

055022004003005001	0.206	WOLTJER, DONALD D.	$22,680	1993-RES
Legal Description:		FREEMAN GROVE 5 BEG SW COR LOT 508 N 97.10' E 92.43' S 96.41' W 92.47' TO POB	BOOK PAGE	355 04569
055022004003005000	0.381	WOLTJER, DONALD D.	$44,370	1993-RES
Legal Description:		FREEMAN GROVE 5 (UNRECORDED) BEG NE COR LOT 495 S 89.73' W 184.87' N 91.09' E 184.82' TO POB	BOOK PAGE	355 04569
Address:		PO BOX 20 NEOSHO, MO 64850		
055022004003004000	0.814	RKS DEVELOPMENT III, LLC	$10,680	1950-RES
Legal Description:		M-14 PT NE1/4 SE1/4 BEING LOTS 494-497-506 & 509 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	285 00399
055022004003007000	0.425	RKS DEVELOPMENT, LLC	$16,800	1950-COM
Legal Description:		M-10 PT NE1/4 SE1/4 BEG 30' W & 400.6' SSE COR W 185' ETC A/K/A LOTS 464 & 473 FREEMAN GROVE 5 UNRECORDED ETC OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04585
055022004003008000	0.510	RKS DEVELOPMENT, LLC	$3,550	Vacant-RES
Legal Description:		LOTS 454 & 463	BOOK PAGE	0362 04585
055022004003009000	0.212	RKS DEVELOPMENT , LLC	$1,480	1928-RES
Legal Description:		FREEMAN GROVE 5: LOT 453, 444 & 445	BOOK PAGE	0362 04585
055022004003002000	2.700	RKS DEVELOPMENT, LLC	$3,410	Vacant-RES
Legal Description:		PT NE & SE1/4 BEING LOTS 432-433-436-437-440- 443-446-452-455-462 465-472-475-482 & 485 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04582
055022004005002000	17.770	RKS DEVELOPMENT, LLC	$8,280	Vacant-RES
Legal Description:		FREEMAN GROVE 5: LOTS 388-389-390-391-392-393 394-398-399-400-401-402-403-404-416-417-418-419-420 - 441-442-447-448-449-450-451-456-457-458-459-460-461-466-467-468-469-470-471-476-455-478-479-480-481-487-488-489-490- 491-492-493 & PT LOTS 486-498-499	BOOK PAGE	0362 04582
055022001033001000	1.510	RKS DEVELOPMENT, LLC	$1,290	Vacant-RES
Legal Description:		FREEMAN GROVE 4: LOT A-425 LY E OF ST	BOOK PAGE	0362 04582
055022004003001000	0.425	RKS DEVELOPMENT, LLC	$13,640	1940-RES
Legal Description:		N1/2 M-8 PT NE1/4 SE1/4 BEING LOTS 431 & 434 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04780
055022004001001000	1.700	RKS DEVELOPMENT LLC	$4,100	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOTS 422-423-424-	BOOK	0362

		426-427 & 428 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	PAGE	04582
Legal Description:		PT NE1/4 SE1/4 LOTS 429 & 430 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04582
Address:		202 E. 32ND JOPLIN, MO 64804		
055022004003006000	0.344	RENT JOPLIN.COM LLC	$9,310	1929-RES
Address:		530 S. VIRGINIA JOPLIN, MO 64801		
Legal Description:		PT NE1/4 SE1/4 LOTS 474-483 & 484 EX W 85' FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	354 06256
055022004003006001	0.146	LANDIS, ROBERT C. & BARBARA R.	$24,340	1952-RES
Address:		2820 IRON GATES ROAD JOPLIN, MO 64804		
Legal Description:		WITMERS 1: PT LOT 4 BEG 115' W NE COR W 80' S 135' E 80' N 135' TO POB	BOOK PAGE	0359 2434
055022004003006002	0.146	CARDEN, MAX & INA	$21,300	1992-RES
Address:		1615 W. ASH ROGERS, AR 72758		
Legal Description:		FREEMAN GROVE 5: W 85' LOT 484 & W 85' S1/2 LOT 483	BOOK PAGE	355 01690
055022004003009001	0.212	POTTER, JAMES L.	$1,480	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOT 439 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	351 12099
055022004003010000	0.425	POTTER, JAMES L.	$10,330	1940-RES
Legal Description:		S1/2 M-8 PT NE1/4 SE1/4 LOTS 435 & 438 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	351 12099
Address:		3806 S. MAIN JOPLIN, MO 64804		
TOTALS	**28.577 ACRES**		**$219,780 ASSESSED VALUE**	

STREET RIGHT OF WAY TO BE INCLUDED

THE RPA WILL INCLUDE THE RIGHT OF WAY OF JOPLIN AVENUE LYING SOUTH OF 36TH STREET AND NORTH OF 41ST STREET. ALSO WILL INCLUDE THE RIGHT OF WAY OF 37TH AND 38TH STREET LYING WEST OF HEARNE'S BOULEVARD AND EAST OF JOPLIN AVENUE. ALSO INCLUDES ANY PORTION OF 38TH STREET WHICH HAS BEEN VACATED. ALSO INCLUDING THE RIGHT OF WAY OF SOUTH JOPLIN AVENUE LYING SOUTH OF 36TH STREET AND NORTH OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF 39TH STREET LYING WEST OF HEARNE'S BOULEVARD AND NORTH OF 41ST STREET. ALSO INCLUDES ALL ALLEYS WITHIN THE RPA SHOWN ON THE ABOVE MAP, VACATED OR OTHERWISE. ALSO INCLUDES THE VACATED PORTIONS OF PEARL AVENUE AND OAKRIDGE AVENUE SHOWN ON THE ABOVE MAP.

TOTAL ACRES ALL RPAs 83.67 TOTAL ASSESSED VALUE ALL RPAs $1,437,105

NOTICE & DISCLAIMER: The assessed values listed in this exhibit, and part of the Redevelopment Plan, are listing of the assessed values as best known at the time the Redevelopment Plan was drafted. In accordance with the Missouri Revised Statutes 99.855, the county assessor shall certify the assessed value of the Redevelopment Area, after adoption the Plan, and the imposing of Tax Increment Financing within the Redevelopment Area. Any values listed prior to the certification by the County Assessor, is an estimate only.

COPY OF LETTER TO PROPERTY OWNERS ADVISING THEM OF TIF, AND ASKING IF THEY WISHED TO NOT BE INCLUDED. ONLY ONE PROPERTY OWNER OPTED TO BE REMOVED FROM THE DISTRICT, WHICH THEY HAVE BEEN REMOVED.

RKS Development, LLC

202 EAST 32ND STREET
JOPLIN, MO 64804
417-623-1550

December 31, 2014

RE: YOUR PROPERTY BEING INCLUDED IN A TIF DISTRICT

Dear Property Owner,

This letter is to advise you that you own property located within an area of the City of Joplin, south of 32nd Street and north of 44th Street, which my partners and I are proceeding with a "Tax Increment Finance District" (TIF). The TIF is being proposed by RKS Development, LLC, which consist of myself Rodney Spriggs, Ken Caviness and Steve Wilcox, owners of Vintage Stock, a national company located in Joplin. RKS has been buying land in the area for the past three years with the intent of bringing new development to the area. We currently own about 46 acres, or an estimated ½ of the proposed redevelopment area. The TIF is needed to assist in funding the estimated $31 million dollars in public improvements, such as roads, sewer, water, and stream mitigation cost imposed by the Corp of Engineers. It is important that you be advised before we proceed with requesting the City to approve the Plan. Here are some specific issues we want to explain and answer questions for you.

1. **WILL YOU BE REQUIRED TO SELL YOUR PROPERTY IN THE AREA?** We have attached a drawing of the area site plan and our "preliminary plans". Your property is within and a part of the current plan. We may, or may not, be interested in buying your property now or in the future. This is a "preliminary plan", which is subject to change. We have made a commitment, and agreement, with the City that we will **not** forcefully take any property via eminent domain. We will **only** buy properties in which the price is fair and reasonable. We do not want you to get the idea that we MUST buy property, thus the price can go up. If the numbers are not right, we will change our "preliminary plan" and develop property we now own or can buy at a reasonable price.

2. **WILL THE TIF INCREASE YOUR TAXES OR COST YOU ANY MONEY TO BE IN THE TIF?** The answer is NO! The TIF will collect any increase in sales and property taxes, if any, generated by any retail business that locates upon the property, and any property taxes generated from any increase in assessed value, and those funds will be used to pay for the public improvements. The Assessor will, and must, value the property the same if it is in or out of a TIF.

3. **WILL THE TIF BE PAYING FOR THE PRIVATE COST OF THE DEVELOPMENT?** The answer is NO. RKS will fund the estimated $220 million dollars to do the project. We will have to pay for ALL costs, including the public improvements, up front. The TIF can only reimburse us for the eligible public improvement costs, which are estimated at $31 million and only from the new taxes, if any, as they are generated during the term of the TIF, which is estimated to exist for 16 years. We are taking the risk. If no, or not, enough new taxes are generated by the area, we will not be reimbursed any amount still unpaid at the end of the TIF.

4. **CAN YOUR PROPERTY BE TAKEN OUT OF THE TIF?** The answer is YES. You can request to not be included and we will take all proper actions to not include you. However, if you do request to take your property out of the TIF, we will not be able to buy your property, reason is the TIF Plan would have to be amended again to include

it. Being in the TIF will not affect the value of your property one way or the other. Please contact the TIF Consultant preparing the Plan, Darrell Gross, at the contact information listed below if you wish to be removed. If you wish to discuss it with me, please contact me at my information below. If you leave the property in, you will be getting another letter from the City advising you of the same just so you know.

5. **OTHER QUESTIONS?** Please contact Darrell Gross, our consultant, if you have any questions about TIFs and the TIF Plan. He has over 25 years' experience in Missouri working with TIF districts. Darrell's contact information is listed at the end of this letter. The final TIF Plan will be ready for review shortly. If you would like a copy, Darrell can email or mail you a copy.

On behalf of myself, Ken and Steve, we wish to assure you that our efforts and investment in this TIF project reflects our long term commitment to the City of Joplin. We all 3 grew up in the area, graduated from MSSU, raised our families and are proud to have our Vintage Stock corporate headquarters in Joplin. Please contact me or Darrell if you have any questions. Aside from the Site Plan, we have also attached a complete list of owners and an enlarged Assessor's map of each Redevelopment Project Area. We have identified six areas within the larger Redevelopment Area. The smaller maps make it easier to identify the various properties.

Respectfully,

Rodney Spriggs

Rodney Spriggs, Managing Partner
202 E. 32nd St., Joplin, MO 64804
Cell: 417-439-6785
Email: Rodney.spriggs@vintagestock.com

Darrell Gross, TIF Consultant
Gross & Associates
8270 West Farm Road 160
Republic, MO 65738
417-425-9460 PHONE
Email: Grossasc@mowisp.net

ENCLOSURES

COPY OF LETTER TO PROPERTY OWNERS CALLING FOR A NEIGHBORHOOD MEETING TO ANSWER QUESTIONS-NO PROPERTY OWNER REQUESTED TO BE REMOVED-SIGN IN SHEET ATTACHED

RKS Development, LLC

202 EAST 32ND STREET
JOPLIN, MO 64804
417-623-1550

May 4, 2015

RE: Proposed TIF District and Development

Dear Property Owner,

This letter is to advise you that I am holding a property owner's meeting on Thursday May 14th, 2015 at 5:30 at the Southside Community Church of God at 309 East 37th Street. The purpose of the meeting is to try to answer any additional questions relating to the development in the area by me that property owners may have, whether or not you are interested in selling your property or not. We want you to understand our plans for redeveloping the area. The City held a public hearing last Thursday, and have continued the hearing in order to allow us time to try to answer more questions from the property owners. We stress, as was stressed in the hearing that we will not be using eminent domain, thus if you do not wish to sell you do not have to do so, ever. We sent letters out in December and only had one property owner indicate that they had no interest in selling and wanted to be removed from the TIF, which we did. We will do our best to answer all your questions. We will also extend the invitation to City representatives to be there and answer question that may be directed at the City.

On behalf of myself, Ken and Steve, my partners in this project as well as Vintage Stock, the company we own and operate in Joplin. We wish to assure you that our efforts and investment in this TIF project reflects our long-term commitment to the City of Joplin. We all 3 grew up in the area, graduated from MSSU, raised our families and are proud to have our Vintage Stock corporate headquarters in Joplin. If you have questions please come to the meeting. We will have some handouts of maps and try to discuss our plans in greater detail.

Respectfully,

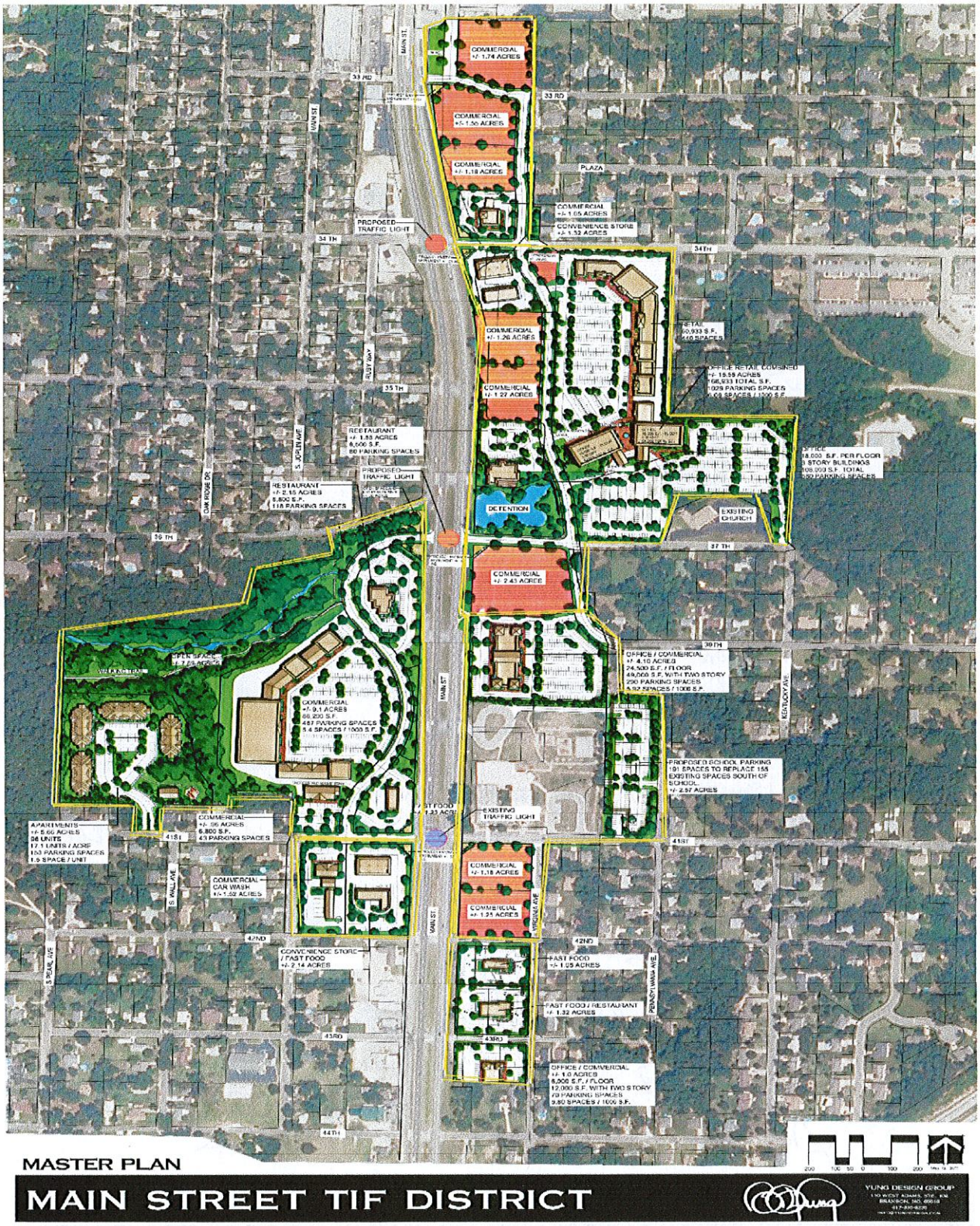
Rodney Spriggs

Rodney Spriggs, Managing Partner
202 E. 32nd St., Joplin, MO 64804
Cell: 417-439-6785
Email: Rodney.spriggs@vintagestock.com

BKS Development
Property Owners Meeting
May 14, 2015
SouthSide Com Church of God
5:30 PM

Name	Address
[illegible]	8270 W Fir Rd 160 Republic
Bob + Donna Goodson	4405 Middleton Dr 64804
Doris Heisler	118 W 41st Joplin 64804
Dan + Denise Ackerson	100 Christiana; Seneca, MO
Carlene Kimzle	4306 Virginia
Jim Potter	3506 S. Main
Liz Sternes	4105 S. Joplin
Jenny + Dion O'Dell	133 E 33rd st
Carden	4028 S. Main St. Joplin
Steve Hackmaster	101 Plaza Drive
Crystal DeWeese	120 E. 33rd
Jane Rainey	3922 Pennsylvania
Mary Bibbs	108 east 43 Rd
[illegible]	3235 S MAIN ST KD
Bert Lewis	
Stephenie Willis	115 E 33rd
Phil Edson	PO Box 2705
Dean H. Gonzalez	4701 S WALL
Scott Dennis	117 PLAZA

REDEVELOPMENT PROJECT AREA CONSIST OF (6-RPAs)
SITE PLAN EXHIBIT 2



PROJECT COST EXHIBIT 3

DESCRIPTION	TOTAL ALL PROJECT COSTS	TIF REIMBURSABLE COSTS	CID COST
PROPERTY ACQUISITION			
PRIMARY SITE COST 83 Acres	$19,886,713	$3,200,000	
SUB-TOTAL	**$19,886,713**	**$3,200,000**	
LAND PREPARATION			
DEMOLITION & UTILITY REMOVAL	$759,100	$759,100	
EXTRAORDINARY SITE COSTS-IMPORT FILL	$9,462,479	$9,462,479	
SUB-TOTAL	**$10,221,579**	**$10,221,579**	
CONSTRUCTION COSTS			
RPA-1 BUILDINGS	$8,085,000		
RPA-1 SITE PREP-SITE IMPROVEMENTS	$595,204		
RPA-2 BUILDINGS	$43,245,930		
RPA-2 SITE PREP-SITE IMPROVEMENTS	$2,780,718		
RPA-3 BUILDINGS	$16,275,000		
RPA-3 SITE PREP-SITE IMPROVEMENTS	$1,190,408		
RPA-4 BUILDINGS	$3,675,000		
RPA-4 SITE PREP-SITE IMPROVEMENTS	$453,046		
RPA-5 BUILDINGS	$4,305,000		
RPA-5 SITE PREP-SITE IMPROVEMENTS	$432,276		
RPA-6 BUILDINGS	$24,777,000		
RPA-6 SITE PREP-SITE IMPROVEMENTS	$2,953,586		
MARKETING COST	**$14,588,032**		
SUB-TOTAL	**$123,356,200**		
PROFESSIONAL FEES			
ARCHITECTURAL & ENGINEERING	$800,000	$800,000	
LEGAL & PROFESSIONAL	$275,000	$275,000	
SUB-TOTAL	**$1,075,000**	**$1,075,000**	
TOTAL PRIVATE-BLIGHT COSTS	**$154,539,492**	**$14,496,579**	
PUBLIC IMPROVEMENTS			
UTILITY INSTALLATION	$2,949,512	$2,949,512	
STREET IMPROVEMENTS/APPROACHES/CURB	$7,553,294	$7,553,294	
SCHOOL PARKING LOT	$770,500	$770,500	
MITIGATION COST	$3,860,000	$3,860,000	
STORM WATER CONTROL	$700,000	$700,000	
SUB-TOTAL	**$15,833,306**	**$15,833,306**	
TOTAL ALL HARD COST	**$170,372,798**	**$30,329,885**	
CONTINGENCY	**$3,757,634**	**$537,610**	
TOTAL HARD COST WITH CONTINGENCY	**$174,130,432**	**$30,867,495**	
TOTAL FINANCING COSTS	**$56,199,621**	**$7,151,579**	**$9,149,469**
GRAND TOTAL	**$230,330,053**	**$37,481,464**	**$9,149,469**
PERCENTAGES	100%	16%	3.97%
CID FUNDING OF COST		$9,601,356	$9,149,469
LOCAL TAXING DISTRICTS PORTION		$27,880,108	
PERCENTAGES		12.10%	

NOTE: This amount is the unpaid principal and interest estimated to remain at the end of 15 years of capturing TIF Revenue based on projections.

The maximum term the TIF can exist is 16 years per RPA, it is projected to take 15 years to pay back the maximum TIF Reimbursable, as illustrated in the Plan.

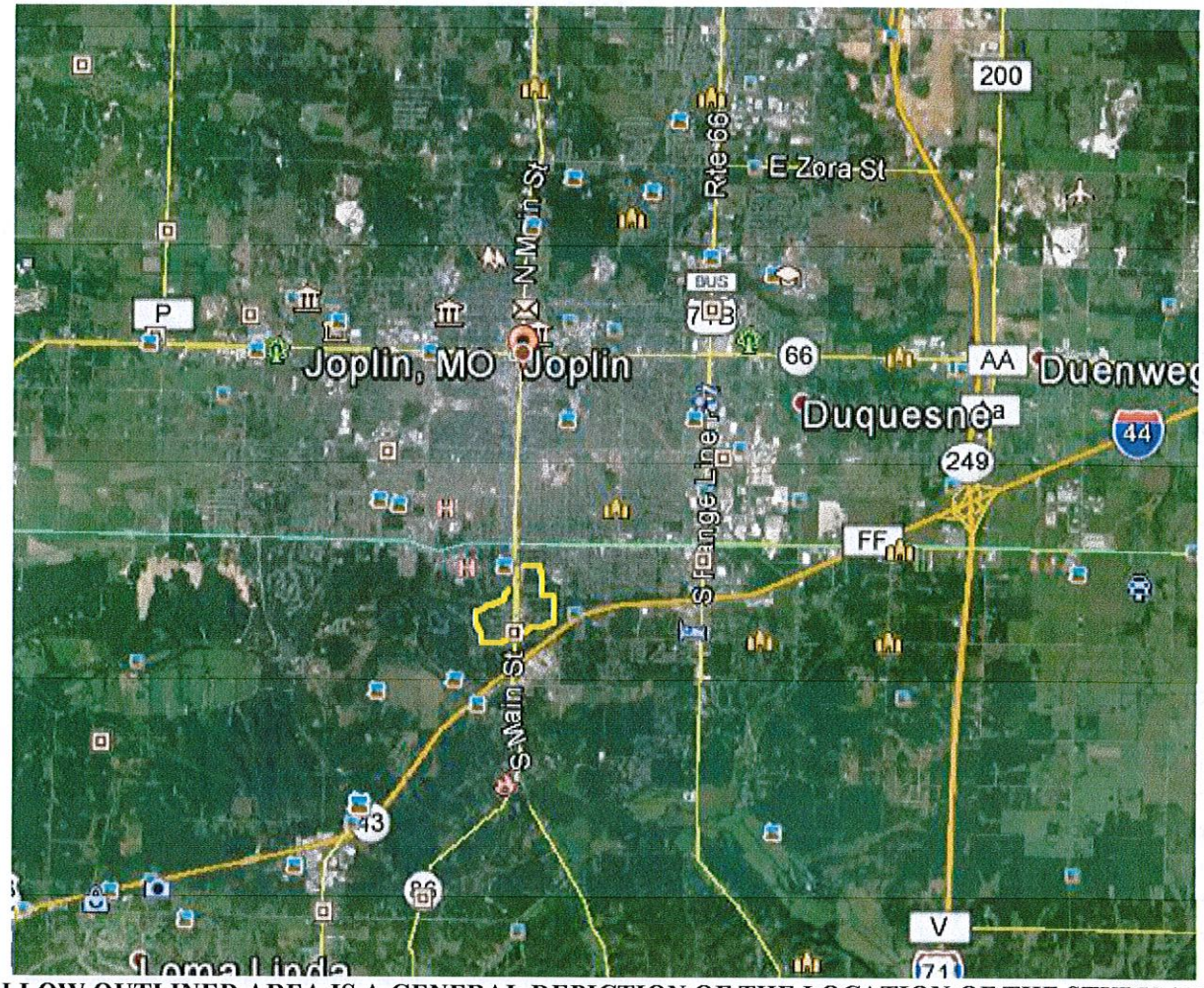
The South Main Street CID, which is a special taxing district established only within the Redevelopment Area, collects a 1% additional tax.

The South Mains Street CID will continue to operate to pay any unpaid balance after the TIF, or pay the cost above the Maximum TIF Budget of $37,481,464

CID payments will not affect any other taxing district. Estimated CID will run for an additional 7 years to pay this amount.

EXHIBIT 4
BLIGHT STUDY
MAIN STREET TIF DISTRICT
CITY OF JOPLIN, MISSOURI

This Study is being conducted and prepared on behalf of RKS Development, LLC, a proposed Developer for a proposed Redevelopment Area generally located south of 32nd Street and north of I-44 lying on both the east and west sides of Main Street from 36th Street south to 42nd Street, on the east side of Main Street from 36th Street to just south of 32nd Street, not including the CVS Site, and the east side of Main Street from 42nd Street to 44th Street in the City of Joplin, Missouri. The Redevelopment Area contains approximately 83 acres. A general location map is provided below. It is described in Exhibit 1, including maps, of the Redevelopment Plan. The Study has been prepared by Gross & Associates. . An inspection of the Area was conducted on December 17, 2014 by Darrell Gross, the principal investigator.



YELLOW OUTLINED AREA IS A GENERAL DEPICTION OF THE LOCATION OF THE STUDY AREA

In accordance with the MoRS 99.810 of the Tax Increment Finance Act that No redevelopment plan shall be adopted by a municipality without findings that:

(1) The redevelopment area on the whole is a blighted area, a conservation area, or an economic development area, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing. Such a finding shall include, but not be limited to, a detailed description of the factors that qualify the redevelopment area or project pursuant to this subdivision and an affidavit, signed by the developer or developers and submitted with the redevelopment plan, attesting that the provisions of this subdivision have been met;

In accordance with the TIF Act, Section 99.810.1 a Redevelopment Plan must find or contain a Blighted Area, Conservation Area, and Economic Development Area are defined as follows in Section 99.805 of the TIF Act:

SECTION 99.805. As used in sections 99.800 to 99.865, unless the context clearly requires otherwise, the following terms shall mean: The numbering below is the same as used in the TIF Act Definitions.

(1) "Blighted area", an area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, 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, morals, or welfare in its present condition and use;

(3) "Conservation area", any improved area within the boundaries of a redevelopment area located within the territorial limits of a municipality in which fifty percent or more of the structures in the area have an age of thirty-five years or more. Such an area is not yet a blighted area but is detrimental to the public health, safety, morals, or welfare and may become a blighted area because of any one or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning. A conservation area shall meet at least three of the factors provided in this subdivision for projects approved on or after December 23, 1997;

(5) "Economic development area", any area or portion of an area located within the territorial limits of a municipality, which does not meet the requirements of subdivisions (1) and (3) of this section, and in which the governing body of the municipality finds that redevelopment will not be solely used for development of commercial businesses which unfairly compete in the local economy and is in the public interest because it will:

While the Governing Body of the City of Joplin, i.e. the City Council, certainly has the knowledge and ability to assess the conditions of the neighborhood within the proposed Redevelopment Area, and are aware of the conditions therein, this Study is intended to provide documentation of such conditions for the record of actions and steps the Council takes in considering the adoption of Tax Increment Financing within the proposed Redevelopment Area.

CURRENT PROPERTY OWNER-CURRENT USE AND PROPERTY INFORMATION

The ownership make-up of the study Area consist of 60.742 acres of residential classified property, which is primarily single-family homes. An estimated 6.67 acres is classified as agricultural, which are mostly vacant larger tracts of land. Within the study area only 7.153 acres is classified as commercial, and these are primarily converted single-family homes that front the highway. Also within the Redevelopment Area is an estimated 11.55 acres of tax exempt property, which is primarily a major elementary school, and the City has a police station in the area. As discussed in detail within the study there exist some vacant structures, abandoned buildings, and an apartment building that has numerous building codes. The average age on the structures within the study area is an estimated 59 years based on the age assigned by the County Assessor. Some new structures, primarily rental property has been constructed within the last two decades on the west side of Main Street. Limited new commercial growth has occurred along Main Street from I-44 to 32nd street, only a few conversions from residential use to commercial. Since the construction of I-44 the area has been in transition with limited success. The construction of the new Mercy Hospital is expected to improve the prospects for redeveloping the area. It is clear from the lack of redevelopment over the past fifty years since I-44 was constructed, which should have stimulated redevelopment of the area, since Main street leads to the downtown area.

In the process of the study the records of the codes violations of the apartment building has been obtain, and police reports. No significant records were available for other properties within the area, for few have changed hands in several years, and little new development has occurred. Following is a site development plan that was used to establish the study area. It is broken down into six-redevelopment area, which are shown in more detail following the site plan, with maps and property information on each parcel.

SITE DEVELOPMENT PLAN OF THE REDEVELOPMENT AREA

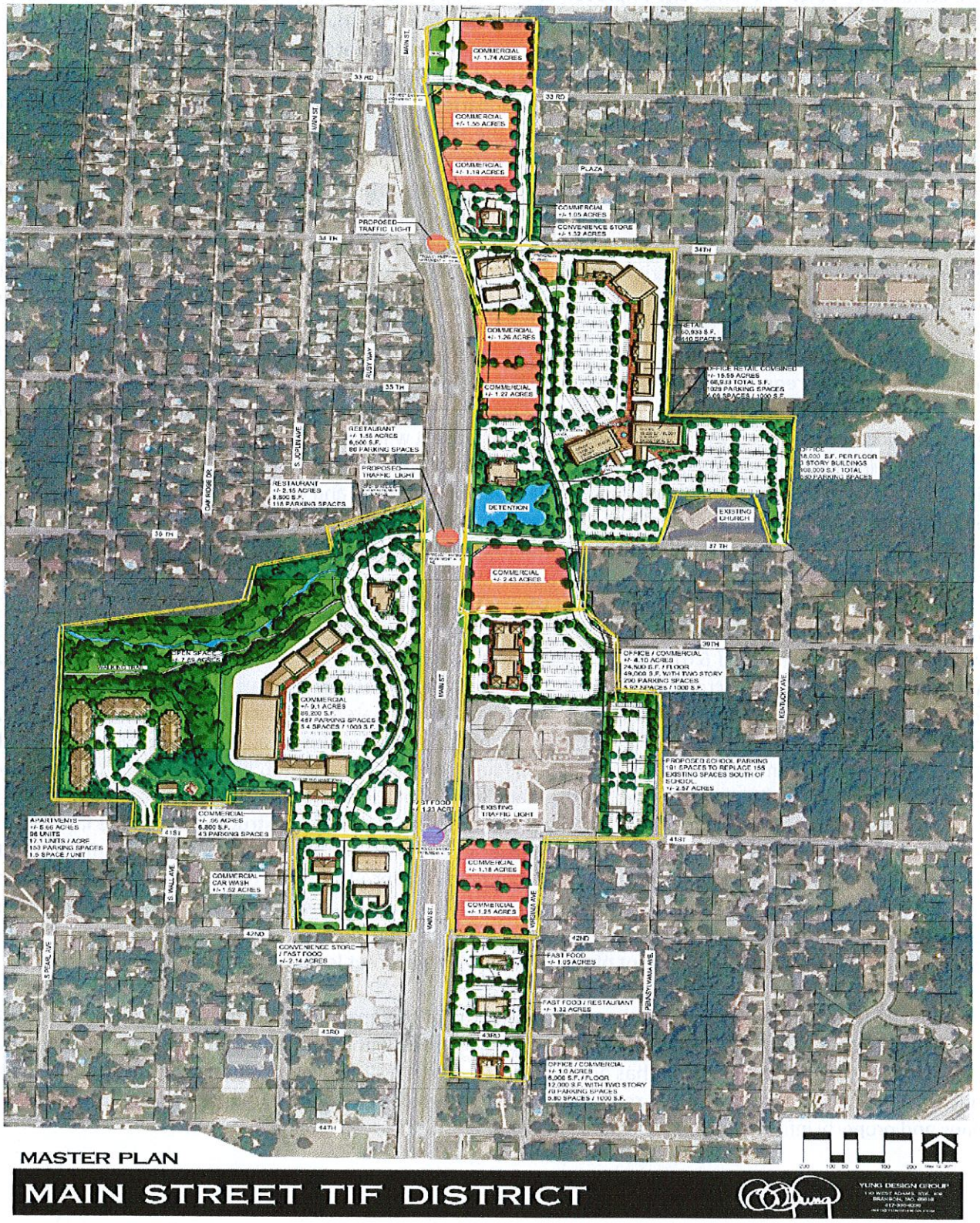
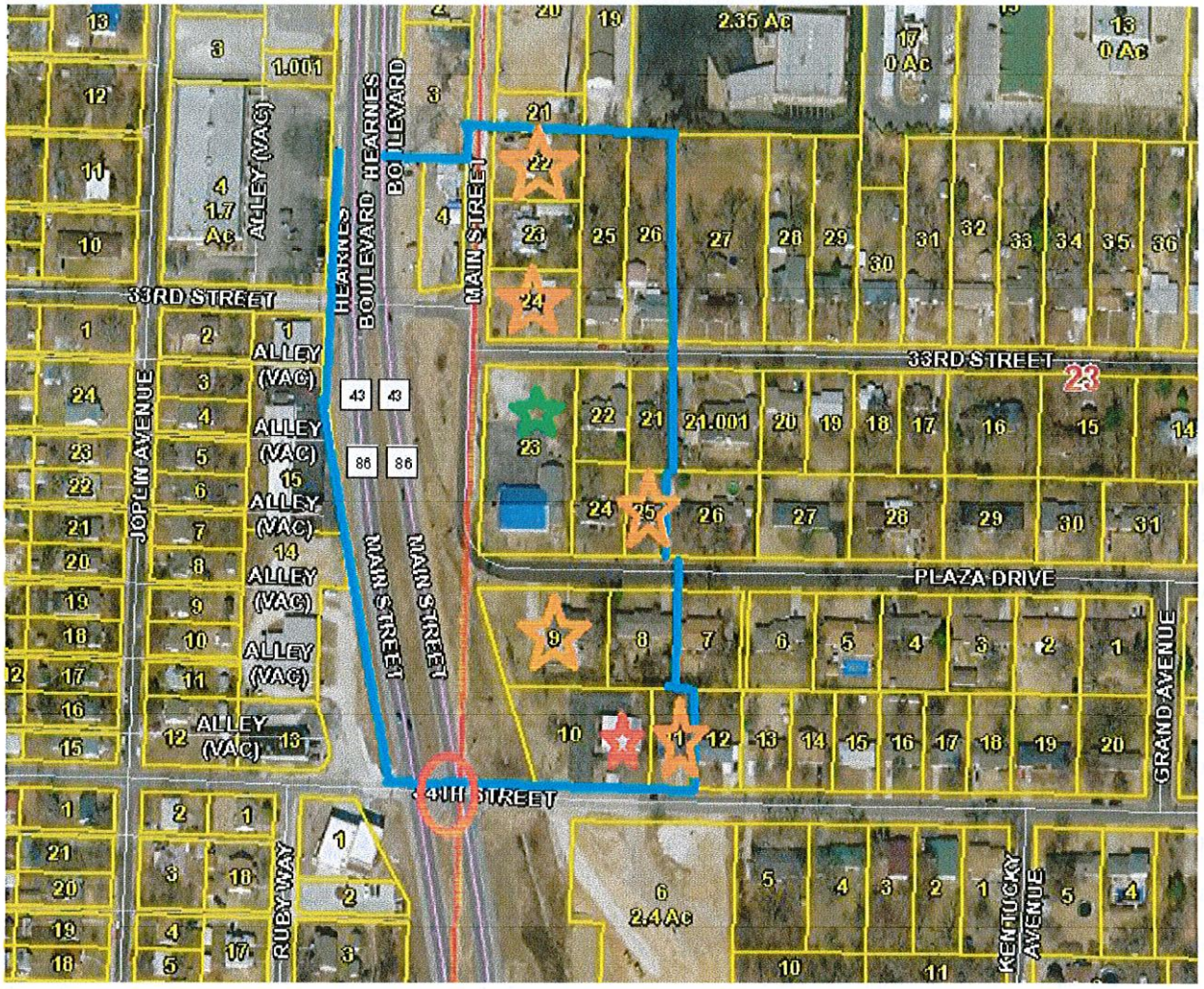


EXHIBIT 1-LEGAL DESCRIPTION & MAP OF REDEVELOPMENT AREAS (6 RPAs TOTAL)

REDEVELOPMENT PROJECT AREA 1



INDEX TO MAP

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RED CIRCLE: Proposed Traffic Light
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ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022001001004000	0.260	GOODSON, ROBERT & DONNA 3227 MAIN JOPLIN, MO 64804	$17,120	1945-RES
Address:				
Legal Description:		FREEMAN GROVE 1 & 6: LOTS 8-9-10 & 11 EX W 50'	BOOK PAGE	324 02670
056023002001022000	0.325	COLE, MICHAEL B. & DONNA I. 6895 Beef Branch Road Joplin, MO 64804	$6,790	1945-RES
Address:				

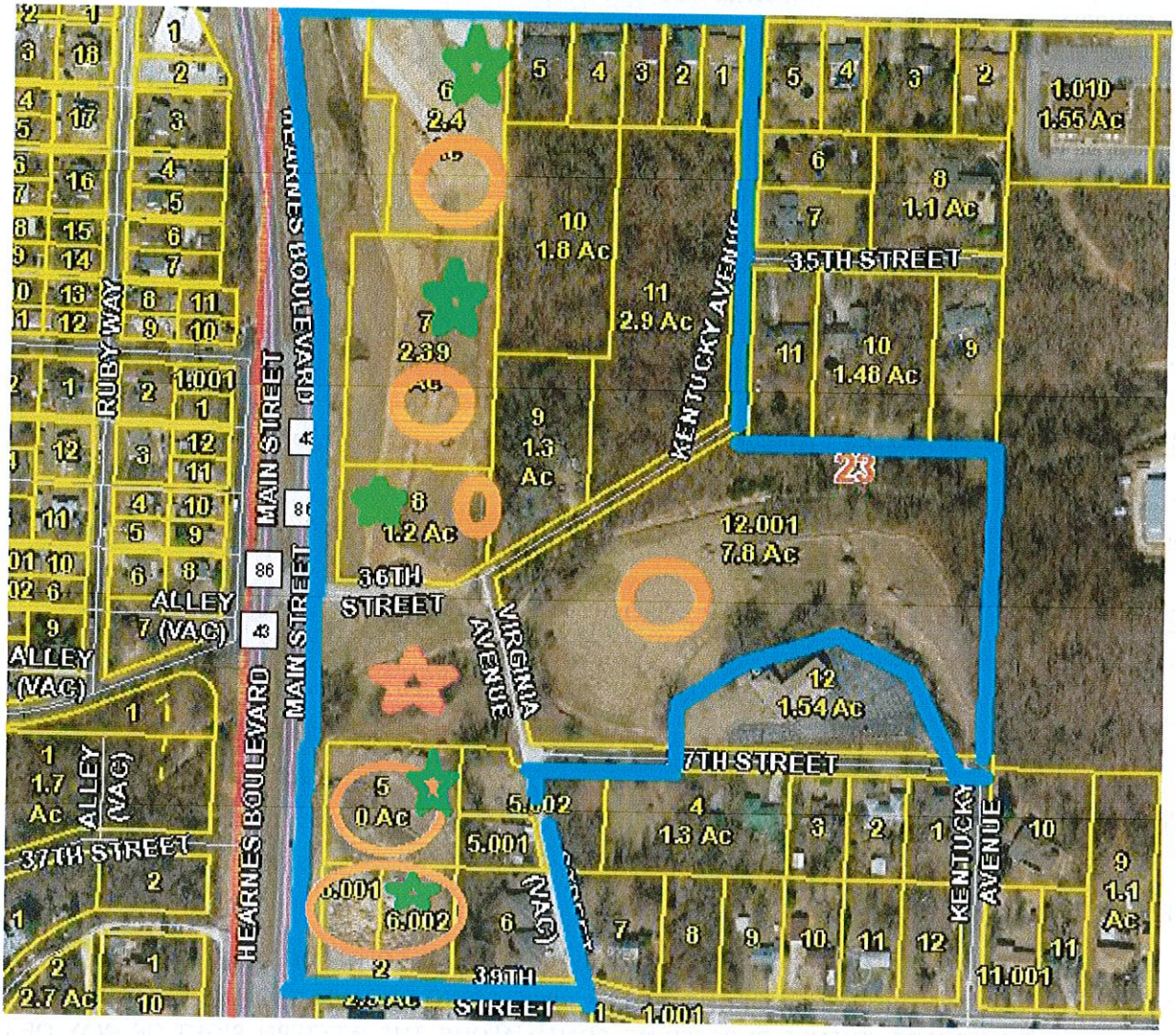
Legal Description:		COLLINS: N 102' LOT 10	BOOK PAGE	342 02769
056023002001023000	0.325	LEWIS, BERT G.	$9,540	1945-RES
Address:		3235 S MAIN JOPLIN, MO 64804		
Legal Description:		COLLINS: PT LOT 10 BEG 102' S NW COR E 139' S 102' W 139' N 102' TO POB	BOOK PAGE	354 01958
056023002001024000	0.326	LEGALLY BLONDE INVESTMENTS, LLC	$7,410	1945-RES
Address:		P. O. BOX 249 SAGINAW, MO 64864		
Legal Description:		COLLINS: S1/3 LOT 10	BOOK PAGE	0360 01057
056023002001025000	0.488	LOYD, KEVIN G.	$9,780	1945-RES
Address:		129 E. 33RD JOPLIN, MO 64804		
Legal Description:		COLLINS: W1/2 LOT 11	BOOK PAGE	353 08014
056023002001026000	0.489	O'DELL, DION P.	$10,370	1945-RES
Address:		133 E. 33RD JOPLIN, MO 64804		
Legal Description:		COLLINS: E1/2 LOT 11	BOOK PAGE	0359 1864
056023002002021000	0.234	JUDD, MARK A.	$4,670	??-RES
Address:		132 E. 33RD JOPLIN, MO 64804		
Legal Description:		COLLINS: E 59' OF N 150' LOT 20 & W 9' OF N 150' LOT 21	BOOK PAGE	350 09332
056023002002022000	0.253	DEWEESE, CRYSTAL R.	$17,590	1950-RES
Address:		120 E. 33RD JOPLIN, MO 64804		
Legal Description:		COLLINS: N 138' OF W 80' LOT 20	BOOK PAGE	356 04629
056023002002023000	0.882	HECKMASTER, STEVE & DIANA & STEVEN SMITH	$28,100	??-COM
Address:		2607 WISCONSIN AVENUE Joplin, MO 64804		
Legal Description:		COLLINS: LOT 19	BOOK PAGE	0360 03991
056023002002024000	0.253	DENNIS, JEFFREY SCOTT & D'ANN	$13,850	1956-RES
Address:		101 POINDEXTER PINEVILLE, MO 64856		
Legal Description:		COLLINS: W 80' LOT 20 EX N 138'	BOOK PAGE	0362 05661
056023002002025000	0.172	FISHER, LINDSEY	$11,140	??-RES
Address:		121 PLAZA DRIVE		

		JOPLIN, MO 64804		
Legal Description:		COLLINS: E 59' LOT 20 EX N 150' & EX S 30'	BOOK PAGE	0361 08484
056023002005008000	0.333	DOKE, LAVONNE LEEANNE	$16,600	1970-RES
Address:		P.O. BOX 1137 JOPLIN, MO 64802-1137		
Legal Description:		PARK PLAZA 1: LOT 3	BOOK PAGE	346 02905
056023002005009000	0.666	RUARK, DENNIS L. & MARY JANE	$36,420	1976-RES
Address:		3506 SILVER CREEK ROAD JOPLIN, MO 64804-5348		
Legal Description:		PARK PLAZA 1: LOTS 1 & 2	BOOK PAGE	300 01198
056023002005010000	0.563	JOPLIN CITY	$0	1971-EXEMPT
Address:		602 S. MAIN JOPLIN, MO 64804		
Legal Description:		PARK PLAZA 1: LOT 22 EX E 32' & ALL LOTS 23 & 24	BOOK PAGE	358 01024
056023002005011000	0.220	GILSTRAP, DOROTHY J.	$9,750	1964-RES
Address:		9386 ELM DRIVE JOPLIN, MO 64804		
Legal Description:		PARK PLAZA 1: W 33.7' LOT 21 & E 32' LOT 22	BOOK PAGE	0361 07849
			$199,130 Assessed Value	
TOTAL PROJECT 1	**5.789 Acres**			

STREET RIGHT OF WAY TO BE INCLUDED.

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF PARCEL # 056023002001024000, BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL, PROCEEDING DUE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD, THENCE PROCEEDING SOUTH ALONG THE WESTERN RIGHT OF WAY OF HEARNE'S BOULEVARD TO THE NORTHWEST CORNER OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD AND 34TH STREET. ALSO INCLUDING THE RIGHT OF WAY OF MAIN STREET THAT LIES SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF PARCEL # 056023002002022000, THENCE PROCEEDING WEST TO THE WESTERN RIGHT OF WAY OF MAIN STREET. INCLUDES ALL OF THE RIGHT OF WAY OF MAIN STREET SOUTH OF THAT LINE TO A 90 DEGREE CURVE IN THE STREET AT TO THE POINT THE STREET BECOMES PLAZA DRIVE. ALSO INCLUDING THE RIGHT OF WAY OF PLAZA DRIVE BEGINNING AT THE SOUTHWEST CORNER OF PARCEL #056023002001026000, THENCE PROCEEDING SOUTH TO THE SOUTHERN RIGHT OF WAY OF PLAZA DRIVE. INCLUDES ALL OF PLAZA DRIVE FROM THAT POINT TO THE 90 DEGREE CURVE AT THE POINT WHERE THE STREET BECOMES MAIN STREET.

REDEVELOPMENT PROJECT AREA 2



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OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
056023002006001000	0.305	WOOD, WILLIAM K.	$13,430	1974-RES
Address:		326 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: LOT 26 EX W 140' & N 10'	BOOK PAGE	338 04078
056023002006002000	0.305	WILSON, PHYLLIS K.	$13,240	??-RES
ADDRESS:		318 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: E 70' OF W 140' LOT 26	BOOK PAGE	338 03974

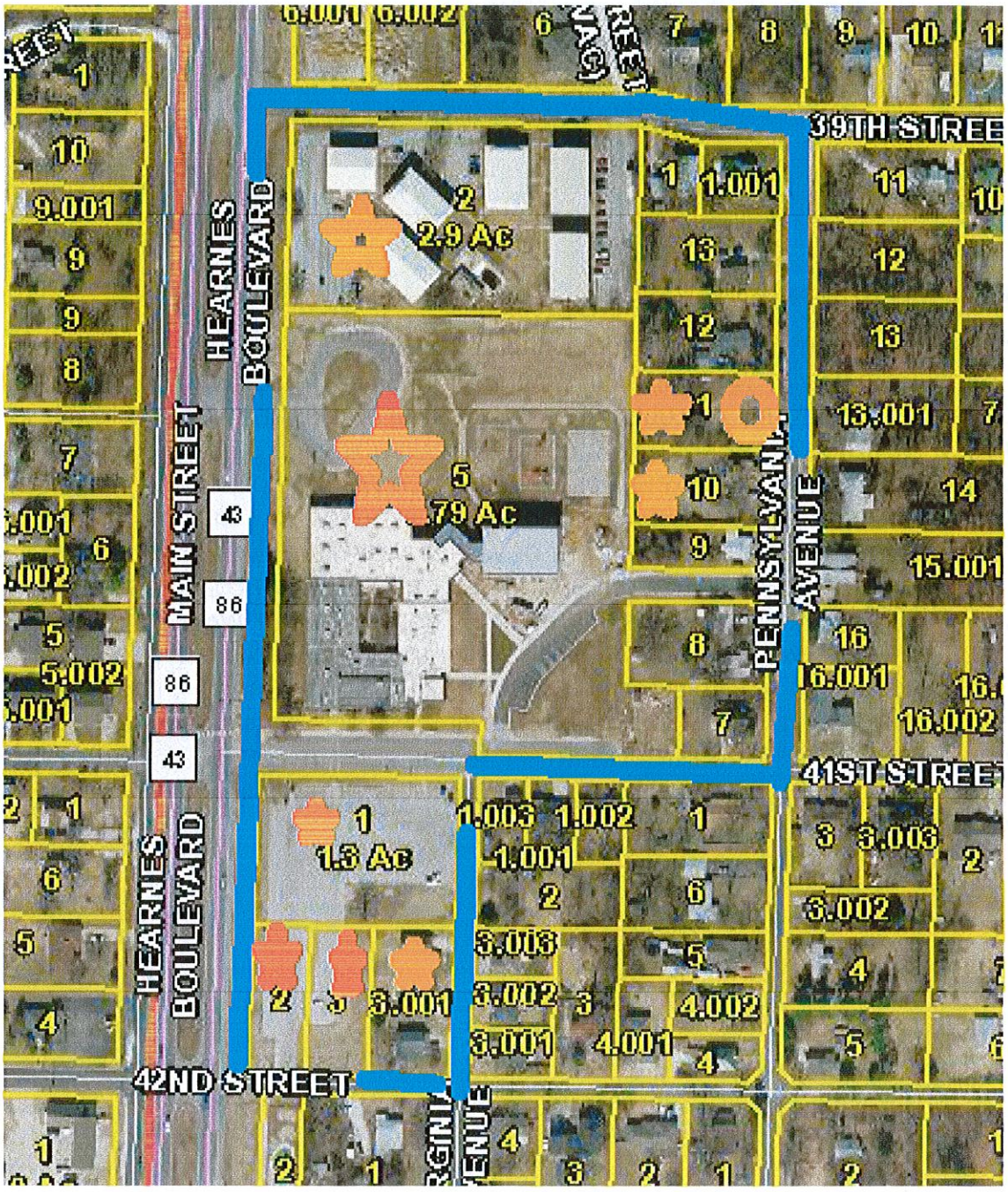
056023002006003000	0.305	CLAFLIN, JOHN	$13,530	??-RES
Address:		314 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: W 70' LOT 26 EX N 10'	BOOK PAGE	358 02558
056023002006004000	0.393	NASH, KENNETH W. & ARLENE	$16,300	??-RES
Address:		310 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: E 90' LOT 25	BOOK PAGE	291 00074
056023002006005000	0.480	ERMAN, ROBERT MICHAEL	$18,940	??-RES
Address:		302 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: W 110' LOT 25	BOOK PAGE	0360 6257
056023002006006000	2.400	RKS DEVELOPMENT, LLC	$85,470	Vacant-COM
Legal Description:		MODOC ACRES: LOTS 6 & 7 EX N 10' & S 150' OF N 160' OF E 50' LOT 5	BOOK PAGE	0361 06840
056023002006007000	2.390	RKS DEVELOPMENT, LLC	$91,170	Vacant-COM
Legal Description:		MODOC ACRES: E 260' LOTS 8-9-10 & 11	BOOK PAGE	0361 07848
056023002007012001	7.800	RKS DEVELOPMENT	$9,840	Vacant-RES
		MODOC ACRES: LOTS 15-16-17-18-31-32-33-34-35-36- 37 & 38 EX N 300' LOTS 31-32-33 & 34 ETC		
Legal Description:			BOOK PAGE	0362 07379
Address:		202 E. 32ND JOPLIN, MO 64804		
056023002006008000	1.200	RKS DEVELOPMENT, LLC & DANIEL ALLGE	$5.890	Vacant-COM
Address:		202 E. 32ND JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: LOTS 12 & 13 EX W 140'	BOOK PAGE	0361 08862
056023002006009000	1.300	DOSS, CLYDE E. JR & ANNA	$10,570	1940-RES
Address:		3529 VIRGINIA JOPLIN, MO 64801		
Legal Description:		MODOC ACRES: LOT 20	BOOK PAGE	0181 0441
056023002006010000	1.800	LUNDSTRUM, BOB	$3,690	Vacant-AGR
Legal Description:		MODOC ACRES: W 200' LOTS 21-22-23 & 24	BOOK PAGE	0362 01710
056023002006011000	2.900	LUNDSTRUM, BOB	$4,790	Vacant-AGR
Legal Description:		MODOC ACRES: LOT 19 & E 210' LOTS 21-22 23 & 24	BOOK PAGE	245 00467
Address:		711 E. 33RD JOPLIN, MO 64804		

NO PARCEL #	1.500	Missouri Department of Transportation P.O. 868 Springfield, Mo 65801	$0	Vacant-EXEMPT
Address:		An estimated 1.5 Acres lying south of 36th Street, east of Virginia Avenue, west of main and north of Newton County Parcel # 056023003002005000 and 056023003002005001 in Section 23 Township 27 Range 33 of Newton County, except that part used for right of way for Main Street and 36th Street.		
Legal Description:			BOOK PAGE	NA
056023003002005000	1.110	RKS DEVELOPMENT, LLC PT NW1/4 SW1/4 BEG 246.21' E NW COR E 409.92' S 208.71' W 409.92' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB S 14* E 92.55' W 169.90' W 90' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	$5,850	Vacant-COM
Legal Description:			BOOK PAGE	0362 02326
056023003002006001	0.422	RKS DEVELOPMENT, LLC PT NW1/4 SW1/4 BEG 208.71' S & 171.29' E NW SEC COR E 100' S 183.71' W 100' N 183.71' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	$31,230	Vacant-COM
Legal Description:			BOOK PAGE	0362 02327
056023003002006002	0.548	RKS DEVELOPMENT, LLC W 129.83' OF: BEG 208.71' S & 271.29' E NW COR SW1/4 S 183.71' E 329.83' N 183. 71' W 329.83' TO POB 202 E. 32ND JOPLIN, MO 64804	$2,770	Vacant-COM
Legal Description:			BOOK PAGE	0362 02327
Address:				
PT OF 056023003002005001	0.332	WHITE, KEITH V. BEG 517.15' E & S 14* E 122.08' NW COR NW1/4 SW1/4 S 14* E 92.55' W 169.90' N 90' E 146.17' TO POB & EASEMENT OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY LYING WEST OF VIRGINIA AVENUE.	$9,280	1940-RES
Legal Description			BOOK PAGE	0347 04478
056023003002005002	0.601	WHITE, KEITH V. & DEBBIE A. PT NW1/4 SW1/4 BEG 402.29' E OF NW COR E 253.84' S 208.71' W 253.84' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY. 3706 VIRGINIA AVENUE JOPLIN, MO 64804	$3,105	Vacant-RES
Legal Description:			BOOK PAGE	355 06307
Address:				
056023003002006000	0.843	RDE, LLC 817 MAIDEN LANE JOPLIN, MO 64801	$35,230	1993-RES
Address:				

Legal Description	PT NW1/4 SW1/4 BEG 208.71' S & 271.29' E NW COR SW1/4 W 183.71' E 329.83' N 183.71' W 329.83' TO POB EX W 129.83' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	0362 3730
TOTAL	**27.48**		**$377,095**

STREET RIGHT OF WAY TO BE INCLUDED IN RPA

RPA WILL INCLUDE THAT PART OF HEARNE'S BOULEVARD LYING SOUTH OF A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF 34TH STREET AND HEARNE'S BOULEVARD, THENCE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. INCLUDES ALL OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD SOUTH OF THIS LINE TO A LINE, WHICH BEGINS AT THE NORTHWEST CORNER OF PARCEL #056023003002005000, THENCE PROCEEDING WESTERLY TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. ALSO INCLUDING THE RIGHT OF WAY OF 34TH STREET BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF 34TH STREET AND HEARNE'S BOULEVARD, THENCE SOUTH TO THE SOUTHERN RIGHT OF WAY OF 34TH STREET. INCLUDES ALL OF THE RIGHT OF WAY OF 34TH STREET LYING EAST OF THIS LINE TO A LINE BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF KENTUCKY AVENUE AND 34TH STREET, THENCE NORTH TO THE NORTH RIGHT OF WAY LINE OF 34TH STREET. ALSO INCLUDES ALL OF KENTUCKY STREET LYING SOUTH OF 34TH STREET TO A POINT WHERE KENTUCKY CONNECTS WITH 36TH STREET. ALSO INCLUDES ALL OF 36TH STREET LYING EAST OF HEARNE'S BOULEVARD TO A POINT WHERE 36TH STREET CONNECTS WITH KENTUCKY AVENUE. ALSO INCLUDES THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF WHERE IT CONNECTS WITH 36TH AND KENTUCKY STREET TO THE POINT IT CONNECTS WITH 37TH STREET. ALSO INCLUDING ALL OF 37TH STREET LYING EAST OF THE POINT IT CONNECTS WITH VIRGINIA AVENUE TO A POINT WHERE IT CONNECTS WITH KENTUCKY AVENUE.



REDEVELOPMENT PROJECT AREA 3

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RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
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ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL NUMBER	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
056023003003002000	2.900	MARCULES, BART AUGUSTIN TRUST	$322,750	Apt-RES
Address:		988 E. CEMETERY ROAD GRANBY, MO 64844		

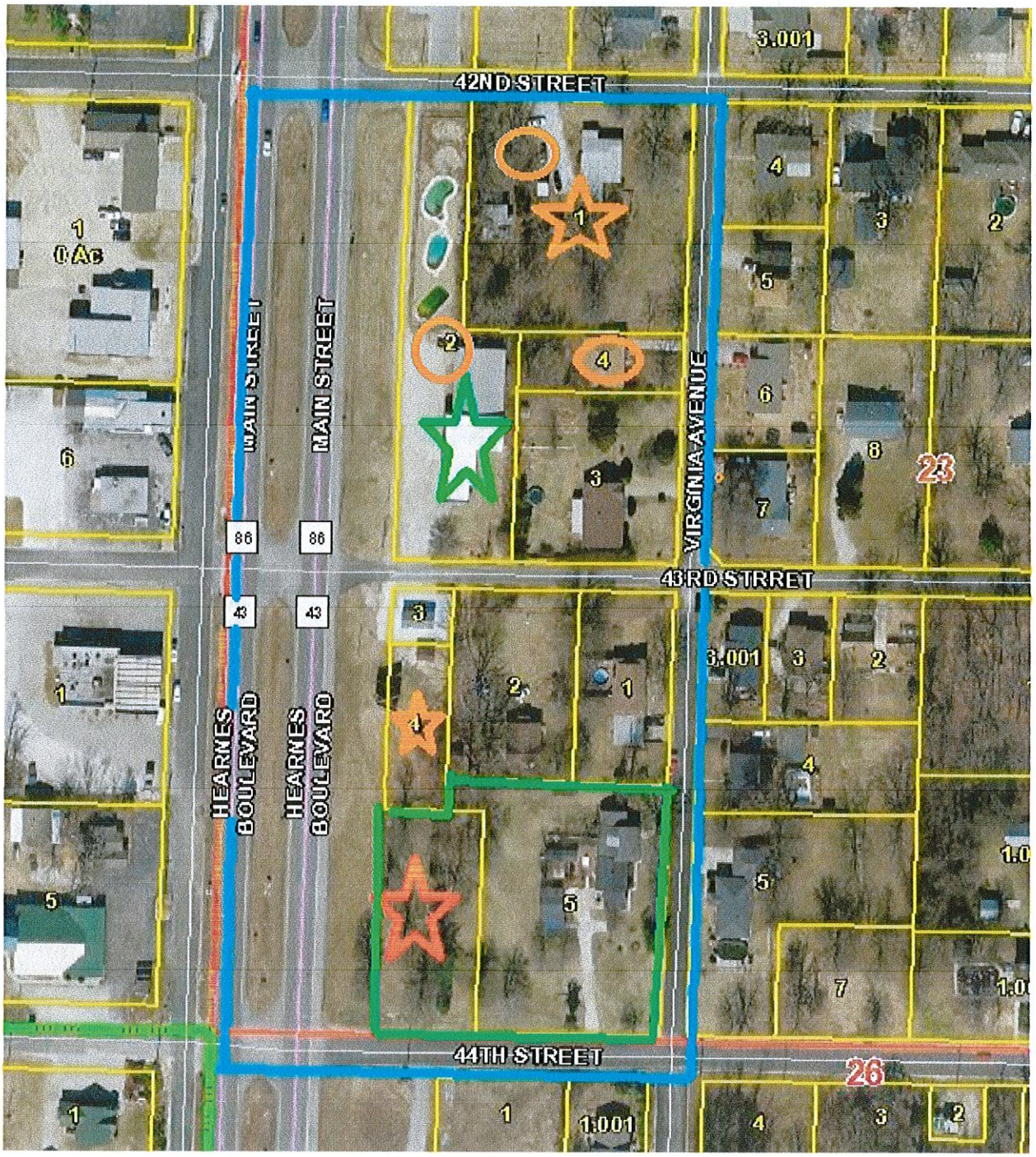
Legal Description:		PT NW1/4 SW1/4 BEG 170' E & 612.56' N SW COR N 257.20' E 486.13' S 257.20' W 486.13' TO P	BOOK PAGE	0362 05967
056023003003003000	0.600	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	EXEMPT
Legal Description:		SCHOOL PROPERTY-BEG 492.56' N & 170' E SW COR NW1/4 SW1/4 N 120' E 223' S 120' W 223' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	352 12512
056023003003004000	0.529	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	EXEMPT
Legal Description:		SCHOOL PROPERTY-BEG SW COR M-15 E 176.47' N 127.61' W 180' S 125.56' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	352 14889
056023003003004002	0.248	JOPLIN R-VIII SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-BEG 140' S & 180' E NW COR M-15 S 127.61' E 85' N 127.61' W 85' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	353 00708
056023003003005000	5.400	JOPLIN R-8 SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-W 73.7' OF S 97' OF: BEG 656.13' E & 15' N SW COR NW1/4 SW1/4 N 97' E 73.7' S 97' TO 15' N OF S LN W 73.7' TO POB & W 656.13' OF S 347' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	350 09703
056023003010001000	1.300	SCHOOL DISTRICT 42	$0	EXEMPT
Legal Description:		SCHOOL-LOTS 5 & 6 STAPLES & PABST 2 & BEG NE COR LOT 5 E 130' W 130' N 205' TO POB	BOOK PAGE	240 00566
056023003010002000	0.386	JOPLIN R-8 SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-PT LOT 7 STAPLES & PABST 2	BOOK PAGE	324 02870
056023003010003000	0.416	JOPLIN R-VIII SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-LOT 8 EX E 114' STAPLES & PABSTS 2	BOOK PAGE	353 02365
Address:		P.O. BOX 128 JOPLIN, MO 64802		
056023003003012000	0.459	RAINEY, JANE E.	$6,690	1920-RES
Address:		3922 S. PENNSYLVANIA JOPLIN, MO 64804		
Legal Description:		JONES: LOT 23	BOOK PAGE	0361 03456
056023003003011000	0.462	RKS DEVELOPMENT, LLC	$2,240	Vacant-RES
Address:				
Legal Description:		JONES: LOT 24	BOOK PAGE	0359 05017
056023003003010000	0.441	CRUMBLISS, CAROLYN J.	$6,420	1920-RES
Address:		1913 W. 10TH ST. JOPLIN, MO 64801		

Legal Description:		PT NW1/4 SW1/4 BEG 656.13' E & 332.4' N SW COR N 100' E 190.6' S 100' W TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	349 03014
056023003003009000	0.261	HUNTER, LORI ANN	$6,640	1900-RES
Address:		318 E. 41ST JOPLIN, MO 64804		
Legal Description:		TR M-19 PT NW1/4 SW1/4 BEG 656.13' E & 228.4' N SW COR N 104' E 208.7' S 104' W 208.7' TO POB EX S 45' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	351 05812
056023003003008000	0.519	ALTMAN, JEFFREY L.	$9,280	1945-RES
Address:		4016 PENNSYLVANIA JOPLIN, MO 64804		
Legal Description:		TR M-18 PT NW1/4 SW1/4 BEG 656.13' E & 112' N SW COR N 116.5' E 208.7' S 116.5' W 208.7' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	355 04106
056023003003007000	0.267	SMITH, ELLA L.	$8,720	1942-RES
Address:		4030 PENNSYLVANIA AVENUE JOPLIN, MO 64804		
Legal Description:		PT M-17 BEG 656.13' E & 15' N SW COR NW1/4 SW1/4 N 97' E 208.7' S 97' W 208.7' TO POB EX W 73.7' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	0360 04606
056023003010003001	0.537	LOCKE, MICHAEL K. & TANIA R.	$34,470	1996-RES
Address:		P.O. BOX 2004 JOPLIN, MO 64803-2004		
Legal Description:		GRIFFIN: LOTS 1-2 & 3	BOOK PAGE	345 01069
TOTALS	**14.73 ACRES**		**$397,210 ASSESSED VALUE**	

STREET RIGHT OF WAY TO BE INCLUDED

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD WHICH LIES SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF PARCEL #056023003002005000, THENCE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. INCLUDES ALL OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF THIS LINE TO A LINE WHICH BEGINS AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 42ST STREET AND HEARNE'S BOULEVARD, THENCE EAST TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ST STREET AND HEARNE'S BOULEVARD. ALSO INCLUDING THE RIGHT OF WAY OF 39TH STREET WHICH LIES EAST OF THE POINT WHICH 39TH STREET CONNECTS WITH HEARNE'S BOULEVARD TO A LINE WHICH BEGINS AT THE NORTHEAST CORNER OF PARCEL #056023003003002000, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 39TH STREET. ALSO INCLUDES A VACATED STREET WHICH LIES EAST OF PARCELS #056023003002005001AND #056023003002006000, SOUTH OF 37TH STREET AND NORTH OF 39TH

STREET. ALSO INCLUDES THE RIGHT OF WAY OF PENNSYLVANIA LYING SOUTH OF 39TH STREET AND NORTH OF 41ST STREET. ALSO INCLUDES THE RIGHT OF WAY OF 41ST STREET LYING EAST OF THE POINT IT CONNECTS WITH HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND PENNSYLVANIA, THENCE SOUTH TO THE SOUTHERN RIGHT OF WAY LINE OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF 41ST STREET AND NORTH OF 42ND STREET. ALSO INCLUDING THE RIGHT OF WAY OF 42ND STREET WHICH LIES EAST OF THE RIGHT OF WAY OF THE POINT IT CONNECTS WITH HEARNE'S BOULEVARD AND AT A NORTH SOUTH LINE BETWEEN THE NORTHEAST CORNER AND THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ND STREET AND VIRGINIA AVENUE.



REDEVELOPMENT PROJECT AREA 4

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

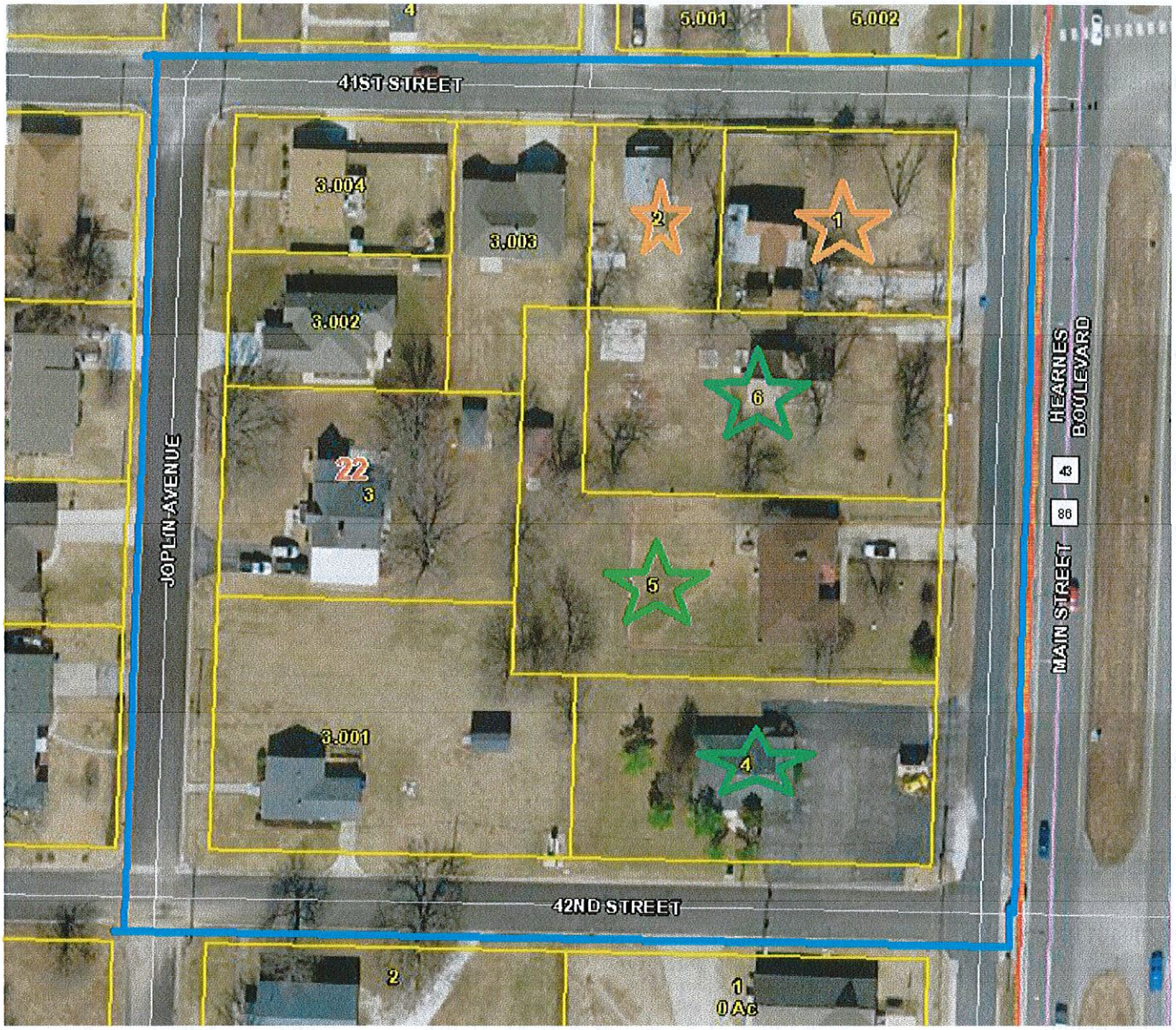
0560230030110010000	1.000	RKS Development, LLC.	$7,860-R	1936-RES
Address:		4029 MISSOURI JOPLIN, MO 64804		

Legal Description:		Lot 1,2,3 of Hughes Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	358 09788
056023003011002000	1.080	RKS DEVELOPMENT, LLC	$58,200-C	1986-COM
Address:				
Legal Description:		East 62' of Lots 18 & 19 and the West 52' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	328 02165
056023003011003000	0.520	SHEPHERD, SCOTT S.	$14.010-R	1945-RES
Address:		4230 VIRGINIA JOPLIN, MO 64804		
Legal Description:		Beginning at the SE Corner of Lot 20 of the Staples & Pabst 2 Subdivision, thence west 150', thence north 153.7, thence east 150', thence south 153.7 to POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	356 02415
056023003011004000	0.180	RKS DEVELOPMENT, LLC	$10,230-R	1967-RES
Address:		202 EAST 32ND JOPLIN, MO 64804		
Legal Description:		The east 150' and the north 53.7' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	362 04583
056023003016001000	0.350	KIENZLE, GARY L. & CARLENE	$16,700-R	1979-RES
Address:		4306 Virginia JOPLIN, MO 64804		
Legal Description:		The north 174' of Lot 29, except the west 115' of the north 174' of Lot 29 of Staples & Pabst 2 Subdivision of Section 23 Township 27 Range 33 of Newton County	BOOK PAGE	314 00269
056023003016002000	0.200	BIBENS, HARRY A. & DEBORAH	$6,010-R	1945-RES
Address:		108 EAST 43RD JOPLIN, MO 64804		
Legal Description:		The WEST 115' OF THE NORTH 174' OF Lot 29 of Staples & Pabst 2 Subdivision of Section 23 Township 27 Range 33 of Newton County	BOOK PAGE	301 00951
056023003016003000	0.070	GONZALEZ, OSCAR H. & LAURA	$670-R	Vacant-RES
Address:		4301 MAIN JOPLIN, MO 64804		
Legal Description:		North 50' of Lot 30 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	355 00783
056023003016004000	0.210	PERRY MANAGEMENT, LP	$2,070-R	Vacant-RES
Address:		P.O. BOX 514 CARTHAGE, MO 64836		
Legal Description:		East 62' of THE SOUTH 150' OF Lot 30 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	351 06683

		$115,750
	3.610	**ASSESSED**
TOTALS	**ACRES**	**VALUE**

STREET RIGHT OF WAY TO BE INCLUDED

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF A LINE BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND HEARNE'S BOULEVARD THENCE WESTWARD TO THE SOUTHWEST CORNER OF 41ST STREET AND HEARNE'S BOULEVARD, ALL OF THE RIGHT OF WAY LYING SOUTH TO A LINE WHICH BEGINS AT THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 43TH STREET AND HEARNE'S BOULEVARD, THENCE PROCEEDING EASTERLY TO THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 43TH STREET AND HEARNE'S BOULEVARD. ALSO INCLUDING ALL OF THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF 42ND STREET AND NORTH OF 43TH STREET. ALSO INCLUDING THE RIGHT OF WAY OF 43RD STREET LYING EAST OF HEARNE'S BOULEVARD AND WEST OF VIRGINIA AVENUE. ALSO INCLUDING THE RIGHT OF WAY OF 43TH STREET LYING EAST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF VIRGINIA AVENUE AND 44TH STREET, THENCE SOUTH TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF VIRGINIA AVENUE AND 43TH STREET.



REDEVELOPMENT PROJECT AREA 5

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

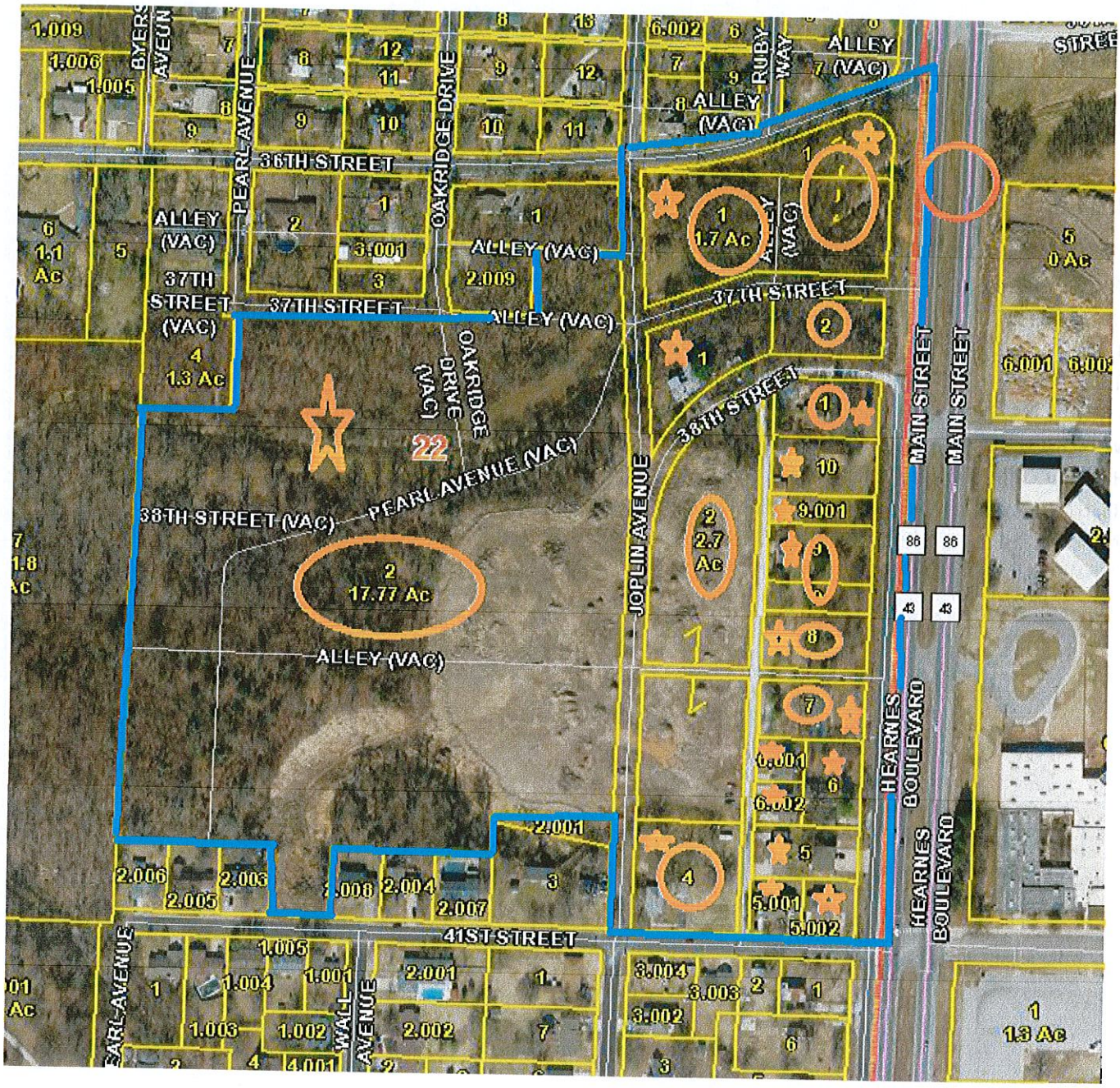
PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022004011001000	0.280	OX, L.L.C.	$6,750	1902-RES
Address:		1505-A W. 10TH JOPLIN, MO 64801		
Legal Description:		STAPLES & PABST 1: N1/2 LOT 1 EX W 70'	BOOK 0360 PAGE 07635	
055022004011002000	0.157	LUCAS, DAVID E.	$6,290	1920-RES

Address:		% HARLAN DAVID SMITH- TS2013 STELLA, MO 64867		
Legal Description:		STAPLES & PABST 1: W 70' N1/2 LOT 1	BOOK PAGE	356 03047
055022004011003000	0.413	SOOTER, KEVIN	$13,040	1930-RES
Address:		4115 JOPLIN JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: PT LOTS 2 & 11 BEG NW COR LOT 2 S 143.61' E 161.22' N 46.37' E 34.03' N 97.62' W 195' TO POB	BOOK PAGE	356 05572
055022004011003001	0.604	GARRISON, GEORGE O. & BARBARA	$9,820	1951-RES
Address:		4145 JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABSTS: BEG SW COR LOT 11 N ALG W LOT LN 134.88' E 161' S 37.38' E 34' S 97.50' W 195' TO POB	BOOK PAGE	352 08017
055022004011003002	0.198	REYNOLDS, BONNIE	$19,820	Vacant-RES
Address:		4107 S. JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST: PT LOT 2 BEG NW COR E 195' S 97.22' W 34.03' S 46.37' W 161.22' N 143.61' TO POB EX BEG 120' E OF NW COR E 75' S 97.62' W 34.03' S 46.37' W 41.22' N 143.58' TO POB ETC.	BOOK PAGE	0360 4170
055022004011003003	0.247	HEISLER, DORIS	$17,670	2008-RES
Address:		118 W. 41ST JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST BEG NW COR LOT 2 E 1200' TO POB E 75' S 97.62' W 34.03' S 46.37' W 41.22' N 143.58' TO POB	BOOK PAGE	358 02178
055022004011003004	0.198	STERNES, ELIZABETH A.	$5,980	1951-RES
Address:		4105 S. JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST'S: BEG NW COR LOT 2 E 120' S 71.81' W 120' N 71.81' TO POB	BOOK PAGE	360 3905
055022004011004000	0.436	VOLK, RICHARD E. & DIANE M.	$26,210	1972-COM
Address:		4130 HEARNE'S BLVD. JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: S1/2 LOT 12	BOOK PAGE	343 06795
055022004011005000	0.513	BOTTOROFF, JERRY R. & JUDITH ANN	$13,250	1965-COM
Address:		4118 S. MAIN JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: N1/2 LOT 12 & E 34' OF N 97.5' LOT 11 & E 34' OF S 97.5' LOT 2	BOOK PAGE	283 00228
055022004011006000	0.436	WILLIAMS, DAVID S.	$9,310	1900-COM
Address:		4601 HICKORY LANE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: S1/2 LOT 1	BOOK PAGE	0360 4973

		$128,140 ASSESSED VALUE
TOTALS	**3.482 ACRES**	

STREET RIGHT OF WAY TO BE INCLUDED

THE RPA WILL INCLUDE THE RIGHT OF WAY OF 41ST STREET LYING WEST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHWEST CORNER OF THE POINT WHERE 41ST STREET CONNECTS WITH JOPLIN AVENUE, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF JOPLIN AVENUE LYING SOUTH OF 41ST STREET AND NORTH OF 42ND STREET. ALSO INCLUDING THE RIGHT OF WAY OF 42ND STREET LYING WEST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ND STREET AND JOPLIN AVENUE, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 42ND STREET. ALSO WILL INCLUDING THE RIGHT OF WAY OF SOUTH JOPLIN AVENUE LYING SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND SOUTH JOPLIN AVENUE, THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF SOUTH JOPLIN AVENUE. ALL OF THE RIGHT OF WAY SOUTH OF SAID LINE TO A LINE BEGINNING AT THE SOUTHWEST CORNER OF 42ND STREET AND SOUTH JOPLIN AVENUE, THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF SOUTH JOPLIN AVENUE.



REDEVELOPMENT PROJECT AREA 6

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022004003005002	0.203	WOLTJER, DONALD D.	$21,350	1993-RES
Legal Description:		FREEMAN GROVE 5 BEG SE COR LOT 508 W 92.47' N 96.41' E 92.43' S 95.73' TO POB	BOOK PAGE	355 04569

055022004003005001	0.206	WOLTJER, DONALD D.	$22,680	1993-RES
Legal Description:		FREEMAN GROVE 5 BEG SW COR LOT 508 N 97.10' E 92.43' S 96.41' W 92.47' TO POB	BOOK PAGE	355 04569
055022004003005000	0.381	WOLTJER, DONALD D.	$44,370	1993-RES
Legal Description:		FREEMAN GROVE 5 (UNRECORDED) BEG NE COR LOT 495 S 89.73' W 184.87' N 91.09' E 184.82' TO POB	BOOK PAGE	355 04569
Address:		PO BOX 20 NEOSHO, MO 64850		
055022004003004000	0.814	RKS DEVELOPMENT III, LLC	$10,680	1950-RES
Legal Description:		M-14 PT NE1/4 SE1/4 BEING LOTS 494-497-506 & 509 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	285 00399
055022004003007000	0.425	RKS DEVELOPMENT, LLC	$16,800	1950-COM
Legal Description:		M-10 PT NE1/4 SE1/4 BEG 30' W & 400.6' SSE COR W 185' ETC A/K/A LOTS 464 & 473 FREEMAN GROVE 5 UNRECORDED ETC OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04585
055022004003008000	0.510	RKS DEVELOPMENT, LLC	$3,550	Vacant-RES
Legal Description:		LOTS 454 & 463	BOOK PAGE	0362 04585
055022004003009000	0.212	RKS DEVELOPMENT , LLC	$1,480	1928-RES
Legal Description:		FREEMAN GROVE 5: LOT 453, 444 & 445	BOOK PAGE	0362 04585
055022004003002000	2.700	RKS DEVELOPMENT, LLC	$3,410	Vacant-RES
Legal Description:		PT NE & SE1/4 BEING LOTS 432-433-436-437-440- 443-446-452-455-462 465-472-475-482 & 485 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04582
055022004005002000	17.770	RKS DEVELOPMENT, LLC	$8,280	Vacant-RES
Legal Description:		FREEMAN GROVE 5: LOTS 388-389-390-391-392-393 394-398-399-400-401-402-403-404-416-417-418-419-420 - 441-442-447-448-449-450-451-456-457-458-459-460-461-466-467-468-469-470-471-476-455-478-479-480-481-487-488-489-490- 491-492-493 & PT LOTS 486-498-499	BOOK PAGE	0362 04582
055022001033001000	1.510	RKS DEVELOPMENT, LLC	$1,290	Vacant-RES
Legal Description:		FREEMAN GROVE 4: LOT A-425 LY E OF ST	BOOK PAGE	0362 04582
055022004003001000	0.425	RKS DEVELOPMENT, LLC	$13,640	1940-RES
Legal Description:		N1/2 M-8 PT NE1/4 SE1/4 BEING LOTS 431 & 434 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04780
055022004001001000	1.700	RKS DEVELOPMENT LLC	$4,100	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOTS 422-423-424-	BOOK	0362

		426-427 & 428 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	PAGE	04582
Legal Description:		PT NE1/4 SE1/4 LOTS 429 & 430 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04582
Address:		202 E. 32ND JOPLIN, MO 64804		
055022004003006000	0.344	RENT JOPLIN.COM LLC	$9,310	1929-RES
Address:		530 S. VIRGINIA JOPLIN, MO 64801		
Legal Description:		PT NE1/4 SE1/4 LOTS 474-483 & 484 EX W 85' FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	354 06256
055022004003006001	0.146	LANDIS, ROBERT C. & BARBARA R.	$24,340	1952-RES
Address:		2820 IRON GATES ROAD JOPLIN, MO 64804		
Legal Description:		WITMERS 1: PT LOT 4 BEG 115' W NE COR W 80' S 135' E 80' N 135' TO POB	BOOK PAGE	0359 2434
055022004003006002	0.146	CARDEN, MAX & INA	$21,300	1992-RES
Address:		1615 W. ASH ROGERS, AR 72758		
Legal Description:		FREEMAN GROVE 5: W 85' LOT 484 & W 85' S1/2 LOT 483	BOOK PAGE	355 01690
055022004003009001	0.212	POTTER, JAMES L.	$1,480	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOT 439 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	351 12099
055022004003010000	0.425	POTTER, JAMES L.	$10,330	1940-RES
Legal Description:		S1/2 M-8 PT NE1/4 SE1/4 LOTS 435 & 438 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	351 12099
Address:		3806 S. MAIN JOPLIN, MO 64804		
TOTALS	**28.577 ACRES**		**$219,780 ASSESSED VALUE**	

STREET RIGHT OF WAY TO BE INCLUDED

THE RPA WILL INCLUDE THE RIGHT OF WAY OF JOPLIN AVENUE LYING SOUTH OF 36TH STREET AND NORTH OF 41ST STREET. ALSO WILL INCLUDE THE RIGHT OF WAY OF 37TH AND 38TH STREET LYING WEST OF HEARNE'S BOULEVARD AND EAST OF JOPLIN AVENUE. ALSO INCLUDES ANY PORTION OF 38TH STREET WHICH HAS BEEN VACATED. ALSO INCLUDING THE RIGHT OF WAY OF SOUTH JOPLIN AVENUE LYING SOUTH OF 36TH STREET AND NORTH OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF 39TH STREET LYING WEST OF HEARNE'S BOULEVARD AND NORTH OF 41ST STREET. ALSO INCLUDES ALL ALLEYS WITHIN THE RPA SHOWN ON THE ABOVE MAP, VACATED OR OTHERWISE. ALSO INCLUDES THE VACATED PORTIONS OF PEARL AVENUE AND OAKRIDGE AVENUE SHOWN ON THE ABOVE MAP.

TOTAL ACRES ALL RPAs 83.67 TOTAL ASSESSED VALUE ALL RPAs $1,437,105

NOTICE & DISCLAIMER: The assessed values listed in this exhibit, and part of the Redevelopment Plan, are listing of the assessed values as best known at the time the Redevelopment Plan was drafted. In accordance with the Missouri Revised Statutes 99.855, the county assessor shall certify the assessed value of the Redevelopment Area, after adoption the Plan, and the imposing of Tax Increment Financing within the Redevelopment Area. Any values listed prior to the certification by the County Assessor, is an estimate only.

CURRENT CONDITIONS

LAND USE & TRANSPORTATION

The City of Joplin, Missouri had a population of an estimated 49,526 in 2012, as estimated by the State Demographer. The population growth since the 2000 census is estimated at 8.8%. The median household income was $35,884 in 2012, compared to the State average of $45,321, and the per-capita income was $22,671. The City has experienced one of the worst natural disasters in US history in 2011, when an F-5 tornado ripped through the City causing an estimated 2.8 billion in damage and taking the lives of 161 people. The tornado has thrust the City into a redevelopment mode to reconstruct existing businesses, homes, and to further foster new development to replace businesses, jobs, homes, and tax base that was lost due to the storm, while continuing to further the pre-tornado reputation of Joplin as a growing community. The general area proposed for the Redevelopment Area has been an area in "transition" for the past several years. Prior to the construction of I-44, the Area was a residential area, with many homes constructed just after the turn of the century. With the increased traffic from I-44, some businesses developed along the frontage of Hearne's Boulevard, also called Main Street, and State Highway 43. Most all of the commercial development occurred by converting existing residential buildings to commercial use. None of the businesses along the section of Main Street from I-44 to 32nd Street have become or were major or destination type businesses. No major commercial development has occurred within the Area in the past several decades. While outside the proposed Redevelopment Area, it is worthy to mention the conversion of the corner of 32nd Street and Main at the Southeast corner. A new CVS Pharmacy was developed there in 2014. It needs to be noted that while CVS located there to benefit being close to the new Mercy Hospital and capturing the traffic off Main Street, but also the traffic on 32nd Street, which is a major east-west artery within the City. Traffic count averages 17,500 cars per day, depending where a count is taken. The area is located just north of I-44, a major national interstate, which was constructed in the 1950s that has a current traffic count of 30,627 just prior to the exit point on the Interstate onto Main Street from the East. The Count on Main Street just after the exit point from I-44 is 15,532, it then escalates at the 41st traffic light and the Elementary School to 22,839, which would factor in the localized traffic created by the School. The traffic count at the 32nd Street intersection with Main and 32nd Street is 18,244. All traffic count numbers were obtained from the Missouri Department of Transportation 2013 Traffic Volume Maps. These numbers demonstrate that Main Street is a major conduit of traffic from I-44 to other points within the City.

MAJOR DEVELOPMENT THAT MAY OR SHOULD IMPACT THE AREA

A Major development has recently occurred, or in the process of occurring, which is the relocation of the Mercy Hospital campus to just south of the intersection of I-44 and Main Street. The new campus will open in the spring of 2015. The facility will be an estimated 600,000 square feet, which is four times the size of their old facility, which was destroyed by the 2011 tornado. The facility will employ an estimated 1,500 people. The development will have a major impact upon the area, changing traffic patterns and influencing new development. The patients, and family, combined with the employees,

which will traverse to and from the facility will have an impact on retail patterns, both within the neighborhood, and the region. It is anticipated that the facility will attract people from the entire four state region, due to the advanced medical services to be provided. While it is easy to surmise that the entire Redevelopment Area will burst with new retail development due to its geographic close proximity to the new Mercy Hospital, and the projected new traffic which may traverse along Main Street to gain access to the Hospital from the north. There is no question in that there will be increased traffic, and most likely increased demand for services and goods as a result of the opening of the Hospital, however such demand may, or may not, develop within the proposed Redevelopment Area. The employees, patients, and family members will have the free choice of obtaining goods and services outside the proposed Redevelopment Area. Prospective retailers would, or will, most likely prefer to be as close and convenient as possible to the Hospital in order to capture the business generated by the Hospital, however they cannot pay in excess of the financial return of their business for the property and the development of the property. There are, or will be "greenfield choices" available to prospective retailers and developers. Greenfield Developments are defined as new developments, whereby all infrastructure is in place, no demolition or mitigation cost. The proposed Redevelopment Area is currently not a Greenfield Development, due to the need to upgrade infrastructure and demolition of existing structures.

IMPROPER PLATTING AND SUBDIVISION OF AREA

The Area is primarily a neighborhood residential area, however, over the past 20 years or so the area has been in transition with several businesses acquiring property fronting Main Street and converting the residential properties to commercial. Most of the conversions acquiring residential properties and simply changing the use to commercial without major renovations, and not having to comply with building codes in years past that are mandatory today. Since the conversions of most of these businesses, the size of retail properties, design, and building codes have changed substantially. Today the average size lot for a standalone retail store is an estimated 1.5 acres, or an estimated 65.340 square feet. Most buildings are of masonry construction and vary in size from 1,500 to 7,500 square feet, depending on the use. The current building codes also requires that all commercial properties that are open to the general public to be in compliant with the handicap access requirements, and many other safety compliant conditions. Most historic residential conversions to commercial that were converted in years past would not comply with current market or regulatory conditions for commercial use. Additionally, most of the lots were, or are, very small in size. Within the proposed Redevelopment Area there Are 101 total parcels, with a total of 4,418,091 square feet. Two of the 101 parcels contain 21.8 acres, or 949,658 square feet, and two of the smallest parcels combined have 9,424 square feet. If the four parcels described are removed from the total 4,418,091 square feet in order to remove the largest and the smallest parcels in order to reflect a reasonable average parcel size, the average parcel size would be 35,659 square feet, or 0.81 Acres, far from what would be needed for current day commercial properties. If just the frontage along Main Street were considered, then the actual average size would be less than ½ acre, removing property, such as the School property from the total. Within the proposed Redevelopment Area the average age of the residential and commercial structures is 59 years. The total assessed value is $1,460,635 and the appraised value according to the Newton County Assessor is $6,997,699. The proposed Redevelopment Area has a total of 60.742 acres of residential classified property by the Newton County Assessor, 6.67 acres of agricultural property, 11.55 acres that are tax-exempt, both publicly owned, and religious. The is currently only 7.153 acres of commercial property compromising only $351,000 of assessed value or $1,138,945 of appraised value, or 16.3% of the total current value of the proposed Redevelopment Area. When considering locating and or expanding a business prudent business operations use a Return on Assets and or Sales to Capital Employed Ratio when evaluating a business investment. These common ratios are defined as follows.

Return on assets (ROA) is a financial ratio that shows the percentage of profit that a company earns in relation to its overall resources (total assets). Return on assets is a key profitability ratio which measures the amount of profit made by a company per dollar of its assets. It shows the company's ability to generate profits before leverage, rather than by using leverage. Unlike other profitability ratios, such as return on equity (ROE), ROA measurements include all of a company's assets – including those which arise from liabilities to creditors as well as those which arise from contributions by investors. So, ROA gives an idea as to how efficiently management use company assets to generate profit, but is usually of less interest to shareholders than some other financial ratios such as ROE. Return on assets gives an indication of the capital intensity of the company, which will depend on the industry. Capital-intensive industries (such as railroads and thermal power plant) will yield a low return on assets, since they must possess such valuable assets to do business. Shoestring operations (such as software companies and personal services firms) will have a high ROA: their required assets are minimal. The number will vary widely across different industries. This is why, when using ROA as a comparative measure, it is best to compare it against a company's previous ROA figures or the ROA of a similar company.

Calculation (formula)

Return on assets is calculated by dividing a company's **net income** (usually annual **income)** by its total assets, and is displayed as a percentage. There are two acceptable ways to calculate return on assets: using total assets on the *exact date* or *average* total assets: ROA = Net Income after tax / Total assets (or Average Total assets)

Sales to Capital Employed Ratio Definition: Sales to Capital Employed Ratio is used to measure the firm's ability to generate sales revenue by utilizing its assets. A higher ratio is preferable to lower one (retail companies such as supermarkets tend to have higher ratios).

Formula:

Sales to Capital Employed Ratio = (Sales / Capital Employed) * 100%

In summary these common sense terms demonstrate that a business cannot pay or invest more in a facility than the facility can generate in adequate profit to return the funds invested, plus a reasonable profit. When evaluating a location a developer, or business, must factor in all cost and compare such cost with other choices in the market. Unless the Area undergoes a planned Redevelopment, the Area is most likely to remain the same due to the development challenges facing individual businesses and developers. Consider the fact that most businesses will need an estimated 1.5 acres or a minimum of 65,000 square feet of land to construct a new standalone facility. Considering that the average size of existing lots fronting Main Street is only an average of 30,000-38,000 square feet, (Please see the RPA maps, which show the Assessor's map for the Area end the size of each parcel), and the parcels will most likely have aged residential structures upon the site, (See the age listing in the RPA property information). The prospective business will have to be able to acquire a minimum of two lots which are adjoining in order to have a large enough lot. The property will need to be rezoned; the residential structures will need to be demolished, or removed. Most likely existing sewer, water and electric lines will need to be relocated and or upgraded. All of these factors add cost to the location. The purchase price of the parcels is a major factor. Whenever a neighborhood is in transition property owners seem to get a perceived idea of value of their property which exceeds the market. Combining the cost of property with all other cost and complications, it would be an easy choice for developers/businesses to look for other Greenfield sites within the City to locate. While the City may be able to capture a new business that selects a Greenfield site within the City, the condition of the Main Street Area remain the same and not redevelop. Unless new planned development, and new public improvements are made within the proposed Redevelopment Area the adjoining residential neighborhoods will suffer and the deteriorating conditions along the frontage of Main Street will continue to deteriorate, and the tax base will decline. The current average appraised value per square foot in the proposed Redevelopment Are is $1.67 per square foot.

Some of the conditions within the Redevelopment Area which must be corrected before any significant Redevelopment will occur is listed and defined below:

VACANT AND DETERIORATING STRUCTURES: Within the Redevelopment area there are an estimated 70-80 structures, ranging from single family structures with outbuildings, commercial structures, mostly converted residential structures, and some public use structures, such as school buildings and a police sub-station. There is a major apartment complex, and several smaller multi-family structures. The average age is 59 years for the structures, based on an average of the year of construction assigned by the County Assessor. Several structures are vacant and in bad condition. Most all are In RPA 6, (See Map), along 37th Street and fronting Main that are vacant, abandoned, and in poor repair. The total number of single-family homes that are vacant is four. In addition to the single family homes the apartment building known as Village Oaks Apartments, located adjoining the Stapleton Elementary School at 41st & Main. The apartment complex has an estimated 64,000 total square feet of buildings, with 64 total units, however it is estimated that over 50% of the units are vacant. It is clear by observing the outside of apartment building, that aside from imposing a visual eyesore in the Area, it is also imposing a safety issue at a minimum and likely a health issue in addition. The proposed Developer, RKS Development, LLC, purchased a parcel within the Redevelopment Area, known as the Capri Motel, and demolished and removed the old motel property. It was not vacant, but was being used as a hotel/motel where rooms were rented by the week or month. The structure and improvements were in very poor shape. The facility had a local reputation for excessive police calls for various disturbances and crimes. Following is a summary of the past five years of police reports just to the apartment property, which is next door to the Elementary School. In addition, copies of the Fire Marshal Reports on code violations on the apartment buildings are herein provide.

POLICE REPORTS/CALLS TO THE VILLAGE OAKS APARTMENTS AT 3901 SOUTH HEARNE'S BOULEVARD: From 2009 through July of 2014 a total of 135 police/911 calls were received by the Joplin Police Department Dispatcher. Copies of the police calls were obtained and tabulated to determine the crime impact the apartment complex had on the neighborhood. Of the 135 calls, 23 were for theft related activities, 56 were for disturbances of various type, including property damage, 20 were for excessive noise created by other tenants, 13 were for drug and alcohol issues, 23 were for domestic issues, and sex related issues, such as rape, and 23. The peak number of calls came from years 2010, which

had 74 in one year. The calls have tapered off, but so has the occupancy of the complex. It is currently estimated that 50% of the complex is vacant.

FIRE MARSHAL INSPECTIONS OF THE VILLAGE OAK APARTMENTS AT 3901 SOUTH HEARNE'S BOULEVARD: Copies were obtained from the Joplin Fire Marshal of inspection and violation reports of inspections by the Fire Marshal conducted in September of 2013. The violations were issued in June of 2014. Copies of the violation notice is attached below. Violations consist of lack of emergency lighting, building lacking interior and exterior finish, lacking fire extinguishers, smoke detectors, electrical issues, and improper use of units as storage. The complex had 16 separate code violations, with 26 total violations in all.

CITY OF JOPLIN MISSOURI

JOPLIN FIRE RESCUE EMS

FIRE MARSHAL
Dale Brooks
Joplin Fire Department
303 E Third Street
Joplin, Missouri 64801
Phone: 417-674-0820 ext 307
Fax: 417-625-4709

Joplin Violation Notice

Wednesday June 4, 2014

VILLAGE OAKS APARTMENTS
3901 S HEARNES BLVD
Joplin, MO 64804

An inspection of your facility on Thursday September 12,... revealed the violations listed below.

ORDER TO COMPLY: Since these conditions are contrary to law, you must correct them upon receipt of this notice. An inspection to determine compliance with this Notice will be conducted on .

If you fail to comply with this notice before the reinspection date listed, you may be liable for the penalties provided for by law for such violations.

Violation Code	Article	Division	Page	Count
12.111. Exit Signs needed or missing		I	88	1
Building E Emergency light is out Exit Sign is out Building D Exit light is out Exit Sign is out Building C Exit Light is out Exit Sign is out Building B No Exit lights or Signs Building A Exit sign is out Emergency light is out				
12.111. Exit Signs needed or missing		I	88	1
12.110. Exit Illumination/ exit signs not illuminated		I	88	1
12.110. Exit Illumination/ exit signs not illuminated		I	88	1

06/04/20... 08:16 Page 1

CITY OF JOPLIN MISSOURI

JOPLIN FIRE EMS RESCUE

FIRE MARSHAL
Dale Brooks
Joplin Fire Department
303 E Third Street
Joplin, Missouri 64801
Phone: 417-624-0820 ext 307
Fax: 417-625-4709

Joplin Violation Notice

Wednesday June 4, 2014

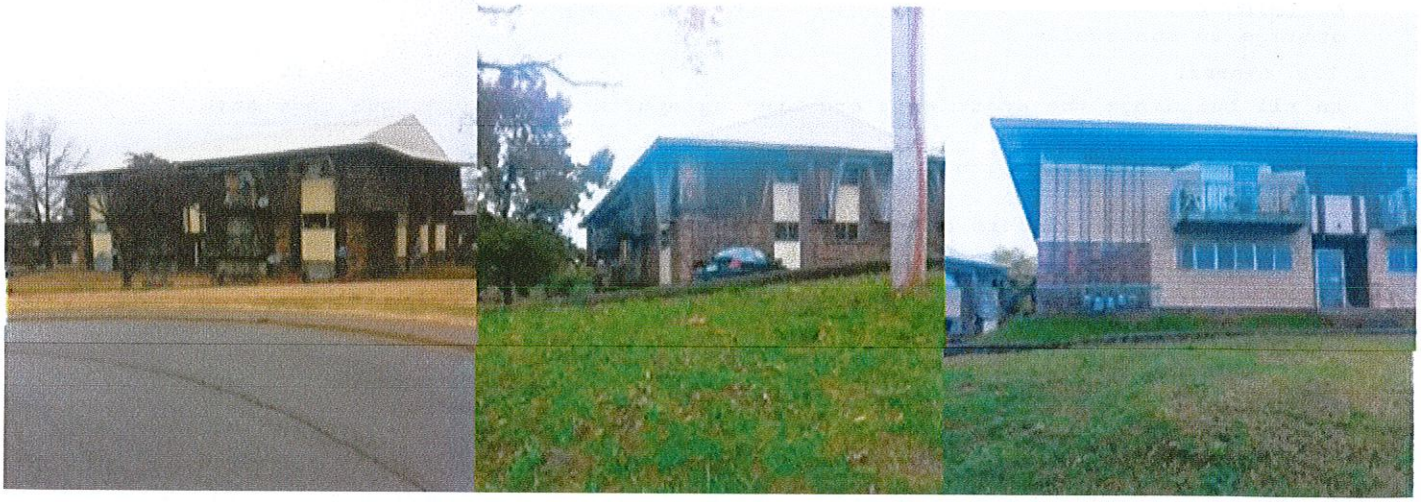
VILLAGE OAKS APARTMENTS
3901 S HEARNES BLVD
Joplin, MO 64804

10.603. Interior Wall and Ceiling Finishes	VI	74	1
Building E wall fire barrier is not intact in laundry room Building B wall fire barrier is not intact in laundry room Building C Drywall/Fire Barrier not intact 2nd and 3rd floors			
10.603. Interior Wall and Ceiling Finishes	VI	74	1
12.106. Emergency lighting missing or not working	I	86	1
Building E outside door entering into building is missing Building A outside door entering into building is missing			
12.108. Exit Corridors	I	88	1
Building D Storage in stairwells Building B Storage in stairwells			
12.201. General	II	89	1
in all buildings the apartments are missing apartment numbers. per code have to be 3 inch in size.			
10.301. Premises Identification	III	62	1
Building D Missing apartment numbers on outside of building			
10.201. General	II	61	1
All building have open eves and missing siding on outside of building			

PHOTOS OF VACANT BUILDINGS, BUILDINGS IN BAD REPAIR, AND DETREATING SITE CONDITIONS



PHOTOS OF APARTMENT COMPLEX CONDITIONS



The presence of vacant buildings certainly places a blighted condition upon an Area according to a study and report by the National Vacant Properties Campaign, The study found that "The costs imposed by a single vacant building are not contained. If left alone, that building can trigger a costly spiral of blight. With each arson or lot filling up with garbage comes further incentive for the remaining residents and businesses to flee. To stem these problems it is important for municipalities to address the issue early. In Renewing the Urban Landscape: The Dilemma of Vacant Housing, the authors describe the issue of vacant and abandoned property as a self-feeding problem. "In blighted neighborhoods that adjoin abandoned ones, existing homeowners face stagnating or declining property values. Unscrupulous real estate agents play on these fears by inducing existing residents to sell cheaply in order to maximize profits at the expense of incoming families. Although this property is still generating revenues for the city, the combination of high resale prices and high tax rates discourage maintenance of such structures. In this way, communities in transition start to look shabby and run-down. Businesses see their profits dwindle and are unlikely to remain in such locales."43 Part of the reason abandonment becomes contagious is that "it makes it harder for people to sell their homes or because it leads banks to lower appraisals or deny loans entirely on blocks with abandoned properties."44

The Report proceeds further and provides and evaluation of the impact upon the City and property owners, a reprint of that segment of the report is reprinted below:

Vacant Properties

The True Costs to Communities

Costs of Municipal Services

Vacant properties have been neglected by their owners, leaving it up to city governments to keep them from becoming crime magnets, fire hazards, or dumping grounds. In some communities, attending to vacant and abandoned properties can overwhelm city resources. The police and fire departments bear the brunt of the responsibility, along with building inspection and code enforcement units. But most municipalities have staff from several departments addressing the care of vacant properties: legal offices, public works, housing, and real estate services all deal with vacant properties. In Philadelphia, at least fifteen public agencies, not including the police and fire departments, have a role in the management of public land.10 Vacant property management also demands coordination among local governments, such as county health departments, tax collectors and assessors.

Crime

Vacant properties often become a breeding ground for crime, tying up an inordinate amount of police resources. The City of Richmond, VA conducted an analysis of citywide crime data from the mid-90s. Of all the economic and demographic variables tested, vacant/abandoned properties had the highest correlation to the incidence of crime.11 Another study focusing on crime in abandoned buildings in Austin, Texas found that crime rates on blocks with open abandoned buildings were twice as high as rates on matched blocks without open buildings. The survey also found that "41 percent of abandoned buildings could be entered without use of force; of these open buildings, 83 percent showed evidence of illegal use by prostitutes, drug dealers, property criminals, and others. Even if 90 percent of the crimes prevented are merely displaced to the surrounding area, securing abandoned buildings appears to be a highly cost-effective crime control tactic for distressed neighborhoods."12 A crime-prevention tactic that has gotten much attention in recent years is directly related to vacant, neglected, and abandoned property. According to George Kelling and James Q. Wilson, "The Broken Window Theory" holds that "If the first broken window in a building is not repaired, then people who like breaking windows will assume that no one cares about the building and more windows will be broken... The disorder escalates, possibly to serious crime." Wilson and Kelling suggest that it is the nature of the physical environment that leads to an increase in criminal activity.13 While the monetary costs of addressing the crime associated with abandoned buildings has not been calculated, it is clear that vacant properties burden police departments.

Arson and Accidental Fires

In 1999, firefighters in Worcester, Massachusetts entered a vacant cold storage building that was aflame to search for a homeless couple reported to have been in the building. Two firefighters became disoriented, and others went to their aid. Six became trapped and died in the fire. The homeless couple had left the premises after the fire began.16 The firefighters' deaths became national news as one of the major costs of vacant properties became all too clear. The US Fire Administration reports that over 12,000 fires in vacant structures are reported each year in the US, resulting in $73 million in property damage annually. Fires are likely in vacant properties because of poor maintenance, faulty wiring, and debris. In the winter, homeless people burn candles for light and heat and may even bring in outdoor grills. But more importantly, vacant buildings are a primary target of arsonists. More than 70 percent of fires in vacant or abandoned

buildings are arson or suspected arson. Such fires strain the resources of fire departments. Because vacant buildings often contain more open shafts, pits, and holes that can be an invisible threat to firefighters, the cost of fighting those fires is more than financial. The National Fire Protection Association (NFPA) estimates that 6,000 firefighters are injured every year in vacant or abandoned building fires.17

Public Nuisances and Health

Vacant and abandoned properties require a disproportionate amount of public maintenance. In addition to securing buildings against criminal activity, local governments must clean and care for them to prevent a buildup of trash, illegal dumping, and rodent infestations. In some cases, abandoned properties contain toxic waste, particularly in the case of abandoned industrial buildings.18 Most municipalities have adopted ordinances that allow them to clean, board, and secure abandoned buildings. For example, in Roanoke, Virginia, the city has taken a tougher stance on properties deemed health and safety hazards. If a property is deemed a hazard by the city the owner is given thirty days to ameliorate the problem. If no action is taken, the city will solicit input from the neighborhood, do asbestos and lead abatement, solicit demolition bids, raze the house, and place a lien on the property to try to recoup the demolition costs.19 Cities spend significant funds on these activities. "In Trenton, New Jersey during the 1990's, these dedicated resources (depending on the amount allocated for demolition) ranged from $500,000 to well over $1 million per year."20 Over a five-year period, St. Louis spent $15.5 million, or nearly $100 per household, to demolish vacant buildings.21 Detroit spends $800,000 each year just to clean vacant lots.22 Demolishing crumbling vacant buildings does not completely eliminate the costs associated with abandonment. The resulting vacant lots still require maintenance. A study of vacant lots in Philadelphia estimated that the city and closely related public agencies spent $1.8 million annually on cleaning vacant lots. At the current level of activity and assuming a three percent inflation rate. This adds up to $49.6 million over the course of twenty years.23 The study only included the costs of five out of the fifteen agencies that have a role in vacant property management.24 Rehabilitation is clearly a better choice. An examination of the St. Paul, Minnesota budget for maintenance and security costs associated with vacant buildings revealed that while demolition saves $4,697,25 the rehabilitation of a vacant building will save an estimated $7,141 in maintenance costs over a twenty-year period. Managing vacant properties ties up the time of municipal employees and the resources of municipal taxpayers. At the same time, these properties depress the value of other properties and generate little or no tax revenue themselves.

Lower Property Values

Vacant properties generate little in taxes – but, perhaps more importantly, they rob surrounding homes and businesses of their value. In a 2001 study, researchers from Philadelphia found that houses within 150 feet of a vacant or abandoned property experienced a net loss of $7,627 in value. Properties within 150 to 300 feet experienced a loss of $6,819 and those within 300 to 450 feet experienced a loss of $3,542 (see diagram below).

Philadelphia researchers also found "that all else being equal, houses on blocks with abandonment sold for $6,715 less than houses on blocks with no abandonment."33 A University of Minnesota study also evaluated the fiscal benefits the city of St. Paul would receive if it renovated abandoned housing. The study found that vacant properties negatively affected neighborhood property values, reducing the city's tax base. While a renovated property did not negatively affect surrounding property values, demolishing a vacant building and leaving a vacant lot in its stead led to "$26,397 in lost property tax revenue over a twenty-year period."34 These lower property values represent a hit in the pocketbook

for both homeowners and the city. But a focused effort to bring vacant properties back can restore value – and taxes – for the city.

Costs to Homeowners

Living in a neighborhood with many vacant and abandoned properties exacts many costs on homeowners. As discussed above, it leads to decreased property values, which can devastate a family's financial security. When neighborhood populations decline and properties become vacant, a smaller number of residents bear a greater proportion of the city's tax burden. This fact is particularly relevant in lower-income neighborhoods and among residents without the resources or the desire to leave their neighborhood. And there are other, less easily measured costs of owning a home in an area with vacant properties – costs that are both fiscal and psychological.

Higher Insurance Premiums

The proximity of vacant and abandoned properties makes obtaining homeowner's insurance, mortgages, and loans for home improvements more difficult. Insurance companies pay attention to what is going on in a neighborhood; this can mean increased premiums or even policy cancellations for those homeowners living close to an abandoned property. Determining how vacant and abandoned properties influence the cost of homeowners insurance is difficult at best. There are a number of variables involved in the setting of premiums and many insurance companies hold their underwriting manuals to be proprietary. An interview with an insurance agent in Washington, DC representing a national insurance company revealed that the presence of a "high hazard" property (which includes condemned properties) within forty feet of a solid masonry building and 100 feet of a non-masonry building would lead to a cancellation or non-renewal of an insurance policy.41

Poorer Quality of Life

Vacant properties degrade quality of life for remaining residents. Genesee County Treasurer Daniel T. Kildee tells the story of a Flint resident. "I met a woman who bought her house a decade ago, so proud to be a new homeowner. She took good care of her home and her family, and has seen the properties on both sides of her home burn and sit abandoned for many years. Finally under our program (see From the State House to Your House on page 8), we took control of the adjacent properties and have scheduled them for demolition and to transfer to her as part of our side-lot program. Sadly, our program was not in place for many years as she watched the neighborhood slowly slip away. This is a woman that saw her single greatest financial investment become valueless – not due to the condition of her home, but due to the neglect of the property that surrounds her. She only had two choices: stay and maintain her home and make her mortgage payments, or abandon the property and ruin her credit and her home. That is a story that has repeated itself in our community a thousand times over, with a far less happy ending."42 With abandoned buildings comes social fragmentation. Individuals who live in communities with an increasing number of vacant buildings begin to feel isolated, weakening the community as a whole. A large number of vacant buildings in a neighborhood symbolizes that no one cares, increasing the likelihood that property values will continue to decline and that further abandonment will set in. In the case of vacant properties, the problem is out in the open, for all to see. The aesthetic impact of abandoned properties, while not easily quantified in dollars, is another cost.

The Spiral of Blight: The Cumulative Impact of Vacant Property

The costs imposed by a single vacant building are not contained. If left alone, that building can trigger a costly spiral of blight. With each arson or lot filling up with garbage comes further incentive for the remaining residents and businesses to flee. To stem these problems it is important for municipalities to address the issue early.in renewing the urban landscape: The Dilemma of Vacant Housing, the authors describe the issue of vacant and abandoned property as a self-feeding problem. "In blighted neighborhoods that adjoin abandoned ones, existing homeowners face stagnating or declining property values. Unscrupulous real estate agents play on these fears by inducing existing residents to sell cheaply in order to maximize profits at the expense of incoming families. Although this property is still generating revenues for the city, the combination of high resale prices and high tax rates discourage maintenance of such structures. In this way, communities in transition start to look shabby and run-down. Businesses see their profits dwindle and are unlikely to remain in such locales."43 Part of the reason abandonment becomes contagious is that "it

makes it harder for people to sell their homes or because it leads banks to lower appraisals or deny loans entirely on blocks with abandoned properties."44

STORM WATER MANAGEMENT-MITIGATION: Any new development, be it a single building, or a large development or redevelopment, such as is proposed for the Redevelopment Area, it is required by the City of Joplin, as it is by most all cities, to manage the storm water runoff from the impervious surfaces created by the development, this entails roof surface as well as concrete and pavement surfaces. Such impervious surfaces will escalate and increase the amount of storm water runoff from the individual property, sine the impervious surfaces created by development prevents the storm water from being absorbed into the soil. The runoff must be managed so as not to increase the storm water runoff on the neighboring properties. A description of storm water runoff and the effect it has on the environment is provided below, a reprint from an informational brochure provide by the Corp of Engineers. The usual process is to construct individual storm water basins, or regional storm water basins to catch and hold the storm water to allow the runoff to either evaporate or allow the runoff to be managed and runoff more slowly into the area storm water sewers, either installed piping or surface ditches. The City, under its regulatory authority will allow for regional storm water basins, underground storm water storage, or even buying out the obligation of installing a storm water basin or control, and contributing to a pool of funds which the City would use the funds to control regional storm water. The proposed Redevelopment Area is within a unique situation. It is located within the drainage area of a stream or streams, which are regulated by the Corp of Engineers. These streams arte called "blue-line streams" by the Corp, since they show up on USGS maps as "blue lines". The Corp of Engineers have regulatory authority over these streams, not to just regulate storm water control, but to preserve the natural streams. Their mission and authority is to preserve and restore urban natural streams and wildlife areas, thus the Corp of Engineers Authority will supersede the authority of the City and regulate the storm water runoff so as to protect the streams. Within the proposed Redevelopment Area there exist the basin of a stream and tributaries that are part of a stream which starts to the far eastern part of the City and runs into a massive stream system within the City and ultimately empties into Shoal Creek. Several arteries of the streams runs within the City. A general map of these streams are provide below for the general Redevelopment Area. The mission and legal obligation of the Corp of Engineers is to preserve the natural stream and restore it, under the "Clean Water Act", including wildlife and vegetation. The Corp of Engineer requires that a 'Mitigation" plan be prepared and submitted for their review and approval of how the stream will be preserve and restored, which includes how the storm water will be managed in the Area, how the stream will be restored, and how the natural habitat will be restored and preserved. Other regulatory agencies, such as the Missouri Department of Natural Recourses and the City will be entitled to review and comment upon the Mitigation Plan, but the Corp of Engineers will have full regulatory authority. Once the Plan has been reviewed and approve, which takes an estimated one year, the Corp will issue a permit to the Developer, granting a period of time to complete the Mitigation Plan. The proposed Developer, RKS Development, LLC, has submitted a mitigation plan to the Corp of Engineers. The Corp has conducted some review, but have not yet approved the mitigation plan submitted. The estimated cost of the mitigation plan is a minimum of $4 million, which is only the direct cost of stream improvements and not the infrastructure to collect and control the storm water. Much of the other storm water cost are included in other cost, such as excavation and site cost.

EGIS, Inc. – Environmental Consulting 314 South Main Street ■ Bentonville, AR 72712
(479) 271-9252 ■ (800) 718-2492 ■ (479) 271-8627 (fax)
www.EgisEnv.com

Aerial Photography

Airport Expansion Studies, EDDA

Alternative Analyses

Aquatic Habitat Restoration

Endangered Species

Environmental Site Assessments

Environmental Impact Statements

Erosion Control Planning

Fisheries & Stream Flow

Flora, Fauna & Habitat Surveys

GPS Survey & Mapping

Indoor Air Quality

Mitigation

Mr. Kuehn;

Please find the attached map that illustrates four streams located on the 34th Street Development area (Streams 1, 2, 3 and 4). These streams have been verified by the Corps of Engineers to be within their jurisdiction. Attached is also a jurisdictional determination letter from the Corps of Engineers addressing that these streams are considered jurisdictional. We are in the middle of the Section 404 permit process *regarding a request for a permit to impact about 3360 linear feet of these low quality* streams to be able to develop the site as planned. This is following the Corps sequencing process of avoidance, minimization and compensation (mitigation). It is anticipated that mitigation will be required to place 3360 linear feet of stream into underground piping system. To mitigate this impact a mitigation plan has been developed that will involve enhancement of approximately 1300 feet of stream on site and 6700 feet of adjacent stream located downstream of the development site. Cost estimates of the stream mitigation work have been estimated at roughly $2.5 to $3.5 million.

Sincerely,

Manuel Barnes, PWS
EGIS



BLUE-LINE" STREAM MAP OF REDEVELOPMENT AREA

DEPARTMENT OF THE ARMY
LITTLE ROCK DISTRICT, CORPS OF ENGINEERS
POST OFFICE BOX 867
LITTLE ROCK, ARKANSAS 72203-0867
www.swl.usace.army.mil/

December 10, 2013

Regulatory Division

FILE No. **SWL-2013-00312**

Mr. Manuel Barnes
EGIS, Inc.
314 South Main
Bentonville, Arkansas 72712

Dear Mr. Barnes:

Please refer to your letter of August 16, 2013 , concerning a waters of the United States determination of a development known as the 34th street project, in sections 22 and 23, T. 27 N., R. 33 W., Joplin, Newton County, Missouri. This letter will provide information on the extent of the waters of the United States, including wetlands, on the property and the Department of the Army permit requirements pursuant to Section 404 of the Clean Water Act (33 U.S. Code 1344).

My site inspection revealed that the property may contain areas that meet the definition of wetlands and waters of the United States, as determined by the 1987 Corps of Engineers Wetlands Delineation Manual and Regional Supplements, appropriate guidance, and Department of the Army regulations. Approximately 5,318 linear feet of stream were identified. No wetlands were observed onsite. The approximate location of these areas is shown on the enclosed map of the site.

This letter contains an Approved Jurisdictional Determination for your subject site. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 Code of Federal Regulations (CFR) Part 331. Enclosed you will find a Notification of Appeals Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA for to the Southwestern Division Office at the following address:

Mr. Elliott Carman
Administrative Appeals Review Officer (CESWD-PD-O)
U.S. Army Corps of Engineers
1100 Commerce Street, Suite 831
Dallas , Texas 75242-1317

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete; that it meets the criteria for appeal under 33 CFR part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP.

It is not necessary to submit an RFA form to the Division Office if you do not object to the determination in this letter.

This approved jurisdictional determination is valid for a period of 5 years from the date of this letter unless new information warrants revision of the determination before the expiration date.

Please be advised that the discharge of dredged or fill material in waters of the United States, including wetlands, requires a Department of the Army permit prior to beginning work in most situations. A permit is required pursuant to Section 404 of the Clean Water Act and Corps of Engineers implementing regulations, 33 Code of Federal Regulations (CFR) 320 - 332. The clearing of wetlands with mechanized equipment; landleveling; construction of ditches, dikes, and dams; placement of fill to raise the elevation of a site; and stabilization of banks are examples of activities that routinely require a permit. All of these activities involve the discharge of dredged or fill material in waters of the United States.

This determination has been conducted to identify the limits of the Corps Clean Water Act jurisdiction for the particular site identified in this request.

Your cooperation in the Regulatory Program is appreciated. If you have any questions, please contact me at (501) 324-5295 and refer to No. **SWL-2013-00312.**

Sincerely,

Lisa Boyle
Project Manager

Enclosures

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

cc:
Table Rock PO, w/cy dwgs
Ch, Regulatory Enf, w/cy dwgs

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: **RKS Development, LLC**	File Number: **2013-00312**	Date: **10-Dec-13**
Attached is:		See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
	PERMIT DENIAL	C
✓	APPROVED JURISDICTIONAL DETERMINATION	D
	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/CECW/Pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT		
REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)		
ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.		
POINT OF CONTACT FOR QUESTIONS OR INFORMATION:		
If you have questions regarding this decision and/or the appeal process you may contact: Lisa Boyle 501-324-5295	If you only have questions regarding the appeal process you may also contact: Mr. Elliott Carman Administrative Appeals Review Officer (CESWD-PD-O) U.S. Army Corps of Engineers 1100 Commerce Street, Suite 831 Dallas , Texas 75242-1317 469-487-7061	
RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.		
_____ Signature of appellant or agent.	Date:	Telephone number:

APPROVED JURISDICTIONAL DETERMINATION FORM
U.S. Army Corps of Engineers

This form should be completed by following the instructions provided in Section IV of the JD Form Instructional Guidebook.

SECTION I: BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): August 16, 2013

B. DISTRICT OFFICE, FILE NAME, AND NUMBER: SWL, Development – 52 acres – Joplin, MO – Hwy 43 b/t 34th and 41st streets, 2013-00312

C. PROJECT LOCATION AND BACKGROUND INFORMATION:

State: Missouri County/parish/borough: Newton City: Joplin
Center coordinates of site (lat/long in degree decimal format): Lat. 37.04717°, Long. -94.51522°
Universal Transverse Mercator: 4101178 Northing, 365261 Easting
Name of nearest waterbody: Unnamed tributary to Shoal Creek
Name of nearest Traditional Navigable Water (TNW) into which the aquatic resource flows: Grand (Neosho) River
Name of watershed or Hydrologic Unit Code (HUC): 11070207

☑ Check if map/diagram of review area and/or potential jurisdictional areas is/are available upon request.

☐ Check if other sites (e.g., offsite mitigation sites, disposal sites, etc…) are associated with this action and are recorded on a different JD form

D. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

☑ Office (Desk) Determination. Date: October 17, 2013

☑ Field Determination. Date(s): July 9-10, 2013 (EGIS, Inc.)

SECTION II: SUMMARY OF FINDINGS

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.
There are no "*navigable waters of the U.S.*" within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area. [*Required*]

☐ Waters subject to the ebb and flow of the tide.

☐ Waters are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce. Explain:

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.
There are "*waters of the U.S.*" within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area. ***[Required]***

1. Waters of the U.S.
a. Indicate presence of waters of U.S. in review area (check all that apply): [1]

☐ TNWs, including territorial seas

☐ Wetlands adjacent to TNWs

☑ Relatively permanent waters[2] (RPWs) that flow directly or indirectly into TNWs

☑ Non-RPWs that flow directly or indirectly into TNWs

☐ Wetlands directly abutting RPWs that flow directly or indirectly into TNWs

☐ Wetlands adjacent to but not directly abutting RPWs that flow directly or indirectly into TNWs

☐ Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs

☐ Impoundments of jurisdictional waters

☐ Isolated (interstate or intrastate) waters, including isolated wetlands

b. Identify (estimate) size of waters of the U.S. in the review area:
Non-wetland waters: 5,318 linear feet: varies from 1.5 ft (stream 4) to 12 ft (stream 1) width (ft) and/or acres.
Wetlands: acres.

c. Limits (boundaries) of jurisdiction based on: Established by OHWM

Elevation of established OHWM (if known):

2. Non-regulated waters/wetlands (check if applicable):[3]

☐ Potentially jurisdictional waters and/or wetlands were assessed within the review area and determined to be not jurisdictional. Explain:

[1] Boxes checked below shall be supported by completing the appropriate sections in Section III below.
[2] For purposes of this form, an RPW is defined as a tributary that is not a TNW and that typically flows year-round or has continuous flow at least "seasonally" (e.g., typically 3 months).
[3] Supporting documentation is presented in Section III.F.

SECTION III: CWA ANALYSIS

A. TNWs AND WETLANDS ADJACENT TO TNWs

Tributary properties with respect to top of bank (estimate):
Average width: 12 feet (Stream 1), 6 feet (Stream 2), 3.5 feet (Stream 3), 1.5 feet (Stream 4)
Average depth: 1.9 feet (Stream 1), 1 feet (Stream 2), 1 feet (Stream 3), 0.7 feet (Stream 4)
Average side slopes:

Primary tributary substrate composition (check all that apply):

☑ Silts	☑ Sands	☐ Concrete
☐ Cobbles	☑ Gravel	☐ Muck
☑ Bedrock	☐ Vegetation. Type/% cover:	
☐ Other. Explain:		

Tributary condition/stability [e.g., highly eroding, sloughing banks]. Explain: moderately stable
Presence of run/riffle/pool complexes. Explain: Most of the aquatic features onsite were dry, so it was difficult to tell if riffle/run/pool complexes are present.
Tributary geometry: Relatively Straight
Tributary gradient (approximate average slope): %

(c) Flow:

Tributary provides for: Intermittent but not Seasonal Flow ; Stream 4 provides for ephemeral flow.
Estimate average number of flow events in review area/year:
Describe flow regime: shallow concentrated flow to channel flow
Other information on duration and volume: Streams 1, 2 and 3 are described as intermittent streams, whereas Stream 4 is defined as an ephemeral stream.
Surface flow is: Confined Characteristics: Water body is incised in the ground.
Subsurface flow: Unknown Explain findings:
☐ Dye (or other) test performed:

Tributary has (check all that apply):
☑ Bed and banks
☑ OHWM[6] (check all indicators that apply):

☑ clear, natural line impressed on the bank	☐ the presence of litter and debris
☐ changes in the character of soil	☑ destruction of terrestrial vegetation
☐ shelving	☐ the presence of wrack line
☐ vegetation matted down, bent, or absent	☑ sediment sorting
☐ leaf litter disturbed or washed away	☐ scour
☐ sediment deposition	☐ multiple observed or predicted flow events
☐ water staining	☐ abrupt change in plant community
☐ other (list):	

☐ Discontinuous OHWM.[7] Explain:

If factors other than the OHWM were used to determine lateral extent of CWA jurisdiction (check all that apply):

☐ High Tide Line indicated by:	☐ Mean High Water Mark indicated by:
☐ oil or scum line along shore objects	☐ survey to available datum;
☐ fine shell or debris deposits (foreshore)	☐ physical markings;
☐ physical markings/characteristics	☐ vegetation lines/changes in vegetation types.
☐ tidal gauges	
☐ other (list):	

(iii) Chemical Characteristics:
Characterize tributary (e.g., water color is clear, discolored, oily film; water quality; general watershed characteristics, etc.).
Explain: Where water was present, water appeared clear. Though the property boundary in this jurisdictional determination is undeveloped and generally wooded, the rest of the drainage basin is heavily developed, including a hospital, commercial areas, and residential areas.
Identify specific pollutants, if known: Shoal Creek is on Missouri's 2012 303d list for *E. coli*.

[6]A natural or man-made discontinuity in the OHWM does not necessarily sever jurisdiction (e.g., where the stream temporarily flows underground, or where the OHWM has been removed by development or agricultural practices). Where there is a break in the OHWM that is unrelated to the waterbody's flow regime (e.g., flow over a rock outcrop or through a culvert), the agencies will look for indicators of flow above and below the break.
[7]Ibid.

(iv) Biological Characteristics. Channel supports (check all that apply):

- ☑ Riparian corridor. Characteristics (type, average width): Much of the stream length is partially to fully shaded, with grass, shrubs, vines and trees composing the riparian zone. However, a sewer line follows much of Stream 1 on one side, reducing or eliminating the riparian buffer on that side.
- ☐ Wetland fringe. Characteristics:
- ☐ Habitat for:
  - ☐ Federally Listed species. Explain findings:
  - ☐ Fish/spawn areas. Explain findings:
  - ☐ Other environmentally-sensitive species. Explain findings:
  - ☐ Aquatic/wildlife diversity. Explain findings:

2. Characteristics of wetlands adjacent to non-TNW that flow directly or indirectly into TNW

(i) Physical Characteristics:

(a) General Wetland Characteristics:
Properties:
Wetland size: acres
Wetland type. Explain:
Wetland quality. Explain:
Project wetlands cross or serve as state boundaries. Explain:

(b) General Flow Relationship with Non-TNW:
Flow is: Explain:

Surface flow is:
Characteristics:

Subsurface flow: Explain findings:
- ☐ Dye (or other) test performed:

(c) Wetland Adjacency Determination with Non-TNW:
- ☐ Directly abutting
- ☐ Not directly abutting
  - ☐ Discrete wetland hydrologic connection. Explain:
  - ☐ Ecological connection. Explain:
  - ☐ Separated by berm/barrier. Explain:

(d) Proximity (Relationship) to TNW
Project wetlands are river miles from TNW.
Project waters are aerial (straight) miles from TNW.
Flow is from:
Estimate approximate location of wetland as within the floodplain.

(ii) Chemical Characteristics:
Characterize wetland system (e.g., water color is clear, brown, oil film on surface; water quality; general watershed characteristics; etc.). Explain:
Identify specific pollutants, if known:

(iii) Biological Characteristics. Wetland supports (check all that apply):
- ☐ Riparian buffer. Characteristics (type, average width):
- ☐ Vegetation type/percent cover. Explain:
- ☐ Habitat for:
  - ☐ Federally Listed species. Explain findings:
  - ☐ Fish/spawn areas. Explain findings:
  - ☐ Other environmentally-sensitive species. Explain findings:
  - ☐ Aquatic/wildlife diversity. Explain findings:

3. Characteristics of all wetlands adjacent to the tributary (if any)
All wetland(s) being considered in the cumulative analysis:
Approximately () acres in total are being considered in the cumulative analysis.

For each wetland, specify the following:

Directly abuts? (Y/N)	Size (in acres)	Directly abuts? (Y/N)	Size (in acres)

Summarize overall biological, chemical and physical functions being performed:

C. SIGNIFICANT NEXUS DETERMINATION

A significant nexus analysis will assess the flow characteristics and functions of the tributary itself and the functions performed by any wetlands adjacent to the tributary to determine if they significantly affect the chemical, physical, and biological integrity of a TNW. For each of the following situations, a significant nexus exists if the tributary, in combination with all of its adjacent wetlands, has more than a speculative or insubstantial effect on the chemical, physical and/or biological integrity of a TNW. Considerations when evaluating significant nexus include, but are not limited to the volume, duration, and frequency of the flow of water in the tributary and its proximity to a TNW, and the functions performed by the tributary and all its adjacent wetlands. It is not appropriate to determine significant nexus based solely on any specific threshold of distance (e.g. between a tributary and its adjacent wetland or between a tributary and the TNW). Similarly, the fact an adjacent wetland lies within or outside of a floodplain is not solely determinative of significant nexus.

Draw connections between the features documented and the effects on the TNW, as identified in the *Rapanos* Guidance and discussed in the Instructional Guidebook. Factors to consider include, for example:

- Does the tributary, in combination with its adjacent wetlands (if any), have the capacity to carry pollutants or flood waters to TNWs, or to reduce the amount of pollutants or flood waters reaching a TNW?
- Does the tributary, in combination with its adjacent wetlands (if any), provide habitat and lifecycle support functions for fish and other species, such as feeding, nesting, spawning, or rearing young for species that are present in the TNW?
- Does the tributary, in combination with its adjacent wetlands (if any), have the capacity to transfer nutrients and organic carbon that support downstream foodwebs?
- Does the tributary, in combination with its adjacent wetlands (if any), have other relationships to the physical, chemical, or biological integrity of the TNW?

Note: the above list of considerations is not inclusive and other functions observed or known to occur should be documented below:

1. **Significant nexus findings for non-RPW that has no adjacent wetlands and flows directly or indirectly into TNWs.** Explain findings of presence or absence of significant nexus below, based on the tributary itself, then go to Section III.D: The drainage area of the non-RPW, Stream 4, includes a residential area, multiple roads, and a church. According to Dr. Jane Frankenberger at Purdue University, "In urban areas, pet wastes can be washed off streets and other impervious surfaces and flow through storm drains directly to lakes and streams," potentially creating a source for *E. coli* and other bacteria. Runoff from the roads and residential lawns may carry pollutants to the stream. Likewise, runoff from residential lawns can carry nutrients, and fallen leaves and branches may provide organic carbon that contributes to downstream foodwebs.

2. **Significant nexus findings for non-RPW and its adjacent wetlands, where the non-RPW flows directly or indirectly into TNWs.** Explain findings of presence or absence of significant nexus below, based on the tributary in combination with all of its adjacent wetlands, then go to Section III.D:

3. **Significant nexus findings for wetlands adjacent to an RPW but that do not directly abut the RPW.** Explain findings of presence or absence of significant nexus below, based on the tributary in combination with all of its adjacent wetlands, then go to Section III.D:

D. DETERMINATIONS OF JURISDICTIONAL FINDINGS. THE SUBJECT WATERS/WETLANDS ARE (CHECK ALL THAT APPLY):

1. **TNWs and Adjacent Wetlands.** Check all that apply and provide size estimates in review area:
   - ☐ TNWs: linear feet width (ft), Or, acres.
   - ☐ Wetlands adjacent to TNWs: acres.

2. **RPWs that flow directly or indirectly into TNWs.**
   - ☐ Tributaries of TNWs where tributaries typically flow year-round are jurisdictional. Provide data and rationale indicating that tributary is perennial: .
   - ☑ Tributaries of TNW where tributaries have continuous flow "seasonally" (e.g., typically three months each year) are jurisdictional. Data supporting this conclusion is provided at Section III.B. Provide rationale indicating that tributary flows seasonally: USGS has designated Stream 1 on this project site as intermittent. Field observations by EGIS, Inc. on July 9 and 10, 2013, indicate that Streams 1, 2 and 3 are likely intermittent.

   Provide estimates for jurisdictional waters in the review area (check all that apply):
   Tributary waters: Stream 1 - 3,462 linear feet 12 width (ft).
   ☑ Stream 2 - 1,174 linear feet 6 width (ft).
   Stream 3 - 291 linear feet 3.5 width (ft).

F. NON-JURISDICTIONAL WATERS, INCLUDING WETLANDS (CHECK ALL THAT APPLY):

- ☐ If potential wetlands were assessed within the review area, these areas did not meet the criteria in the 1987 Corps of Engineers Wetland Delineation Manual and/or appropriate Regional Supplements.
- ☐ Review area included isolated waters with no substantial nexus to interstate (or foreign) commerce.
  - ☐ Prior to the Jan 2001 Supreme Court decision in "*SWANCC*," the review area would have been regulated based solely on the "Migratory Bird Rule" (MBR).
- ☐ Waters do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction. Explain:
- ☐ Other: (explain, if not covered above):

Provide acreage estimates for non-jurisdictional waters in the review area, where the sole potential basis of jurisdiction is the MBR factors (i.e., presence of migratory birds, presence of endangered species, use of water for irrigated agriculture), using best professional judgment (check all that apply):

- ☐ Non-wetland waters (i.e., rivers, streams): linear feet width (ft).
- ☐ Lakes/ponds: acres.
- ☐ Other non-wetland waters: acres. List type of aquatic resource: .
- ☐ Wetlands: acres.

Provide acreage estimates for non-jurisdictional waters in the review area that do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction (check all that apply):

- ☐ Non-wetland waters (i.e., rivers, streams): linear feet width (ft).
- ☐ Lakes/ponds: acres.
- ☐ Other non-wetland waters: acres. List type of aquatic resource: .
- ☐ Wetlands: acres.

SECTION IV: DATA SOURCES.

A. SUPPORTING DATA. Data reviewed for JD (check all that apply - checked items shall be included in case file and, where checked and requested, appropriately reference sources below):

- ☑ Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: see hard copy file
- ☑ Data sheets prepared/submitted by or on behalf of the applicant/consultant.
  - ☑ Office concurs with data sheets/delineation report.
  - ☐ Office does not concur with data sheets/delineation report.
- ☐ Data sheets prepared by the Corps:
- ☐ Corps navigable waters' study:
- ☑ U.S. Geological Survey Hydrologic Atlas:
  - ☑ USGS NHD data.
  - ☐ USGS 8 and 12 digit HUC maps.
- ☑ U.S. Geological Survey map(s). Cite scale & quad name: 1:24K Joplin West
- ☑ USDA Natural Resources Conservation Service Soil Survey. Citation: Missouri_Soils
- ☑ National wetlands inventory map(s). Cite name: National Wetlands Inventory
- ☐ State/Local wetland inventory map(s):
- ☑ FEMA/FIRM maps: Newton County S_Fld_Haz_Ar.shp
- ☐ 100-year Floodplain Elevation is: (National Geodectic Vertical Datum of 1929)
- ☑ Photographs: ☑ Aerial (Name & Date): Bing Maps Hybrid accessed October 23, 2013
  - ☐ or ☐ Other (Name & Date):
- ☐ Previous determination(s). File no. and date of response letter:
- ☐ Applicable/supporting case law:
- ☐ Applicable/supporting scientific literature:
- ☐ Other information (please specify):

B. ADDITIONAL COMMENTS TO SUPPORT JD: Four streams are present on this property. Streams 1-3 are classified as intermittent, and Stream 4 is ephemeral. Soils information indicates that all soils are upland soils, and do not contain hydric inclusions. The National Wetland Inventory supported this. This area is well above a FEMA-designated floodplain.

☐ Other non-wetland waters: acres.
Identify type(s) of waters:

3. **Non-RPWs[8] that flow directly or indirectly into TNWs.**
☑ Waterbody that is not a TNW or an RPW, but flows directly or indirectly into a TNW, and it has a significant nexus with a TNW is jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide estimates for jurisdictional waters within the review area (check all that apply):
☑ Tributary waters: Stream 4 - 391 linear feet 1.5 width (ft).
☐ Other non-wetland waters: acres.
Identify type(s) of waters:

4. **Wetlands directly abutting an RPW that flow directly or indirectly into TNWs.**
☐ Wetlands directly abut RPW and thus are jurisdictional as adjacent wetlands.
☐ Wetlands directly abutting an RPW where tributaries typically flow year-round. Provide data and rationale indicating that tributary is perennial in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW:

☐ Wetlands directly abutting an RPW where tributaries typically flow "seasonally." Provide data indicating that tributary is seasonal in Section III.B and rationale in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW:

Provide acreage estimates for jurisdictional wetlands in the review area: acres.

5. **Wetlands adjacent to but not directly abutting an RPW that flow directly or indirectly into TNWs.**
☐ Wetlands that do not directly abut an RPW, but when considered in combination with the tributary to which they are adjacent and with similarly situated adjacent wetlands, have a significant nexus with a TNW are jurisidictional. Data supporting this conclusion is provided at Section III.C.

Provide acreage estimates for jurisdictional wetlands in the review area: acres.

6. **Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs.**
☐ Wetlands adjacent to such waters, and have when considered in combination with the tributary to which they are adjacent and with similarly situated adjacent wetlands, have a significant nexus with a TNW are jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide estimates for jurisdictional wetlands in the review area: acres.

7. **Impoundments of jurisdictional waters.[9]**
As a general rule, the impoundment of a jurisdictional tributary remains jurisdictional.
☐ Demonstrate that impoundment was created from "waters of the U.S.," or
☐ Demonstrate that water meets the criteria for one of the categories presented above (1-6), or
☐ Demonstrate that water is isolated with a nexus to commerce (see E below).

E. ISOLATED [INTERSTATE OR INTRA-STATE] WATERS, INCLUDING ISOLATED WETLANDS, THE USE, DEGRADATION OR DESTRUCTION OF WHICH COULD AFFECT INTERSTATE COMMERCE, INCLUDING ANY SUCH WATERS (CHECK ALL THAT APPLY):[10]
☐ which are or could be used by interstate or foreign travelers for recreational or other purposes.
☐ from which fish or shellfish are or could be taken and sold in interstate or foreign commerce.
☐ which are or could be used for industrial purposes by industries in interstate commerce.
☐ Interstate isolated waters. Explain:
☐ Other factors. Explain:

Identify water body and summarize rationale supporting determination:

Provide estimates for jurisdictional waters in the review area (check all that apply):
☐ Tributary waters: linear feet width (ft).
☐ Other non-wetland waters: acres.
Identify type(s) of waters:
☐ Wetlands: acres.

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[8] See Footnote # 3.
[9] To complete the analysis refer to the key in Section III.D.6 of the Instructional Guidebook.
[10] Prior to asserting or declining CWA jurisdiction based solely on this category, Corps Districts will elevate the action to Corps and EPA HQ for review consistent with the process described in the Corps/EPA *Memorandum Regarding CWA Act Jurisdiction Following Rapanos.*

What is Storm water Runoff?
Storm water runoff occurs when precipitation from rain or snowmelt flows over the ground. Impervious surfaces like driveways, sidewalks, and streets prevent storm water runoff from naturally soaking into the ground.
Why is storm water runoff a problem?

Lisa Boyle
Project Manager

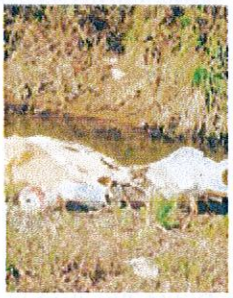
October 24, 2013
Date

Storm water can pick up debris, chemicals, dirt, and other pollutants and flow into a storm sewer system or directly to a lake, stream, river, wetland, or coastal water. Anything that enters a storm sewer system is discharged untreated into the waterbodies we use for swimming, fishing and providing drinking water.

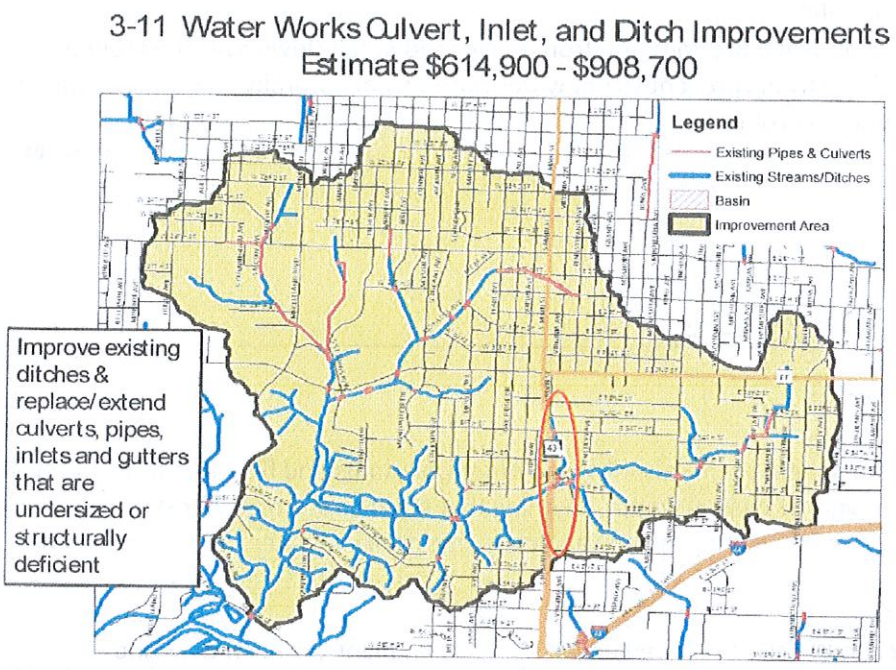
The effects of pollution
Polluted storm water runoff can have many adverse effects on plants, fish, animals and people.



Sediment can cloud the water and make it difficult or impossible for aquatic plants to grown. Sediment also can destroy aquatic habitats.
Excess nutrients can cause algae blooms. When algae die, they sink to the bottom and decompose in a process that removes oxygen from the water. Fish and other aquatic organisms can't exist in water with low dissolved oxygen levels.
Bacteria and other pathogens can wash into swimming areas and create health hazards, often making beach closures necessary.
Debris - plastic bags, six-pack rings, bottles, and cigarette butts - washed into waterbodies can choke, suffocate, or disable aquatic life like ducks, fish, turtles, and birds.



Household hazardous wastes like insecticides, pesticides, paint, solvents, used motor oil, and other auto fluids can poison aquatic life. Land animals and people can become sick from eating diseased fish and shellfish or ingesting polluted water.
Polluted storm water often affects drinking water sources. This, in turn, can affect human health and increase drinking water treatment costs.

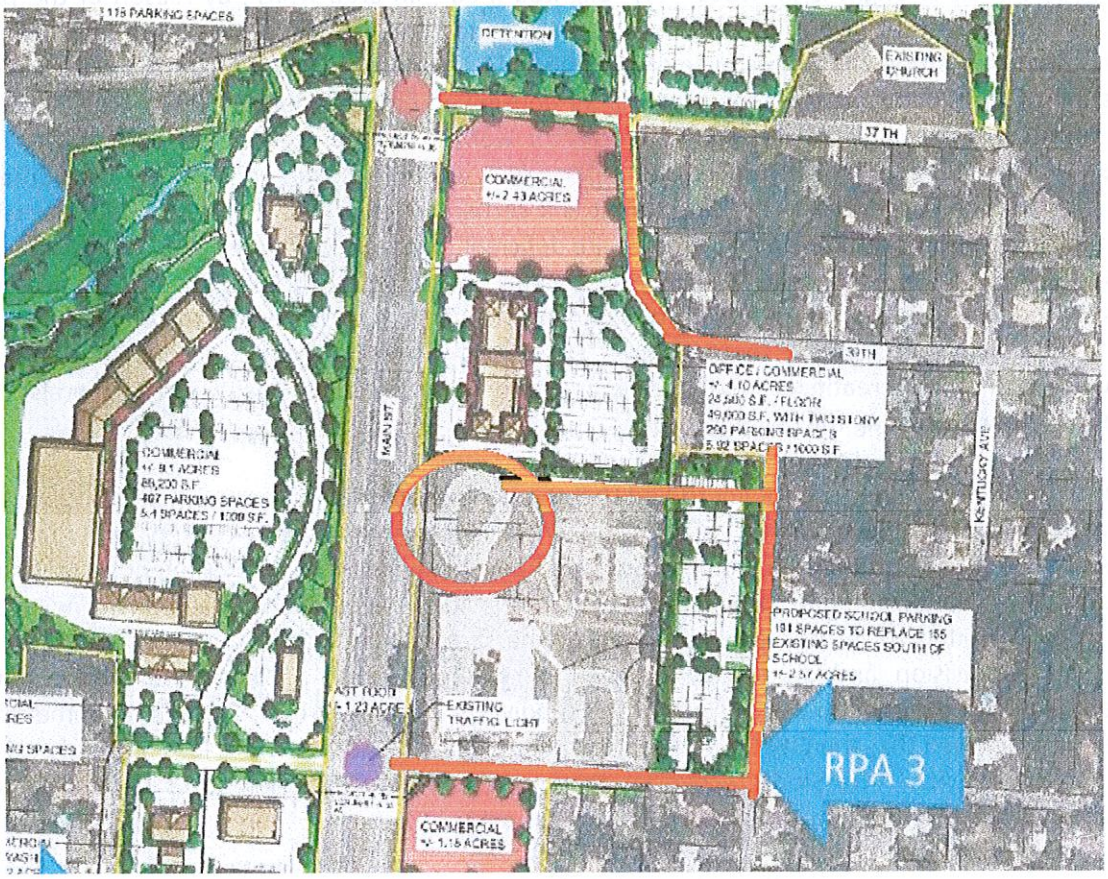


MAP FROM THE CITY OF JOPLIN'S STORM WATER MANAGEMENT PLAN
RED CIRCLE REFLECTS THE GENERAL LOCATION OF THE REDEVELOPMENT AREA

TRANSPORTATION IMPROVEMENTS:

MAIN STREET: As previously discussed, Mercy Hospital will be completed with the construction of their new facility and open in the spring of 2015. The opening of the facility will affect and increase traffic flow in the area. It is uncertain what the exact effect on traffic will be until the Hospital opens and the development patterns of the Area are established, however, a study was done by the Joplin Area Transportation Study Organization (JATSO), which is comprised of the City, County, and other transportation organizations. The Study was completed in July of 2013 by CJW Transportation Consultants, LLC of Springfield, MO. The study reviewed the impact of the new Hospital and the impact upon existing roads and streets in the Area. Based on the study report Main Street north of 50th Street will have an increase traffic of an estimated 2,000 to 8,000 cars per day. The lower amount is just the hospital and the higher amount is with significant development in the area. Currently the traffic volume on Main Street ranges from 17,500 cars per day, as previously outlined in at the beginning of this Blight Study. The Hospital, plus new development in the Area will increase traffic from 12% to 46%. This increased traffic will affect the quality of the usage of the existing street system. The areas east and west of Main Street are residential areas that have significant population, and the transportation artery system relies upon Main Street to be the main collector route of residents from within this residential area. Any increase of traffic on Main Street will affect the quality of service, or the ability to access Main Street from the arteries leading to Main Street. Currently there is only one traffic light between 32nd Street and I-44, it is located at 41st Street to serve Stapleton Elementary School. As traffic increases it will affect the ability to turn onto Main Street from 33rd, 34th, 35th, 36th, 39th, 43rd, and 44th Street, since traffic volumes will slow the ability to access Main. The Redevelopment Plan calls for, and plans, new traffic lights at 34th and 37th Street, which will increase the lighted intersections for residents to access Main from a safe point.

SCHOOL TRAFFIC: Currently all School Buses that use the access point of the buses at Main Street, just north of the 41st Street light, the buses can only access Main Street by using the circle drive and turning back onto Main Street. The bus driveway has a very significant grade for buses to navigate. During icy or slick times it creates a dangerous drive to navigate by the bus drivers, both to turn into, and to drive out of. It is proposed under the Redevelopment Plan to create an access point for the buses to accesses Pennsylvania Avenue, which will then allow buses to access either 41st or a new lighted intersection at 37th Street.



SITE PLAN SHOWING NEW SCHOOL BUS ACCESS TO MAIN STREET
RED CIRCLE HIGHLIGHTS BUS CIRCLE DRIVE
RED LINES REFLECT NEW LIGHTED BUS ACCESS POINTS TO MAIN STREET

DANGEROUS PEDESTRIAN CROSSING: Currently, the School parking lot is located south of 41st Street, while the School buildings are north of 41st Street, This causes anyone parking in the parking lot to cross 41st Street to access the School. There ae no lighted pedestrian crossings on 41st. There have been accidents in the past whereby pedestrians have been hit by cars, according to School officials. The parking lot accommodates mostly teachers and employees. Most of the pedestrian traffic is generated when school starts and end, thus the peak traffic times for 41st Street as people are leaving the parking lot and parents are picking up their children. The Development proposes to create a new parking lot lying east of the School and west of Pennsylvania Avenue, thus allowing all patrons that park in the parking lot to access the School buildings without crossing any street.

GENERAL TRAFFIC FLOW: As previously illustrated, the increase in traffic caused by the Hospital will cause increased traffic congestion and slow the access to Main Street for the area residents. While two new traffic lights are planned at 34th and 37th Street, additional interior streets or upgrades are planned to allow for access to these new lights. Improvements or extensions and upgrades to interior streets will be done, especially Virginia Avenue and 37th Street, which will allow traffic to be collected and directed to lighted intersection.

CONCLUSIONS & SUMMARY: Using the definition from the first page of this Study, which is a reprint of the State Statute 99.810 (1) the definition of Blight is provided. (1) "Blighted area", an area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, 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, morals, or welfare in its present condition and use; Based upon the current transportation improvements the increased traffic which will be imposed upon the area will create a quality and safety issue. It is not an if concerning the Hospital, it is a certainty that traffic will increase, the exact amount is not known, also the current transportation improvements are deficient for the School buses as defined in this report, whereby the School buses have only one access to Main Street, which is not lighted. Due to the size of the average lot or parcel, which is less than one acre in size the subdivision platting is deficient for a conversion to commercial use based on the industry normal lot or parcel size of 1 to 11/2 acre. Conditions within the area created by the vacant and obsolete housing provisions conditions creating a social liability and menace to the public health, safety, morals, or public welfare in the current conditions affecting the neighborhood.

The City Council is required under the TIF Act to find that the Redevelopment Area as a whole is blighted prior to making that determination: "The redevelopment area on the whole is a blighted area, a conservation area, or an economic development area, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing. Such a finding shall include, but not be limited to, a detailed description of the factors that qualify the redevelopment area or project pursuant to this subdivision and an affidavit, signed by the developer or developers and submitted with the redevelopment plan, attesting that the provisions of this subdivision have been met; " Based upon the documented facts provide herein it is believed that the City Council can and should find the Area as a whole is blighted under the definition provided under the TIF Act. The Study recognizes that not every parcel is blighted as defined under the Act, but conditions exist which contribute to the blighted conditions as a whole.

RESUME OF EXPERIENCE OF PRINCIPAL INVESTIGATOR
DARRELL GROSS

EDUCATION: BS Degrees in Political Science, Business Administration, Accounting, School of the Ozarks, Made the Dean's List for 3 of 4 years, graduated with a 3.7 GPA. Was student intern in Circuit City Manager training program for two-years. Graduate work in Public Administration and Economics, Southwest Missouri State University.

PROFESSIONAL EXPERIENCE:

- **Elected County Assessor of Taney County:** Undertook reassessment of County prior to State Mandated Reassessment.
- **Manufacturing Business:** Assisted Brother in building a boat trailer manufacturing company in Mountain Home, AR. Served as CFO and Sales Manager. Was with the company from the beginning and assisted the company through rapid growth. Brother sold the business for $5 million.
- **Director of Community & Economic Development:** Served a five county region in central Missouri through the Council of Local Governments. Assisted communities with economic development and community development issues and programs. Also served as Director of the regions Small Business Administration Certified Development Company, packaging and underwriting SBA 504 loan debentures.
- **Economic Development Loan Officer:** Served as loan officer for United Savings & Loan specializing in SBA, USDA, HUD, and other government backed loan programs. Served 27 branches.
- **Senior Vice President:** Served as Senior Vice President of commercial lending for Landmark Banks. Company had 64 branches in Missouri and Illinois. Was leading producer of commercial loans among all branches.
- **Adjunct Professor of Finance:** Served for 11 years as Adjunct Professor of Finance at Washington University Engineering Graduate School. Assisted the University in applying for a grant through the Department of Education for a special grant to develop a program to offer a joint degree in engineering and project management and finance. The concept was to train engineers in the area of project finance so as to broaden their skills and career opportunities. Program was renewed for ten years by the Department of Education. Developed and taught the finance classes for students. Students learned how to underwrite a project from various finance structures, including tax backed bonds, revenue bonds, and public/private partnerships through the program. During tenure graduated 75 students with a Masters degree in Project Management and Finance. Served on all Master's Thesis committees. Three of the graduates work at the World Bank as underwriters on public projects funded by the World Bank. This was a part time position and was done while operating a private consulting business.
- **Consulting Business:** Since 1989 has owned and operated Gross & Associates an economic development and real estate development consulting business. Has assisted various communities and private developers with economic development projects. Specializes in Tax Increment Financing, Special Taxing Districts, and other incentive programs. Specializes in rural or small town economic development projects and plans.

During the years of providing consulting services to governmental entities and to private developers has developed or assisted in the development of 28 TIF Plans or projects serving as financial advisor, and or drafting of plan. Has developed and be the advisor on the creation of 39 Community Improvement Districts and serves as operations advisor on 28. Have assisted as financial advisor on three Transportation Development Districts, serve as operations advisor on two. Have prepared three city comprehensive plans.

PROFESSIONAL DESIGNATIONS AND HONORS:

- Outstanding Young Men of America
- Certified Business Counselor
- Certified International Financier
- Outstanding International Business Leader
- Small Business Administration: Financial Advocate Award, State of Missouri
- Harry S. Truman Congressional Award

RPA-1 CURRENT PROPERTY OWNERS

EXHIBIT 5 PAGE 1

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
055022001001004000	0.26	GOODSON, ROBERT & DONNA	$17,120	RES	11,887	$90,105	$7.58
056023002001022000	0.325	COLE, MICHAEL B. & DONNA I.	$6,790	RES	14,178	$35,737	$2.52
056023002001023000	0.325	LEWIS, BERT G.	$9,540	RES	14,178	$50,211	$3.54
056023002001024000	0.326	LEGALLY BLONDE INVESTMENTS, LLC	$7,410	RES	14,178	$39,000	$2.75
056023002001025000	0.488	LOYD, KEVIN G.	$9,780	RES	20,891	$51,474	$2.46
056023002001026000	0.489	O'DELL, DION P.	$10,370	RES	199,130	$54,579	$0.27
056023002002021000	0.234	JUDD, MARK A.	$4,670	RES	377,095	$24,579	$0.07
056023002002022000	0.253	DEWEESE, CRYSTAL R.	$17,590	RES	10,200	$92,579	$9.08
056023002002023000	0.882	HECKMASTER, STEVE & DIANA & STEVEN	$28,100	RES	115,750	$147,895	$1.28
056023002002024000	0.253	DENNIS, JEFFREY SCOTT & D'ANN	$13,850	RES	11,040	$72,895	$6.60
056023002002025000	0.172	FISHER, LINDSEY	$11,140	RES	7,493	$58,632	$7.82
056023002005008000	0.333	DOKE, LAVONNE LEEANNE	$16,600	RES	14,500	$87,368	$6.03
056023002005009000	0.666	RUARK, DENNIS L. & MARY JANE	$36,420	RES	25,725	$191,684	$7.45
056023002005010000	0.563	JOPLIN CITY	$0	TAX EXEMPT	45,738	$0	$0.00
056023002005011000	0.22	GILSTRAP, DOROTHY J.	$9,750	RES	9,685	$51,316	$5.30
TOTAL PROJECT 1	**5.789**		**$199,130**		**891,668**	**$1,048,053**	**$1.18**
		SUMMARY BY CLASSIFICATION RPA-1					
RESIDENTIAL	**5.226**		**$199,130**		**845,930**	**$1,048,053**	**$1.24**
TAX EXEMPT	**0.563**		**0**		**45,738**	**0**	**$0.00**
AGRICULTURE	**0**		**0**		**0**	**0**	**$0.00**
COMMERCIAL	**0**		**0**		**0**	**0**	**$0.00**
TOTALS	**5.789**		**$199,130**		**891668**	**$1,048,053**	**$1.18**

RPA-2 CURRENT PROPERTY OWNERS EXHIBIT 5 PAGE 2

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
056023002006001000	0.305	WOOD, WILLIAM K.	$13,430	RES	13,300	$70,684	$5.31
056023002006002000	0.305	WILSON, PHYLLIS K.	$13,240	RES	13,300	$69,684	$5.24
056023002006003000	0.305	CLAFLIN, JOHN	$13,530	RES	13,300	$71,211	$5.35
056023002006004000	0.393	NASH, KENNETH W. & ARLENE	$16,300	RES	17,100	$85,789	$5.02
056023002006005000	0.48	ERMAN, ROBERT MICHAEL	$18,940	RES	20,900	$99,684	$4.77
056023002006006000	2.4	RKS DEVELOPMENT, LLC	$85,470	COM	85,500	$256,667	$3.00
056023002006007000	2.39	RKS DEVELOPMENT, LLC	$91,170	COM	104,000	$273,784	$2.63
056023002006008000	1.2	RKS DEVELOPMENT, LLC & DANIEL ALLGE	$5,890	RES	51,138	$31,000	$0.61
056023002006009000	1.3	DOSS, CLYDE E. JR & ANNA	$10,570	RES	64,575	$55,632	$0.86
056023002006010000	1.8	LUNDSTRUM, BOB	$3,690	RES	80,000	$19,421	$0.24
056023002006011000	2.9	LUNDSTRUM, BOB	$4,790	AGR	127,200	$39,917	$0.31
056023002007012001	7.8	RKS DEVELOPMENT	$9,840	RES	339,768	$51,789	$0.15
26023003002005000	1.11	RKS DEVELOPMENT	$5,850	COM	48,352	$18,281	$0.38
056023003002005000	0.422	RKS DEVELOPMENT, LLC	$31,230	COM	18,400	$93,784	$ 5.10
056023003002006001	0.548	RKS DEVELOPMENT, LLC	$2,770	RES	24,104	$14,579	$ 0.60
056023003002006000	0.843	RDE, LLC	$35,230	RES	35,052	$185,421	$ 5.29
056023003002006002	0.548	RKS DEVELOPMENT, LLC	$2,770	RES	24104	14578.947	$0.60
056023003002005001	0.332	WHITE, KEITH V.	$9,280	RES	14,426	$48,842	$3.39
PT OF 056023003002005002	0.601	WHITE, KEITH V. & DEBBIE A.	$3,105	RES	12,840	$16,342	$1.27
NO PARCEL #	1.5	Missouri Department of Transportation	$0	TAX EXEMPT	65,340	$0	$0.00
TOTALS	**27.48**		**$377,095**		**1,172,699**	**$1,517,090**	**$ 1.29**
		SUMMARY BY CLASSIFICATION RPA-2					
RESIDENTIAL	**17.32**		**$158,585**		**730,129**	**$809,298**	**$1.11**
TAX EXEMPT	**1.5**		**0**		**65,340**	**0**	**$0.00**
AGRICULTURE	**2.9**		**$4,790**		**126,324**	**$39,917**	**$0.32**
COMMERCIAL	**5.76**		**$213,720**		**250,906**	**$667,875**	**$2.66**
TOTALS	**27.48**	**0**	**$377,095**	**0**	**1,172,699**	**$1,517,090**	**$1.29**

RPA-3 PROJECT 3 CURRENT PROPERTY OWNERS

EXHIBIT 5 PAGE 3

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
056023003003002000	2.9	MARCULES, BART AUGUSTIN TRUST	$322,750	RES	124,902	$1,698,684	$ 13.60
056023003003003000	0.6	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	TAX EXEMPT	26,136	$0	$ -
056023003003004000	0.529	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	TAX EXEMPT	23,043	$0	$ -
056023003003004002	0.248	JOPLIN R-VIII SCHOOL DISTRICT	$0	TAX EXEMPT	10,803	$0	$ -
056023003003005000	5.4	JOPLIN R-8 SCHOOL DISTRICT	$0	TAX EXEMPT	235,224	$0	$ -
056023003003012000	0.459	RAINEY, JANE E.	$6,690	RES	20,034	$35,211	$ 1.76
056023003003011000	0.462	RKS Development	$2,240	RES	20,140	$11,789	$ 0.59
056023003003010000	0.441	CRUMBLISS, CAROLYN J.	$6,420	RES	19,200	$33,789	$ 1.76
056023003003009000	0.261	HUNTER, LORI ANN	$6,640	RES	11,328	$34,947	$ 3.09
056023003003008000	0.519	ALTMAN, JEFFREY L.	$9,280	RES	22,581	$48,842	$ 2.16
056023003003007000	0.267	SMITH, ELLA L.	$8,720	RES	11,640	$45,895	$ 3.94
056023003010001000	1.3	SCHOOL DISTRICT 42	$0	TAX EXEMPT	58,220	$0	$ -
056023003010002000	0.386	JOPLIN R-8 SCHOOL DISTRICT	$0	TAX EXEMPT	16,810	$0	$ -
056023003010003000	0.416	JOPLIN R-VIII SCHOOL DISTRICT	$0	TAX EXEMPT	17,733	$0	$ -
056023003010003001	0.537	LOCKE, MICHAEL K. & TANIA R.	$34,470	RES	23,370	$181,421	$ 7.76
TOTALS	**14.73**		**$397,210**		**641,164**	**$2,090,579**	**$ 3.26**

SUMMARY BY CLASSIFICATION RPA-3

RESIDENTIAL	**5.846**		**$397,210**		**254,395**	**$2,090,579**	**$8.22**
TAX EXEMPT	**8.879**		**0**		**386,769**	**0**	**$0.00**
AGRICULTURE	**0**		**$0**		**0**	**$0**	**$0.00**
COMMERCIAL	**0**		**$0**		**0**	**$0**	**$0.00**
TOTALS	**14.73**		**0 $397,210**		**0 641,164**	**$2,090,579**	**$3.26**

RPA 4 CURRENT PROPERTY OWNERS

EXHIBIT 5 PAGE 4

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
560230030110010000	1	RKS DEVELOPMENT, LLC	$7,860	RES	43560	$41,368	$0.95
56023003011002000	1.08	MOFFAT, CLYDE & ELEANOR	$58,200	COM	47,045	$181,875	$ 3.87
56023003011003000	0.52	SHEPHERD, SCOTT S.	$14,010	RES	22,651	$73,737	$ 3.26
56023003011004000	0.18	RKS DEVELOPMENT, LLC	$10,230	RES	7,841	$53,842	$ 6.87
56023003016001000	0.35	KIENZLE, GARY L. & CARLENE	$16,700	RES	15,246	$87,895	$ 5.77
56023003016002000	0.2	BIBENS, HARRY A. & DEBORAH	$6,010	RES	8,712	$31,632	$ 3.63
560230030160030000	0.07	GONZALEZ, OSCAR H. & LAURA	$670	RES	3,049	$3,526	$ 1.16
56023003016004000	0.21	PERRY MANAGEMENT, LP	$2,070	RES	9,148	$10,895	$ 1.19
TOTALS	**3.61**		**$115,750**		**157,252**	**$ 484,770**	**$ 3.08**
		SUMMARY BY CLASSIFICATION RPA-4					
RESIDENTIAL	**2.53**		**$57,550**		**110,207**	**$302,895**	**$2.75**
TAX EXEMPT	**0**		**0**		**0**	**0**	**$0.00**
AGRICULTURE	**0**		**$0**		**0**	**$0**	**$0.00**
COMMERCIAL	**1.08**		**$58,200**		**47,045**	**$181,875**	**$3.87**
TOTALS	**3.61**		**0 $115,750**	**0**	**157,252**	**$484,770**	**$3.08**

RPA 5 CURRENT PROPERTY OWNERS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
055022004011001000	0.28	OX, L.L.C.	$6,750	RES	12,188	$35,526	$ 2.91
055022004011002000	0.157	LUCAS, DAVID E.	$6,290	RES	6,825	$33,105	$ 4.85
055022004011003000	0.413	SOOTER, KEVIN	$13,040	RES	17,871	$68,632	$ 3.84
055022004011003001	0.604	GARRISON, GEORGE O. & BARBARA	$9,820	RES	25,067	$51,684	$ 2.06
055022004011003002	0.198	REYNOLDS, BONNIE	$19,820	RES	8,640	$104,316	$ 12.07
055022004011003003	0.247	HEISLER, DORIS	$17,670	RES	10,100	$93,000	$ 9.21
055022004011003004	0.198	STERNES, ELIZABETH A.	$5,980	RES	8,640	$31,474	$ 3.64
055022004011004000	0.436	VOLK, RICHARD E. & DIANE M.	$26,210	COM	19,110	$137,947	$ 7.22
055022004011005000	0.513	BOTTOROFF, JERRY R. & JUDITH ANN	$13,250	RES	25,774	$69,737	$ 2.71
055022004011006000	0.436	WILLIAMS, DAVID S.	$9,310	RES	18,915	$49,000	$ 2.59
TOTALS	**3.482**		**$128,140**		**153,130**	**$ 674,421**	**$ 4.40**
		SUMMARY BY CLASSIFICATION RPA-5					
RESIDENTIAL	**3.046**		**$101,930**		**134,020**	**$536,474**	**$4.00**
TAX EXEMPT	**0**		**0**		**0**	**0**	**$0.00**
AGRICULTURE	**0**		**$0**		**0**	**$0**	**$0.00**
COMMERCIAL	**0.436**		**$26,210**		**19,110**	**$137,947**	**$7.22**
TOTALS	**3.482**		**0 $128,140**	**0**	**153,130**	**$674,421**	**$4.40**

RPA 6 CURRENT PROPERTY OWNERS

EXHIBIT 5 PAGE 5

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
055022004003005002	0.203	WOLTJER, DONALD D.	$21,350	RES	8,832	$112,368	$ 12.72
055022004003005001	0.206	WOLTJER, DONALD D.	$22,680	RES	8,832	$119,368	$ 13.52
055022004003005000	0.381	WOLTJER, DONALD D.	$44,370	RES	16,650	$233,526	$ 14.03
055022004003004000	0.814	RKS DEVELOPMENT III, LLC	$10,680	RES	35,520	$56,211	$ 1.58
055022004003006000	0.344	RENT JOPLIN.COM LLC	$9,310	RES	15,000	$49,000	$ 3.27
055022004003006001	0.146	LANDIS, ROBERT C. & BARBARA R.	$24,340	RES	6,375	$128,105	$ 20.09
055022004003006002	0.146	CARDEN, MAX & INA	$21,300	RES	6,375	$112,105	$ 17.59
055022004003007000	0.425	RKS DEVELOPMENT, LLC	$16,230	COM	18,500	$48,739	$ 2.63
055022004003008000	0.51	RKS DEVELOPMENT, LLC	$3,550	RES	18,500	$18,684	$ 1.01
055022004003009000	0.212	RKS DEVELOPMENT , LLC	$1,480	RES	27,750	$7,789	$ 0.28
055022004003009001	0.212	POTTER, JAMES L.	$1,480	RES	9,250	$7,789	$ 0.84
055022004003010000	0.425	POTTER, JAMES L.	$10,330	RES	18,500	$54,368	$ 2.94
055022004003002000	2.7	RKS DEVELOPMENT, LLC	$3,410	RES	117,612	$17,947	$ 0.15
055022004005002000	17.77	RKS DEVELOPMENT, LLC	$8,280	AGR	164,221	$69,000	$ 0.42
055022001033001000	1.51	RKS DEVELOPMENT, LLC	$1,290	RES	65,777	$6,789	$ 0.10
055022004003001000	0.425	RKS DEVELOPMENT, LLC	$13,640	RES	18,513	$71,789	$ 3.88
055022004001001000	1.7	RKS DEVELOPMENT LLC	$4,100	RES	74,052	$21,579	$ 0.29
055022004002002000	0.448	RKS DEVELOPMENT, LLC	$1,960	RES	19,514	$10,316	$ 0.53
TOTALS	######		**$219,780**		649,773	$1,145,476	$ 1.76
		SUMMARY BY CLASSIFICATION RPA-6					
RESIDENTIAL	**10.38**		**$195,270**		**467,052**	**$1,027,737**	**$2.20**
TAX EXEMPT	**0**		**0**		**0**	**0**	**$0.00**
AGRICULTURE	**17.77**		**$8,280**		**164,221**	**$69,000**	**$0.00**
COMMERCIAL	**0.425**		**$16,230**		**18,500**	**$48,739**	**$2.63**
TOTALS	######		**$219,780**		**649,773**	**$1,145,476**	**$1.76**

SUMMARY OF ALL PROJECTS

RESIDENTIAL	**44.35**		**$1,109,675**	**0**	**2541733**	**$5,815,035**	**$19.52**
TAX EXEMPT	**10.94**		**$0**	**0**	**497847**	**$0**	**$0.00**
AGRICULTURE	**20.67**		**$13,070**	**0**	**290545**	**$108,917**	**$0.32**
COMMERCIAL	**7.701**		**$314,360**	**0**	**335560**	**$1,036,436**	**$16.38**

EXHIBIT 6

BUT FOR ANALYSIS

As required by State Law, the City must undergo what is known as a "but for" analysis. This is a burden which the City must impose on all projects, which means the City must be confident that the project would not be able financially to proceed without the assistance of TIF funds. In order to do this the primary assumption to be made is to analyze the profit or return on investment to the Developer, with and without the use of TIF funds to give a comparison.
The same project cost are used in these assumptions as were used for project cost as reported in Exhibit 3 of the TIF Plan. Exhibit 3 has separated out the Reimbursable Cost from the Developer Cost. Exhibit 3 has estimates for building cost and additional site work that would not be eligible under the TIF, such as parking lots, finish grading and other final improvements. The building and other site cost are estimates based on the land planners projected highest and best of the site. The final building size and type will depend on the final user's size, design and specification.
This return on investment analysis removeas the varibles of the finish site cost and buildings so as to calculate the return on investment as if all land will be sold as a land development. Developer plans on doing both.

SUMMARY OF ALL PROJECT COST USED IN PLAN

COST WERE USED FROM EXHIBIT 3 AND ESTIMATES FOR LAND ONLY SALES		
PROJECT COST AS REPORTED EXHIBIT 3 REIMBURSABLE PROJECT COST		$30,867,495
LAND COST: Includes cost of 45 acres the Developer now owns, plus estimated cost of an additional 35-40 more*		$19,886,713
Marketing Cost	Advertising, Leasing commissions-Sales Commissions-Land only	$1,645,568
INTEREST CARRY COST 16 YEARS	Estimate for financing site cost above land sales revenue	$14,500,000
TOTAL PROJECT COST ADJUSTED TO ACTUAL PROJECTED COST-NO TIF ASSISTANCE		$66,899,776

Of the estimated 35-40 acres the Developer needs to purchase, it consist of 52 different owners that are mostly single family homes.

Of the estimated 45 acres the Developer now owns most all of it were large tracts an undeveloped.

RETURN ON INVESTMENT NO TIF ASSISTANCE

AVERAGE COST PER ACRE 63 ACRES OF NET SELLABLE AND USABLE LAND		$1,061,901
AVERAGE COST PER SQUARE FOOT OF LAND	2744280 Total Sq Ft	$24.38
ESTIMATED LAND VALUE PER SQUARE FOOT DEPENDING ON LOCATION*		$11.00
TOTAL ESTIMATED REVENUE FROM SELLING LAND		$30,187,080
LOSS ON INVESTMENT IN 83 ACRES WITH NET 63 ACRES ABLE TO BE SOLD USING AVERAGE SELLING PRICE		($36,712,696)
ESTIMATED PERCENTAGE LOSS ON INVESTMENT WITHOUT TIF ASSISTANCE		-55%

The market selling price for the area is not known at this time. Because of the improvements projected and the demand for the sites created by the redevelopment the value of the land in the future has not been established, however in the real estate business values for property have a general range due to the maximum retailers and business can pay for property in competition with other locations. Although the Developer will be, or projects to purchase a total of an estimated 83 acres the net sellable amount is an estimated

63 acres. The estimated 20 acres will be used for walking trails, streets and public right of ways, and storm detention areas.
The estimated price per square foot that the commercial frontage will sell for is about $10-12 per Sq Ft, for the second tier locations it will be less.
Some of the office land in the rear and apartment land will sell in the range of $4.00 per square foot. An average of $10.00 is used in the estimates.
See Exhibit 2 Site plan for useable land and public use and Exhibit 9.

RETURN ON INVESTMENT WITH TIF ASSISTANCE

COST TO DEVELOPER			$66,899,776
REIMBURSABLE PROJECT COST	See Exhibit 3		($30,867,495)
REIMBURSEMENT OF INTEREST FROM TIF	See Exhibit 3	See (2) note below	($7,151,579)
REIMBURSEMENT OF INTEREST FROM CID	See Exhibit 3		($9,149,469)
ADJUSTED COST TO DEVELOPER WITH TIF ASSISTANCE			$19,731,233
AVERAGE COST PER ACRE FOR 63 SELLABLE ACRES			$313,194
AVERAGE COST PER SQUARE FOOT OF LAND			$7.19
AVERAGE SELLING PRICE OF LAND PER SQUARE FOOT			$10
TOTAL ESTIMATED REVENUE FROM SELLING LAND			$30,187,080
TOTAL ESTIMATED PROFIT FROM SELLING LAND WITH TIF ASSISTANCE			$10,455,847
PROFIT MARGIN IN INVESTMENT TOTAL WITH TIF REIMBURSEMENT			15.63%

The Return on investment above uses the total Cost to Developer as the investment amount rather than the adjusted cost to the Developer since the Developer must invest the total cost and the reimburrsement portion from the TIF will be paid over time and is contiengent upon the TIF revnue, thus the true return on investment is calculated by using the Total cost to the Developer as the investment amount.

PROJECTED INVESTMENT WITH BUILDINGS

REIMBURSABLE PROJECT COST		TIF	$30,867,495
Land Cost		NON-TIF	$19,886,713
Buildings with infill		NON-TIF	$100,362,930
Apartment Building RPA 6		NON-TIF	$3,840,000
Site Prep Cost		NON-TIF	$8,405,238
Marketing Cost		NON-TIF	$14,588,032
Contingency		Part TIF	$3,757,634
(1)Interest Cost-6% 48 Months-Buildings-non TIF Cost(1)		NON-TIF	36,201,731
Interest on TIF Portion-14 yrs (2)	See Exhibit 15	Part -TIF	19,997,890
TOTAL			$237,907,663

(1) Interest is calculated for the construction period on the buildings and other private cost over a 48 month period. Assumptions are that they will be sold and or converted to a long term mortgage whereby the lease income would then fund interest cost.

(2) This is the estimated total carrying cost for the TIF reimbursable cost, which the Developer will have to totally fund. The amount that is reimburseable is being limited however to $7,151,579 from the TIF and the balance of $9,149,469 from the CID

EXHIBIT 7

DEVELOPER AFFIDAVIT

AFIDAVIT

STATE OF MISSOURI)
)ss
COUNTY OF Jasper)

The undersigned RKS Development, LLC. (the "Developers"), hereby attest as follows:

1. They have a contact to acquire certain real property located within the City limits of Joplin, Missouri, legally described and attached as Exhibit A.

2. On November 14, 2014, the Developers submitted a project proposal to the Tax Increment Financing Commission of the City of Joplin requesting the rights to develop the property in accordance with the proposal submitted and to negotiate a development agreement with the TIF Commission and the City of Joplin, where by a share of the new tax increments may be captured to fund excessive cost to redevelop the property described herein.

3. Without the financial assistance of the Tax Increment Financing Commission of the City of West Joplin, it is not reasonably anticipated that the Developers would undertake and complete the commercial development described in the project proposal.

By:_____
RKS Development, LLC.

IN WITNESS WHEREOF. Before has appeared Rodney Spriggs, known to me personally and/or has provided me sufficient documentation to confirm his identity and to be the person so authorized to sign this document. I have hereunto subscribed my name and affixed my official seal this 24th day of November, 2014.

By:_____
Notary Public

My commission expires:
11/27/2016

PRISCILLA CARDEN
Notary Public - Notary Seal
State of Missouri, Jasper County
My Commission Expires Nov. 27, 2016
Commission # 12418228

MAIN STREET TIF & CID EXHIBIT 8

FINANCIAL IMPACT ON TAXING DISTRICTS-SUMMARY

ALL RPAs END IN 16 YEARS TIF ENDS IN 16 YEARS

CUMULATIVE TOTAL OF TAX REVENUE BY TAXING DISTRICT PAID TOWARD TOTAL PROJECT COST-LIFE OF TIF

TAX REVENUE PAID BY DISTRICT TAX REVENUE PAID FOR PROJECT COST	PROPERTY TAX CUM-TOTAL	SALES TAX CUM-TOTAL	TOTAL ALL TAXES CUM-TOTAL	PERCENTAGE OF TOTAL TAXES
Newton County	$0	$4,770,303	$4,770,303	**10.13%**
Newton County Fair	$38,327	$0	$38,327	**0.08%**
Newton County Health Department	$191,634	$0	$191,634	**0.41%**
Newton County Mental Health	$316,209	$0	$316,209	**0.67%**
Joplin Special Road District	$849,361	$0	$849,361	**1.80%**
Joplin School District	$14,028,226	$0	$14,028,226	**29.80%**
SB 40-Sheltered Workshop	$229,978	$0	$229,978	**0.49%**
SOUTH MAIN STREET CID	$0	$13,885,570	$13,885,570	**29.50%**
City of Joplin	$1,633,945	$11,130,706	$12,764,651	**27.12%**
TOTAL	**$17,287,680**	**$29,786,579**	**$47,074,259**	**100.00%**

CUMULATIVE TOTAL OF TAX REVENUE BY DISTRICT COLLECTED BY DISTRICTS-NOT CAPTURED BY TIF

TAX REVENUE COLLECTED BY DISTRICT TAXES RETAINED BY TAXING DISTRICTS	PROPERTY TAX CUM-TOTAL	SALES TAX CUM-TOTAL	TOTAL ALL TAXES CUM-TOTAL	PERCENTAGE OF TOTAL TAXES
Newton County	$0	$5,089,529	$5,089,529	**23.35%**
Newton County Fair	$10,730	$0	$10,730	**0.05%**
Newton County Health Department	$53,652	$0	$53,652	**0.25%**
Newton County Mental Health	$88,526	$0	$88,526	**0.41%**
Joplin Special Road District	$237,755	$0	$237,755	**1.09%**
Joplin School District	$3,927,320	$0	$3,927,320	**18.02%**
SB 40-Sheltered Workshop	$64,382	$0	$64,382	**0.30%**
SOUTH MAIN STREET CID	$0	$0	$0	**0.00%**
City of Joplin	$457,436	$11,870,565	$12,328,001	**56.55%**
TOTAL	**$4,839,801**	**$16,960,094**	**$21,799,895**	**100.00%**

CUMULATIVE TOTAL OF TAX REVENUE BY DISTRICT PROJECTION OF REVENUE-NO TIF ASSUMPTION

TAX REVENUE COLLECTED BY DISTRICT NO TIF IN PLACE-16 YEAR PERIOD	PROPERTY TAX CUM-TOTAL	SALES TAX CUM-TOTAL	TOTAL ALL TAXES CUM-TOTAL	PERCENTAGE OF TOTAL TAXES
Newton County	$0	$98,046	$98,046	**6.52%**
Newton County Fair	$2,668	$0	$2,668	**0.18%**
Newton County Health Department	$13,340	$0	$13,340	**0.89%**
Newton County Mental Health	$22,011	$0	$22,011	**1.46%**
Joplin Special Road District	$59,123	$0	$59,123	**3.93%**
Joplin School District	$976,493	$0	$976,493	**64.90%**
SB 40-Sheltered Workshop	$16,008	$0	$16,008	**1.06%**
SOUTH MAIN STREET CID	$0	$0	$0	**0.00%**
City of Joplin	$113,737	$203,224	$316,961	**21.07%**
TOTAL	**$1,203,380**	**$301,270**	**$1,504,650**	**100.00%**

EXHIBIT 9

BUILD OUT SCHEDULE OF DEVELOPMENT

Development Schedule estimates total build out by 2018

	RPA 1 is anticipated to be developed in 2018			LAND CALCULATIONS			IMPROVEMENT VALUES					SALES			JOBS
RPA-1 NORTH OF 34TH STREET EAST OF MAIN							OFFICE	RETAIL	BUILDING	IMPRVT	TOTAL	ASSESSED	SALES	ANNUAL	
LISTING OF SITES FOR DEVELOPMENT				LAND	LAND	LAND	BUILDING	BUILDING		$7,700,000	VALUE	VALUE	SQ FT	SALES	
SITE #	USAGE	ACRES	DESCRIPTION	SQ FT	PRICE	VALUE	SQ FT	SQ FT	SQ FT						
1	Commercial Lot	1.74	Commercial	75,794	$ 5.00	$ 378,972		15000	$175	$ 2,625,000	$ 3,003,972	$961,271	$200	$3,000,000	15
2	Commercial Lot	1.55	Commercial	67,518	$ 5.00	$12,570,924		13500	$175	$ 2,362,500	$ 14,933,424	$4,778,696	$200	$2,700,000	14
3	Commercial Lot	1.19	Commercial	51,836	$ 5.00	$ 259,182		10000	$175	$ 1,750,000	$ 2,009,182	$642,938	$200	$2,000,000	10
4	TAX EXEMPT	1.05	Police Station	45,738											
	STREETS	0.25	STREETS	10,890						$ -	$ -				
TOTAL RPA-1		**5.78**		**251,777**		**$ 13,209,078**	**0**	**38500**		**$6,737,500**	**$19,946,578**	**$6,382,905**		**$7,700,000**	**39**
	RPA-2 is anticipated to be developed in 2016														
RPA-1 SOUTH OF 34TH & NORTH OF 37TH STREET EAST OF MAIN															
5	Commercial Lot	1.32	C-Store	57,499	$ 5.00	$287,496		7500	$175	$1,312,500	$1,599,996	$511,999	$250	$1,875,000	7.5
6	Commercial Lot	1.26	Retail	54,886	$ 5.00	$274,428		10000	$175	$1,750,000	$2,024,428	$647,817	$200	$2,000,000	10
7	Commercial Lot	1.27	Retail	55,321	$ 5.00	$276,606		10000	$175	$1,750,000	$2,026,606	$648,514	$200	$2,000,000	10
8	Commercial Lot	1.58	Restaurant	68,825	$ 5.00	$344,124		9500	$175	$1,662,500	$2,006,624	$642,120	$250	$2,375,000	10
9	Detention Area	1	Retail	43,560	$ 5.00			0	$0	$0	$0	$0	$0	$0	
10	Commercial Lot	15.5	Retail & Office 3 stor	675,180	$ 3.50	$2,363,130	108000	60933	$150	$25,339,950	$27,703,080	$8,864,986	$100	$6,093,300	331
11	Commercial Lot	2.43	Commercial	105,851	$ 4.00	$423,403		20000	$175	$3,500,000	$3,923,403	$1,255,489	$200	$4,000,000	20
	STREETS	1.5	STREETS	65,340											
TOTAL RPA 2		**25.86**		**1126461.6**		**3969187.2**	**108000**	**117933**		**35314950**	**$39,284,137**	**$12,570,924**		**$18,343,300**	**388**
	RPA-3 is anticipated to be developed in 2017														
RPA-3 SOUTH OF 37TH & NORTH OF 42ND STREET EAST OF MAIN															
12	Commercial Lot	4.1	Commercial 2 story	178,596	$ 3.50	$625,086	24500	24500	$150	$7,350,000	$7,975,086	$2,552,028	$200	$4,900,000	86
13	Commercial Lot	1.18	C-Store	51,401	$ 5.00	$257,004		5000	$125	$625,000	$882,004	$282,241	$300	$1,500,000	5
14	Commercial Lot	1.25	Restaurant	54,450	$ 5.00	$272,250		3500	$175	$612,500	$884,750	$283,120	$400	$1,400,000	3.5
	Parking-School	2.57	Parking Lost	111,949	$ -			0	$0	$0	$0	$0	$0	$0	
	School Property	6.75		294,030	$ -	$0	0	0	$0	$0	$0	$0	$0	$0	
TOTAL RPA 3		**15.85**		**690,426**		**$1,154,340**	**$24,500**	**$33,000**		**$8,587,500**	**$9,741,840**	**$3,117,389**		**$7,800,000**	**502**

RPA 4 is anticipated to be developed in 2019

RPA 4 NORTH OF 44TH SOUTH OF 42ND EAST OF MAIN

15	Commercial Lot	1.05	C-Store-Rest	45,738	$	5.00	$228,690		7500	$175	$1,312,500	$1,541,190	$493,181	$325	$2,437,500	8
16	Commercial Lot	1.32	Retail	57,499	$	5.00	$287,496		5000	$175	$875,000	$1,162,496	$371,999	$200	$1,000,000	5
17	Commercial Lot	1.04	Office-Retail	45,302	$	5.00	$226,512		5000	$175	$875,000	$1,101,512	$352,484	$100	$500,000	5
TOTAL RPA 4		**3.41**		**148539.6**			**$742,698**	**0**	**17500**		**$3,062,500**	**$3,805,198**	**$1,217,663**		**$3,937,500**	**18**

RPA 5 is anticipated to be developed in 2017

RPA 5 NORTH OF 42ND SOUTH OF 41ST WEST OF MAIN

18	Commercial Lot	1.14	C-Store-Rest	49,658	$	5.00	$248,292		7500	$175	$1,312,500	$1,560,792	$499,453	$325	$2,437,500	8
19	Commercial Lot	1	Retail	43,560	$	5.00	$217,800		5000	$175	$875,000	$1,092,800	$349,696	$200	$1,000,000	5
20	Commercial Lot	1	Office-Retail	43,560	$	5.00	$217,800		5000	$175	$875,000	$1,092,800	$349,696	$100	$500,000	5
21	Commercial Lot	0.52	Car Wash	22,651	$	5.00	$113,256		3000	$100	$300,000	$413,256	$132,242	$0	$0	3
TOTAL RPA 5		**3.66**		**159429.6**			**$797,148**	**0**	**20500**		**$3,362,500**	**$4,159,648**	**$1,331,087**		**$3,937,500**	**21**

RPA 6 is anticipated to be developed in 2016

RPA 6 NORTH OF 41ST STREET SOUTH OF 36TH COMMERCIAL WEST OF MAIN

22	Commercial Lot	0.96	Commercial	41,818	$	6.00	$250,906		2500	$175	$437,500	$688,406	$220,290	$200	$500,000	3
23	Commercial Lot	1.23	Fast Food	53,579	$	5.00	$267,894		3500	$175	$612,500	$880,394	$281,726	$400	$1,400,000	4
24	Commercial Lot	9.1	Retail Center	396,396	$	3.50	$1,387,386		86200	$125	$10,775,000	$12,162,386	$3,891,964	$200	$17,240,000	86
25	Commercial Lot	2.15	Restaurant	93,654	$	5.00	$468,270		7500	$175	$1,312,500	$1,780,770	$569,846	$400	$3,000,000	8
0	STREETS	3	STREETS	130,680												
26	Residential Lot	5.66	Apartments	246,550	$	2.50	$616,374		96	$40,000	$3,840,000	$4,456,374	$935,839	$0	$0	4
	OPEN SPACE	7.89	Walking Trail	343,688			$0			$0	$0		$0	$0	$0	
TOTAL RPA 6		**29.99**		**1,306,364**			**$2,990,830**	**0**	**99700**		**$16,977,500**	**$19,968,330**	**$5,899,664**		**$22,140,000**	**104**

TOTALS	ACRES	SQ FT	LAND VALUE	SQ FT	SQ FT	IMROV VALUE	TOTAL VALUE	ASSESSED VALUE	RETAIL SALES	JOBS
RPA 1	5.78	251,777	$ 13,209,078	0	38500	$6,737,500	$19,946,578	$6,382,905	$7,700,000	39
RPA 2	25.86	1126461.6	$3,969,187	108000	117933	$35,314,950	$39,284,137	$12,570,924	$18,343,300	388
RPA 3	15.85	690426	$1,154,340	24500	33000	$8,587,500	$9,741,840	$3,117,389	$7,800,000	502
RPA 4	3.41	148539.6	$742,698	0	17500	$3,062,500	$3,805,198	$1,217,663	$3,937,500	18
RPA 5	3.66	159429.6	$797,148	0	20500	$3,362,500	$4,159,648	$1,331,087	$3,937,500	21
RPA 6	29.99	1,306,364	$2,990,830	0	99700	$16,977,500	$19,968,330	$5,899,664	$22,140,000	104
TOTALS	84.55	3682998	$22,863,281	132500	327133	$74,042,450	$96,905,731	$30,519,633	$63,858,300	1070

TOTAL LAND VALUE AND IMPROVEMENT VALUES ARE BASED ON ESTIMATED VALUES WHICH MAY BE USED BY THE COUNTY ASSESSOR, USING CURRENT VALUES FOR LIKE IMPROVEMENTS.

ACTUAL COST OF IMPROVEMENTS AND LAND IS ESTIMATED TO BE HIGHER. TOTAL ACTUAL LAND AND IMPROVEMENT COST IS ESTIMATED AT $210,000,000. SEE EXHIBIT 6 FOR DETAILS.

MAIN STREET TIF ECONOMIC IMPACT

EXHIBIT 10

NO TIF

Property Taxes

Projections reflect an annual growth rate of .018% in value increase. The past five year average.

COMMERCIAL AREAS	CURRENT ASSESSED VALUE	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
RPA 1 ASSESSED VALUE	$199,130	$199,130	$202,714	$206,363	$210,078	$213,859	$217,709	$221,627	$225,617	$229,678	$233,812	$238,021
RPA 2 ASSESSED VALUE	$377,095	$377,095	$383,883	$390,793	$397,827	$404,988	$412,278	$419,699	$427,253	$434,944	$442,773	$450,743
RPA 3 ASSESSED VALUE	$397,210	$397,210	$404,360	$411,638	$419,048	$426,591	$434,269	$442,086	$450,044	$458,144	$466,391	$474,786
RPA 4 ASSESSED VALUE	$115,750	$115,750	$117,834	$119,955	$122,114	$124,312	$126,549	$128,827	$131,146	$133,507	$135,910	$138,356
RPA 5 ASSESSED VALUE	$128,140	$128,140	$130,447	$132,795	$135,185	$137,618	$140,095	$142,617	$145,184	$147,797	$150,458	$153,166
RPA 6 ASSESSED VALUE	$219,780	$219,780	$223,736	$227,763	$231,863	$236,037	$240,285	$244,610	$249,013	$253,496	$258,059	$262,704
TOTAL ALL ASSESSED VALUE	$1,437,105	$1,437,105	$1,462,973	$1,489,306	$1,516,114	$1,543,404	$1,571,185	$1,599,467	$1,628,257	$1,657,566	$1,687,402	$1,717,775
TOTAL RESIDENTIAL & AGRICULTURAL ASSESSED VALUE	$1,128,025	$1,128,025	$1,148,329	$1,174,663	$1,201,470	$1,228,761	$1,256,542	$1,284,823	$1,313,614	$1,342,922	$1,372,758	$1,403,132
COMMERCIAL ASSESSED VALUE	$309,080	$309,080	$314,643	$314,643	$314,643	$314,643	$314,643	$314,643	$314,643	$314,643	$314,643	$314,643

Projections reflect an annual growth rate of .00925% in levy increases. The past five year average.

CURRENT TAX LEVIES												
COUNTY SUR CHARGE	$0.4000	$0.4000	$0.4037	$0.4074	$0.4112	$0.4150	$0.4188	$0.4227	$0.4266	$0.4306	$0.4346	$0.4386
TOTAL LEVY OF DISTRICTS	$4.5104	$4.5104	$4.5521	$4.5942	$4.6367	$4.6796	$4.7229	$4.7666	$4.8107	$4.8552	$4.9001	$4.9454
TOTAL TAX LEVY	**$4.9104**	**$4.9104**	**$4.9558**	**$5.0017**	**$5.0479**	**$5.0946**	**$5.1417**	**$5.1893**	**$5.2373**	**$5.2858**	**$5.3346**	**$5.3840**
TOTAL REVENUE TO TAXING DISTRICTS												
SURCHARGE ON COMMERCIAL PORTION	$0.4000	$1,236.32	$1,270.22	$1,281.97	$1,293.82	$1,305.79	$1,317.87	$1,330.06	$1,342.36	$1,354.78	$1,367.31	$1,379.96
BASELINE TAXES	$4.5104	$64,819.18	$66,596.30	$68,422.14	$70,298.03	$72,225.36	$74,205.52	$76,239.98	$78,330.21	$80,477.75	$82,684.17	$84,951.08
TOTAL TAX REVENUE	**$4.9104**	**$66,055.5**	**$67,866.5**	**$69,704.1**	**$71,591.9**	**$73,531.1**	**$75,523.4**	**$77,570.0**	**$79,672.6**	**$81,832.5**	**$84,051.5**	**$86,331.0**

TAX REVENUE TO EACH TAXING DISTRICT	LEVY	PERCENTAGE										
Newton County Fair	**$0.01**	**0.2217%**	$146.45	$150.47	$154.54	$158.73	$163.03	$167.44	$171.98	$176.64	$181.43	$186.35	$191.40
Newton County Health Department	**$0.05**	**1.1085%**	$732.26	$752.33	$772.70	$793.63	$815.13	$837.21	$859.90	$883.21	$907.15	$931.75	$957.02
Newton County Mental Health	**$0.0825**	**1.8291%**	$1,208.23	$1,241.35	$1,274.96	$1,309.49	$1,344.96	$1,381.40	$1,418.84	$1,457.30	$1,496.80	$1,537.39	$1,579.09
Joplin Special Road District	**$0.2216**	**4.9131%**	$3,245.37	$3,334.34	$3,424.63	$3,517.37	$3,612.65	$3,710.53	$3,811.09	$3,914.39	$4,020.51	$4,129.52	$4,241.52
Joplin School District	**$3.66**	**81.1458%**	$53,601.26	$55,070.82	$56,561.95	$58,093.78	$59,667.44	$61,284.06	$62,944.83	$64,650.95	$66,403.66	$68,204.25	$70,054.01
SB 40 Sheltered Workshop	**$0.06**	**1.3303%**	$878.71	$902.80	$927.25	$952.36	$978.15	$1,004.66	$1,031.88	$1,059.85	$1,088.58	$1,118.10	$1,148.43
City of Joplin	**$0.4263**	**9.4515%**	$6,243.23	$6,414.40	$6,588.08	$6,766.50	$6,949.79	$7,138.09	$7,331.52	$7,530.25	$7,734.39	$7,944.12	$8,159.57
TOTAL	**$4.5104**	**100.0000%**	**$66,055.50**	**$67,866.51**	**$69,704.10**	**$71,591.86**	**$73,531.15**	**$75,523.39**	**$77,570.04**	**$79,672.58**	**$81,832.53**	**$84,051.48**	**$86,331.04**
ESTIMATED TAX COLLECTED BY LOCAL TAXING DISTRICTS ANNUALLY			**$66,055.50**	**$67,866.51**	**$69,704.10**	**$71,591.86**	**$73,531.15**	**$75,523.39**	**$77,570.04**	**$79,672.58**	**$81,832.53**	**$84,051.48**	**$86,331.04**
ANNUAL INCREASE IN PROPERTY TAXES-1.8% ANNUAL INCREASE-NO TIF			**$0.00**	**$1,811.01**	**$1,837.59**	**$1,887.75**	**$1,939.29**	**$1,992.25**	**$2,046.65**	**$2,102.54**	**$2,159.96**	**$2,218.95**	**$2,279.56**

AN ANNUAL AVERAGE INCREASE OF $3,331 PER YEAR.

MAIN STREET TIF ECONOMIC IMPACT

EXHIBIT 10

NO TIF Property Taxes

Projections reflect an annual growth rate of .018% in value increase. The past five year average.

COMMERCIAL AREAS		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	CUMULATIVE TOTAL
RPA 1 ASSESSED VALUE		$242,305	$246,666	$251,106	$255,626	$260,228	$264,912	$269,680	$274,534	$279,476	$284,507	$289,628	$294,841	$5,612,116
RPA 2 ASSESSED VALUE		$458,856	$467,115	$475,523	$484,083	$492,796	$501,667	$510,697	$519,889	$529,247	$538,774	$548,472	$558,344	$10,627,736
RPA 3 ASSESSED VALUE		$483,332	$492,032	$500,889	$509,905	$519,083	$528,427	$537,938	$547,621	$557,478	$567,513	$577,728	$588,127	$11,194,640
RPA 4 ASSESSED VALUE		$140,847	$143,382	$145,963	$148,590	$151,265	$153,987	$156,759	$159,581	$162,453	$165,378	$168,354	$171,385	$3,262,203
RPA 5 ASSESSED VALUE		$155,923	$158,730	$161,587	$164,495	$167,456	$170,470	$173,539	$176,663	$179,843	$183,080	$186,375	$189,730	$3,611,392
RPA 6 ASSESSED VALUE		$267,432	$272,246	$277,146	$282,135	$287,213	$292,383	$297,646	$303,004	$308,458	$314,010	$319,662	$325,416	$6,194,099
TOTAL ALL ASSESSED VALUE		$1,748,695	$1,780,171	$1,812,215	$1,844,834	$1,878,041	$1,911,846	$1,946,259	$1,981,292	$2,016,955	$2,053,261	$2,090,219	$2,127,843	$40,502,186
TOTAL RESIDENTIAL & AGRICULTURAL ASSESSED VALUE		**$1,428,388**	**$1,454,099**	**$1,480,273**	**$1,506,918**	**$1,534,042**	**$1,561,655**	**$1,589,765**	**$1,618,380**	**$1,647,511**	**$1,677,166**	**$1,707,355**	**$1,738,088**	**$32,798,679**
COMMERCIAL ASSESSED VALUE		**$320,307**	**$326,073**	**$331,942**	**$337,917**	**$343,999**	**$350,191**	**$356,495**	**$362,912**	**$369,444**	**$376,094**	**$382,864**	**$389,755**	**$7,703,507**
CURRENT TAX LEVIES		Projections reflect an annual growth rate of .00925% in levy increases. The past five year average.												
COUNTY SUR CHARGE		$0.4426	$0.4467	$0.4509	$0.4550	$0.4592	$0.4635	$0.4678	$0.4721	$0.4765	$0.4809	$0.4853	$0.4898	
TOTAL LEVY OF DISTRICTS		$4.9912	$5.0373	$5.0839	$5.1309	$5.1784	$5.2263	$5.2747	$5.3234	$5.3727	$5.4224	$5.4725	$5.5232	
TOTAL TAX LEVY		$5.4338	$5.4841	$5.5348	$5.5860	$5.6377	$5.6898	$5.7424	$5.7955	$5.8492	$5.9033	$5.9579	$6.0130	
TOTAL REVENUE TO TAXING DISTRICTS														
SURCHARGE ON COMMERCIAL PORTION		$1,417.79	$1,456.66	$1,496.60	$1,537.63									$20,389.15
BASELINE TAXES		$87,280.14	$89,673.06	$92,131.58	$94,657.51									$1,182,992.03
TOTAL TAX REVENUE		**$88,697.94**	**$91,129.72**	**$93,628.18**	**$96,195.14**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$1,203,381.18**
TAX REVENUE TO EACH TAXING DISTRICT														CUMULATIVE TOTALS-15 YRS
	PERCENTAGE													
Newton County Fair	0.2217%	$196.65	$202.04	$207.58	$213.27	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,668.01
Newton County Health Department	1.1085%	$983.26	$1,010.22	$1,037.91	$1,066.37	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$13,340.07
Newton County Mental Health	1.8291%	$1,622.38	$1,666.86	$1,712.56	$1,759.51	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$22,011.12
Joplin Special Road District	4.9131%	$4,357.81	$4,477.29	$4,600.04	$4,726.15	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$59,123.20
Joplin School District	81.1458%	$71,974.65	$73,947.94	$75,975.33	$78,058.31	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$976,493.24
SB 40 Sheltered Workshop	1.3303%	$1,179.91	$1,212.26	$1,245.50	$1,279.64	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$16,008.09
City of Joplin	9.4515%	$8,383.28	$8,613.12	$8,849.26	$9,091.87	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$113,737.45
TOTAL	100.0000%	**$88,697.94**	**$91,129.72**	**$93,628.18**	**$96,195.14**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$1,203,381.18**
		$88,698	**$91,130**	**93,628.18**	**96,195.14**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**$1,203,381.18**
		$2,367	**$2,432**	**2,498.46**	**2,566.96**	**-96,195.14**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**-$66,055.50**

MAIN STREET TIF ECONOMIC IMPACT

EXHIBIT 11

WITH TIF Property Taxes/PILOTs

Projections reflect an annual growth rate of .018% in assessed value

Newton County Fair COMMERCIAL AREAS	$0.0	$250.93	CURRENT ASSESSED VALUE	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
RPA 1 ASSESSED VALUE			$199,130	$199,130	$202,714	$206,363	$210,078	$5,981,148	$6,088,809	$6,198,407	$6,309,979	$6,423,558	$6,539,182	$6,656,887
RPA 2 ASSESSED VALUE			$377,095	$377,095	$383,883	$12,570,924	$12,773,316	$13,003,236	$13,237,294	$13,475,565	$13,718,125	$13,965,052	$14,216,422	$14,472,318
RPA 3 ASSESSED VALUE			$397,210	$397,210	$404,360	$411,638	$3,117,389	$3,173,502	$3,230,625	$3,288,776	$3,347,974	$3,408,238	$3,469,586	$3,532,039
RPA 4 ASSESSED VALUE			$115,750	$115,750	$117,834	$119,955	$122,114	$1,287,359	$1,310,531	$1,334,121	$1,358,135	$1,382,582	$1,407,468	$1,432,803
RPA 5 ASSESSED VALUE			$128,140	$128,140	$130,447	$132,795	$1,331,087	$1,355,047	$1,379,437	$1,404,267	$1,429,544	$1,455,276	$1,481,471	$1,508,137
RPA 6 ASSESSED VALUE			$219,780	$219,780	$225,934	$5,899,664	$6,005,858	$6,113,963	$6,224,015	$6,336,047	$6,450,096	$6,566,198	$6,684,389	$6,804,708
TOTAL ALL ASSESSED VALUE			$1,437,105	$1,437,105	$1,465,171	$19,341,339	$23,559,841	$30,914,255	$31,470,711	$32,037,184	$32,613,853	$33,200,903	$33,798,519	$34,406,892
LESS BASELINE ASSESSED VALUE				$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105
NET INCREASE IN ASSESSED VALUE TO TIF				$0	$5,563	$17,904,234	$22,122,736	$29,477,150	$30,033,606	$30,600,079	$31,176,748	$31,763,798	$32,361,414	$32,969,787
TOTAL RESIDENTIAL & AGRICULTURAL ASSESSED VALUE			$1,128,025	$1,128,025	$1,150,527	$1,150,527	$1,128,025	$1,128,025	$1,128,025	$1,128,025	$1,128,025	$1,128,025	$1,128,025	$1,128,025
COMMERCIAL ASSESSED VALUE			$309,080	$309,080	$314,643	$17,563,947	$22,337,824	$29,978,416	$30,518,027	$31,067,351	$31,626,564	$32,195,842	$32,775,367	$33,365,324

Under the conditions of the TIF Plan, all assessed value on any residential property, partial or full will go to the taxing districts.

Projections reflect an annual growth rate of .00925% in levy increases. (TIF does not capture increase in levy) (State Law)

CURRENT TAX LEVIES														
COUNTY SUR CHARGE			$0.4000	$0.4000	$0.4037	$0.4074	$0.4112	$0.4150	$0.4188	$0.4227	$0.4266	$0.4306	$0.4346	$0.4386
TOTAL LEVY OF DISTRICTS			$4.5104	$4.5104	$4.5521	$4.5942	$4.6367	$4.6796	$4.7229	$4.7666	$4.8107	$4.8552	$4.9001	$4.9454
TOTAL TAX LEVY			**$4.9104**	**$4.9104**	**$4.9558**	**$5.0017**	**$5.0479**	**$5.0946**	**$5.1417**	**$5.1893**	**$5.2373**	**$5.2858**	**$5.3346**	**$5.3840**
TOTAL REVENUE TO TAXING DISTRICTS														
SURCHARGE ON COMMERCIAL PORTION			$0.4000	$1,236.32	$1,270.22	$71,561.53	$91,853.80	$124,412.41	$127,823.36	$131,327.83	$134,928.38	$138,627.64	$142,428.33	$146,333.22
TOTAL TAXES & PILOTS				$64,819.18	$66,696.35	$888,585.25	$1,092,405.03	$1,446,667.98	$1,486,330.55	$1,527,080.53	$1,568,947.74	$1,611,962.79	$1,656,157.17	$1,701,563.20
LESS INCREASE GOING TO TIF				$0.00	$250.93	$765,342.47	$955,613.81	$1,287,327.27	$1,311,665.91	$1,336,442.64	$1,361,665.35	$1,387,342.07	$1,413,480.97	$1,440,090.38
NET TAXES TO DISTRICTS, NOT INCLUDING SURCHARGE			$4.5104	$64,819.18	$66,445.41	$123,242.79	$136,791.22	$159,340.71	$174,664.65	$190,637.90	$207,282.39	$224,620.72	$242,676.20	$261,472.83
TOTAL TAX REVENUE TO TAXING DISTRICTS			**$4.9104**	**$66,055.5**	**$67,715.6**	**$194,804.3**	**$228,645.0**	**$283,753.1**	**$302,488.0**	**$321,965.7**	**$342,210.8**	**$363,248.4**	**$385,104.5**	**$407,806.0**
TAXES COLLECTED BY TIF				**$0.00**	**$250.93**	**$765,342.47**	**$955,613.81**	**$1,287,327.27**	**$1,311,665.91**	**$1,336,442.64**	**$1,361,665.35**	**$1,387,342.07**	**$1,413,480.97**	**$1,440,090.38**
TAX REVENUE TO EACH TAXING DISTRICT														
	LEVY	**PERCENTAGE**												
Newton County Fair	**$0.01**	**0.2217%**		$146.45	$150.13	$431.90	$506.93	$629.11	$670.65	$713.83	$758.71	$805.36	$853.81	$904.15
Newton County Health Department	**$0.05**	**1.1085%**		$732.26	$750.66	$2,159.50	$2,534.64	$3,145.54	$3,353.23	$3,569.15	$3,793.57	$4,026.79	$4,269.07	$4,520.73
Newton County Mental Health	**$0.0825**	**1.8291%**		$1,208.23	$1,238.59	$3,563.18	$4,182.16	$5,190.15	$5,532.83	$5,889.09	$6,259.40	$6,644.20	$7,043.97	$7,459.21
Joplin Special Road District	**$0.2216**	**4.9131%**		$3,245.37	$3,326.93	$9,570.91	$11,233.54	$13,941.05	$14,861.51	$15,818.47	$16,813.12	$17,846.72	$18,920.53	$20,035.88
Joplin School District	**$3.66**	**81.1458%**		$53,601.26	$54,948.39	$158,075.51	$185,535.82	$230,253.73	$245,456.30	$261,261.65	$277,689.65	$294,760.78	$312,496.13	$330,917.46
SB 40 Sheltered Workshop	**$0.06**	**1.3303%**		$878.71	$900.79	$2,591.40	$3,041.57	$3,774.65	$4,023.87	$4,282.98	$4,552.29	$4,832.14	$5,122.89	$5,424.88
City of Joplin	**$0.4263**	**9.4515%**		$6,243.23	$6,400.14	$18,411.91	$21,610.36	$26,818.90	$28,589.62	$30,430.56	$32,344.02	$34,332.38	$36,398.12	$38,543.75
TOTAL	**$4.5104**	**100.0000%**		**$66,055.50**	**$67,715.63**	**$194,804.31**	**$228,645.02**	**$283,753.12**	**$302,488.01**	**$321,965.73**	**$342,210.77**	**$363,248.37**	**$385,104.53**	**$407,806.04**
ESTIMATED TAX COLLECTED BY LOCAL TAXING DISTRICTS				**$66,055.50**	**$67,715.63**	**$194,804.31**	**$228,645.02**	**$283,753.12**	**$302,488.01**	**$321,965.73**	**$342,210.77**	**$363,248.37**	**$385,104.53**	**$407,806.04**
				$0.00	**$1,660.12**	**$128,748.81**	**$162,589.52**	**$217,697.62**	**$236,432.50**	**$255,910.22**	**$276,155.26**	**$297,192.86**	**$319,049.02**	**$341,750.54**

ANNUAL INCREASE IN PROPERTY TAXES-245% WITH TIF OVER EXHIBIT 10 PROJECTIONS WITH NO TIF. TOTAL INCREASE IS PROJECTED TO BE $3,452,237 OR AN ANNUAL AVERAGE OF $215,765.

Increase is resulting from levy increases and reclassification of property to commercial, thus granting taxing districts the ability to collect the Sur-Charge. TIF cannot collect Sur Charge or any increase in the tax levies.

MAIN STREET TIF ECONOMIC IMPACT

EXHIBIT 11 **EXHIBIT 11 PAGE 2**

WITH TIF **Property Taxes/PILOTs**

Projections reflect an annual growth rate of .018% in assessed value

COMMERCIAL AREAS		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	CUMULATIVE TOTAL
RPA 1 ASSESSED VALUE		$6,776,711	$6,898,692	$7,022,869	$7,149,280	$7,277,967	$7,408,971	$7,542,332	$7,678,094	$7,816,300	$7,956,993	$8,100,219	$8,246,023	$134,890,709
RPA 2 ASSESSED VALUE		$14,732,820	$14,998,011	$15,267,975	$15,542,798	$15,822,569	$16,107,375	$16,397,308	$16,692,459	$16,992,923	$17,298,796	$17,610,174	$17,927,158	$317,583,594
RPA 3 ASSESSED VALUE		$3,595,615	$3,660,336	$3,726,222	$3,793,294	$3,861,574	$3,931,082	$4,001,842	$4,073,875	$4,147,204	$4,221,854	$4,297,848	$4,375,209	$75,467,293
RPA 4 ASSESSED VALUE		$1,458,593	$1,484,848	$1,511,575	$1,538,783	$1,566,481	$1,594,678	$1,623,382	$1,652,603	$1,682,350	$1,712,632	$1,743,460	$1,774,842	$29,332,878
RPA 5 ASSESSED VALUE		$1,535,284	$1,562,919	$1,591,051	$1,619,690	$1,648,845	$1,678,524	$1,708,737	$1,739,495	$1,770,806	$1,802,680	$1,835,128	$1,868,161	$32,096,968
RPA 6 ASSESSED VALUE		$6,927,193	$7,051,882	$7,178,816	$7,308,035	$7,439,580	$7,573,492	$7,709,815	$7,848,592	$7,989,866	$8,133,684	$8,280,090	$8,429,132	$149,400,828
TOTAL ALL ASSESSED VALUE		$35,026,216	$35,656,688	$36,298,508	$36,951,882	$37,617,016	$38,294,122	$38,983,416	$39,685,117	$40,399,450	$41,126,640	$41,866,919	$42,620,524	$738,772,269
LESS BASELINE ASSESSED VALUE		$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,342,653,829
NET INCREASE IN ASSESSED VALUE TO TIF		$33,589,111	$34,219,583	$34,861,403	$35,514,777	$36,179,911	$36,857,017	$37,546,311	$38,248,012	$38,962,345	$39,689,535	$40,429,814	$41,183,419	$2,367,724,065
TOTAL RESIDENTIAL & AGRICULTURAL ASSESSED VALUE		**$1,139,305**	**$1,159,812**	**$1,180,689**	**$1,201,942**	**$1,223,576**	**$1,245,601**	**$1,268,022**	**$1,290,846**	**$1,314,081**	**$1,337,735**	**$1,361,814**	**$1,386,327**	**$26,294,350**
COMMERCIAL ASSESSED VALUE		**$33,886,911**	**$34,496,876**	**$35,117,819**	**$35,749,940**	**$36,393,439**	**$37,048,521**	**$37,715,394**	**$38,394,271**	**$39,085,368**	**$39,788,905**	**$40,505,105**	**$41,234,197**	**$712,516,696**
		Under the conditions of the TIF Plan, all assessed value on any residential property, partial or full will go to the taxing districts.												
CURRENT TAX LEVIES		Projections reflect an annual growth rate of .00925% in levy increases. (TIF does not capture increase in levy) (State Law)												
COUNTY SUR CHARGE		$0.4426	$0.4467	$0.4509	$0.4550	$0.4592	$0.4635	$0.4678	$0.4721	$0.4765	$0.4809	$0.4853	$0.4898	
TOTAL LEVY OF DISTRICTS		$4.9912	$5.0373	$5.0839	$5.1309	$5.1784	$5.2263	$5.2747	$5.3234	$5.3727	$5.4224	$5.4725	$5.5232	
TOTAL TAX LEVY		$5.4338	$5.4841	$5.5348	$5.5860	$5.6377	$5.6898	$5.7424	$5.7955	$5.8492	$5.9033	$5.9579	$6.0130	
TOTAL REVENUE TO TAXING DISTRICTS														
SURCHARGE ON COMMERCIAL PORTION		$149,995.53	$154,107.88	$158,332.98	$162,673.92									$1,738,370.44
TOTAL TAXES & PILOTS		$1,748,214.11	$1,796,144.02	$1,845,388.01	$1,895,982.09									
LESS INCREASE GOING TO TIF		$1,463,616.06	$1,491,127.89	$1,519,134.94	$1,547,646.12									$17,295,469.63
NET TAXES TO DISTRICTS, NOT INCLUDING SURCHARGE		$284,598.05	$305,016.13	$326,253.07	$348,335.97									$3,101,474.39
TOTAL TAX REVENUE TO TAXING DISTRICTS		**$434,593.58**	**$459,124.01**	**$484,586.05**	**$511,009.89**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	$4,839,844.83
TAXES COLLECTED BY TIF		**$1,463,616.06**	**$1,491,127.89**	**$1,519,134.94**	**$1,547,646.12**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	$17,295,469.63
TAX REVENUE TO EACH TAXING DISTRICT														
	PERCENTAGE													
Newton County Fair	0.2217%	$963.54	$1,017.92	$1,074.37	$1,132.96									$10,730.41
Newton County Health Department	1.1085%	$4,817.68	$5,089.62	$5,371.87	$5,664.80									$53,652.06
Newton County Mental Health	1.8291%	$7,949.18	$8,397.87	$8,863.59	$9,346.91									$88,525.90
Joplin Special Road District	4.9131%	$21,351.97	$22,557.17	$23,808.15	$25,106.37									$237,785.92
Joplin School District	81.1458%	$352,654.42	$372,559.84	$393,221.21	$414,663.04									$3,927,330.63
SB 40 Sheltered Workshop	1.3303%	$5,781.22	$6,107.54	$6,446.25	$6,797.75									$64,382.47
City of Joplin	9.4515%	$41,075.57	$43,394.06	$45,800.60	$48,298.05									$457,437.45
TOTAL	100.0000%	**$434,593.58**	**$459,124.01**	**$484,586.05**	**$511,009.89**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$4,839,844.83**
ESTIMATED TAX COLLECTED BY LOCAL TAXING DISTRICTS		**$434,593.58**	**$459,124.01**	**$484,586.05**	**$511,009.89**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	$4,839,844.83
ANNUAL INCREASE IN PROPERTY TAXES-245% WITH TIF OVER EXHIBIT 10 PROJE		**$368,538.08**	**$393,068.51**	**$418,530.54**	**$444,954.38**									$3,849,012.28

ASSUMPTIONS-NO TIF ASSUMPTIONS-City Tax Levies not renewed by Voters

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF .25% IS NOT RENEW BY VOTERS IN 2021 & the CAPITAL IMPROVEMENT tax of .375% in 2025

YEARS		CURRENT	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
REDEVELOPMENT PROJECT AREA I ONLY		ANNUAL	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy
ACTIVATED TIF AREA		SALES	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.375%	2.375%	2.375%	2.000%
RPA 1	Projected Sales at 1% Annual Grow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 2	Projected Sales at 1% Annual Grow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 3	Projected Sales at 1% Annual Grow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 4	Projected Sales at 1% Annual Grow	$0	$500,000	$505,000	$510,050	$515,151	$520,302	$525,505	$530,760	$536,068	$541,428	$546,843	$552,311	$557,834
RPA 5	Projected Sales at 1% Annual Grow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 6	Projected Sales at 1% Annual Grow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL SALES		**$0**	**$500,000**	**$505,000**	**$510,050**	**$515,151**	**$520,302**	**$525,505**	**$530,760**	**$536,068**	**$541,428**	**$546,843**	**$552,311**	**$557,834**

PROJECTED EATS WHICH THE TIF WILL CAPTURE (50% OF THE INCREASE OVER THE BASELINE)													
CITY OF JOPLIN	**NONE**	**INCREASE ONLY**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NEWTON COUNTY	**NONE**	**INCREASE ONLY**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MAIN STREET CID	**NONE**	**INCREASE ONLY**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL CAPTURED BY TIF			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

TOTAL SALES TAX REVENUE RETAINED BY THE TAXING DISTRICTS											
CITY OF JOPLIN	**1.75% TO 2.625%**	$13,256	$13,389	$13,523	$13,658	$13,795	$13,932	$14,072	$12,859	$12,988	$13,117	$11,157
NEWTON COUNTY	**1.125%**	$5,681	$5,738	$5,795	$5,853	$5,912	$5,971	$6,031	$6,091	$6,152	$6,213	$6,276
MAIN STREET CID	**NOT ACTIVATED**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL RETAINED BY TAXING DISTRICTS		**$18,938**	**$19,127**	**$19,318**	**$19,511**	**$19,706**	**$19,904**	**$20,103**	**$18,950**	**$19,139**	**$19,331**	**$17,432**

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.375 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue without the renewal of the taxes.

ASSUMPTIONS-City Tax Levies not renewed by Voters

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF .25% IS NOT RENEW BY VOTERS IN 2022													CUMULATIVE
YEARS		**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**TOTALS**
REDEVELOPMENT PROJECT AREA I ONLY		City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	
ACTIVATED TIF AREA		2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	
RPA 1	Projected Sales at 1% Annual Growth	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 2	Projected Sales at 1% Annual Growth	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 3	Projected Sales at 1% Annual Growth	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 4	Projected Sales at 1% Annual Growth	$563,413	$569,047	$574,737	$580,484	$586,289	$592,152	$598,074	$604,054	$610,095	$616,196	$622,358	$628,582	$13,486,732
RPA 5	Projected Sales at 1% Annual Growth	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 6	Projected Sales at 1% Annual Growth	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NET NEW SALES SUBJECT TO TIF		**$563,413**	**$569,047**	**$574,737**	**$580,484**	**$586,289**	**$592,152**	**$598,074**	**$604,054**	**$610,095**	**$616,196**	**$622,358**	**$628,582**	$13,486,732
														$0
PROJECTED EATS WHICH THE TIF WILL CAPTURE (50% OF THE INCREASE OVER THE BASELINE)														$0
CITY OF JOPLIN	**NONE**													$0
NEWTON COUNTY	**NONE**													$0
MAIN STREET CID	**NONE**													$0
TOTAL CAPTURED BY TIF		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$0
														$0
TOTAL SALES TAX REVENUE RETAINED BY THE TAXING DISTRICTS														$0
CITY OF JOPLIN	**1.75% TO 2.625%**	$11,268	$11,381	$11,495	$11,610	$11,726								$203,224
NEWTON COUNTY	**1.125%**	$6,338	$6,402	$6,466	$6,530	$6,596								$98,046
MAIN STREET CID	**NOT ACTIVATED**													$0
TOTAL RETAINED BY TAXING DISTRICTS		**$17,607**	**$17,783**	**$17,961**	**$18,140**	**$18,322**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$301,271
														$0

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.25 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue without the renewal of the taxes.

ASSUMPTIONS-TIF activated in 2015-no levy renewal by City Voters

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF .25% IS NOT RENEWED BY VOTERS IN 2021 & THE CAPITAL IMPROVEMENT TAX of .375% IN 2025.

YEARS		CURRENT	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
REDEVELOPMENT PROJECT AREA I ONLY	ANNUAL	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy
ACTIVATED TIF AREA	SALES	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.375%	2.375%	2.375%	2.000%
RPA 1	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$0	$7,700,000	$7,777,000	$7,854,770	$7,933,318	$8,012,651	$8,092,777	$8,173,705
RPA 2	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$14,343,300	$14,486,733	$14,631,600	$14,777,916	$14,925,695	$15,074,952	$15,225,702	$15,377,959	$15,531,739
RPA 3	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$11,800,000	$11,918,000	$12,037,180	$12,157,552	$12,279,127	$12,401,919	$12,525,938	$12,651,197
RPA 4	Projected Sales at 1% Annual Grov	$0	$500,000	$505,000	$510,050	$515,151	$520,302	$3,937,500	$3,976,875	$4,016,644	$4,056,810	$4,097,378	$4,138,352	$4,179,736
RPA 5	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$3,937,500	$3,976,875	$4,016,644	$4,056,810	$4,097,378	$4,138,352	$4,179,736	$4,221,533
RPA 6	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$22,140,000	$22,361,400	$22,585,014	$22,810,864	$23,038,973	$23,269,363	$23,502,056	$23,737,077	$23,974,447
LESS 2014 BASE LINE	Projected Baseline Gross Sales	$0	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000
NET NEW SALES SUBJECT TO TIF		**$0**	**$0**	**$5,000**	**$10,050**	**$36,498,451**	**$52,605,935**	**$64,248,989**	**$64,896,479**	**$65,550,444**	**$66,210,948**	**$66,878,058**	**$67,551,839**	**$68,232,357**

PROJECTED EATS WHICH THE TAXING DISTRICTS WILL RETAIN (BASELINE PLUS 50% OF INCREASE)

CITY OF JOPLIN	2.625% current levy	base plus 50% of increas	$13,191	$13,257	$492,167	$703,578	$856,393	$864,891	$873,475	$798,130	$806,052	$814,053	$692,324
NEWTON COUNTY	1.125% current levy	base plus 50% of increas	$5,653	$5,682	$210,929	$301,533	$367,026	$370,668	$374,346	$378,062	$381,814	$385,604	$389,432
MAIN STREET CID	1% projected levy	50% of increase	$0	$50	$182,492	$263,030	$321,245	$324,482	$327,752	$331,055	$334,390	$337,759	$341,162
TOTAL CAPTURED BY TIF			**$18,844**	**$18,989**	**$885,588**	**$1,268,141**	**$1,544,663**	**$1,560,041**	**$1,575,573**	**$1,507,246**	**$1,522,256**	**$1,537,416**	**$1,422,917**

PROJECTED EATS TO BE CAPTURE BY TIF (50% OF INCREASE)

CITY OF JOPLIN	2.625% CURRENT LEVY	$131	$132	$479,042	$690,453	$843,268	$851,766	$860,350	$744,873	$752,378	$759,958	$597,033
NEWTON COUNTY	1.125% CURRENT LEVY	$56	$57	$205,304	$295,908	$361,401	$365,043	$368,721	$372,437	$376,189	$379,979	$383,807
MAIN STREET CID	PROJECTED 1% LEVY IF ACTIVATED	$0	$50	$182,492	$263,030	$321,245	$324,482	$327,752	$331,055	$334,390	$337,759	$341,162
TOTAL RETAINED BY TAXING DISTRICTS		**$188**	**$239**	**$866,838**	**$1,249,391**	**$1,525,913**	**$1,541,291**	**$1,556,823**	**$1,448,364**	**$1,462,958**	**$1,477,696**	**$1,322,002**

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.375 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue without the renewal of the taxes.

SALES TAX REVENUE-WITH TIF-NO RENEWAL OF CITY LEVIES

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF .25% IS NOT RENEWED BY VOTERS IN 2021 & THE CAPITAL IMPROVEMENT TAX of .375% IN 2025.

YEARS		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	CUMULATIVE TOTALS
REDEVELOPMENT PROJECT AREA I ONLY		City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	
ACTIVATED TIF AREA		2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	
RPA 1	Projected Sales at 1% Annual Growth	$8,255,442	$8,337,997	$8,421,377	$8,505,590	$8,590,646	$8,676,553	$8,763,318	$8,850,951	$8,939,461	$9,028,856	$9,119,144	$9,210,336	$160,243,892
RPA 2	Projected Sales at 1% Annual Growth	$15,687,056	$15,843,927	$16,002,366	$16,162,389	$16,324,013	$16,487,253	$16,652,126	$16,818,647	$16,986,834	$17,156,702	$17,328,269	$17,501,552	$333,326,732
RPA 3	Projected Sales at 1% Annual Growth	$12,777,709	$12,905,486	$13,034,541	$13,164,886	$13,296,535	$13,429,501	$13,563,796	$13,699,434	$13,836,428	$13,974,792	$14,114,540	$14,255,686	$259,824,247
RPA 4	Projected Sales at 1% Annual Growth	$4,221,533	$4,263,748	$4,306,386	$4,349,450	$4,392,944	$4,436,874	$4,481,242	$4,526,055	$4,571,315	$4,617,028	$4,663,199	$4,709,831	$84,493,402
RPA 5	Projected Sales at 1% Annual Growth	$4,263,748	$4,306,386	$4,349,450	$4,392,944	$4,436,874	$4,481,242	$4,526,055	$4,571,315	$4,617,028	$4,663,199	$4,709,831	$4,756,929	$86,699,828
RPA 6	Projected Sales at 1% Annual Growth	$24,214,192	$24,456,334	$24,700,897	$24,947,906	$25,197,385	$25,449,359	$25,703,853	$25,960,891	$26,220,500	$26,482,705	$26,747,532	$27,015,007	$514,515,756
LESS 2014 BASE LINE S	Projected Baseline Gross Sales	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$12,000,000
NET NEW SALES SUBJECT TO TIF		**$68,919,680**	**$69,613,877**	**$70,315,016**	**$71,023,166**	**$71,738,398**	**$72,460,782**	**$73,190,390**	**$73,927,294**	**$74,671,567**	**$75,423,282**	**$76,182,515**	**$76,949,340**	$1,427,103,857
														$0
PROJECTED EATS WHICH THE TAXING DISTRICTS WILL RETAIN (BASELINE PLUS 50% OF INCREASE)														$0
CITY OF JOPLIN	**2.625% current levy** base plus 50%	$699,197	$706,139	$713,150	$720,232									$9,766,227
NEWTON COUNTY	**1.125% current levy** base plus 50%	$393,298	$397,203	$401,147	$405,130									$4,767,527
MAIN STREET CID	**1% projected levy** 50% of increas	$344,598	$348,069	$351,575	$355,116									$4,162,776
TOTAL CAPTURED BY TIF		**$1,437,093**	**$1,451,411**	**$1,465,872**	**$1,480,478**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$18,696,531
														$0
PROJECTED EATS TO BE CAPTURE BY TIF (50% OF INCREASE)														$0
CITY OF JOPLIN	**2.625% CURRENT LEVY**	$603,047	$609,121	$615,256	$621,453									$9,028,262
NEWTON COUNTY	**1.125% CURRENT LEVY**	$387,673	$391,578	$395,522	$399,505									$4,683,180
MAIN STREET CID	**1.125% CURRENT LEVY**	$344,598	$348,069	$351,575	$355,116									$4,162,776
TOTAL RETAINED BY TAXING DISTRICTS		**$1,335,319**	**$1,348,769**	**$1,362,353**	**$1,376,074**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$17,874,219
														$0

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.375 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue without the renewal of the taxes.

ASSUMPTIONS-TIF activated in 2015-levies renewal by City Voters

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF 1/4% IS RENEW BY VOTERS IN 2021 & THE TRANSPORTATION TAX IN 2025

YEARS		CURRENT	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
REDEVELOPMENT PROJECT AREA I ONLY	ANNUAL	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy
ACTIVATED TIF AREA	SALES	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%
RPA 1	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$0	$7,700,000	$7,777,000	$7,854,770	$7,933,318	$8,012,651	$8,092,777	$8,173,705
RPA 2	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$14,343,300	$14,486,733	$14,631,600	$14,777,916	$14,925,695	$15,074,952	$15,225,702	$15,377,959	$15,531,739
RPA 3	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$11,800,000	$11,918,000	$12,037,180	$12,157,552	$12,279,127	$12,401,919	$12,525,938	$12,651,197
RPA 4	Projected Sales at 1% Annual Grov	$0	$500,000	$505,000	$510,050	$515,151	$520,302	$3,937,500	$3,976,875	$4,016,644	$4,056,810	$4,097,378	$4,138,352	$4,179,736
RPA 5	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$3,937,500	$3,976,875	$4,016,644	$4,056,810	$4,097,378	$4,138,352	$4,179,736	$4,221,533
RPA 6	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$22,140,000	$22,361,400	$22,585,014	$22,810,864	$23,038,973	$23,269,363	$23,502,056	$23,737,077	$23,974,447
LESS 2014 BASE LINE	Projected Baseline Gross Sales	$0	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000
NET NEW SALES SUBJECT TO TIF		**$0**	**$0**	**$5,000**	**$10,050**	**$36,498,451**	**$52,605,935**	**$64,248,989**	**$64,896,479**	**$65,550,444**	**$66,210,948**	**$66,878,058**	**$67,551,839**	**$68,232,357**

PROJECTED EATS WHICH THE TAXING DISTRICTS WILL RETAIN													
CITY OF JOPLIN	2.625% current levy	base plus 50% of increas	$13,125	$13,257	$492,167	$703,578	$856,393	$864,891	$873,475	$880,894	$889,650	$898,493	$907,425
NEWTON COUNTY	1.125% current levy	base plus 50% of increas	$5,625	$5,682	$210,929	$301,533	$367,026	$370,668	$374,346	$378,062	$381,814	$385,604	$389,432
MAIN STREET CID	1% projected levy	50% of increase 5% allowance for	$0	$2,423	$175,743	$252,253	$307,558	$310,633	$313,740	$316,877	$320,046	$323,246	$326,479
TOTAL CAPTURED BY TIF			**$18,750**	**$21,361**	**$878,839**	**$1,257,364**	**$1,530,976**	**$1,546,192**	**$1,561,560**	**$1,575,832**	**$1,591,509**	**$1,607,343**	**$1,623,335**

PROJECTED EATS TO BE CAPTURE BY TIF												
CITY OF JOPLIN	2.625% CURRENT LEVY	$131	$132	$479,042	$690,453	$843,268	$851,766	$860,350	$869,019	$877,775	$886,618	$895,550
NEWTON COUNTY	1.125% CURRENT LEVY	$56	$57	$205,304	$295,908	$361,401	$365,043	$368,721	$372,437	$376,189	$379,979	$383,807
MAIN STREET CID	1% projected levy	$0	$2,550	$184,992	$265,530	$323,745	$326,982	$330,252	$333,555	$336,890	$340,259	$343,662
TOTAL RETAINED BY TAXING DISTRICTS		**$188**	**$2,739**	**$869,338**	**$1,251,891**	**$1,528,413**	**$1,543,791**	**$1,559,323**	**$1,575,010**	**$1,590,854**	**$1,606,856**	**$1,623,018**

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.375 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue with the renewal of the taxes.

ASSUMPTIONS-TIF activated in 2015-levies renewal by City Voters

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF 1/4% IS RENEW BY VOTERS IN 2022

YEARS		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	TOTALS
REDEVELOPMENT PROJECT AREA I ONLY		City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	
ACTIVATED TIF AREA		2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	
RPA 1	Projected Sales at 1% Annual Growth	$8,255,442	$8,337,997	$8,421,377	$8,505,590	$8,590,646	$8,676,553	$8,763,318	$8,850,951	$8,939,461	$9,028,856	$9,119,144	$9,210,336	$97,655,273
RPA 2	Projected Sales at 1% Annual Growth	$15,687,056	$15,843,927	$16,002,366	$16,162,389	$16,324,013	$16,487,253	$16,652,126	$16,818,647	$16,986,834	$17,156,702	$17,328,269	$17,501,552	$214,395,348
RPA 3	Projected Sales at 1% Annual Growth	$12,777,709	$12,905,486	$13,034,541	$13,164,886	$13,296,535	$13,429,501	$13,563,796	$13,699,434	$13,836,428	$13,974,792	$14,114,540	$14,255,686	$162,950,071
RPA 4	Projected Sales at 1% Annual Growth	$4,221,533	$4,263,748	$4,306,386	$4,349,450	$4,392,944	$4,436,874	$4,481,242	$4,526,055	$4,571,315	$4,617,028	$4,663,199	$4,709,831	$52,487,858
RPA 5	Projected Sales at 1% Annual Growth	$4,263,748	$4,306,386	$4,349,450	$4,392,944	$4,436,874	$4,481,242	$4,526,055	$4,571,315	$4,617,028	$4,663,199	$4,709,831	$4,756,929	$54,374,229
RPA 6	Projected Sales at 1% Annual Growth	$24,214,192	$24,456,334	$24,700,897	$24,947,906	$25,197,385	$25,449,359	$25,703,853	$25,960,891	$26,220,500	$26,482,705	$26,747,532	$27,015,007	$330,935,908
LESS 2014 BASE LINE S	Projected Baseline Gross Sales	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$8,500,000
NET NEW SALES SUBJECT TO TIF		**$68,919,680**	**$69,613,877**	**$70,315,016**	**$71,023,166**	**$71,738,398**	**$72,460,782**	**$73,190,390**	**$73,927,294**	**$74,671,567**	**$75,423,282**	**$76,182,515**	**$76,949,340**	$904,298,688
														$0
PROJECTED EATS WHICH THE TAXING DISTRICTS WILL RETAIN														$0
CITY OF JOPLIN	**2.625% current levy** base plus 50%	$917,696	$926,807	$936,010	$945,304	$751,404								$11,870,568
NEWTON COUNTY	**1.125% current levy** base plus 50%	$393,298	$397,203	$401,147	$405,130	$322,030								$5,089,529
MAIN STREET CID	**1% projected levy**	$329,743	$333,041	$336,371	$339,735	$645,187	$729,608	$736,904	$744,273	$751,716	$759,233	$766,825	$538,964	$9,660,597
TOTAL CAPTURED BY TIF		**$1,640,737**	**$1,657,051**	**$1,673,528**	**$1,690,169**	**$1,718,622**	**$729,608**	**$736,904**	**$744,273**	**$751,716**	**$759,233**	**$766,825**	**$448,692**	$21,593,171
														$0
PROJECTED EATS TO BE CAPTURE BY TIF														$0
CITY OF JOPLIN	**2.625% CURRENT LEVY**	$904,571	$913,682	$922,885	$932,179	$203,287								$11,130,706
NEWTON COUNTY	**1.125% CURRENT LEVY**	$387,673	$391,578	$395,522	$399,505	$87,123								$4,770,303
MAIN STREET CID	1% projected levy	$347,098	$350,569	$354,075	$357,616	$77,197								$4,274,973
TOTAL RETAINED BY TAXING DISTRICTS		**$1,639,342**	**$1,655,830**	**$1,672,482**	**$1,689,300**	**$367,607**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$20,175,983
														$0

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.375 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue with the renewal of the taxes.

* The amount which is projected for the CID to retain is based on 50% of the total revenue, less operating cost, which is estimated to be 1.25%.

COMBINED TIF REVENUE AND OTHER REVENUE SOURCES
PROFORMA CASH FLOW OF REIMBURSABLE PROJECT COST

REVENUE SOURCES		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
PILOT'S (Property Tax)		$0.00	$346.20	$765,342.47	$955,613.81	$1,287,327.27	$1,311,665.91	$1,336,442.64	$1,361,665.35	$1,387,342.07	$1,413,480.97	$1,440,090.38
EAT'S (Sales Tax 50% of increase)	$0.00	$188.00	$2,739.00	$869,338.00	$1,251,891.00	$1,528,413.00	$1,543,791.00	$1,569,323.00	$1,575,010.00	$1,590,854.00	$1,606,856.00	$1,623,018.00
TOTAL TIF REVENUE	**$0.00**	**$188.00**	**$3,085.20**	**$1,634,680.47**	**$2,207,504.81**	**$2,815,740.27**	**$2,855,456.91**	**$2,905,765.64**	**$2,936,675.35**	**$2,978,196.07**	**$3,020,336.97**	**$3,063,108.38**
ADDITIONAL REVENUE-NON-TIF												
MAIN STREET CID 50% NOT CAPTURED BY TIF	$0.00	$0.00	$2,500.00	$184,992.00	$265,530.00	$323,745.00	$326,982.00	$330,252.00	$316,877.00	$320,046.00	$323,246.00	$326,479.00
TOTAL NON-TIF REVENUE	**$0.00**	**$0.00**	**$2,500.00**	**$184,992.00**	**$265,530.00**	**$323,745.00**	**$326,982.00**	**$330,252.00**	**$316,877.00**	**$320,046.00**	**$323,246.00**	**$326,479.00**
TOTAL REVENUE TO PAY PROJECT COST	**$0.00**	**$188.00**	**$5,585.20**	**$1,819,672.47**	**$2,473,034.81**	**$3,139,485.27**	**$3,182,438.91**	**$3,236,017.64**	**$3,253,552.35**	**$3,298,242.07**	**$3,343,582.97**	**$3,389,587.38**
100% OF REIMBURSABLE COST			RPA 2-6 COST & AREA COST	RPA 3-5 COST	RPA 1-4 COST							
REIMBURSABLE PROJECT COST	$0.00		$22,510,164	$5,397,222	$2,960,110							
ACCRUED INTEREST 5.5% 10 YEARS	$0.00	$0	$1,125,508	$1,181,504	$1,419,457	$1,514,784	$1,433,549	$1,346,104	$1,251,608	$1,151,511	$1,044,175	$929,204
LESS PAYMENTS	$0.00	$0	($5,585)	($1,819,672)	($2,473,035)	($3,139,485)	($3,182,439)	($3,236,018)	($3,253,552)	($3,298,242)	($3,343,583)	($3,389,587)
CUMULATIVE BALANCE	**$0.00**	**$0**	**$23,630,087**	**$28,389,141**	**$30,295,673**	**$28,670,971**	**$26,922,081**	**$25,032,168**	**$23,030,224**	**$20,883,493**	**$18,584,084**	**$16,123,701**

REVENUE SOURCES	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	CUM-TOTALS
PILOT'S (Property Tax)	$1,467,178.75	$1,494,754.71	$1,522,827.07	$1,551,404.57				$0.00	$0.00	$0.00	$0.00	$0.00	$17,295,482.17
EAT'S (Sales Tax 50% of increase)	$1,639,342.00	$1,655,830.00	$1,672,482.00	$1,689,300.00	$367,607.00			$0.00	$0.00	$0.00	$0.00	$0.00	$20,185,982.00
TOTAL TIF REVENUE	**$3,106,520.75**	**$3,150,584.71**	**$3,195,309.07**	**$3,240,704.57**	**$367,607.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$37,481,464.17**
ADDITIONAL REVENUE-NON-TIF													
MAIN STREET CID 50% NOT CAPTURED BY TIF	$323,743.00	$333,041.00	$336,371.00	$339,735.00	$629,474.00	$729,608.00	$736,904.08	$744,273.12	$751,715.85	$759,233.01	$766,825.34	$538,964.10	$9,710,536.51
TOTAL REVENUE TO REPAY PROJECT COST	**$323,743.00**	**$333,041.00**	**$336,371.00**	**$339,735.00**	**$629,474.00**	**$729,608.00**	**$736,904.08**	**$744,273.12**	**$751,715.85**	**$759,233.01**	**$766,825.34**	**$538,964.10**	**$9,710,536.51**
TOTAL REVENUE TO PAY PROJECT COST	**$3,430,263.75**	**$3,483,625.71**	**$3,531,680.07**	**$3,580,439.57**	**$997,081.00**	**$729,608.00**	**$736,904.08**	**$744,273.12**	**$751,715.85**	**$759,233.01**	**$766,825.34**	**$538,964.10**	**$47,192,000.68**
100% OF REIMBURSABLE COST													
REIMBURSABLE PROJECT COST													$30,867,496.00
ACCRUED INTEREST 5.65% 10 YRS	$910,989.12	$768,650.10	$615,253.98	$450,475.91	$273,632.96	$232,758.15	$204,686.13	$174,615.81	$126,044.40	$94,760.83	$61,537.22	$13,507.76	$16,324,316.68
LESS PAYMENTS	($3,430,263.75)	($3,483,625.71)	($3,531,680.07)	($3,580,439.57)	($997,081.00)	($729,608.00)	($736,904.08)	($744,273.12)	($751,715.85)	($759,233.01)	($766,825.34)	($538,964.10)	-$47,191,812.68
CUMULATIVE BALANCE	**$13,604,426.60**	**$10,889,450.99**	**$7,973,024.90**	**$4,843,061.24**	**$4,119,613.20**	**$3,622,763.34**	**$3,090,545.39**	**$2,520,888.09**	**$1,895,216.64**	**$1,230,744.46**	**$525,456.34**	**$0.00**	**$295,876,814.39**

This Impact Analysis was prepared to show the combined impact of both EAT's and PILOT's, total TIF revenue, and the additional 50% of CID revenue from within the Redevelopment Area. The revenue was taken from EXHIBIT 8 for property tax or PILOTs and EXHIBIT 11 for sales tax or EATs.
The impact reflects total cash flow of the TIF for both 100% of the Reimbursable Project cost plus interest based on cost reflected in Exhibit 3. CID is contributing the other 50% of their revenue, not captured by the TIF to pay project cost..

City of Joplin City Council Agenda Item

REQUESTED COUNCIL MEETING DATE: AUGUST 17, 2015

ITEM: COUNCIL BILL NO. 2015-521
ORIGINATING DEPARTMENT: FINANCE DEPARTMENT

Department Head: Leslie Haase
City Attorney: Peter Edwards
City Manager: Sam Anselm
Planning Director: Troy Bolander

INTRODUCTION:
This Council Bill approves the South Main Street TIF Redevelopment Project 4.

DISCUSSION:
Developer Rodney Spriggs, representing RKS Development, brought forward a proposed TIF (tax increment financing) plan several months ago. The South Main TIF, which proposes the redevelopment of approximately 83 acres of land in an area on both sides of Main Street, south of 32nd Street and north of Interstate 44. Under the TIF Plan, the Redevelopment Area will be redeveloped as six separate Redevelopment Projects with mixed use retail and commercial facilities. Improvements necessary to redevelop the Redevelopment Area include construction of streets, utility improvements, sidewalks, storm water improvements, and other site improvements. A significant portion of the project will require adherence to the Clean Water Act requiring wetland and stream mitigation.

With this ordinance, staff is asking Council to introduce Redevelopment Project 4 and consider it on first reading, then postpone further action to adopt the ordinance until the Developer and City are ready for TIF to be activated on this project. As a result, further council action will be required in the future to activate this Project and the other Redevelopment Projects. The TIF Plan includes a budget for the entire Redevelopment Area. Since the Redevelopment Projects will be activated at different times, the TIF Contract makes provisions to ensure an appropriate level of public assistance is provided for each Redevelopment Project. Prior to activating each Redevelopment Project, an individual budget for that Redevelopment Project will be required, as well as proof that sufficient property within each project has been secured in order to allow the project to proceed with development.

RECOMMENDATION:
City Staff recommends this Council Bill be passed on first reading and then further action postponed until the Developer and the City are ready to activate TIF for this project.

COUNCIL BILL NO. 2015-521 ORDINANCE NO.

AN ORDINANCE approving Redevelopment Project 4 of the South Main Street Tax Increment Financing Plan and adopting Tax Increment Financing therein.

WHEREAS, on _____, 2015, the City of Joplin, Missouri (the "City") adopted the South Main Street Tax Increment Financing Plan (the "Redevelopment Plan") including Redevelopment Project 4 included therein by Ordinance No. 2015-___, and designated the Redevelopment Area, described therein, as a blighted area, all pursuant to the provisions of the Real Property Tax Increment Allocation Act, Sections 99.800 to 99.865, RSMo (the "Act"); and

WHEREAS, the Redevelopment Plan contemplates implementation through six Redevelopment Projects designated as Redevelopment Projects 1, 2, 3, 4, 5, and 6, and the adoption of tax increment financing in the area selected for each Redevelopment Project.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the area selected for Redevelopment Project 4 legally described in Exhibit A attached hereto is approved and designated as a Redevelopment Project (hereinafter referred to as "Redevelopment Project 4"). Redevelopment Project 4 includes only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project improvements therein.

Section 2. That tax increment allocation financing is hereby adopted for taxable real property in the above-described area selected for Redevelopment Project 4. Pursuant to the Act, after the total equalized assessed valuation of the taxable real property in Redevelopment Project 4 exceeds the certified total initial equalized assessed valuation of the taxable real property in Redevelopment Project 4, the ad valorem taxes, and payments in lieu of taxes, if any, arising from the levies upon the taxable real property in Redevelopment Project 4 by taxing districts and tax rates determined in the manner provided in subsection 2 of Section 99.855 of the Act, as amended, each year after the effective date of the ordinance until redevelopment project costs have been paid shall be divided as follows:

a. That portion of taxes, penalties and interest levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized value of each such taxable lot, block, tract or parcel of property in the area selected for Redevelopment Project 4 shall be allocated to and, when collected, shall be paid by the Newton County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

b. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in the area selected for Redevelopment Project 4, and any applicable penalty and interest over and above the initial equalized assessed value of each such unit of property shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payment in lieu of taxes into a special fund called the "Special Allocation Fund" of the City for the purpose of paying redevelopment project costs and any obligations incurred in the payment thereof; provided that payments in lieu of taxes shall be subject to the provisions of Section 99.845.1(3) of the Act, as amended, regarding the blind pension fund tax and the merchants' and manufacturers' inventory replacement tax.

Section 3. That in addition to the payments in lieu of taxes described in subsection b of Section 2 above, fifty percent (50%) of the total additional revenue from taxes, penalties and interest which are imposed by the City or taxing districts, and which are generated by economic activities within the area selected for Redevelopment Project 4 over the amount of such taxes generated by economic activities within such area in the calendar year prior to the adoption of this ordinance, while tax increment financing remains in effect, but excluding those taxes, licenses, fees, or special assessments identified in subsection 3 of Section 99.845 RSMo, other than payments in lieu of taxes, and penalties and interest thereon shall be allocated to, and paid by the local political subdivision collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds in a separate segregated account within the Special Allocation Fund.

Section 4. That this ordinance shall be in full force and effect from and after its passage and approval by the Mayor and City Council.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2015.

_____
Michael L. Seibert, Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

Exhibit A

Legal Description of Redevelopment Project 4

0560230030110010000	1.000	RAINBOW DEVELOPMENT ONE, LLC.	$7,860-R	1936-RES
Address:		4029 MISSOURI JOPLIN, MO 64804		
Legal Description:		Lot 1,2,3 of Hughes Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	358 09788
056023003011002000	1.080	MOFFAT, CLYDE & ELEANOR	$58,200-C	1986-COM
Address:		P.O. BOX 781 SPRINGDALE, AR 72764		
Legal Description:		East 62' of Lots 18 & 19 and the West 52' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	328 02165
056023003011003000	0.520	SHEPHERD, SCOTT S.	$14.010-R	1945-RES
Address:		4230 VIRGINIA JOPLIN, MO 64804		
Legal Description:		Beginning at the SE Corner of Lot 20 of the Staples & Pabst 2 Subdivision, thence west 150', thence north 153.7, thence east 150', thence south 153.7 to POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	356 02415
056023003011004000	0.180	RKS DEVELOPMENT, LLC	$10,230-R	1967-RES
Address:		202 EAST 32ND JOPLIN, MO 64804		
Legal Description:		The east 150' and the north 53.7' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	362 04583
056023003016001000	0.350	KIENZLE, GARY L. & CARLENE	$16,700-R	1979-RES
Address:		4306 Virginia JOPLIN, MO 64804		
Legal Description:		The north 174' of Lot 29, except the west 115' of the north 174' of Lot 29 of Staples & Pabst 2 Subdivision of Section 23 Township 27 Range 33 of Newton County	BOOK PAGE	314 00269
056023003016002000	0.200	BIBENS, HARRY A. & DEBORAH	$6,010-R	1945-RES
Address:		108 EAST 43RD JOPLIN, MO 64804		
Legal Description:		The WEST 115' OF THE NORTH 174' OF Lot 29 of Staples & Pabst 2 Subdivision of Section 23 Township 27 Range 33 of Newton County	BOOK PAGE	301 00951
0560230030160030000	0.070	GONZALEZ, OSCAR H. & LAURA	$670-R	Vacant-RES
Address:		4301 MAIN JOPLIN, MO 64804		
Legal Description:		North 50' of Lot 30 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	355 00783

056023003016004000	0.210	PERRY MANAGEMENT, LP	$2,070-R	Vacant-RES
Address:		P.O. BOX 514 CARTHAGE, MO 64836		
Legal Description:		East 62' of THE SOUTH 150' OF Lot 30 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	351 06683
TOTALS	3.610 ACRES		$115,750 ASSESSED VALUE	

STREET RIGHT OF WAY TO BE INCLUDED

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF A LINE BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND HEARNE'S BOULEVARD THENCE WESTWARD TO THE SOUTHWEST CORNER OF 41ST STREET AND HEARNE'S BOULEVARD, ALL OF THE RIGHT OF WAY LYING SOUTH TO A LINE WHICH BEGINS AT THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 43TH STREET AND HEARNE'S BOULEVARD, THENCE PROCEEDING EASTERLY TO THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 43TH STREET AND HEARNE'S BOULEVARD. ALSO INCLUDING ALL OF THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF 42ND STREET AND NORTH OF 43TH STREET. ALSO INCLUDING THE RIGHT OF WAY OF 43RD STREET LYING EAST OF HEARNE'S BOULEVARD AND WEST OF VIRGINIA AVENUE. ALSO INCLUDING THE RIGHT OF WAY OF 43TH STREET LYING EAST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF VIRGINIA AVENUE AND 44TH STREET, THENCE SOUTH TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF VIRGINIA AVENUE AND 43TH STREET.

B.

SOUTH MAIN

TAX INCREMENT FINANCING PLAN

JOPLIN, MISSOURI

May 15, 2015 4th Draft

PREPARED BY:
Gross & Associates
8270 West Farm Road 160
Republic, MO 65738
(417) 425-9460

PENDING APPROVALS

1. Tax Increment Financing Commission Public Hearing & Recommendation to City Council
2. City Council Approval

C.

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RE: Changes to the Main Street TIF Redevelopment Plan April 15, 2015 3rd Draft

Draft #3 dated April 15, 2015 was submitted to the TIF Commission. The public hearing was held on April 30, 2015. The hearing was held and continued to May 28, 2015 to allow for some changes to the Plan. I Am the consultant to the Developer and have prepared the plan, thus I am providing you a summary of the changes in accordance with Section 99.825 of the TIF Act, which requires a notice to the affected taxing districts at least seven days prior to the conclusion of the public hearing. I have attached copies of certain exhibits that have been changed. Following is a summary of the changes to the Plan.

1. The Developer has agreed to limit the term of the TIF to 16 years for each Redevelopment Project Area (RPA). There are six RPAs in the plan. The prior plan allowed for each RPA to run for the entire 23 year term as allowed by the TIF Act. This means that by the 16th year of any RPA the TIF will be terminated for that RPA regardless if the Developer has been fully reimbursed or not. If the Developer is fully reimbursed prior to the 16 years the TIF will terminate sooner.
2. The Reimbursable Project Cost has not changed, except the interest allowance request has been increased by $442,429.
3. The total project Cost has increased by $7,598,157, of which $7,155,728 is not reimbursable.
4. The But For Analysis has changed as a result of the changes in project cost. The But For analysis attached was prepared by myself for the Developer. The City has hired a third party to prepare a third party review of the But For, and may vary from the attached one prepared by and for the Developer.
5. RPA 2 & 3 have been changed. Property inn RPA 3 has been moved to RPA 2. No changes in total property, just a switch in project areas.
6. As a result of the changes, the projected cash flows of the TIF indicate that the TIF will be totally reimbursed by 2030.

This is a summary of the changes in the TIF Plan as of this date. Should further changes be made you will receive further notice of such changes. The TIF Commission may or may not make their recommendations on May 28, 2015. The Commission can continue the hearing, or close the hearing if not changes are made. The Plan is not yet approved. The changes are just a report of the changes to date from the prior version of the Plan. The TIF Commission will make a recommendation to the City Council, whom will have the authority to approve or reject the Plan.

I. SUMMARY OF PLAN

Following is a brief summary of the herein proposed Tax Increment Finance Plan and Redevelopment Area. The intent of this Summary is to acquaint the reader of this Plan with the overall intent and concept of the Plan. It will give a summary of the various terms of the proposed Plan. Readers are advised to read the entire Plan and not use the Summary to conclude any specific terms. Efforts in the drafting of the Summary to be all inclusive and correct, but the actual terms of the TIF Plan and Redevelopment Area are specified within the Plan and not within the Summary. The final adoption of this Plan will be the adoption of the Plan that is specified within the remainder of this Document and not the Summary Section.

The proposed Redevelopment Area is an estimated 83 acres of land, which generally lies on both sides of Main Street and south of 32nd Street, and north of I-44, in Joplin, Missouri. It more specifically lies east of Main Street from 36th Street north of 34th Street to the south side of the CVS Pharmacy Property, and both on the east and west side of Main Street from 36th Street south to 42nd Street, and East of Main Street from 42nd Street south to just north of 44th Street. The eastern and western boundaries vary. The Redevelopment Area is divided into six (6) Redevelopment Areas. The Redevelopment Area is broken up into RPA's in order to allow a developer to focus on the areas based on market conditions. The Plan calls for all six Redevelopment Areas to be activated different times/ RPAs 2 & 6 would be activated in 2015, RPAs 3 & 5 is projected to be activated in 2017, and RPAs 1 & 4 are projected to be activated in 2018. Market conditions may alter the activation of RPAs 3, 5, 1, & 4, but RPAs 2 & 6 would be activated upon approval of the Redevelopment Plan. Each RPA will terminate upon payment of all of the Redevelopment Project cost, or 16 years from the date of activation of the RPA, whichever comes first. The Developer is proposed to be RKS Development, LLC, which is comprised of Rodney Spriggs, Ken Caviness and Steve Wilcox, whom own and operate Vintage Stock, a retail operation with 45 stores nationwide and headquartered in Joplin. All three are Joplin natives. To date they have acquired an estimated 45 acres, or 54% of the total Redevelopment Area, they propose to possibly purchase an estimated total of 77 of the acres. The estimated Reimbursable project cost total is an estimated $37 million, including interest, or only 16% of total $230 million estimated project cost. It is proposed, as part of the Plan, that the Developer will create a "community improvement district" (CID), and impose an added 1% sales tax and contribute 100% of the sales tax revenue to fund Reimbursable Project Cost, 29.4%, thus reducing the cost to the current local taxing districts to 16%. Currently 78% of the redevelopment area is classified residential or agricultural, thus the County Sur-charge, or merchants and manufacturers tax is not imposed or collected on these properties. The County Sur-Charge is currently $.40 per $100 of assessed value. The funds derived from this tax is paid to all taxing districts based on the proportionate share of the total levy. The total revenue from the surcharge in the Redevelopment Area on the commercial classified property of $351,000, or 24% of the total assessed value of the Redevelopment Area, is currently $1,460,635, See Exhibit 5 for details. The Redevelopment plan will cause 96% of all of the property to be classified as commercial, thus the Sur-Charge will be imposed. Currently The TIF Act prohibits a TIF from capturing any of the County Sur-Charge. This will give the taxing districts a significate increase in taxes during the term of the TIF, estimated to be an additional $114,691 per year (average over 15 years) above the current $1,236.32. The total taxes estimated to be collected by the taxing districts if no TIF is approved is $1.4 million annually over a 15 year period, and that is with calculating an annual increase in assessed value of 0.018%, and an annual growth in tax levies of .00925%, which grants a combined annual growth rate of 0.0273%, which is based on historic growth in the area over the past five years. See Exhibit 10 for details. The total estimated increase in property taxes to the taxing districts over the 16 years is a combined $53,297, or $3,331 per year if no redevelopment occurs and the previous five-year growth is applied. See Exhibit 10 for details. No property taxes will be captured by the TIF from property classified as residential, if the Redevelopment Plan is approved. The only projected residential is in RPA 6, with the possible development of a new apartment building. The projected assessed value on that parcel is $935,839, and it is calculated in Exhibit 11 to go to the taxing districts. Any funds generated from residential assessments will be declared as a surplus and repaid to the taxing districts on a pro-rata bases based on their levy. If the Redevelopment Plan is approved, and TIF is imposed in accordance with the Plan, an estimated $4,856,417 in property tax revenue would be generated and paid to the taxing districts during the estimated 15-year term of the TIF, which would be a

total increase of $3,633,666 over the same period with no TIF, which is a 297% increase, or an annual average increase of $242,244. See Exhibit 8 for details. This is after the TIF captures the PILOT's as proposed under the Plan. See Exhibit 10 & 11 for details. The two taxing districts, which collect sales tax, the City and the County, would collect an estimated $301,271 over 16 years, or an annual average of $18,829 assuming no TIF is approved. With the TIF, it is estimated they will collect $16,900,988 over the 15-year period, after paying the 50% share of new taxes to the TIF.

E.+

II INTRODUCTION

Eminent domain will not be utilized for the redevelopment itself. It is anticipated that the Developer selected will be obligated to demonstrate that the Redeveloper can or will acquire ownership of the substantial majority of the land within the Redevelopment Area without the assistance of eminent domain. However, it is possible that eminent domain may be required to complete the upgrading and widening of the streets, utilities, and storm water easements and which will benefit the neighboring residential areas, in the normal manner which the City uses Eminent Domain in such cases. The current zoning is a mixture of residential and commercial. Future land use is projected to be mostly commercial. The 2012

The Redevelopment Area qualifies as a "Blighted Area," as defined by the Act and as evidenced by the information provided in the "Blight Study" attached to this Plan as Exhibit 4. The Area is considered a neighborhood in transition from residential to commercial. Since the development of I-44 the frontage property along Main Street, also known as "Hearne's Boulevard", has attempted to move from a residential area to a commercial usage. Most attempts to convert the usage consisted of converting existing residential buildings to commercial usage. This conversion effort has left commercial use properties along Main Street, which are in many cases in buildings that would not meet current commercial building codes, and the site is smaller than the current industry demand for new stand-alone commercial properties. Few productive and active commercial businesses are operational south of 32nd Street. The cost of acquiring various small residential or commercial parcels sufficient to construct new and modern standalone buildings will likely exceed the value of the property and force prospective developers to seek "greenfield" property outside the Redevelopment Area, thus leaving the area to further deteriorate in condition and value. The Area also has an elementary school, Stapleton Elementary, which suffers from a poor layout and land use, due to a parking lot south of the school that requires employees and patrons to cross 41st Street without traffic controls to get to the school buildings. The area also has an older multifamily apartment building, Village Oaks, which is in terrible interior and exterior condition. A significant amount of the buildings are vacant and boarded up. The presence of the apartment building in the area deters new investment due to the condition of the property and the increased police calls. The property has a long history of police calls to the property, 135 in the past five years, thus being next to the elementary school creates a safety condition for the students. The area has blue line streams in the low portion of the area, which captures the storm water drainage for the area and captures the run off for a significant portion of property outside the area. In order to develop or redevelop the property a mitigation plan must be approved by the Corp or Engineers. A significant amount of property will be consumed to allow for the mitigation. With these current conditions, it is unlikely that the area will develop in the proper manner. With the construction of the new Mercy Hospital south of I-44 and east of Main, the area will have significant traffic flow increase and should develop a demand for commercial property since the traffic will no longer be transit in nature. The Redevelopment Area is substantially underutilized, thus providing the City substantially less than its full measure of property taxes, sales taxes and employment opportunities for its residents. The property has not been subject to significant growth or development through investment by private enterprise. The Redevelopment Area cannot be reasonably anticipated to be redeveloped without the adoption of tax increment financing to defray, among other things, the costs of rectifying the conditions causing the Redevelopment Area to qualify as a Blighted Area.

This Plan anticipates that the Redevelopment Area will be redeveloped in segments or phases, referred to as "Redevelopment Project Areas." A total of six Redevelopment Project Areas are projected. Each Redevelopment Project Area (RPA) will have its own project, referred to as a "Redevelopment Project." The development of the entire Redevelopment Area, by the Developer selected, is estimated to take approximately (4) to (6) years. The Redevelopment Projects shall be implemented no later than ten (10) years from the adoption of the ordinance approving the Redevelopment Plan. It is understood that the approval and future development of any Redevelopment Project will not impair the ability to subsequently approve other Redevelopment Projects. It is proposed that RPAs 2 & 6 will be activated in 2015, RPAs 3 & 5 in 2017, and RPAs 1 & 4 in 2018. It may take the 4-6 years to fully develop each RPA, but it is anticipated that the "energy" of each RPA that is activated and developed will spur new activity and growth.

Comprehensive Plan specifically identifies the South Main to Downtown Corridor. The Plan specifies and encourages the development of mixed use commercial along the frontage of Main Street with residential behind the frontage. The Redevelopment Plan does comply since all of the frontage will be mixed use commercial and new residential is being developed behind the commercial in RPA 6.

With the adoption of Tax Increment Financing, each of the RPA areas that are activated, within the Redevelopment Area and adjacent thereto will enjoy increased sales, thereby strengthening and extending the useful economic life of both the subject tracts and neighboring tracts and businesses. Additionally, the assessed value of the Area will increase because of the private investment by the Developer, thus increasing the property tax base of the area and surrounding areas. Therefore, the City and other taxing districts will receive increased sales and other taxes from this area as a direct result of the Tax Increment Financing Plan and the new development. Currently within the Redevelopment Area, there are 83.117 acres (see Exhibit 5 for details) of which 645.02 acres or 78% of the land is classified residential and/or agricultural and only 7.153 acres are commercial or 8.6% of the total. The remaining 10.94 acres is tax exempt, or 13.2%. The Redevelopment Plan calls for redevelopment of the area whereby the end result will produce 93% of the area in commercial classification, see Exhibit 9 "Development Schedule Build-Out for details. This is extremely relevant and important to the taxing districts, which collect property taxes. Under the TIF Act, the County Sur-charge, or merchants and manufacturers tax, cannot be captured by the TIF. This tax is collected and paid to the taxing districts, even on any increase in assessed value. Based on the projections of the Redevelopment, this will generate an estimated $115,000 per year in new tax revenue, over the estimated 15 years of the TIF, based on the current levy of $.40 per $100 of assessed value, or an estimated $1.8 million in new tax revenue over the estimated 15 year term the TIF is proposed to capture property tax, thus the Redevelopment of the area into a viable commercial area will benefit the taxing districts during the TIF period as well as after the termination of the TIF. See Exhibit 13 for details.

The redevelopment of this district will also provide the City of Joplin with better utilization of facilities and infrastructure. As experienced by many cities, often developers choose to develop in "green fields" at the edges of existing development. Development in these "green field" areas are less expensive and quicker as there are commonly no assembly of land issues, neighbors who have concerns, storm water runoff issues, existing buildings and utilities to remove, or possible environmental concerns from asbestos, petro carbons and other contaminants. Greenfields are defined as new undeveloped areas with all infrastructure in place, usually a new commercial development area. As residents move outward, cities must extend utilities and infrastructure at increased expense. Moreover, departing residents and businesses leave cities with that common concept of the "donut hole" in parts of the city. In contrast, the redevelopment of this area will retard the deterioration of surrounding areas, both residential and commercial; provide jobs and less utility extensions.

The Blight study, as supplemented, attached as Exhibit 4 finds the area to be a Blighted Area within the definitions of the Tax Increment Financing statutes.

At approximately the time the required notices are provided to the taxing districts, a Request for Proposal will also be published to solicit a Developer. The City will then select a Developer from among the proposals. The chosen Developer shall document the new jobs within the Redevelopment Area. It is anticipated that any proposal shall include numerous new jobs, thereby strengthening the economic and employment base within the City of Joplin.

The Redevelopment Project will include and consist of site preparation, design and construction of a number of individual commercial developments ("Redevelopment Project Areas") within the Redevelopment Area. The proposed legal descriptions of the Individual Project Areas will be set forth within Exhibit 1. Redevelopment Project Areas may be redefined, resized and renumbered at the discretion of the Developer to meet market conditions and development demand subject to the approval of the City's governing body. Some Individual Project Areas are likely to be developed before others. A Preliminary Site Plan for the Redevelopment Projects as determined by the chosen Developer will be attached as Exhibit 2,

and will graphically depict the location of the proposed Project Areas. In connection with the planned developments for the Redevelopment Area, the Developer will be required to demolish most existing structures in the Redevelopment Areas upon property which the Developer takes ownership, which will be obtained and accomplished on a best efforts basis, and construct the buildings and improvements described on the Preliminary Site Plan, as may be modified. The Plan, as approved, will require the chosen Developer to construct and upgrade the development with enhanced quality of construction. As set out in greater detail below, the costs of the following categories shall be treated as and considered to be Reimbursable Project Costs pursuant to this Plan:

Street Improvements. The following street improvements will be accomplished: A new traffic light is proposed to be installed at 33rd Street and 39th Street, subject to MoDOT and City approval, complete with turn and stacking lanes. Turn and stacking lanes are proposed to be added at the current traffic light at 41st Street. Virginia Avenue will be extended from 39th Street to 33rd street. Joplin Avenue will be extended from 41st street to intersect with 36th Street. Pennsylvania Avenue will be upgraded to handle the increased traffic from the new proposed parking lot for the School. Streets will be reconstructed and upgraded to City/MoDOT standards (including removal of old street materials from the site where needed) and dedicated to the City, or MoDOT, to the extent feasible and acceptable to the City and MoDOT. Utilities in the ROW will need to be relocated to more appropriate locations. Way finding signs will be replaced and reinstalled at the perimeter entrances to the new intersections to increase awareness and speed up traffic flow. Streets and driveways into the various Redevelopment Project Areas will be constructed to MoDOT/City standards, depth, composition, etc. Within the Redevelopment Area it is estimated that $7.5 million in street and street related improvements will be needed. See Exhibit 3 for details.

Utilities Installation, Relocation, Upgrades: Due to the extensive amount of demolition of outdated structures, it is anticipated that the potable water, sewer, and other utilities will need to be relocated, extended, and or upgraded throughout the Redevelopment Area. There are two large tracts of land within the Redevelopment that have no utilities extended. Within RPA-2 there is an estimated seven acre tract, that is undeveloped, and within RPA-6 there is an estimated 18 acre tract that is undeveloped. All of the utility services will need to be extended within these two tracts. All utilities will be extended and upgraded in accordance with the guidelines of the Utility companies. The total estimated cost for Utility work is estimated at $3 million.

Extraordinary Land/Site Preparation Costs. The following will be accomplished: demolition and/or removal of the existing buildings on most property acquired by the Developer (on a best efforts basis to acquire the properties), and parking areas; demolition and removal of building materials and old asphalt paving materials to an appropriate off-site location or site fill where needed and approved; removal of any hazardous or environmental contaminating materials to an appropriate off-site location; removal and relocation of all utilities associated with demolition, insuring that neighboring owner's utilities are not interrupted. The total estimated cost is $10 million.

Storm Water Improvements/Mitigation Cost. The following will be accomplished: Current on-site storm water drainage is handled by flow into the low point of the area west of Main Street and south of 36th Street, located in the center of the Redevelopment Area, and the low point within the Redevelopment Area. The area is within the Flood plain of the Shoal Creek Basin. The streams are blue line streams, which are regulated by the Corp of Engineers and upon consultation with them, have determined that the area must be mitigated in order to allow any new storm water runoff. Plans have been

submitted to the Corp for approval which mitigates the area sufficiently to handle any new run off and manage existing runoff in the area. The mitigation plans calls for the preservation of the streams. Certain areas may require surface detention area to be constructed to slow down the runoff. The cost of mitigation and related cost is estimated at $3.9 million. Some storm water work, such as drainage for streets, will be covered in the Street Budget.

Additional Building Enhancements. The following will be accomplished: All new buildings to be masonry construction with combinations of brick/stone/block; variations in color and materials will be used to enhance appearance and style; no new metal buildings will be constructed, with the exception of the rear of buildings which will not have street visibility or neighbor visibility; all rooftop units/HVAC and roof-mounted equipment will be screened from the ground and street level in all directions (this is particularly important because of the elevation changes within the Redevelopment Area. All utilities will be underground or screened as code permits; loading docks and trash compactor areas will be screened as feasible; building entrances will be sheltered with canopies, awnings, etc., as permitted by tenant's prototypical building design; all external emergency exits and service doors will have contrasting frames and lintels on the exterior. There has been no Reimbursable Project Cost included for reimbursement of any specific enhancement to any private building. The Developers just intend to enforce all construction to adhere to these guidelines, except underground utilities.

Property Acquisition Cost: The Developer does not seek reimbursement for all land acquisition, which is an eligible cost under the TIF Act, but does seek the authority to be reimbursed for a portion of certain property cost, which exceeds the value of the property, or is extraordinary. As the Blight Study points out in a transitional neighborhood, whereby older residential property is, or needs to transcend to commercial classification, property owners often have an unrealistic idea of value, or the land site size is so small, that the residential property owner needs more than the property is worth to replace it. It is proposed that the Developer would have the ability to be reimbursed the cost above the appraised value on certain properties, with the City having the authority to approve each request, which the Developer proposes to be reimbursed. Following are the proposed rules relating to this provision; When the Developer identifies a property to purchase, they will notify the City of the offer and negotiations. If negotiations with the property owner breaks down and a price cannot be established, the Developer will request approval from the City to pay a specific price, with Reimbursement of a specific number. That number would be established by the City, but the Developer must pay the cost of an MAI commercial appraiser to conduct an appraisal of the value of the property as is, then one, with all demolition done. The appraisal will provide the Developer and City sufficient evidence to establish the true value or amount, which the TIF could, or should legitimately reimburse the Developer for excessive property cost. In all cases, the Developer must provide all funds to pay the property owner. No eminent Domain will be used. The City will not be a party to the transaction with the property owner, but will have final determination as to the final amount, which the TIF could reimburse the Developer. Developer will conduct all negotiations and provide the City with all requested information. The Appraiser will be hired by the City, but paid for by the Developer. The Developer will attempt to purchase all property without this incentive. No one will be forced out of their property if they wish to not sell. The estimated budget for total land acquisition cost for both public use and excess cost is $3.2 million, all of which is subject to the approval by the City for each property in which assistance is requested by the Developer.

Professional Fees & Contingencies & Interest: Costs of the Developer related to studies, surveys, plans and specifications, professional services and a budget contingency (such as legal fees, including those related to the costs for preparation of this Plan and a Developer's Proposal and special consultant fees), estimated at $1.6 million. Financing Costs, and any City and Commission expenses charged to the Developer, shall also be Reimbursable Project Costs, but is capped at $6,709,150 over the term of the TIF. The CID will fund any cost above the total cap of the TIF.

Total Reimbursable Project Cost is estimated at $37 million with interest. See Exhibit 3 for details.

Except for those costs for enhancements listed above and described below in greater detail, the costs of construction of the buildings and improvements themselves shall not be reimbursable pursuant to this Plan. Only those costs which are above those that would be required in "greenfield development" will be reimbursed and excessive cost of land acquisition, subject to approval by the City. Improvements to serve the public may be constructed, and dedicated to the

City for public use, as agreed upon by the City and the Developer.

It is estimated that construction of the Redevelopment Projects will create approximately 100 full-time jobs during the construction period for the Redevelopment Projects. Upon completion of all of the Redevelopment Projects, it is estimated that within the entire Redevelopment Area more than 662 full-time permanent workers will be employed, based on an estimate of one employee for every 1,000 square feet of retail space and one employee for every 400 square feet of office space. (See Exhibit 9 for details) The proposed new apartment building will have an estimated four employees. Salary and educational levels will range from entry level to higher paid executive level positions.

The aggregate Reimbursable Redevelopment Project costs are estimated at approximately Thirty million eight hundred eighty seven four hundred ninety five Dollars ($30,887,495), including professional service costs (including architect, engineer, special consultant and attorney fees) and a contingency budget financing costs (Interest) See Exhibit 3 for details.

All property owners within the Redevelopment Area under this Redevelopment Plan shall pay all current taxes now assessed upon the current property and make payments in lieu of taxes ("PILOTS") as set forth in the Act upon the increase in assessed value over the current value, which PILOTS shall be available for use to reimburse Reimbursable Project Costs on an "as-collected" basis. All PILOTs collected on the increase in assessed value upon any property, or any portion of a property, which is classified as "Residential" by the Newton County Assessor, shall be declared a surplus and paid to the taxing districts based upon each individual levy. Based on projections, and the TIF will terminate in 15 years after all cost are paid, but the TIF must terminate in 23 years in accordance with the TIF Statutes. See Exhibit 15 for a combined cash flow projection of both property and sales tax.

The most recent total equalized assessed value of the real estate within the Redevelopment Area is $1,434,905, as illustrated in Exhibit 1 & 5 by Project Area, however this number is only an estimate and is not official, since the Newton County Assessor is required to certify the true and actual number after the TIF Plan is approved in accordance with the TIF Act. It is estimated that the total equalized assessed value of the real estate within the Redevelopment Area will be an approximate additional ($32,350,469) when all of the Phases of the Redevelopment Project are completed in 2019, or an estimated 2,254% increase in assessed value, resulting from new construction. See Exhibit 9 for detailed estimates by Project Areas and Exhibit 11 to see the projected assessed value in the 15th year. The total Payments in Lieu of Taxes (which, as more thoroughly described in Section II, (which exclude the surtax or merchant and manufacturer's tax and personal property taxes) anticipated to be generated by the Redevelopment Project during the years of operation of the Redevelopment Project is shown in Exhibit 11 of the "Cost-Benefit Analysis, which consist of Exhibits 8 & 10 thru 15, and cannot precisely be determined at this time due to the uncertainty of the final size of each building, and uses. However, the total of PILOTs is estimated to be approximately $22 million, over the 15 years, which the TIF will captures $17 million of that total, and the taxing districts benefiting from collecting $5 million during the same 15 year period. See Exhibit 8 for details. The projected assessed value of the Redevelopment Area at the end of the 15 years is $38 million from which the estimated local property taxes generated would be $2 million based on the projected levy at that time. See Exhibit 11 for details.

The total Economic Activity Taxes anticipated to be generated by the Redevelopment Project during the 15 years of operation of the Redevelopment Project is projected in Exhibit 14, and are estimated to total $40 million during the projected 15 years of the TIF. Of that, total, and estimated $20 million will be captured by the TIF to pay Reimbursable Project Cost. Under the terms of the TIF Plan, the Main Street CID, to be created and impose an additional 1% sales tax shall agree to contribute the 50% of the sales tax not captured by the TIF to assist in paying

Reimbursable Project Cost, which will be another $10 million to assist with the payment of Reimbursable Project Cost. Combining the portion captured by the TIF and the additional CID contribution a total of $30 million will be captured and used to pay Reimbursable Project Cost. It is projected that the City and the County will collect, and retain, a total of $17 million in sales taxes during the estimated 15 years of the TIF. See Exhibit 8 and 12 thru 14 for details.

Thus, the total of PILOTs and EATs available for Tax Increment Financing is estimated to be approximately $40 million, which equals 100% of the commercial property PILOTs for, and 50% of the EATs, and the other 50% of the CID sales tax not captured by the TIF over a projected 15 year period needed to repay all Reimbursable Project Cost, however the TIF could, and must end in 16 years, if for some reason revenues are not sufficient to repay the Reimbursable Project Cost in the 15 year period. The total reimbursable amount from the TIF is caped based on the approved total in Exhibit 3, regardless of time. During the term of the TIF, Taxing Districts will also receive the taxes generated from the baseline-assessed value of the Redevelopment Area as of the time the Redevelopment Area is approved and activated. Also the taxing Districts will receive 100% of all tax revenues generated from the "Sur-Charge", or Merchant's and Manufacturer's Tax levied on all commercial property, property taxes generated from ALL personal property within the Redevelopment Area, and any increase in the tax levies above the levy amount at the time the Redevelopment Area is approved. See Exhibit 8 of the Cost Benefit Analysis.

It is anticipated that the Maximum Reimbursable Project Costs for the Redevelopment Project will be fully reimbursed in approximately the year 2030. It is required that the Developer file a petition with the City of Joplin to create a Community Improvement District to assist with the funding of eligible project cost. The Developer must seek amendments to the CID to add additional property as it is acquired by them during the term of the TIF. The detail of project costs provides a breakdown between the costs to be reimbursed and those borne by the Developer.

III DEFINITIONS

As used in this Plan, the following terms shall mean:

A. Act: The Real Property Tax Increment Allocation Redevelopment Act, Section 99.800, et seq., Revised Statutes of Missouri, as amended.

B. Approved Site Plan: The actual site plan as approved by the City for the applicable Redevelopment Project Area.

C. Blighted Area: An area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, 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, morals or welfare in its present condition and use.

D. City: Joplin, Missouri.

E. City Council: The governing body of Joplin, Missouri.

F. City Director of Finance: The Chief Financial Officer of Joplin, Missouri.

G. Conservation Area: An area within the boundaries of a redevelopment area located within the territorial limits of a municipality in which fifty percent or more of the structures in the area have an age of thirty-five years or more. Such an area is not yet a blighted area but is detrimental to the public health, safety, morals, or welfare and may become a blighted area because of anyone or more

of the following factors: Dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning. A Conservation Area shall meet at least three of the; factors provided in this definition.

H. County Assessor: The Assessor of Newton County, Missouri.

I. County Collector: The Collector of Newton; County, Missouri.

J. Debt Service: The amount required for the payment of interest and principal on Obligations or loan(s) as they come due, for the payment of mandatory or optional redemption payments, and for payments to reserve funds required by the terms of Obligations.

K. Developer: The person or entity selected by the TIF Commission to implement the TIF Plan, including construction of the Redevelopment Project, pursuant to the Development Agreement.

L. Development Agreement: The agreement to be executed by the City and the Developer setting forth the rights and obligations of Developer relating to the redevelopment of the Redevelopment Area, the construction of the Redevelopment Project and the payment and/or reimbursement of Reimbursable Project Costs.

M. Distribution Date: Monthly while this Plan remains in effect.

N. Economic Activity Account: The separate segregated account within the Special Allocation Fund into which Economic Activity Taxes are to be deposited.

O. Economic Activity Taxes: Fifty percent (50) of the total additional revenue from taxes, penalties and interest which are imposed by the City or other Taxing Districts, and which are generated by economic activities within the Redevelopment Project Area, over the amount of such taxes generated by economic activities within the Redevelopment Project Area in the calendar year prior to the adoption of the Redevelopment Project for the Redevelopment Project Area by Ordinance, while tax increment financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, taxes levied pursuant to Section 70.500, R.S.Mo., taxes levied for the purpose of public transportation pursuant to Section 94.660, R.S.MO., licenses, fees or special assessments other than Payments In Lieu of Taxes and penalties and interest thereon. If a retail establishment relocates within one year from one facility to another facility within the same county and the governing body of the city finds that the relocation is a direct beneficiary of tax increment financing, then for purposes of this definition, the Economic Activity Taxes generated by the retail establishment shall

equal the total additional revenues from Economic Activity Taxes, which are imposed by a municipality, or other Taxing District over the amount of Economic Activity Taxes generated by the retail establishment in the calendar year prior to its relocation to the Redevelopment Area.

P. Economic Development Area: Any area or portion of an area located within the city, which does not meet the standards of a blighted area or conservation area pursuant to Section 99.805(1) and (2),

R.S.MO., and in which the city council finds that redevelopment is in the public interest because it will: (a) discourage commerce, industry or manufacturing from relocating to a different state; (b) result in increased employment within the city; (c) or preserve or enhance the city's tax base. In Economic Development Areas, reimbursement may fund only infrastructure projects and may not include buildings.

Q. Financing Costs: Those costs incurred by the Developer, the TIF Commission, or the City as a result of issuing one or more series of Obligations or loan(s) to pay all or any portion of Reimbursable Project Costs incurred or estimated to be incurred, including but not limited to interest, loan fees, capitalized interest, financial advisor fees, legal fees, broker fees or discounts, original purchaser's discount, printing and other costs related to such financing. Interest shall be computed at the annual rate which the Developer, TIF Commission, or City are charged by a qualified lender. Financing Costs will be the actual cost documented and evidenced by the Developer, but will not exceed 10% per annum.

R. Obligations: Bonds, loans, debentures, notes, special certificates or other evidences of indebtedness issued by the TIF Commission or the City to pay or reimburse all or any portion of Reimbursable Project Costs incurred or estimated to be incurred, to finance the cost of issuing such Obligations, to establish reserves to refund or secure such Obligations, to finance the interest costs associated with such Obligations or to refund, redeem or defiance outstanding Obligations. Also defines obligations to the Developer for approved cost they have incurred and funded on behalf of the Redevelopment Plan, with the intent to repay on a pay as you go basis.

S. Ordinance: An ordinance enacted by the City Council of the City of Joplin.

T. Payments in Lieu of Taxes: Revenues from real property taxes in the Redevelopment Project Area selected for the Redevelopment Project which are to be used to reimburse the Reimbursable Project Costs, which Taxing Districts would have received had the City not adopted tax increment allocation financing, and which result from levies made after the time of the adoption of tax increment allocation financing within the Redevelopment Project Area. and during the time the current equalized value of real property in the Redevelopment Project Area, until the designation is terminated pursuant to this Plan which shall not be later than twenty-three (23) years after the Redevelopment Project for the applicable Redevelopment Project Area is approved, excluding, however, the blind pension funds tax levied under the authority of Article 111, Section 38(b) of the Missouri Constitution, and the merchant's and manufacturer's inventory replacement tax levied under the authority of Article X, Section 6(2) of the Missouri Constitution.

U. PILOT Account: The separate segregated account within the Special Allocation Fund into which Payments in Lieu of Taxes are to be deposited.

V. Plan: This Tax Increment Financing Plan.

W. Preliminary Site Plan: The preliminary site plan for the Redevelopment Project Area attached as Exhibit 2.

X. Redevelopment Area: The real property legally described in Exhibit 1.

Y. Redevelopment Project: Individual components of the Redevelopment Area and Project, each of which is distinguished from the others by type and/or location within the Redevelopment Project Area, and each of which shall further the objectives of the Plan, be designated with its individual legal description, and satisfy the requirements of a "redevelopment project" as that term is used within the Act.

Z. Redevelopment Project Area: That portion of the Redevelopment Area of a given Individual Redevelopment Project as defined in the Plan. As identified in Exhibit 1.

AA Public Improvements: Those Redevelopment Project Costs that will be dedicated to any public entity.

BB Redevelopment Project: The design and construction (including site preparation) of a commercial development containing approximately 13 parcels of retail and commercial space, as well as related infrastructure, within the Redevelopment Project Area in accordance with this Plan and the Preliminary Site Plan.

CC Redevelopment Project Area: That portion of the Redevelopment Area selected for the Redevelopment Project, which, in this case, is the entire Redevelopment Area and is legally described on Exhibit 1 and outlined on Exhibit 2.

DD. Redevelopment Project Costs: The sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Plan or the Redevelopment Project, including those of any and all Individual Redevelopment Projects, as applicable. Such costs include, but are not limited to, the following:

1. Costs of studies, surveys, plans and specifications;
2. Professional service costs, including. but not limited to, architectural, engineering, legal, marketing, financial, planning or special services (except for reasonable administrative costs of the Commission, such costs shall be allowed only as an initial expense, and are included in the costs set forth in this Plan for the Redevelopment Project);
3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land;
4. Costs of rehabilitation, reconstruction, or repair or remodeling of existing buildings and fixtures;
5. Initial costs for an economic development area (as defined in the Act);
6. Costs of construction of public works or improvements;
7. Financing Costs, including, but not limited to, all necessary and incidental expenses related to the issuance of Obligations, and which may include payment of interest on any Obligations or loans issued hereunder accruing during the estimated period of construction of the Redevelopment Project or afterwards, during the time of operation of the Plan, and including reasonable reserves related thereto;
8. Relocation costs to the extent that the City determines that relocation costs shall be paid or are required to be paid by federal or state law; and
9. Payments in lieu of taxes.

EE. Reimbursable Project Costs: The actual amount of Redevelopment Project Costs that have been or are incurred for (a) the activities and services whose estimated costs are listed on the attached Exhibit 3 under the column entitled "TIF Reimbursable Costs" (except that for any listed activity or service for which only a portion of its estimated cost is designated as "TIF Reimbursable Costs," the Reimbursable Project Costs shall be the proportion of all of the costs incurred for the activity, based upon the ratio of the estimated "TIF Reimbursable Costs" for the item to the estimated "Total ALL Costs"; (b) professional service costs
incurred by the Developer in the development and implementation of the Plan, but not to exceed the amount on Exhibit 3; (c) Plan Administration costs incurred by the City in the administration of the Plan; and (d) Financing Costs for these items.

FF. Special Allocation Fund: The fund, which contains two separate segregated accounts, maintained by the City Director of Finance, into which, as required by the Act, all Payments in Lieu of Taxes and

Economic Activity Taxes are to be deposited.

GG. Taxing District: Any political subdivision of the State of Missouri located wholly or partially within the Redevelopment Area having the power to levy taxes.

HH. TIF Commission: The Tax Increment Financing Commission of Joplin, Missouri.

II. TIF Revenues: Payments in Lieu of Taxes and Economic Activity Taxes.

JJ. Total Initial Equalized Assessed Value: That amount certified by the County Assessor, which equals the most recently ascertained equalized assessed value of each taxable lot, block, tract, or parcel of real property within the Redevelopment Project Area immediately after tax increment financing for the Redevelopment Project Area has been approved by the City Council by an Ordinance.

IV. TAX INCREMENT FINANCING

This plan is adopted pursuant to the Act. The Act enables municipalities to finance Redevelopment Project Costs with the revenue generated from payments in Lieu of Taxes resulting from increased assessed valuation on new development and, subject to annual appropriations, from Economic Activity Taxes resulting from increased economic activities in the Redevelopment Project Area. Immediately after the City Council approves a Redevelopment Project and adopts tax increment financing for the Redevelopment Project Area, the County Assessor shall certify the Total Initial Equalized Assessed Value of the Redevelopment Project Area. Real estate taxes (including penalties and interest thereon) resulting from: (1) all taxes levied on the Total Initial Equalized Assessed Value for the Redevelopment Project Area; and (2) the merchant's and manufacturer's inventory replacement tax levied under the authority of Article X, Section 6(2) of the Missouri Constitution, will be payable to Taxing Districts as if tax increment financing were not adopted. Payments in Lieu of Taxes (including applicable penalties and interest) collected from owners of property within the Redevelopment Project Area will be paid by the County Collector to the City Director of Finance and deposited in the PILOTS Account within the Special Allocation Fund. As a special provision of this Plan, any Payment in Lieu of Taxes (PILOT's) derived from the value of any real property, or any portion of real property, within the Redevelopment Area which is classified residential by the County Assessor after the redevelopment of that parcel shall be declared as surplus. Any Payment in Lieu of Taxes (PILOT's) that are derived from an increase in property tax levies resulting from a voter approved increase after the adoption of the TIF Plan shall be declared as surplus by the City. Any funds received as defined herein shall be declared as surplus any year such funds are collected during the term of the TIF. Such surpluses shall be refunded to all affected taxing districts imposing property taxes in the manner set forth in Section 99.820.1(12) of the TIF Act. The City shall calculate and determine the surplus amount, if any, each year on or before January 31st of each year, and shall provide such information in the annual report to the TIF Commission. In addition, following annual appropriation by the appropriate Taxing District, the Economic Activity Taxes generated within the particular Redevelopment Project Area shall be paid by the collecting Taxing District to the City Director of Finance who shall deposit such funds in the Economic Activity Account within the Special Allocation Fund. The plan allows the six redevelopment project areas to be activated at various times during the term of the TIF, however once any redevelopment project area (RPA) is activated the term which the RPA shall exist and tax increment financing is granted shall be limited to sixteen years from the date of the activation by the Joplin City Council.

V. EXISTING CONDITIONS IN THE REDEVELOPMENT AREA

Specific and detailed information concerning the existing conditions within the Redevelopment Area is attached as Exhibit 4. The information presented in Exhibit 4 and at the public hearing on the Plan support the finding that the

Redevelopment Area overall is a "blighted area" within the meaning of the Act.

VI. REDEVELOPMENT PLAN OBJECTIVES

The Developer, who shall be responsible for the design and construction of the Redevelopment Project, will implement this Plan. The objectives of this Plan are outlined below.

A. General Plan Objectives. The general objectives of this Plan are:

1. To enhance the tax base of the City and other Taxing Districts by development of the Redevelopment Area to its highest and best use and encouraging private investment in the surrounding area.
2. To discourage commerce, industry and manufacturing from moving operations to another state.
3. To increase employment in the City.
4. To eliminate adverse conditions in the Redevelopment Area and prevent them from spreading.
5. To provide for improved public infrastructure in and around the Redevelopment Area.
6. To enhance the aesthetics of the Redevelopment Area.

B. Specific Plan Objectives. Specific objectives of this Plan are:

1. To design and construct a commercial development and related infrastructure in the Redevelopment Project Area in accordance with this Plan and the Preliminary Site Plan for the Redevelopment Project Area, and to design and construct the private improvements proposed.
2. To cause roadway improvements as may be required by the Missouri Department of Transportation or the City of Joplin.
3. To install, repair, construct, reconstruct and relocate streets, utilities, and sidewalk improvements; essential to the preparation of the Redevelopment Area.
4. To install, repair, construct. reconstruct and relocate storm water detention and runoff facilities to underground locations;
5. To vacate any existing public rights-of-way inconsistent with the Plan and to make them a part of the Redevelopment Plan.
6. To expand the tax base of the City by encouraging private investment in the Redevelopment Area.
7. To provide development/business opportunities in the Redevelopment Area and surrounding areas.
8. To stimulate development which would not occur without tax increment financing assistance.
9. To increase the employment opportunities for the City's residents.
10. To encourage quality retail tenants to locate within the Redevelopment Project Area.

VII. DEVELOPER

A. Developer Selection. The City shall select a developer or developers in accordance with the TIF Act and City polices. This Plan has been submitted by RKS Development, LLC seeking to be the developer for the project.

VIII. PLAN IMPLEMENTATION

A. Site Acquisition. In the event that the Developer selected by the TIF Commission and City Council does not currently own all property within the Redevelopment Area, such Developer shall be encouraged, to the extent commercially reasonable, to acquire all such property voluntarily. The exercise of eminent domain shall not be used in the acquisition of any substantial portion of the Redevelopment Area.

C.General Land Use. The general land uses to apply in the Redevelopment Area are indicated on the Preliminary Site Plan. The Redevelopment Project shall be subject to the applicable provisions of Ordinances as well as other applicable codes.

D.Schedule of Development. It is anticipated that the construction of the improvements pursuant to the phasing will commence immediately after approval of the Plan. The exact commencement and completion dates of construction of each of the Individual Redevelopment Projects within the Redevelopment Project Area will be dependent on many factors, including market conditions, weather, availability of materials and other events beyond the control of the Developer, and may be earlier or later than the anticipated dates. Estimated dates will be provided by the Developer at the time of submission of its proposal, but in no instance shall any redevelopment project area term exceed sixteen years.

XI. FINANCING PLAN

A. Projected Redevelopment Project Costs. The total Redevelopment Project Costs (exclusive of Financing Costs) are estimated to be approximately $37 million. See Exhibit 3 for details. The total Redevelopment Project Costs inclusive of Financing Costs are estimated to be $230 million, The TIF Reimbursable Costs (inclusive of Financing Costs) amounting to an estimated $37 million represents approximately 16% of the total Project Costs. The CID will fund an estimated $9,149,469 of the Reimbursable Cost, above the estimated maximum amount of $37 million. See Exhibit 6, "But-For Analysis". Of the total maximum TIF Reimbursable Cost, the local taxing districts are funding 70%, while the CID, a special taxing district within the Redevelopment Area only is funding 30% of the cost. The actual Redevelopment Project Costs and the Reimbursable Project Costs may vary from those estimated in this Plan due to many factors, including but not limited to the actual final configuration of the Redevelopment Project and of the Individual Redevelopment Projects, unforeseen site conditions, actual costs of acquisition of real property (if not initially owned by the Developer) and fluctuation in the cost of labor and materials. Only the Reimbursable Project Costs are subject to TIF reimbursement, not other cost of the Developer.

B .Source of Funds. It is anticipated that the Developer through the proceeds of loans and/or equity will fund all of the Redevelopment Project Costs described herein. The City will pledge the TIF Revenues generated in the Redevelopment Area for the repayment of the Reimbursable Project Costs. It is estimated that the Reimbursable Project Costs that will be subject to reimbursement under this Plan will be those listed and described on Exhibit 3, to be included in the Developer proposal and as may be agreed by the City. It is anticipated that TIF Revenues generated by the completed Redevelopment Project will be sufficient to pay the Maximum Reimbursable Project Costs, and that the Reimbursable Project Cost will be fully repaid in approximately the year 2030.

C. Evidence of Commitments to Finance. The Developer will provide evidence of financial ability sufficient to satisfy the City they have the ability to undertake the project financially and complete it.

D. Issuance, Nature and Term of Obligations. It is not anticipated that Obligations will be issued to finance Reimbursable Project Costs. It is proposed that the Developer will furnish all funds to fund Reimbursable Project Cost, as well as private non-reimbursable cost, and will be reimbursed by the TIF on a "pay-as-you-go-basis" from TIF revenue when and if collected.

E. Prerequisite to Reimbursement to Developer. In order for Developer to be entitled to reimbursement of Reimbursable Project Costs, sufficient portions of the Redevelopment Project Area shall have been completed as necessary to provide PILOTs and EATs necessary to fund the Reimbursable Project Costs. Reimbursable Project Costs are payable/reimbursable solely from PILOTs and EATs collected and deposited into the Special Allocation Fund. Disbursements from the Special Allocation Fund shall be in accordance with the Plan and the Development Agreement. From time-to-time, the Developer shall provide to the City a cost-incurred certificate, certified by the Developer's architect, that specific matters whose costs are itemized on Exhibit 3 as "TIF Reimbursable Costs" have been partially or fully completed. For matters involving improvements, which are to be dedicated to the City, or for public roads, the cost-

incurred certificate shall include information that such improvements have been accepted by the City, MODOT or other appropriate governmental authority. The cost-incurred certificate shall include the actual costs of the Reimbursable Project Costs incurred to date, including any financing costs incurred, less any costs, which have been previously included in a Certificate of Completion, as described below. The City may ask for any additional documentation they may need to evidence the cost submitted by the Developer. Once the City has been satisfied that the listed reimbursable improvements have been completed and have been accepted by the architect, and has reviewed or audited the cost information to its satisfaction, it shall provide to the Developer a Certificate of Completion, which shall not be unreasonably withheld or delayed. The Certificate of Completion shall constitute the agreement of the City to reimburse those Reimbursable Project Costs, which are the subject of the Certificate of Completion, subject to collection of sufficient revenues and annual appropriation.

F. Projected TIF Revenues. The total amount of Payments in Lieu of Taxes projected to be generated by the Redevelopment Project is approximately $17.2 Million Dollars over the 15 years projected to capture such funds of the Redevelopment Project. The total amount of Economic Activity Taxes projected to be captured by the TIF from within the Redevelopment Project is approximately $24 Million Dollars over the 15 years of capture of such funds of the Redevelopment Project Area, including the 50% ($4 million) of the Main Street CID funds that are pledged to the TIF. These projections and the specific assumptions used in such projections are set forth in the TIF Revenues Projections is attached as Exhibit 11 & 14 of the Cost Benefit Analysis.

G. Payments in Lieu of Taxes. Calculation of anticipated Payments in Lieu of Taxes are based on current and projected future real property assessed valuations and the best available information concerning future property tax levy rates, both of which are subject to change due to many factors, including statewide reassessment, the effects of real property classification for real property tax purposes, and the rollback in tax levies resulting from reassessment or reclassification. Under the TIF Act, any taxes derived from an increase in the current levies will be paid to the taxing district, which has increased the levy.

1. Equalized Assessed Valuations. According to the records of the County Assessor, the Total Initial Equalized Assessed Value of the Redevelopment Area for which tax increment financing is to be adopted is approximately One Million Four Hundred Thirty Four Thousand Nine Hundred Five Dollars ($1,434,905). The current ad valorem tax levy rate in the Redevelopment Area is $4.5104 per $100 of assessed valuation, not including the State levy of $.03, or the $.40 County Sur-Charge. The Current Assessed Value will, and must be attested and certified by the County Assessor.

2. Anticipated Assessed Valuation. Property tax assessment for each Redevelopment Project Area is anticipated to occur in the year following completion of each Redevelopment Project Area. In the final year of the Plan, based on projections, which is 9 years earlier than the 23 year limit, the estimated assessed value in 2030, the year following projected end of the TIF, is $38,295,743. It is estimated that the Redevelopment Area will annually yield in excess of $2 Million in ad valorem property taxes annually upon the termination of the TIF. It is anticipated that during the term of the TIF a total of $2.5 million, or an estimated $182,000 annually paid to the taxing districts in new taxes excluding the estimated current $70,000 annual being collected from within the Redevelopment Area now, which the Districts will collect as well. The Taxing Districts will benefit from the collection of the County Sur-Charge imposed upon all commercial classified property, which the amount is estimated at an average of $127,000 over the 15 years. Exhibit 10 provides projections of property tax assuming no TIF is approved. Exhibit 11 provides projections of property taxes assuming the TIF is approved.

H.Economic Activity Taxes. Economic Activity Taxes to be generated in the Redevelopment Area consist of sales taxes and utility taxes incidental to construction of the Redevelopment Project and operation of the Redevelopment Project. The current local sales tax rate for the Taxing Districts is 3.75% (2.625 City, 1.125 County. The "City-Parks and Storm water"

tax ($.25) is estimated to sunset in 2022. The Capital Improvement Sales Tax was just reapproved by the voters for 10 more years, but is up for re-approval in 2025 ($.375) No Economic Activity Taxes attributable to the construction of the Redevelopment Project have been projected, none are anticipated. Exhibit 12 provides a projection of EATs if no TIF is approve. Exhibit 13 provides a projection of EATs showing the impact if the two taxes of the City are not renewed when they sunset and the TIF is approved. Exhibit 14 provides a projection of EATs assuming both taxes are renewed when they sunset and the TIF is approved.

I. Special Allocation Fund. The City Director of Finance shall establish and maintain the Special Allocation Fund, which shall contain two separate segregated accounts. Payments in Lieu of Taxes shall be deposited into the (PILOTs) Account within the Special Allocation Fund and (Eats) Economic Activity Taxes shall be deposited into the Economic Activity Account within the Special Allocation Fund. TIF Revenues so deposited and any interest earned on such deposits will be used for and are pledged for the payment of Reimbursable Project Costs and upon payment of all Reimbursable Project Costs, the Plan will be terminated and any excess funds will be distributed to the Taxing Districts, in the manner set forth in Article IX of this Plan.

X. DISBURSEMENTS FROM SPECIAL ALLOCATION FUND

All disbursements from the Special Allocation Fund will be made by the City Director of Finance out of the two separate segregated accounts maintained within the Special Allocation Fund for Payments in Lieu of Taxes and Economic Activity Taxes in proportion to their respective balances at the time of making a disbursement. On each Distribution Date, the City Director of Finance shall make disbursements from the Special Allocation Fund in the following manner and order of preference, subject to appropriation and approval of the City Council.

First, all PILOTs collected on any residential assessment shall be shall be declared a surplus and paid to the County Collector to be disbursed back to the taxing districts based on the taxing districts prorate levies.

Second, to pay City any Redevelopment Project Costs or administrative cost;

Third, to pay reimbursements of Developer advances;

Fourth, following the payment of all Reimbursable Project Costs, funds remaining in the Special Allocation Fund shall be disbursed by the City Director of Finance to the appropriate Taxing Districts in accordance with the Act.

XI. COST-BENEFIT ANALYSIS

The amount of all revenues estimated to be received by the Taxing Districts directly from the Redevelopment Project during the 15 years of operations of the respective Redevelopment Project are set out in the direct tax impact analyses attached as Exhibit 8 & 10 thru 15. These Exhibits combine constitute the Cost Benefit Analysis required by the Statues. The Cost benefit show that without the TIF the taxing Districts will only capture an estimated $1.5 million in taxes over the 15 years, or an estimated $106,000 per year in both sale and property taxes. With the TIF it is estimated that the taxing districts will capture $19.6 million in taxes, even after paying the share to the TIF, thus generating $18.1 in new taxes during the 15-year period. The TIF will not cost any taxing district funds or lost revenue. Once the TIF is over the annual tax revenue to the districts is projected to be in excess of $4.7 million annually in sales and property taxes. The cost-benefit analysis shows the impact on tax revenues in the event that the Redevelopment Project is built pursuant to the Plan, and if the Redevelopment Project is not built. The cost benefit analysis, together with the direct tax impact analysis, illustrates the fiscal

impact on every Taxing District. The information attached provides sufficient information to evaluate and support the financial feasibility of the Redevelopment Project, as proposed.

XII. PROVISIONS FOR AMENDING THE PLAN

This Plan may be amended only pursuant to the provisions of the Act.

XIII. TERMINATION OF TAX INCREMENT FINANCING

Tax increment financing for the Redevelopment Area shall remain in effect until the Redevelopment Project has been constructed and all Reimbursable Project Costs have been reimbursed or 23 years, whichever comes first, after the adoption of tax increment financing for such Individual Redevelopment Project Area by Ordinance. When it is time to do so under this Plan, tax increment financing shall be terminated for the Redevelopment Project Area or for any Individual Redevelopment Project by the adoption of an Ordinance of the City Councilor by any other method authorized by the Act. It is anticipated that all Reimbursable Project Costs will be reimbursed and that the tax increment financing for and the designation of the Redevelopment Project Area will be terminated by Ordinance by 2031.

XIV. REQUIRED STATUTORY FINDINGS

With the approval of this Plan, the TIF Commission and the City Council have, as required by the Act, made the findings set forth below, based upon the record of the public hearing on the Plan, including but not limited to concluding that the Redevelopment Project Area qualifies as a Blighted Area under the Tax Increment Financing statutes, based upon the information attached as Exhibit 4, the information elicited during the public hearing(s) and the But For Analysis done in Exhibit 6 and the affidavit of the prospective Developer to be attached as Exhibit 7, attesting that without the TIF the project would not be feasible..

Blighted Area. The Redevelopment Area overall is a Blighted Area. (See Exhibit 4)

A. But for determination: The Council must determine that without the TIF assistance the Redevelopment will not occur. The "But For" analysis provided as Exhibit 6 and the Developer's Affidavit attesting that without the TIF assistance the project would not be feasible.

B. Expectations for Development. The Redevelopment Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing due to the substantial cost to ameliorate the conditions causing the Redevelopment Area to qualify as a Blighted Area and that the Redevelopment Area will not be solely used for development of commercial businesses, which unfairly compete in the local economy. Further, the adoption of this Tax Increment Financing Plan is in the public interest because this development will result in the installation of needed infrastructure improvements, increased employment in the municipality, and will result in preservation or enhancement of the tax base of the city.

C. Conforms to Comprehensive Plan of City. The City's Comprehensive Plan indicates that the Redevelopment Area should be developed for commercial use. This Plan is in conformance with the City's Comprehensive. .

D. Date to Adopt Redevelopment Project. No Ordinance approving any Individual Redevelopment Project Area for TIF financing within the Redevelopment Project Area will be adopted later than ten years after the adoption

of this Plan.

E. Date of Complete Redevelopment. The estimated date to complete, including the reimbursement of all reimbursable project cost, including interest, of the Redevelopment Project Area has been projected to be 16 years, however the date cannot exceed 23 years from the adoption of the Ordinance approving any Individual Redevelopment Project Area, in accordance with the TIF Act.

F. Cost- Benefit Analysis. The cost benefit analysis attached as a part of Exhibit 8 & 10-15 shows the economic impact of this Plan on Each Taxing District. The analyses shows the impact if the Redevelopment Project is built, and if the Redevelopment Project is not built, pursuant to this Plan. The analyses includes a fiscal impact study on every Taxing District, and sufficient information to evaluate whether the Redevelopment Project as proposed is financially feasible.

G. Gambling Establishment. This Plan does not include the initial development or redevelopment of any gambling establishment as defined in the Act.

H. Reporting Requirements. The Commission/City shall report to the Director of the Department of Economic Development for the State of Missouri by the last day of February of each year the name, address, phone number and primary line of business of any business, which relocates to the Redevelopment Area. Pursuant to the Act, the Director for the Department of Economic Development is required to compile and report the same to the governor, the speaker of the house and the president pro tempore of the Senate on the last day of April of each year.

I. Redevelopment Project Area. The Redevelopment Project Area selected for the Redevelopment Project includes only those parcels of real property and improvements directly and substantially benefitted by the proposed Redevelopment Project.

XV. RELOCATION PLAN

A Definitions. The following terms, whenever used or referred to herein, shall have the following meanings:

(1) Designated Occupants. "Designated Occupants" shall mean handicapped displaced occupants and those displaced occupants who are 65 years of age or older at the time of the notice to vacate or who have an income less than the average median income for the metropolitan area as certified annually by the Missouri Housing Development Commission based upon standards established by the Housing and Urban Development Department.

(ii) Displaced Business. "Displaced Business" shall mean any business that moves from real property within the development area as a result of the acquisition of such property, or as a result of written notice to vacate such property, or in conjunction with the demolition, alteration or repair of said property by the Tax Increment Financing Commission pursuant to RSMo. 99.800 et. Seq., as amended.

(iii) Displaced Occupant. "Displaced Occupant" shall mean any occupant who moves from real property within the development area as a result of the acquisition of such property, or as a result of written notice to vacate such property, or in connection with the demolition, alteration or repair of said property, by the Tax Increment Financing Commission pursuant to RSMo. 99.800 et. Seq., as amended.

(iv) Handicapped Occupant. "Handicapped Occupant" shall mean any occupant who is deaf, legally blind, or orthopedically disabled to the extent that acquisition of another residence presents a greater burden than other occupants would encounter or that modification to the residence would be necessary.

(v) Occupant. "Occupant" shall mean a residential occupant of a building having lawful possession thereof, and further shall include any person in lawful possession, whether related by blood or marriage to any other occupant. If there is a document of a residential unit, the first-named person shall be the occupant for purposes hereunder.

(vi) Person. "Person" shall mean any individual, firm, partnership, joint venture, association, limited liability company, limited liability partnership, corporation, estate, trust, receiver or trustee appointed by any state or federal court, syndicate, or any other group or combination acting as a unit and any life insurance company organized und the laws of, or admitted to do business in the State of Missouri, undertaking a redevelopment project in an Individual Redevelopment Project Area.

E. Benefits. Every Person approved by the Commission as a developer of property subject to being acquired by the Tax Increment Financing Commission in furtherance of a Tax Increment Financing Plan shall provide relocations benefits as follows:

(i) There shall be a payment to all eligible Displaced Occupants and Displaced Businesses in occupancy at least thirty (30) days prior to the date said Displaced Occupant or Displaced Business is required to vacate the premises by the Developer, its assigns or any Person seeking acquisition powers under the Tax Increment Financing Plan pursuant to RSMo. 99.800 et. Seq., as amended; and

(ii) There shall be a program for identifying needs of eligible Displaced Occupants and Displaced Businesses with special consideration given to income, age, size of family, nature of business, availability of suitable replacement facilities, and vacancy rates of affordable facilities; and

(iii) There shall be a program for referrals of eligible Displaced Occupants and Displaced Businesses with provisions for a minimum of three (3) suitable referral sites, a minimum of ninety (90) days of referral sites for handicapped Displaced Occupants and thirty (30) days' notice for all other Displaced Occupants and Displaced Businesses, prior to the date such Displaced Occupant or Displaced Business is required to vacate the premises. Arrangements for transportation to inspect referral sites shall be provided to eligible Displaced Occupants; and (iv) All eligible Displaced Occupants shall be provided with relocation payments based upon one of the following, at the option of the Displaced Occupant:

(A) A $500.00 payment; or
(B) Actual reasonable costs of relocation, including actual moving costs, utility deposits, storage of personal property up to one month, utility transfer and connection fees, and other initial rehousing deposits, provided that the rent shall not exceed 150% of the current rent.

(iv) In addition to the payments provided for in subsection (iv) above, an additional payment shall be provided to Handicapped Occupants which shall equal the amount, if any, to adapt a replacement dwelling to substantially conform with the access ability and usability of such Handicapped Occupant's prior residence, such amount not to exceed $400.00.

(v) All eligible Displaced Businesses shall be provided relocation payments based upon the following, at the option of the Displaced Business:

(A) A $1,500.00 payment; or

BB.

(B) Actual reasonable costs of moving including costs for packing, crating, disconnecting, dismantling, reassembling and installing all personal equipment and costs for re-lettering signs and replacement stationary.

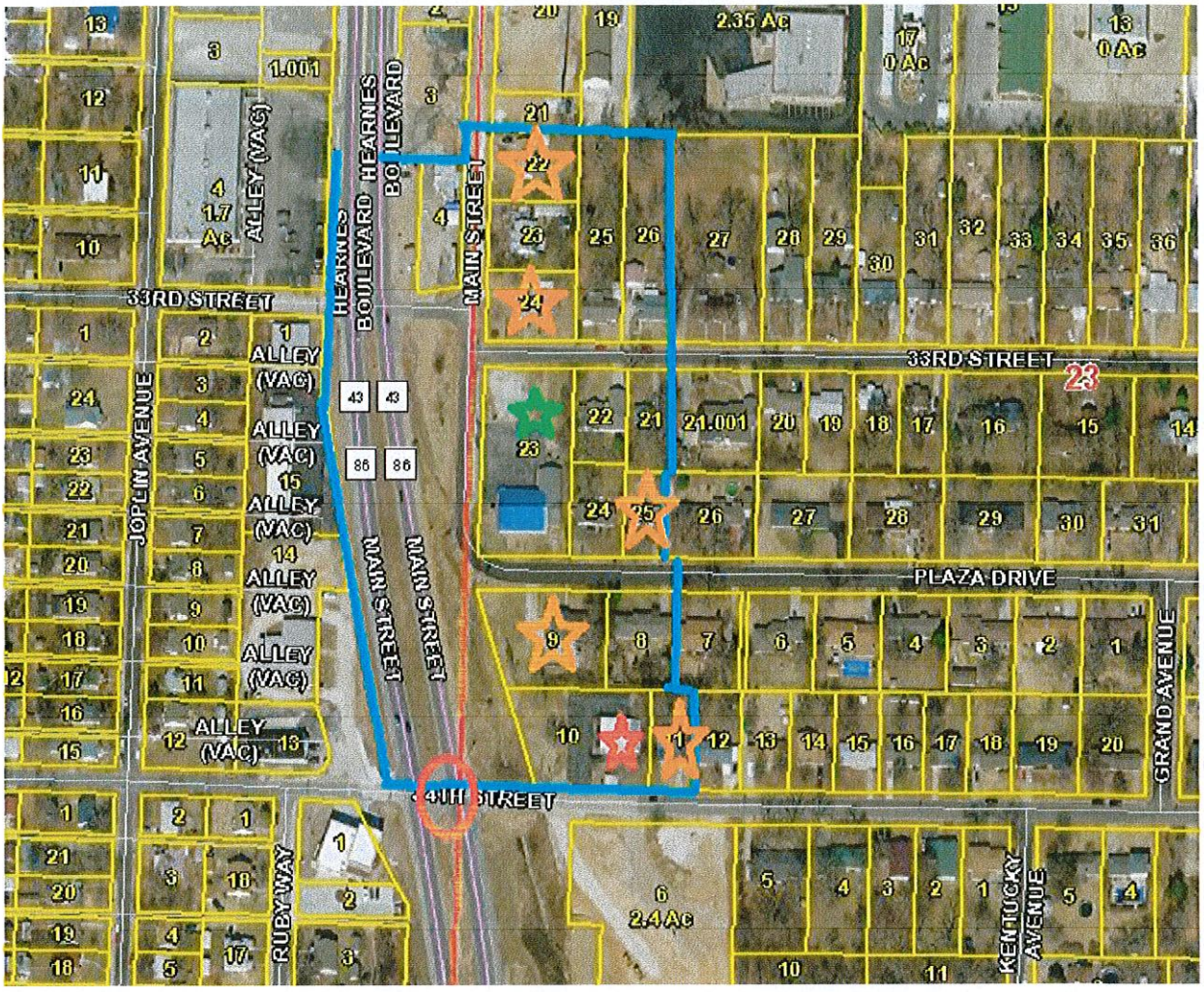
(vi) Any Displaced Occupant or Displaced Business may waive their relocation payment in writing.

(viii) All eligible Displaced Occupants and Displaced Businesses shall be notified in writing of the availability of the relocation benefits and assistance described herein.

(ix) Any Developer provided assistance with land acquisition by the Tax Increment Financing Commission shall provide a certification to the Commission of compliance with this relocation plan.

EXHIBIT 1-LEGAL DESCRIPTION & MAP OF REDEVELOPMENT AREAS (6 RPAs TOTAL)

REDEVELOPMENT PROJECT AREA 1



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OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022001001004000	0.260	GOODSON, ROBERT & DONNA 3227 MAIN JOPLIN, MO 64804	$17,120	1945-RES
Address:				
Legal Description:		FREEMAN GROVE 1 & 6: LOTS 8-9-10 & 11 EX W 50'	BOOK PAGE	324 02670
056023002001022000	0.325	COLE, MICHAEL B. & DONNA I. 6895 Beef Branch Road Joplin, MO 64804	$6,790	1945-RES
Address:				

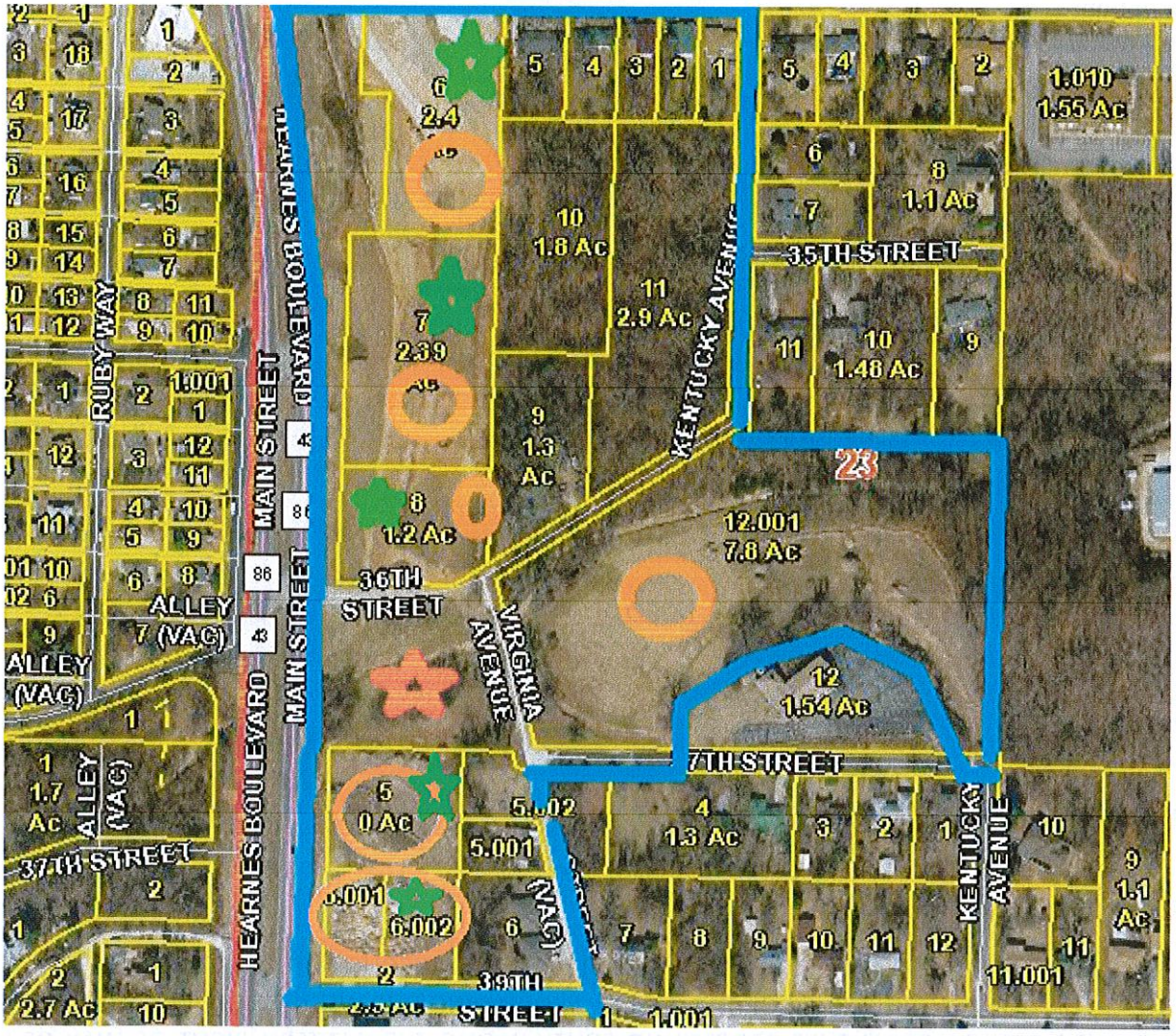
Legal Description:		COLLINS: N 102' LOT 10	BOOK PAGE	342 02769
056023002001023000	0.325	LEWIS, BERT G. 3235 S MAIN JOPLIN, MO 64804	$9,540	1945-RES
Address:				
Legal Description:		COLLINS: PT LOT 10 BEG 102' S NW COR E 139' S 102' W 139' N 102' TO POB	BOOK PAGE	354 01958
056023002001024000	0.326	LEGALLY BLONDE INVESTMENTS, LLC P. O. BOX 249 SAGINAW, MO 64864	$7,410	1945-RES
Address:				
Legal Description:		COLLINS: S1/3 LOT 10	BOOK PAGE	0360 01057
056023002001025000	0.488	LOYD, KEVIN G. 129 E. 33RD JOPLIN, MO 64804	$9,780	1945-RES
Address:				
Legal Description:		COLLINS: W1/2 LOT 11	BOOK PAGE	353 08014
056023002001026000	0.489	O'DELL, DION P. 133 E. 33RD JOPLIN, MO 64804	$10,370	1945-RES
Address:				
Legal Description:		COLLINS: E1/2 LOT 11	BOOK PAGE	0359 1864
056023002002021000	0.234	JUDD, MARK A. 132 E. 33RD JOPLIN, MO 64804	$4,670	??-RES
Address:				
Legal Description:		COLLINS: E 59' OF N 150' LOT 20 & W 9' OF N 150' LOT 21	BOOK PAGE	350 09332
056023002002022000	0.253	DEWEESE, CRYSTAL R. 120 E. 33RD JOPLIN, MO 64804	$17,590	1950-RES
Address:				
Legal Description:		COLLINS: N 138' OF W 80' LOT 20	BOOK PAGE	356 04629
056023002002023000	0.882	HECKMASTER, STEVE & DIANA & STEVEN SMITH 2607 WISCONSIN AVENUE Joplin, MO 64804	$28,100	??-COM
Address:				
Legal Description:		COLLINS: LOT 19	BOOK PAGE	0360 03991
056023002002024000	0.253	DENNIS, JEFFREY SCOTT & D'ANN 101 POINDEXTER PINEVILLE, MO 64856	$13,850	1956-RES
Address:				
Legal Description:		COLLINS: W 80' LOT 20 EX N 138'	BOOK PAGE	0362 05661
056023002002025000	0.172	FISHER, LINDSEY	$11,140	??-RES
Address:		121 PLAZA DRIVE		

		JOPLIN, MO 64804		
Legal Description:		COLLINS: E 59' LOT 20 EX N 150' & EX S 30'	BOOK PAGE	0361 08484
056023002005008000	0.333	DOKE, LAVONNE LEEANNE	$16,600	1970-RES
Address:		P.O. BOX 1137 JOPLIN, MO 64802-1137		
Legal Description:		PARK PLAZA 1: LOT 3	BOOK PAGE	346 02905
056023002005009000	0.666	RUARK, DENNIS L. & MARY JANE	$36,420	1976-RES
Address:		3506 SILVER CREEK ROAD JOPLIN, MO 64804-5348		
Legal Description:		PARK PLAZA 1: LOTS 1 & 2	BOOK PAGE	300 01198
056023002005010000	0.563	JOPLIN CITY	$0	1971-EXEMPT
Address:		602 S. MAIN JOPLIN, MO 64804		
Legal Description:		PARK PLAZA 1: LOT 22 EX E 32' & ALL LOTS 23 & 24	BOOK PAGE	358 01024
056023002005011000	0.220	GILSTRAP, DOROTHY J.	$9,750	1964-RES
Address:		9386 ELM DRIVE JOPLIN, MO 64804		
Legal Description:		PARK PLAZA 1: W 33.7' LOT 21 & E 32' LOT 22	BOOK PAGE	0361 07849
			$199,130	
TOTAL PROJECT 1	**5.789 Acres**		**Assessed Value**	

STREET RIGHT OF WAY TO BE INCLUDED.

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF PARCEL # 056023002001024000, BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL, PROCEEDING DUE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD, THENCE PROCEEDING SOUTH ALONG THE WESTERN RIGHT OF WAY OF HEARNE'S BOULEVARD TO THE NORTHWEST CORNER OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD AND 34TH STREET. ALSO INCLUDING THE RIGHT OF WAY OF MAIN STREET THAT LIES SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF PARCEL # 056023002002022000, THENCE PROCEEDING WEST TO THE WESTERN RIGHT OF WAY OF MAIN STREET. INCLUDES ALL OF THE RIGHT OF WAY OF MAIN STREET SOUTH OF THAT LINE TO A 90 DEGREE CURVE IN THE STREET AT TO THE POINT THE STREET BECOMES PLAZA DRIVE. ALSO INCLUDING THE RIGHT OF WAY OF PLAZA DRIVE BEGINNING AT THE SOUTHWEST CORNER OF PARCEL #056023002001026000, THENCE PROCEEDING SOUTH TO THE SOUTHERN RIGHT OF WAY OF PLAZA DRIVE. INCLUDES ALL OF PLAZA DRIVE FROM THAT POINT TO THE 90 DEGREE CURVE AT THE POINT WHERE THE STREET BECOMES MAIN STREET.

REDEVELOPMENT PROJECT AREA 2



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OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
056023002006001000	0.305	WOOD, WILLIAM K.	$13,430	1974-RES
Address:		326 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: LOT 26 EX W 140' & N 10'	BOOK PAGE	338 04078
056023002006002000	0.305	WILSON, PHYLLIS K.	$13,240	??-RES
ADDRESS:		318 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: E 70' OF W 140' LOT 26	BOOK PAGE	338 03974

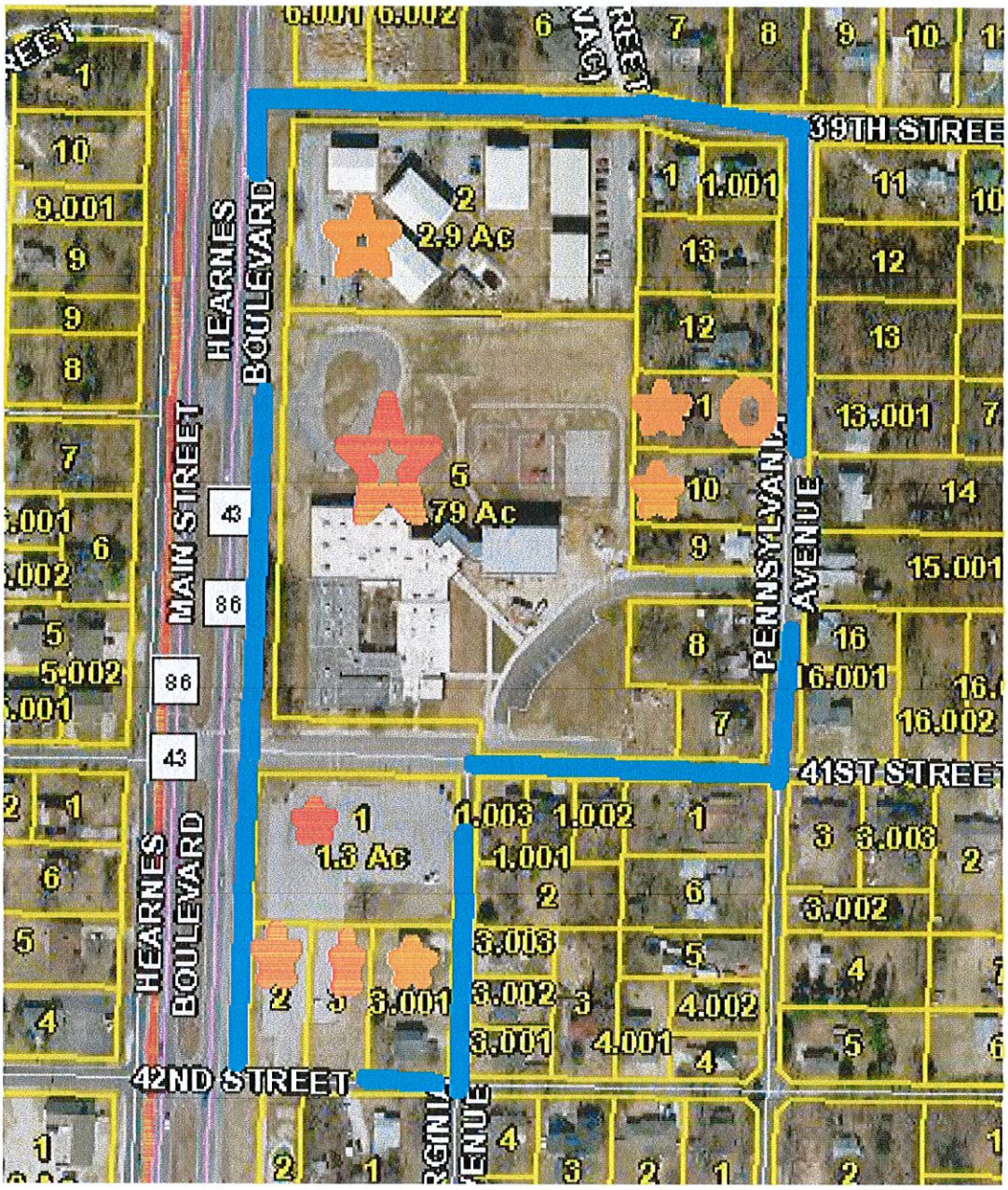
056023002006003000	0.305	CLAFLIN, JOHN	$13,530	??-RES
Address:		314 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: W 70' LOT 26 EX N 10'	BOOK PAGE	358 02558
056023002006004000	0.393	NASH, KENNETH W. & ARLENE	$16,300	??-RES
Address:		310 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: E 90' LOT 25	BOOK PAGE	291 00074
056023002006005000	0.480	ERMAN, ROBERT MICHAEL	$18,940	??-RES
Address:		302 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: W 110' LOT 25	BOOK PAGE	0360 6257
056023002006006000	2.400	RKS DEVELOPMENT, LLC	$85,470	Vacant-COM
Legal Description:		MODOC ACRES: LOTS 6 & 7 EX N 10' & S 150' OF N 160' OF E 50' LOT 5	BOOK PAGE	0361 06840
056023002006007000	2.390	RKS DEVELOPMENT, LLC	$91,170	Vacant-COM
Legal Description:		MODOC ACRES: E 260' LOTS 8-9-10 & 11	BOOK PAGE	0361 07848
056023002007012001	7.800	RKS DEVELOPMENT	$9,840	Vacant-RES
Legal Description:		MODOC ACRES: LOTS 15-16-17-18-31-32-33-34-35-36- 37 & 38 EX N 300' LOTS 31-32-33 & 34 ETC	BOOK PAGE	0362 07379
Address:		202 E. 32ND JOPLIN, MO 64804		
056023002006008000	1.200	RKS DEVELOPMENT, LLC & DANIEL ALLGE	$5.890	Vacant-COM
Address:		202 E. 32ND JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: LOTS 12 & 13 EX W 140'	BOOK PAGE	0361 08862
056023002006009000	1.300	DOSS, CLYDE E. JR & ANNA	$10,570	1940-RES
Address:		3529 VIRGINIA JOPLIN, MO 64801		
Legal Description:		MODOC ACRES: LOT 20	BOOK PAGE	0181 0441
056023002006010000	1.800	LUNDSTRUM, BOB	$3,690	Vacant-AGR
Legal Description:		MODOC ACRES: W 200' LOTS 21-22-23 & 24	BOOK PAGE	0362 01710
056023002006011000	2.900	LUNDSTRUM, BOB	$4,790	Vacant-AGR
Legal Description:		MODOC ACRES: LOT 19 & E 210' LOTS 21-22 23 & 24	BOOK PAGE	245 00467
Address:		711 E. 33RD JOPLIN, MO 64804		

NO PARCEL #	1.500	Missouri Department of Transportation P.O. 868	$0	Vacant-EXEMPT
Address:		Springfield, Mo 65801		
Legal Description:		An estimated 1.5 Acres lying south of 36th Street, east of Virginia Avenue, west of main and north of Newton County Parcel # 056023003002005000 and 056023003002005001 in Section 23 Township 27 Range 33 of Newton County, except that part used for right of way for Main Street and 36th Street.	BOOK PAGE	NA
056023003002005000	1.110	RKS DEVELOPMENT, LLC	$5,850	Vacant-COM
Legal Description:		PT NW1/4 SW1/4 BEG 246.21' E NW COR E 409.92' S 208.71' W 409.92' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB S 14* E 92.55' W 169.90' W 90' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	BOOK PAGE	0362 02326
056023003002006001	0.422	RKS DEVELOPMENT, LLC	$31,230	Vacant-COM
Legal Description:		PT NW1/4 SW1/4 BEG 208.71' S & 171.29' E NW SEC COR E 100' S 183.71' W 100' N 183.71' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	BOOK PAGE	0362 02327
056023003002006002	0.548	RKS DEVELOPMENT, LLC	$2,770	Vacant-COM
Legal Description:		W 129.83' OF: BEG 208.71' S & 271.29' E NW COR SW1/4 S 183.71' E 329.83' N 183. 71' W 329.83' TO POB	BOOK PAGE	0362 02327
Address:		202 E. 32ND JOPLIN, MO 64804		
PT OF 056023003002005001	0.332	WHITE, KEITH V.	$9,280	1940-RES
Legal Description		BEG 517.15' E & S 14* E 122.08' NW COR NW1/4 SW1/4 S 14* E 92.55' W 169.90' N 90' E 146.17' TO POB & EASEMENT OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY LYING WEST OF VIRGINIA AVENUE.	BOOK PAGE	0347 04478
056023003002005002	0.601	WHITE, KEITH V. & DEBBIE A.	$3,105	Vacant-RES
Legal Description:		PT NW1/4 SW1/4 BEG 402.29' E OF NW COR E 253.84' S 208.71' W 253.84' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	BOOK PAGE	355 06307
Address:		3706 VIRGINIA AVENUE JOPLIN, MO 64804		
056023003002006000	0.843	RDE, LLC	$35,230	1993-RES
Address:		817 MAIDEN LANE JOPLIN, MO 64801		

Legal Description	PT NW1/4 SW1/4 BEG 208.71' S & 271.29' E NW COR SW1/4 W 183.71' E 329.83' N 183.71' W 329.83' TO POB EX W 129.83' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	0362 3730
TOTAL	**27.48**		**$377,095**

STREET RIGHT OF WAY TO BE INCLUDED IN RPA

RPA WILL INCLUDE THAT PART OF HEARNE'S BOULEVARD LYING SOUTH OF A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF 34TH STREET AND HEARNE'S BOULEVARD, THENCE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. INCLUDES ALL OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD SOUTH OF THIS LINE TO A LINE, WHICH BEGINS AT THE NORTHWEST CORNER OF PARCEL #056023003002005000, THENCE PROCEEDING WESTERLY TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. ALSO INCLUDING THE RIGHT OF WAY OF 34TH STREET BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF 34TH STREET AND HEARNE'S BOULEVARD, THENCE SOUTH TO THE SOUTHERN RIGHT OF WAY OF 34TH STREET. INCLUDES ALL OF THE RIGHT OF WAY OF 34TH STREET LYING EAST OF THIS LINE TO A LINE BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF KENTUCKY AVENUE AND 34TH STREET, THENCE NORTH TO THE NORTH RIGHT OF WAY LINE OF 34TH STREET. ALSO INCLUDES ALL OF KENTUCKY STREET LYING SOUTH OF 34TH STREET TO A POINT WHERE KENTUCKY CONNECTS WITH 36TH STREET. ALSO INCLUDES ALL OF 36TH STREET LYING EAST OF HEARNE'S BOULEVARD TO A POINT WHERE 36TH STREET CONNECTS WITH KENTUCKY AVENUE. ALSO INCLUDES THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF WHERE IT CONNECTS WITH 36TH AND KENTUCKY STREET TO THE POINT IT CONNECTS WITH 37TH STREET. ALSO INCLUDING ALL OF 37TH STREET LYING EAST OF THE POINT IT CONNECTS WITH VIRGINIA AVENUE TO A POINT WHERE IT CONNECTS WITH KENTUCKY AVENUE.



REDEVELOPMENT PROJECT AREA 3

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RED CIRCLE: Proposed Traffic Light
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OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

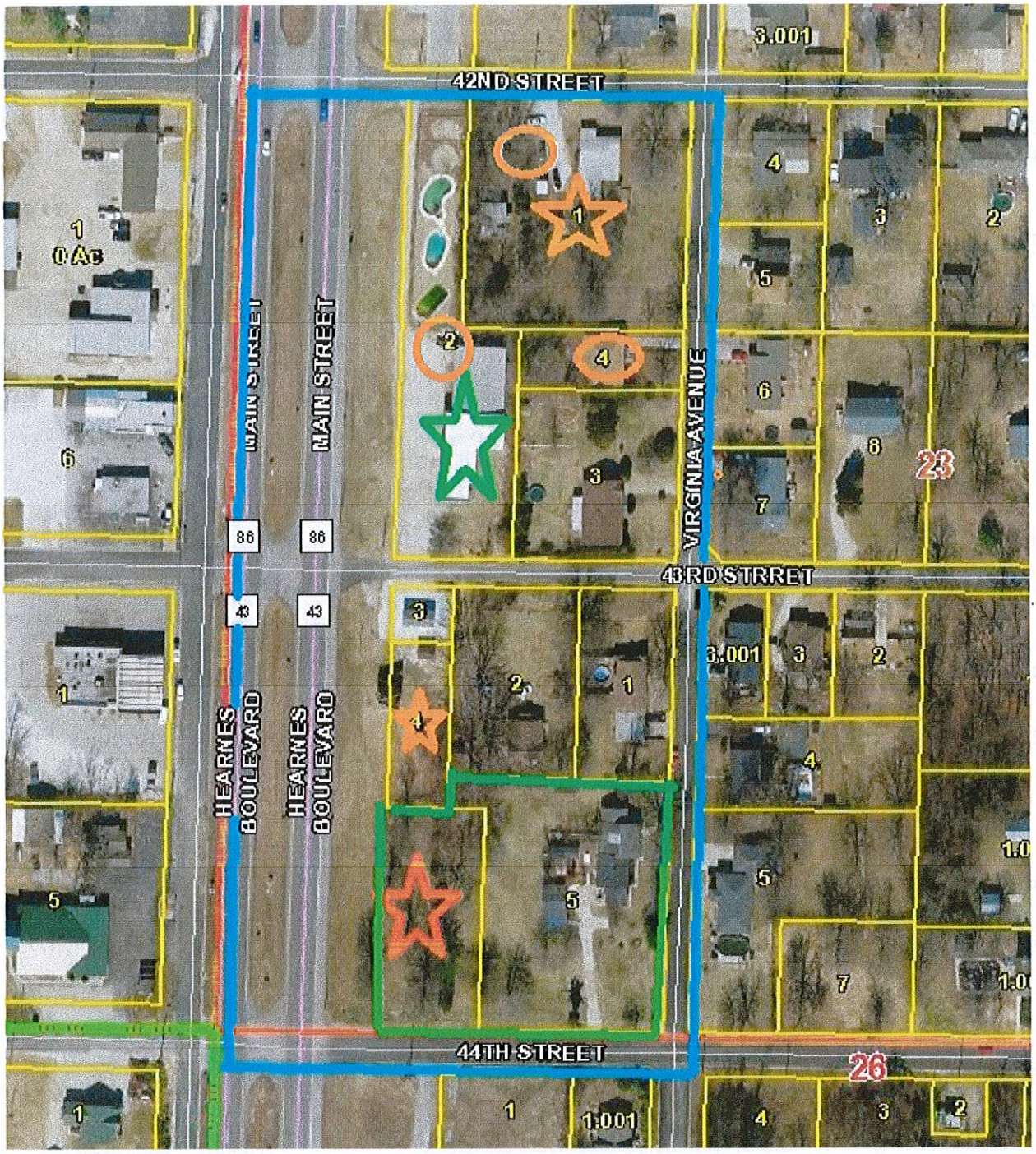
PARCEL NUMBER	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
056023003003002000	2.900	MARCULES, BART AUGUSTIN TRUST	$322,750	Apt-RES
Address:		988 E. CEMETERY ROAD GRANBY, MO 64844		
Legal Description:		PT NW1/4 SW1/4 BEG 170' E & 612.56' N SW COR N 257.20' E 486.13' S 257.20' W 486.13' TO P	BOOK PAGE	0362 05967

056023003003003000	0.600	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	EXEMPT
Legal Description:		SCHOOL PROPERTY-BEG 492.56' N & 170' E SW COR NW1/4 SW1/4 N 120' E 223' S 120' W 223' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	352 12512
056023003003004000	0.529	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	EXEMPT
Legal Description:		SCHOOL PROPERTY-BEG SW COR M-15 E 176.47' N 127.61' W 180' S 125.56' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	352 14889
056023003003004002	0.248	JOPLIN R-VIII SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-BEG 140' S & 180' E NW COR M-15 S 127.61' E 85' N 127.61' W 85' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	353 00708
056023003003005000	5.400	JOPLIN R-8 SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-W 73.7' OF S 97' OF: BEG 656.13' E & 15' N SW COR NW1/4 SW1/4 N 97' E 73.7' S 97' TO 15' N OF S LN W 73.7' TO POB & W 656.13' OF S 347' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	350 09703
056023003010001000	1.300	SCHOOL DISTRICT 42	$0	EXEMPT
Legal Description:		SCHOOL-LOTS 5 & 6 STAPLES & PABST 2 & BEG NE COR LOT 5 E 130' W 130' N 205' TO POB	BOOK PAGE	240 00566
056023003010002000	0.386	JOPLIN R-8 SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-PT LOT 7 STAPLES & PABST 2	BOOK PAGE	324 02870
056023003010003000	0.416	JOPLIN R-VIII SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-LOT 8 EX E 114' STAPLES & PABSTS 2	BOOK PAGE	353 02365
Address:		P.O. BOX 128 JOPLIN, MO 64802		
056023003003012000	0.459	RAINEY, JANE E.	$6,690	1920-RES
Address:		3922 S. PENNSYLVANIA JOPLIN, MO 64804		
Legal Description:		JONES: LOT 23	BOOK PAGE	0361 03456
056023003003011000	0.462	RKS DEVELOPMENT, LLC	$2,240	Vacant-RES
Address:				
Legal Description:		JONES: LOT 24	BOOK PAGE	0359 05017
056023003003010000	0.441	CRUMBLISS, CAROLYN J.	$6,420	1920-RES
Address:		1913 W. 10TH ST. JOPLIN, MO 64801		
Legal Description:		PT NW1/4 SW1/4 BEG 656.13' E & 332.4' N SW COR N 100' E 190.6' S 100' W TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	349 03014

056023003003009000	0.261	HUNTER, LORI ANN	$6,640	1900-RES
Address:		318 E. 41ST JOPLIN, MO 64804		
Legal Description:		TR M-19 PT NW1/4 SW1/4 BEG 656.13' E & 228.4' N SW COR N 104' E 208.7' S 104' W 208.7' TO POB EX S 45' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	351 05812
056023003003008000	0.519	ALTMAN, JEFFREY L.	$9,280	1945-RES
Address:		4016 PENNSYLVANIA JOPLIN, MO 64804		
Legal Description:		TR M-18 PT NW1/4 SW1/4 BEG 656.13' E & 112' N SW COR N 116.5' E 208.7' S 116.5' W 208.7' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	355 04106
056023003003007000	0.267	SMITH, ELLA L.	$8,720	1942-RES
Address:		4030 PENNSYLVANIA AVENUE JOPLIN, MO 64804		
Legal Description:		PT M-17 BEG 656.13' E & 15' N SW COR NW1/4 SW1/4 N 97' E 208.7' S 97' W 208.7' TO POB EX W 73.7' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	0360 04606
056023003010003001	0.537	LOCKE, MICHAEL K. & TANIA R.	$34,470	1996-RES
Address:		P.O. BOX 2004 JOPLIN, MO 64803-2004		
Legal Description:		GRIFFIN: LOTS 1-2 & 3	BOOK PAGE	345 01069
			$397,210	
TOTALS	**14.73 ACRES**		**ASSESSED VALUE**	

STREET RIGHT OF WAY TO BE INCLUDED

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD WHICH LIES SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF PARCEL #056023003002005000, THENCE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. INCLUDES ALL OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF THIS LINE TO A LINE WHICH BEGINS AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 42ST STREET AND HEARNE'S BOULEVARD, THENCE EAST TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ST STREET AND HEARNE'S BOULEVARD. ALSO INCLUDING THE RIGHT OF WAY OF 39TH STREET WHICH LIES EAST OF THE POINT WHICH 39TH STREET CONNECTS WITH HEARNE'S BOULEVARD TO A LINE WHICH BEGINS AT THE NORTHEAST CORNER OF PARCEL #056023003003002000, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 39TH STREET. ALSO INCLUDES A VACATED STREET WHICH LIES EAST OF PARCELS #056023003002005001AND #056023003002006000, SOUTH OF 37TH STREET AND NORTH OF 39TH STREET. ALSO INCLUDES THE RIGHT OF WAY OF PENNSYLVANIA LYING SOUTH OF 39TH STREET AND NORTH OF 41ST STREET. ALSO INCLUDES THE RIGHT OF WAY OF 41ST STREET LYING EAST OF THE POINT IT CONNECTS WITH HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND PENNSYLVANIA, THENCE SOUTH TO THE SOUTHERN RIGHT OF WAY LINE OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF 41ST STREET AND NORTH OF 42ND STREET. ALSO INCLUDING THE RIGHT OF WAY OF 42ND STREET WHICH LIES EAST OF THE RIGHT OF WAY OF THE POINT IT CONNECTS WITH HEARNE'S BOULEVARD AND AT A NORTH SOUTH LINE BETWEEN THE NORTHEAST CORNER AND THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ND STREET AND VIRGINIA AVENUE.



REDEVELOPMENT PROJECT AREA 4

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

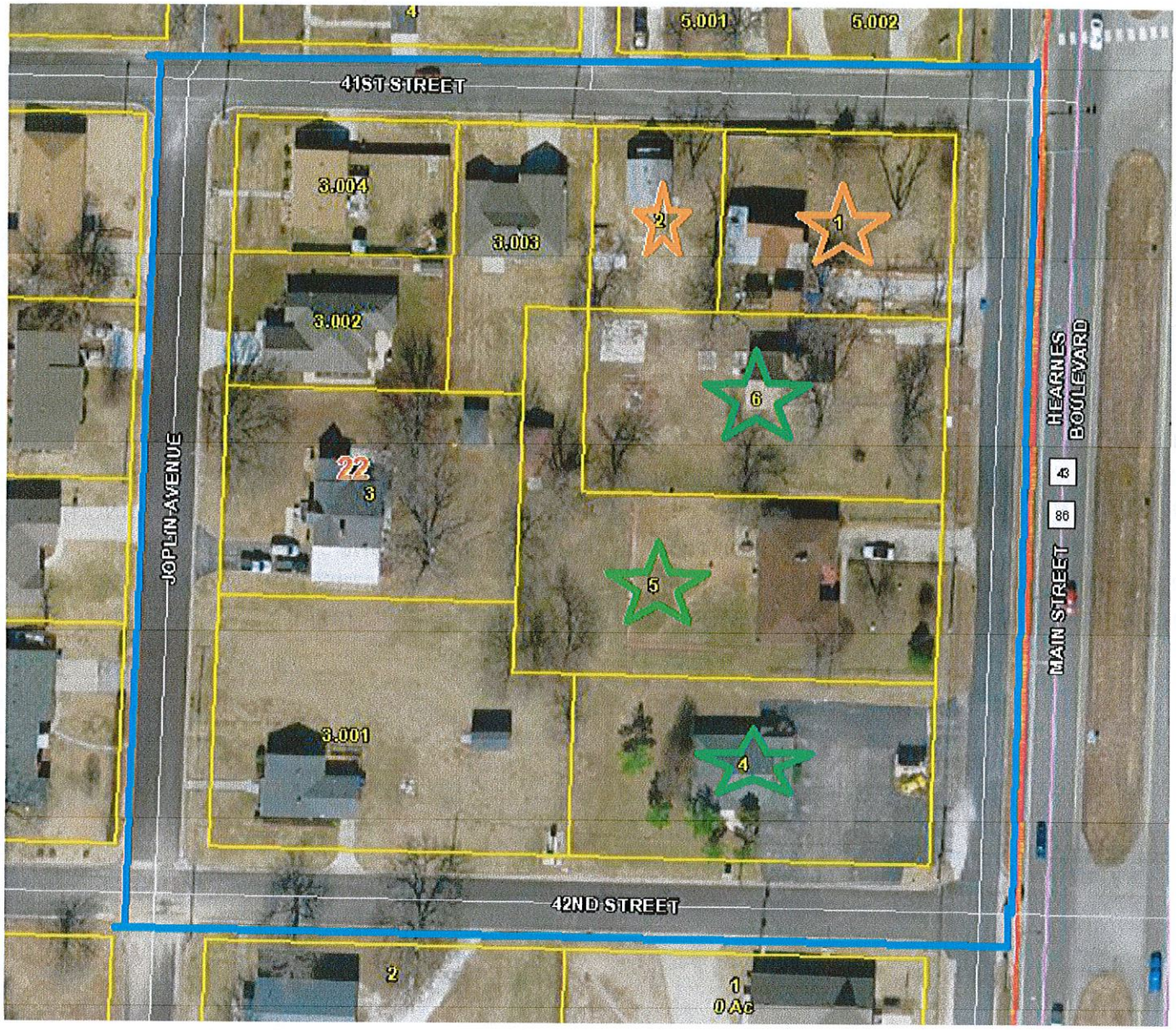
0560230030110010000	1.000	RKS Development, LLC.	$7,860-R	1936-RES
Address:		4029 MISSOURI JOPLIN, MO 64804		

Legal Description:		Lot 1,2,3 of Hughes Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	358 09788
056023003011002000	1.080	RKS DEVELOPMENT, LLC	$58,200-C	1986-COM
Address:				
Legal Description:		East 62' of Lots 18 & 19 and the West 52' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	328 02165
056023003011003000	0.520	SHEPHERD, SCOTT S.	$14.010-R	1945-RES
Address:		4230 VIRGINIA JOPLIN, MO 64804		
Legal Description:		Beginning at the SE Corner of Lot 20 of the Staples & Pabst 2 Subdivision, thence west 150', thence north 153.7, thence east 150', thence south 153.7 to POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	356 02415
056023003011004000	0.180	RKS DEVELOPMENT, LLC	$10,230-R	1967-RES
Address:		202 EAST 32ND JOPLIN, MO 64804		
Legal Description:		The east 150' and the north 53.7' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	362 04583
056023003016001000	0.350	KIENZLE, GARY L. & CARLENE	$16,700-R	1979-RES
Address:		4306 Virginia JOPLIN, MO 64804		
Legal Description:		The north 174' of Lot 29, except the west 115' of the north 174' of Lot 29 of Staples & Pabst 2 Subdivision of Section 23 Township 27 Range 33 of Newton County	BOOK PAGE	314 00269
056023003016002000	0.200	BIBENS, HARRY A. & DEBORAH	$6,010-R	1945-RES
Address:		108 EAST 43RD JOPLIN, MO 64804		
Legal Description:		The WEST 115' OF THE NORTH 174' OF Lot 29 of Staples & Pabst 2 Subdivision of Section 23 Township 27 Range 33 of Newton County	BOOK PAGE	301 00951
056023003016003000	0.070	GONZALEZ, OSCAR H. & LAURA	$670-R	Vacant-RES
Address:		4301 MAIN JOPLIN, MO 64804		
Legal Description:		North 50' of Lot 30 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	355 00783
056023003016004000	0.210	PERRY MANAGEMENT, LP	$2,070-R	Vacant-RES
Address:		P.O. BOX 514 CARTHAGE, MO 64836		
Legal Description:		East 62' of THE SOUTH 150' OF Lot 30 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	351 06683

		$115,750
	3.610	**ASSESSED**
TOTALS	**ACRES**	**VALUE**

STREET RIGHT OF WAY TO BE INCLUDED

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF A LINE BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND HEARNE'S BOULEVARD THENCE WESTWARD TO THE SOUTHWEST CORNER OF 41ST STREET AND HEARNE'S BOULEVARD, ALL OF THE RIGHT OF WAY LYING SOUTH TO A LINE WHICH BEGINS AT THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 43TH STREET AND HEARNE'S BOULEVARD, THENCE PROCEEDING EASTERLY TO THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 43TH STREET AND HEARNE'S BOULEVARD. ALSO INCLUDING ALL OF THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF 42ND STREET AND NORTH OF 43TH STREET. ALSO INCLUDING THE RIGHT OF WAY OF 43RD STREET LYING EAST OF HEARNE'S BOULEVARD AND WEST OF VIRGINIA AVENUE. ALSO INCLUDING THE RIGHT OF WAY OF 43TH STREET LYING EAST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF VIRGINIA AVENUE AND 44TH STREET, THENCE SOUTH TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF VIRGINIA AVENUE AND 43TH STREET.



REDEVELOPMENT PROJECT AREA 5

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

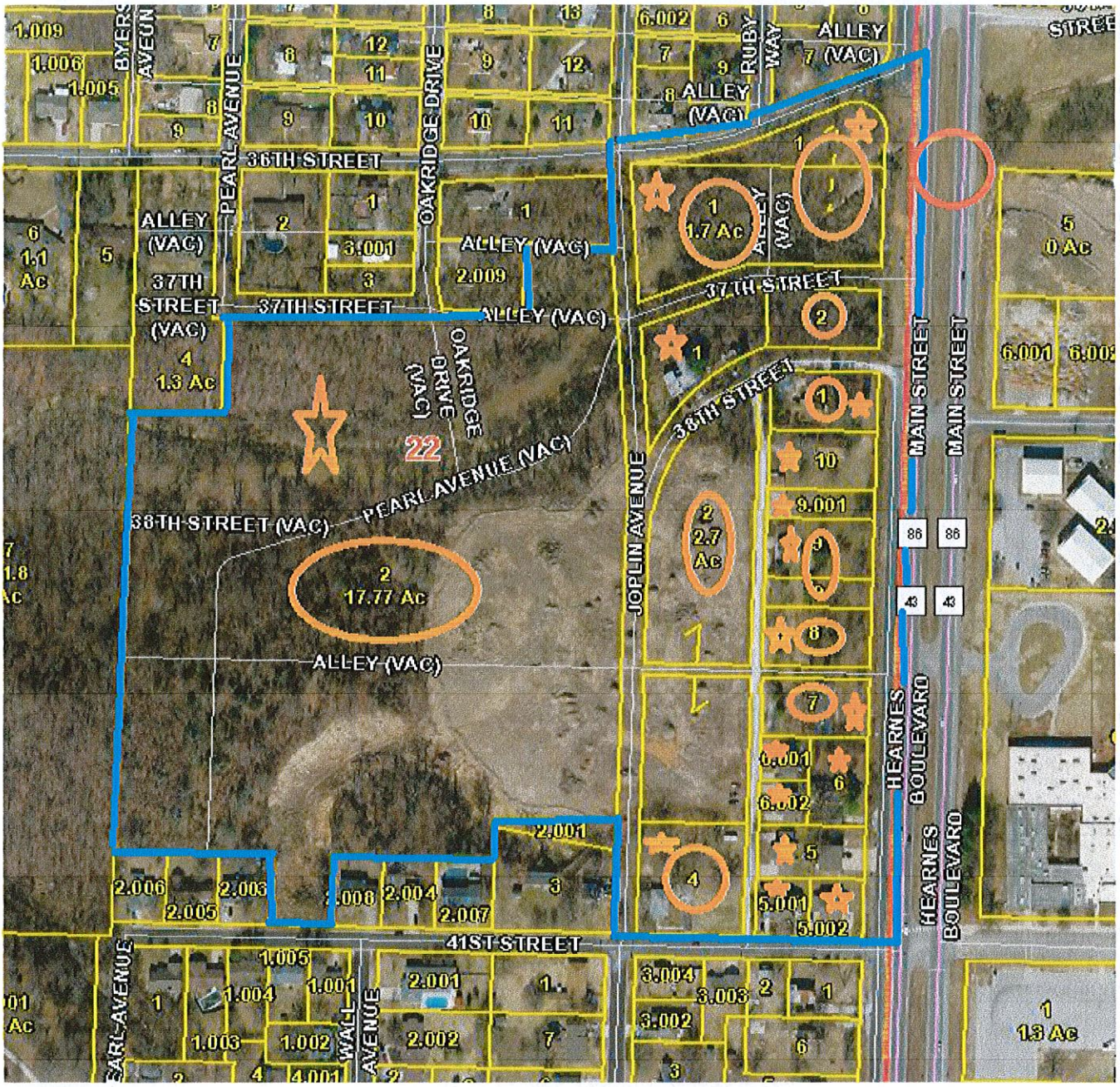
PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022004011001000	0.280	OX, L.L.C.	$6,750	1902-RES
Address:		1505-A W. 10TH JOPLIN, MO 64801		
Legal Description:		STAPLES & PABST 1: N1/2 LOT 1 EX W 70'	BOOK PAGE	0360 07635
055022004011002000	0.157	LUCAS, DAVID E.	$6,290	1920-RES

Address:		% HARLAN DAVID SMITH- TS2013 STELLA, MO 64867		
Legal Description:		STAPLES & PABST 1: W 70' N1/2 LOT 1	BOOK PAGE	356 03047
055022004011003000	0.413	SOOTER, KEVIN	$13,040	1930-RES
Address:		4115 JOPLIN JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: PT LOTS 2 & 11 BEG NW COR LOT 2 S 143.61' E 161.22' N 46.37' E 34.03' N 97.62' W 195' TO POB	BOOK PAGE	356 05572
055022004011003001	0.604	GARRISON, GEORGE O. & BARBARA	$9,820	1951-RES
Address:		4145 JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABSTS: BEG SW COR LOT 11 N ALG W LOT LN 134.88' E 161' S 37.38' E 34' S 97.50' W 195' TO POB	BOOK PAGE	352 08017
055022004011003002	0.198	REYNOLDS, BONNIE	$19,820	Vacant-RES
Address:		4107 S. JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST: PT LOT 2 BEG NW COR E 195' S 97.22' W 34.03' S 46.37' W 161.22' N 143.61' TO POB EX BEG 120' E OF NW COR E 75' S 97.62' W 34.03' S 46.37' W 41.22' N 143.58' TO POB ETC.	BOOK PAGE	0360 4170
055022004011003003	0.247	HEISLER, DORIS	$17,670	2008-RES
Address:		118 W. 41ST JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST BEG NW COR LOT 2 E 1200' TO POB E 75' S 97.62' W 34.03' S 46.37' W 41.22' N 143.58' TO POB	BOOK PAGE	358 02178
055022004011003004	0.198	STERNES, ELIZABETH A.	$5,980	1951-RES
Address:		4105 S. JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST'S: BEG NW COR LOT 2 E 120' S 71.81' W 120' N 71.81' TO POB	BOOK PAGE	360 3905
055022004011004000	0.436	VOLK, RICHARD E. & DIANE M.	$26,210	1972-COM
Address:		4130 HEARNE'S BLVD. JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: S1/2 LOT 12	BOOK PAGE	343 06795
055022004011005000	0.513	BOTTOROFF, JERRY R. & JUDITH ANN	$13,250	1965-COM
Address:		4118 S. MAIN JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: N1/2 LOT 12 & E 34' OF N 97.5' LOT 11 & E 34' OF S 97.5' LOT 2	BOOK PAGE	283 00228
055022004011006000	0.436	WILLIAMS, DAVID S.	$9,310	1900-COM
Address:		4601 HICKORY LANE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: S1/2 LOT 1	BOOK PAGE	0360 4973

		$128,140
	3.482	**ASSESSED**
TOTALS	**ACRES**	**VALUE**

STREET RIGHT OF WAY TO BE INCLUDED

THE RPA WILL INCLUDE THE RIGHT OF WAY OF 41ST STREET LYING WEST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHWEST CORNER OF THE POINT WHERE 41ST STREET CONNECTS WITH JOPLIN AVENUE, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF JOPLIN AVENUE LYING SOUTH OF 41ST STREET AND NORTH OF 42ND STREET. ALSO INCLUDING THE RIGHT OF WAY OF 42ND STREET LYING WEST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ND STREET AND JOPLIN AVENUE, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 42ND STREET. ALSO WILL INCLUDING THE RIGHT OF WAY OF SOUTH JOPLIN AVENUE LYING SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND SOUTH JOPLIN AVENUE, THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF SOUTH JOPLIN AVENUE. ALL OF THE RIGHT OF WAY SOUTH OF SAID LINE TO A LINE BEGINNING AT THE SOUTHWEST CORNER OF 42ND STREET AND SOUTH JOPLIN AVENUE, THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF SOUTH JOPLIN AVENUE.



REDEVELOPMENT PROJECT AREA 6

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022004003005002	0.203	WOLTJER, DONALD D.	$21,350	1993-RES
Legal Description:		FREEMAN GROVE 5 BEG SE COR LOT 508 W 92.47' N 96.41' E 92.43' S 95.73' TO POB	BOOK PAGE	355 04569

055022004003005001	0.206	WOLTJER, DONALD D.	$22,680	1993-RES
Legal Description:		FREEMAN GROVE 5 BEG SW COR LOT 508 N 97.10' E 92.43' S 96.41' W 92.47' TO POB	BOOK PAGE	355 04569
055022004003005000	0.381	WOLTJER, DONALD D.	$44,370	1993-RES
Legal Description:		FREEMAN GROVE 5 (UNRECORDED) BEG NE COR LOT 495 S 89.73' W 184.87' N 91.09' E 184.82' TO POB	BOOK PAGE	355 04569
Address:		PO BOX 20 NEOSHO, MO 64850		
055022004003004000	0.814	RKS DEVELOPMENT III, LLC	$10,680	1950-RES
Legal Description:		M-14 PT NE1/4 SE1/4 BEING LOTS 494-497-506 & 509 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	285 00399
055022004003007000	0.425	RKS DEVELOPMENT, LLC	$16,800	1950-COM
Legal Description:		M-10 PT NE1/4 SE1/4 BEG 30' W & 400.6' SSE COR W 185' ETC A/K/A LOTS 464 & 473 FREEMAN GROVE 5 UNRECORDED ETC OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04585
055022004003008000	0.510	RKS DEVELOPMENT, LLC	$3,550	Vacant-RES
Legal Description:		LOTS 454 & 463	BOOK PAGE	0362 04585
055022004003009000	0.212	RKS DEVELOPMENT , LLC	$1,480	1928-RES
Legal Description:		FREEMAN GROVE 5: LOT 453, 444 & 445	BOOK PAGE	0362 04585
055022004003002000	2.700	RKS DEVELOPMENT, LLC	$3,410	Vacant-RES
Legal Description:		PT NE & SE1/4 BEING LOTS 432-433-436-437-440- 443-446-452-455-462 465-472-475-482 & 485 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04582
055022004005002000	17.770	RKS DEVELOPMENT, LLC	$8,280	Vacant-RES
Legal Description:		FREEMAN GROVE 5: LOTS 388-389-390-391-392-393 394-398-399-400-401-402-403-404-416-417-418-419-420 - 441-442-447-448-449-450-451-456-457-458-459-460-461-466-467-468-469-470-471-476-455-478-479-480-481-487-488-489-490- 491-492-493 & PT LOTS 486-498-499	BOOK PAGE	0362 04582
055022001033001000	1.510	RKS DEVELOPMENT, LLC	$1,290	Vacant-RES
Legal Description:		FREEMAN GROVE 4: LOT A-425 LY E OF ST	BOOK PAGE	0362 04582
055022004003001000	0.425	RKS DEVELOPMENT, LLC	$13,640	1940-RES
Legal Description:		N1/2 M-8 PT NE1/4 SE1/4 BEING LOTS 431 & 434 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04780
055022004001001000	1.700	RKS DEVELOPMENT LLC	$4,100	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOTS 422-423-424-	BOOK	0362

		426-427 & 428 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	PAGE	04582
Legal Description:		PT NE1/4 SE1/4 LOTS 429 & 430 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04582
Address:		202 E. 32ND JOPLIN, MO 64804		
055022004003006000	0.344	RENT JOPLIN.COM LLC	$9,310	1929-RES
Address:		530 S. VIRGINIA JOPLIN, MO 64801		
Legal Description:		PT NE1/4 SE1/4 LOTS 474-483 & 484 EX W 85' FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	354 06256
055022004003006001	0.146	LANDIS, ROBERT C. & BARBARA R.	$24,340	1952-RES
Address:		2820 IRON GATES ROAD JOPLIN, MO 64804		
Legal Description:		WITMERS 1: PT LOT 4 BEG 115' W NE COR W 80' S 135' E 80' N 135' TO POB	BOOK PAGE	0359 2434
055022004003006002	0.146	CARDEN, MAX & INA	$21,300	1992-RES
Address:		1615 W. ASH ROGERS, AR 72758		
Legal Description:		FREEMAN GROVE 5: W 85' LOT 484 & W 85' S1/2 LOT 483	BOOK PAGE	355 01690
055022004003009001	0.212	POTTER, JAMES L.	$1,480	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOT 439 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	351 12099
055022004003010000	0.425	POTTER, JAMES L.	$10,330	1940-RES
Legal Description:		S1/2 M-8 PT NE1/4 SE1/4 LOTS 435 & 438 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	351 12099
Address:		3806 S. MAIN JOPLIN, MO 64804		
TOTALS	**28.577 ACRES**		**$219,780 ASSESSED VALUE**	

STREET RIGHT OF WAY TO BE INCLUDED

THE RPA WILL INCLUDE THE RIGHT OF WAY OF JOPLIN AVENUE LYING SOUTH OF 36TH STREET AND NORTH OF 41ST STREET. ALSO WILL INCLUDE THE RIGHT OF WAY OF 37TH AND 38TH STREET LYING WEST OF HEARNE'S BOULEVARD AND EAST OF JOPLIN AVENUE. ALSO INCLUDES ANY PORTION OF 38TH STREET WHICH HAS BEEN VACATED. ALSO INCLUDING THE RIGHT OF WAY OF SOUTH JOPLIN AVENUE LYING SOUTH OF 36TH STREET AND NORTH OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF 39TH STREET LYING WEST OF HEARNE'S BOULEVARD AND NORTH OF 41ST STREET. ALSO INCLUDES ALL ALLEYS WITHIN THE RPA SHOWN ON THE ABOVE MAP, VACATED OR OTHERWISE. ALSO INCLUDES THE VACATED PORTIONS OF PEARL AVENUE AND OAKRIDGE AVENUE SHOWN ON THE ABOVE MAP.

TOTAL ACRES ALL RPAs 83.67 TOTAL ASSESSED VALUE ALL RPAs $1,437,105

NOTICE & DISCLAIMER: The assessed values listed in this exhibit, and part of the Redevelopment Plan, are listing of the assessed values as best known at the time the Redevelopment Plan was drafted. In accordance with the Missouri Revised Statutes 99.855, the county assessor shall certify the assessed value of the Redevelopment Area, after adoption the Plan, and the imposing of Tax Increment Financing within the Redevelopment Area. Any values listed prior to the certification by the County Assessor, is an estimate only.

COPY OF LETTER TO PROPERTY OWNERS ADVISING THEM OF TIF, AND ASKING IF THEY WISHED TO NOT BE INCLUDED. ONLY ONE PROPERTY OWNER OPTED TO BE REMOVED FROM THE DISTRICT, WHICH THEY HAVE BEEN REMOVED.

RKS Development, LLC

202 EAST 32ND STREET
JOPLIN, MO 64804
417-623-1550

December 31, 2014

RE: YOUR PROPERTY BEING INCLUDED IN A TIF DISTRICT

Dear Property Owner,

This letter is to advise you that you own property located within an area of the City of Joplin, south of 32nd Street and north of 44th Street, which my partners and I are proceeding with a "Tax Increment Finance District" (TIF). The TIF is being proposed by RKS Development, LLC, which consist of myself Rodney Spriggs, Ken Caviness and Steve Wilcox, owners of Vintage Stock, a national company located in Joplin. RKS has been buying land in the area for the past three years with the intent of bringing new development to the area. We currently own about 46 acres, or an estimated ½ of the proposed redevelopment area. The TIF is needed to assist in funding the estimated $31 million dollars in public improvements, such as roads, sewer, water, and stream mitigation cost imposed by the Corp of Engineers. It is important that you be advised before we proceed with requesting the City to approve the Plan. Here are some specific issues we want to explain and answer questions for you.

1. **WILL YOU BE REQUIRED TO SELL YOUR PROPERTY IN THE AREA?** We have attached a drawing of the area site plan and our "preliminary plans". Your property is within and a part of the current plan. We may, or may not, be interested in buying your property now or in the future. This is a "preliminary plan", which is subject to change. We have made a commitment, and agreement, with the City that we will **not** forcefully take any property via eminent domain. We will **only** buy properties in which the price is fair and reasonable. We do not want you to get the idea that we MUST buy property, thus the price can go up. If the numbers are not right, we will change our "preliminary plan" and develop property we now own or can buy at a reasonable price.

2. **WILL THE TIF INCREASE YOUR TAXES OR COST YOU ANY MONEY TO BE IN THE TIF?** The answer is NO! The TIF will collect any increase in sales and property taxes, if any, generated by any retail business that locates upon the property, and any property taxes generated from any increase in assessed value, and those funds will be used to pay for the public improvements. The Assessor will, and must, value the property the same if it is in or out of a TIF.

3. **WILL THE TIF BE PAYING FOR THE PRIVATE COST OF THE DEVELOPMENT?** The answer is NO. RKS will fund the estimated $220 million dollars to do the project. We will have to pay for ALL costs, including the public improvements, up front. The TIF can only reimburse us for the eligible public improvement costs, which are estimated at $31 million and only from the new taxes, if any, as they are generated during the term of the TIF, which is estimated to exist for 16 years. We are taking the risk. If no, or not, enough new taxes are generated by the area, we will not be reimbursed any amount still unpaid at the end of the TIF.

4. **CAN YOUR PROPERTY BE TAKEN OUT OF THE TIF?** The answer is YES. You can request to not be included and we will take all proper actions to not include you. However, if you do request to take your property out of the TIF, we will not be able to buy your property, reason is the TIF Plan would have to be amended again to include

it. Being in the TIF will not affect the value of your property one way or the other. Please contact the TIF Consultant preparing the Plan, Darrell Gross, at the contact information listed below if you wish to be removed. If you wish to discuss it with me, please contact me at my information below. If you leave the property in, you will be getting another letter from the City advising you of the same just so you know.

5. **OTHER QUESTIONS?** Please contact Darrell Gross, our consultant, if you have any questions about TIFs and the TIF Plan. He has over 25 years' experience in Missouri working with TIF districts. Darrell's contact information is listed at the end of this letter. The final TIF Plan will be ready for review shortly. If you would like a copy, Darrell can email or mail you a copy.

On behalf of myself, Ken and Steve, we wish to assure you that our efforts and investment in this TIF project reflects our long term commitment to the City of Joplin. We all 3 grew up in the area, graduated from MSSU, raised our families and are proud to have our Vintage Stock corporate headquarters in Joplin. Please contact me or Darrell if you have any questions. Aside from the Site Plan, we have also attached a complete list of owners and an enlarged Assessor's map of each Redevelopment Project Area. We have identified six areas within the larger Redevelopment Area. The smaller maps make it easier to identify the various properties.

Respectfully,

Rodney Spriggs

Rodney Spriggs, Managing Partner
202 E. 32nd St., Joplin, MO 64804
Cell: 417-439-6785
Email: Rodney.spriggs@vintagestock.com

Darrell Gross, TIF Consultant
Gross & Associates
8270 West Farm Road 160
Republic, MO 65738
417-425-9460 PHONE
Email: Grossasc@mowisp.net

ENCLOSURES

COPY OF LETTER TO PROPERTY OWNERS CALLING FOR A NEIGHBORHOOD MEETING TO ANSWER QUESTIONS-NO PROPERTY OWNER REQUESTED TO BE REMOVED-SIGN IN SHEET ATTACHED

RKS Development, LLC

202 EAST 32ND STREET
JOPLIN, MO 64804
417-623-1550

May 4, 2015

RE: Proposed TIF District and Development

Dear Property Owner,

This letter is to advise you that I am holding a property owner's meeting on Thursday May 14th, 2015 at 5:30 at the Southside Community Church of God at 309 East 37th Street. The purpose of the meeting is to try to answer any additional questions relating to the development in the area by me that property owners may have, whether or not you are interested in selling your property or not. We want you to understand our plans for redeveloping the area. The City held a public hearing last Thursday, and have continued the hearing in order to allow us time to try to answer more questions from the property owners. We stress, as was stressed in the hearing that we will not be using eminent domain, thus if you do not wish to sell you do not have to do so, ever. We sent letters out in December and only had one property owner indicate that they had no interest in selling and wanted to be removed from the TIF, which we did. We will do our best to answer all your questions. We will also extend the invitation to City representatives to be there and answer question that may be directed at the City.

On behalf of myself, Ken and Steve, my partners in this project as well as Vintage Stock, the company we own and operate in Joplin. We wish to assure you that our efforts and investment in this TIF project reflects our long-term commitment to the City of Joplin. We all 3 grew up in the area, graduated from MSSU, raised our families and are proud to have our Vintage Stock corporate headquarters in Joplin. If you have questions please come to the meeting. We will have some handouts of maps and try to discuss our plans in greater detail.

Respectfully,

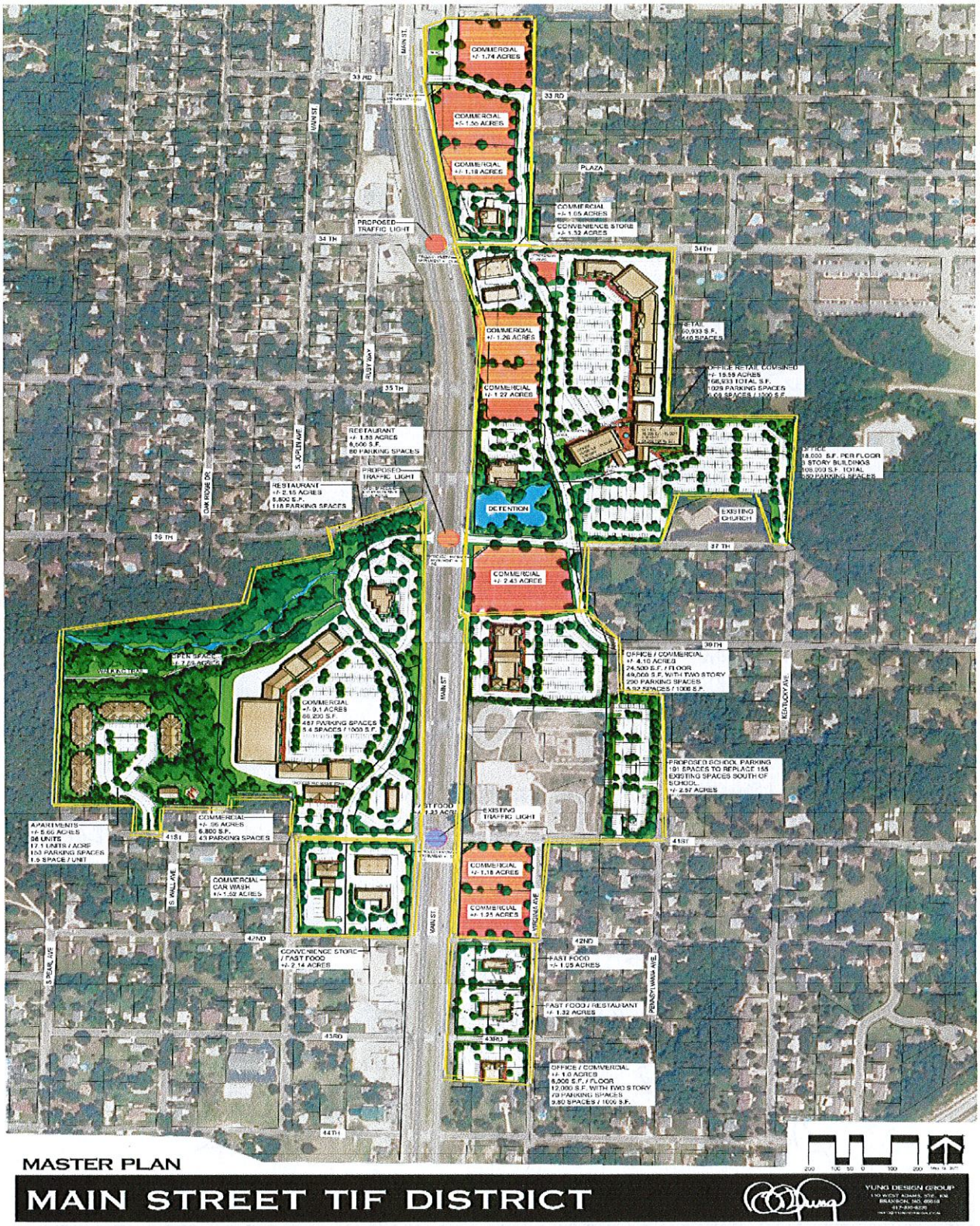
Rodney Spriggs

Rodney Spriggs, Managing Partner
202 E. 32nd St., Joplin, MO 64804
Cell: 417-439-6785
Email: Rodney.spriggs@vintagestock.com

BKS Development
Property Owners Meeting
May 14, 2015
SouthSide Com Church of God
5:30 PM

Name	Address
[illegible]	8270 W Fir Rd 160 Republic
Bob + Donna Goodson	4405 Middleton Dr 64804
Doris Heisler	118 W 41st Joplin 64804
Dan + Denise Ackerson	100 Christiana; Seneca, MO
Carlene Kimzle	4306 Virginia
Jim Potter	3506 S. Main
Liz Sternes	4105 S. Joplin
Jenny + Dion O'Dell	133 E 33rd st
Carden	4028 S. Main St. Joplin
Steve Hackmaster	101 Plaza Drive
Crystal DeWeese	120 E. 33rd
Jane Rainey	3922 Pennsylvania
Mary Bibbs	108 east 43 Rd
[illegible]	3235 S MAIN ST KD
Bert Lewis	
Stephenie Willis	115 E 33rd
Phil Edson	PO Box 2705
Dean H. Gonzalez	4701 S WALL
Scott Dennis	117 PLAZA

REDEVELOPMENT PROJECT AREA CONSIST OF (6-RPAs)
SITE PLAN EXHIBIT 2



PROJECT COST EXHIBIT 3

DESCRIPTION	TOTAL ALL PROJECT COSTS	TIF REIMBURSABLE COSTS	CID COST
PROPERTY ACQUISITION			
PRIMARY SITE COST 83 Acres	$19,886,713	$3,200,000	
SUB-TOTAL	**$19,886,713**	**$3,200,000**	
LAND PREPARATION			
DEMOLITION & UTILITY REMOVAL	$759,100	$759,100	
EXTRAORDINARY SITE COSTS-IMPORT FILL	$9,462,479	$9,462,479	
SUB-TOTAL	**$10,221,579**	**$10,221,579**	
CONSTRUCTION COSTS			
RPA-1 BUILDINGS	$8,085,000		
RPA-1 SITE PREP-SITE IMPROVEMENTS	$595,204		
RPA-2 BUILDINGS	$43,245,930		
RPA-2 SITE PREP-SITE IMPROVEMENTS	$2,780,718		
RPA-3 BUILDINGS	$16,275,000		
RPA-3 SITE PREP-SITE IMPROVEMENTS	$1,190,408		
RPA-4 BUILDINGS	$3,675,000		
RPA-4 SITE PREP-SITE IMPROVEMENTS	$453,046		
RPA-5 BUILDINGS	$4,305,000		
RPA-5 SITE PREP-SITE IMPROVEMENTS	$432,276		
RPA-6 BUILDINGS	$24,777,000		
RPA-6 SITE PREP-SITE IMPROVEMENTS	$2,953,586		
MARKETING COST	**$14,588,032**		
SUB-TOTAL	**$123,356,200**		
PROFESSIONAL FEES			
ARCHITECTURAL & ENGINEERING	$800,000	$800,000	
LEGAL & PROFESSIONAL	$275,000	$275,000	
SUB-TOTAL	**$1,075,000**	**$1,075,000**	
TOTAL PRIVATE-BLIGHT COSTS	**$154,539,492**	**$14,496,579**	
PUBLIC IMPROVEMENTS			
UTILITY INSTALLATION	$2,949,512	$2,949,512	
STREET IMPROVEMENTS/APPROACHES/CURB	$7,553,294	$7,553,294	
SCHOOL PARKING LOT	$770,500	$770,500	
MITIGATION COST	$3,860,000	$3,860,000	
STORM WATER CONTROL	$700,000	$700,000	
SUB-TOTAL	**$15,833,306**	**$15,833,306**	
TOTAL ALL HARD COST	**$170,372,798**	**$30,329,885**	
CONTINGENCY	**$3,757,634**	**$537,610**	
TOTAL HARD COST WITH CONTINGENCY	**$174,130,432**	**$30,867,495**	
TOTAL FINANCING COSTS	**$56,199,621**	**$7,151,579**	**$9,149,469**
GRAND TOTAL	**$230,330,053**	**$37,481,464**	**$9,149,469**
PERCENTAGES	100%	16%	3.97%
CID FUNDING OF COST		$9,601,356	$9,149,469
LOCAL TAXING DISTRICTS PORTION		$27,880,108	
PERCENTAGES		12.10%	

NOTE: This amount is the unpaid principal and interest estimated to remain at the end of 15 years of capturing TIF Revenue based on projections.

The maximum term the TIF can exist is 16 years per RPA, it is projected to take 15 years to pay back the maximum TIF Reimbursable, as illustrated in the Plan.

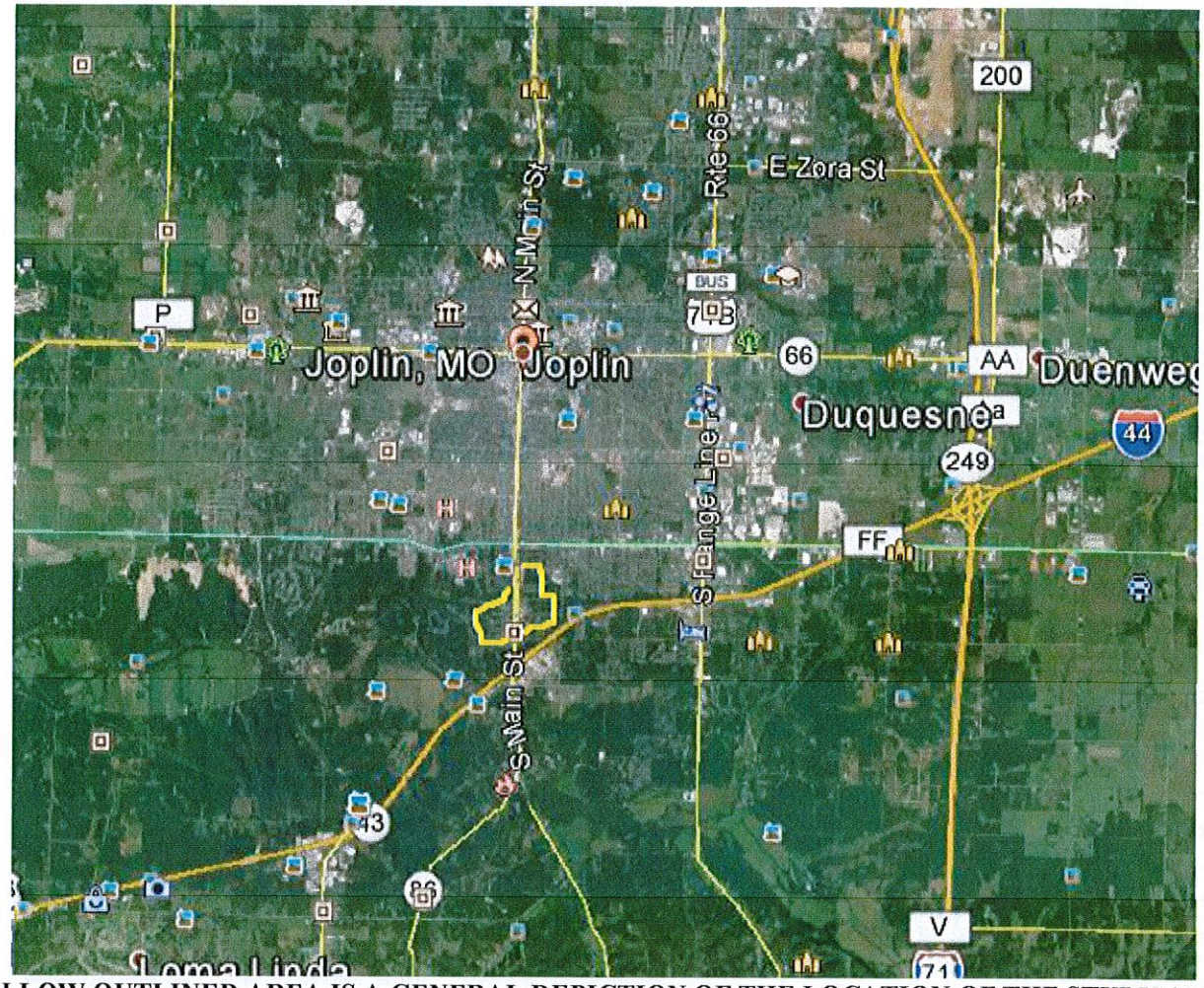
The South Main Street CID, which is a special taxing district established only within the Redevelopment Area, collects a 1% additional tax.

The South Mains Street CID will continue to operate to pay any unpaid balance after the TIF, or pay the cost above the Maximum TIF Budget of $37,481,464

CID payments will not affect any other taxing district. Estimated CID will run for an additional 7 years to pay this amount.

EXHIBIT 4
BLIGHT STUDY
MAIN STREET TIF DISTRICT
CITY OF JOPLIN, MISSOURI

This Study is being conducted and prepared on behalf of RKS Development, LLC, a proposed Developer for a proposed Redevelopment Area generally located south of 32nd Street and north of I-44 lying on both the east and west sides of Main Street from 36th Street south to 42nd Street, on the east side of Main Street from 36th Street to just south of 32nd Street, not including the CVS Site, and the east side of Main Street from 42nd Street to 44th Street in the City of Joplin, Missouri. The Redevelopment Area contains approximately 83 acres. A general location map is provided below. It is described in Exhibit 1, including maps, of the Redevelopment Plan. The Study has been prepared by Gross & Associates. . An inspection of the Area was conducted on December 17, 2014 by Darrell Gross, the principal investigator.



YELLOW OUTLINED AREA IS A GENERAL DEPICTION OF THE LOCATION OF THE STUDY AREA

In accordance with the MoRS 99.810 of the Tax Increment Finance Act that No redevelopment plan shall be adopted by a municipality without findings that:

(1) The redevelopment area on the whole is a blighted area, a conservation area, or an economic development area, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing. Such a finding shall include, but not be limited to, a detailed description of the factors that qualify the redevelopment area or project pursuant to this subdivision and an affidavit, signed by the developer or developers and submitted with the redevelopment plan, attesting that the provisions of this subdivision have been met;

In accordance with the TIF Act, Section 99.810.1 a Redevelopment Plan must find or contain a Blighted Area, Conservation Area, and Economic Development Area are defined as follows in Section 99.805 of the TIF Act:

SECTION 99.805. As used in sections 99.800 to 99.865, unless the context clearly requires otherwise, the following terms shall mean: The numbering below is the same as used in the TIF Act Definitions.

(1) "Blighted area", an area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, 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, morals, or welfare in its present condition and use;

(3) "Conservation area", any improved area within the boundaries of a redevelopment area located within the territorial limits of a municipality in which fifty percent or more of the structures in the area have an age of thirty-five years or more. Such an area is not yet a blighted area but is detrimental to the public health, safety, morals, or welfare and may become a blighted area because of any one or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning. A conservation area shall meet at least three of the factors provided in this subdivision for projects approved on or after December 23, 1997;

(5) "Economic development area", any area or portion of an area located within the territorial limits of a municipality, which does not meet the requirements of subdivisions (1) and (3) of this section, and in which the governing body of the municipality finds that redevelopment will not be solely used for development of commercial businesses which unfairly compete in the local economy and is in the public interest because it will:

While the Governing Body of the City of Joplin, i.e. the City Council, certainly has the knowledge and ability to assess the conditions of the neighborhood within the proposed Redevelopment Area, and are aware of the conditions therein, this Study is intended to provide documentation of such conditions for the record of actions and steps the Council takes in considering the adoption of Tax Increment Financing within the proposed Redevelopment Area.

CURRENT PROPERTY OWNER-CURRENT USE AND PROPERTY INFORMATION

The ownership make-up of the study Area consist of 60.742 acres of residential classified property, which is primarily single-family homes. An estimated 6.67 acres is classified as agricultural, which are mostly vacant larger tracts of land. Within the study area only 7.153 acres is classified as commercial, and these are primarily converted single-family homes that front the highway. Also within the Redevelopment Area is an estimated 11.55 acres of tax exempt property, which is primarily a major elementary school, and the City has a police station in the area. As discussed in detail within the study there exist some vacant structures, abandoned buildings, and an apartment building that has numerous building codes. The average age on the structures within the study area is an estimated 59 years based on the age assigned by the County Assessor. Some new structures, primarily rental property has been constructed within the last two decades on the west side of Main Street. Limited new commercial growth has occurred along Main Street from I-44 to 32nd street, only a few conversions from residential use to commercial. Since the construction of I-44 the area has been in transition with limited success. The construction of the new Mercy Hospital is expected to improve the prospects for redeveloping the area. It is clear from the lack of redevelopment over the past fifty years since I-44 was constructed, which should have stimulated redevelopment of the area, since Main street leads to the downtown area.

In the process of the study the records of the codes violations of the apartment building has been obtain, and police reports. No significant records were available for other properties within the area, for few have changed hands in several years, and little new development has occurred. Following is a site development plan that was used to establish the study area. It is broken down into six-redevelopment area, which are shown in more detail following the site plan, with maps and property information on each parcel.

SITE DEVELOPMENT PLAN OF THE REDEVELOPMENT AREA

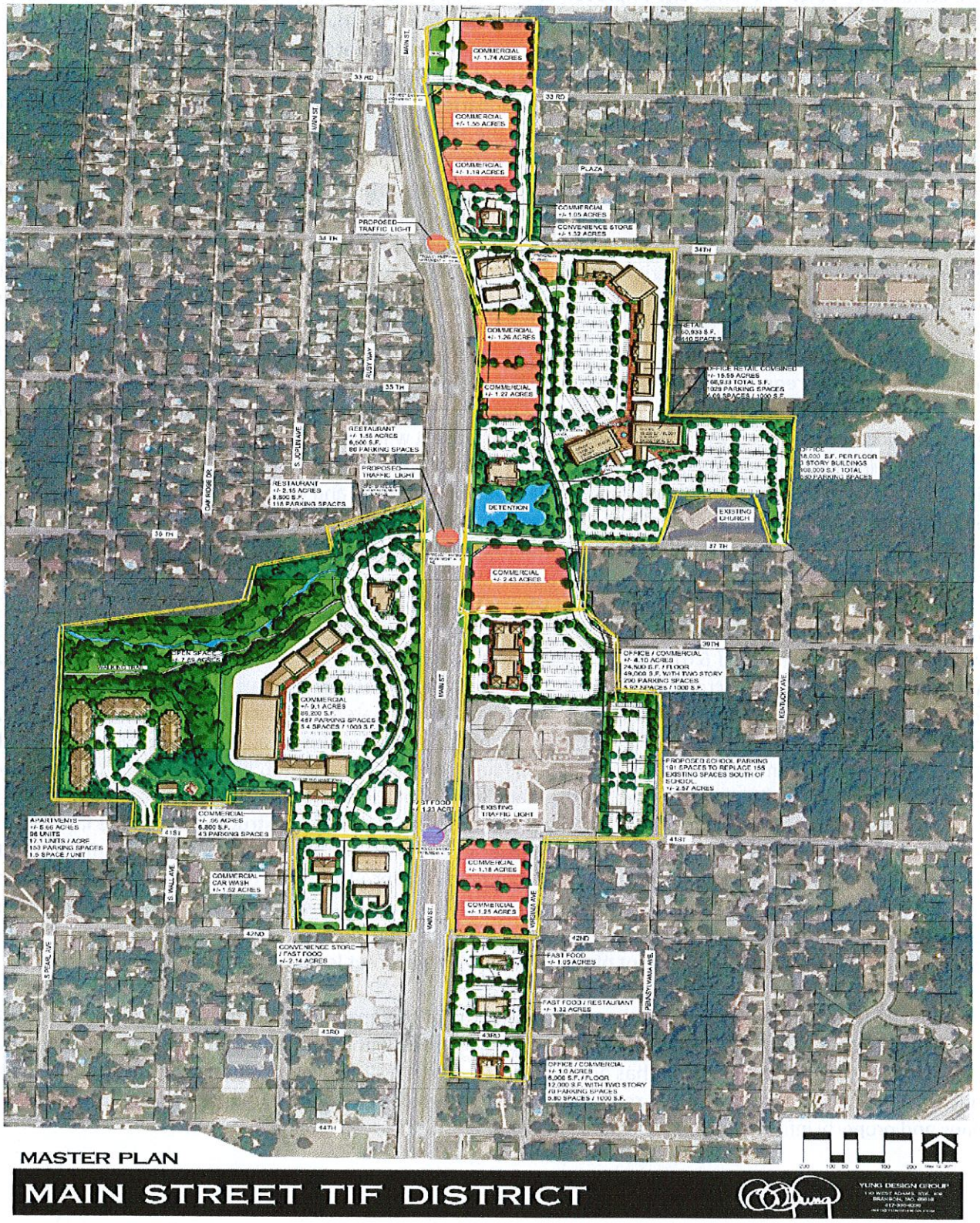
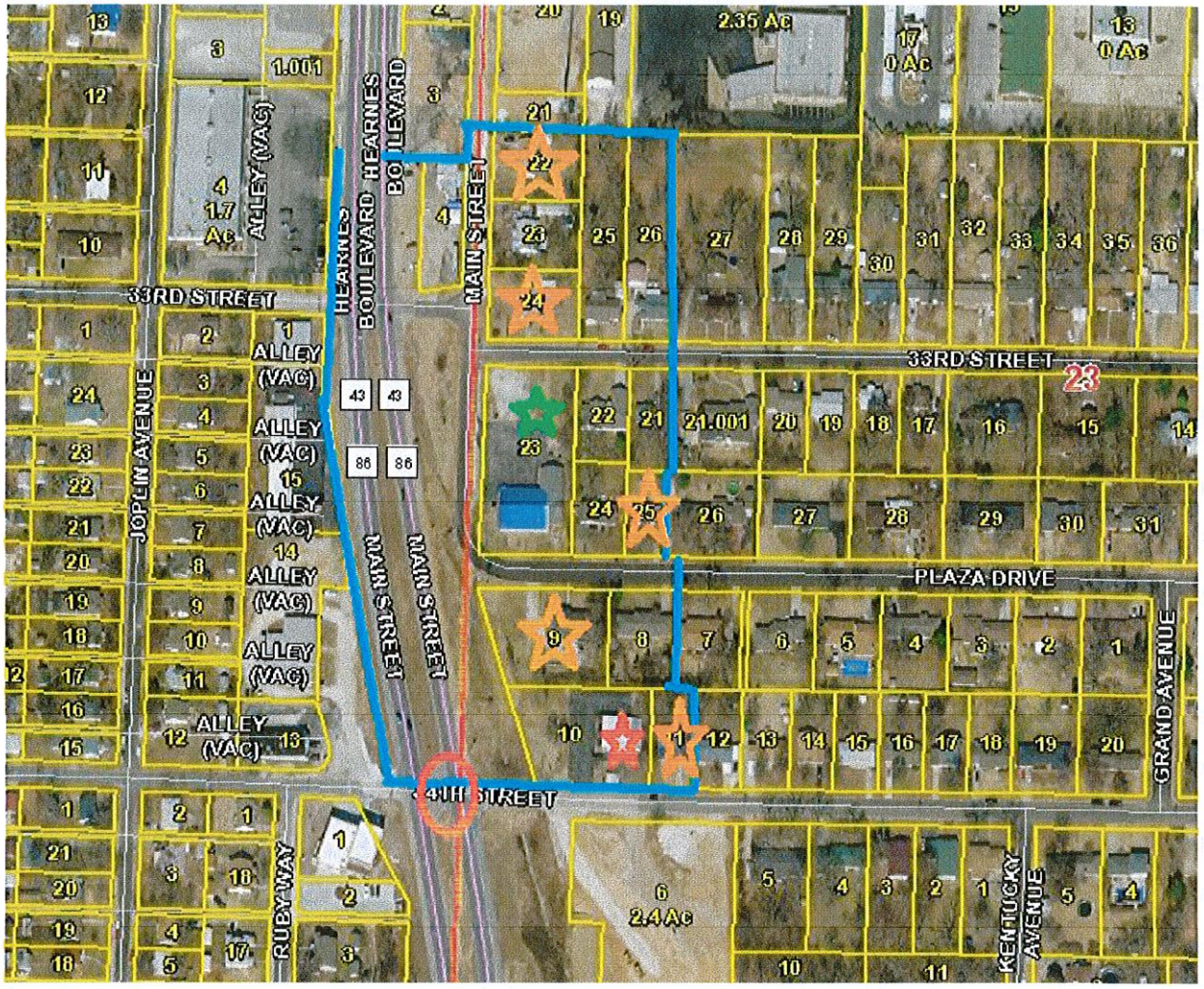


EXHIBIT 1-LEGAL DESCRIPTION & MAP OF REDEVELOPMENT AREAS (6 RPAs TOTAL)

REDEVELOPMENT PROJECT AREA 1



INDEX TO MAP

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022001001004000	0.260	GOODSON, ROBERT & DONNA 3227 MAIN JOPLIN, MO 64804	$17,120	1945-RES
Address:				
Legal Description:		FREEMAN GROVE 1 & 6: LOTS 8-9-10 & 11 EX W 50'	BOOK PAGE	324 02670
056023002001022000	0.325	COLE, MICHAEL B. & DONNA I. 6895 Beef Branch Road Joplin, MO 64804	$6,790	1945-RES
Address:				

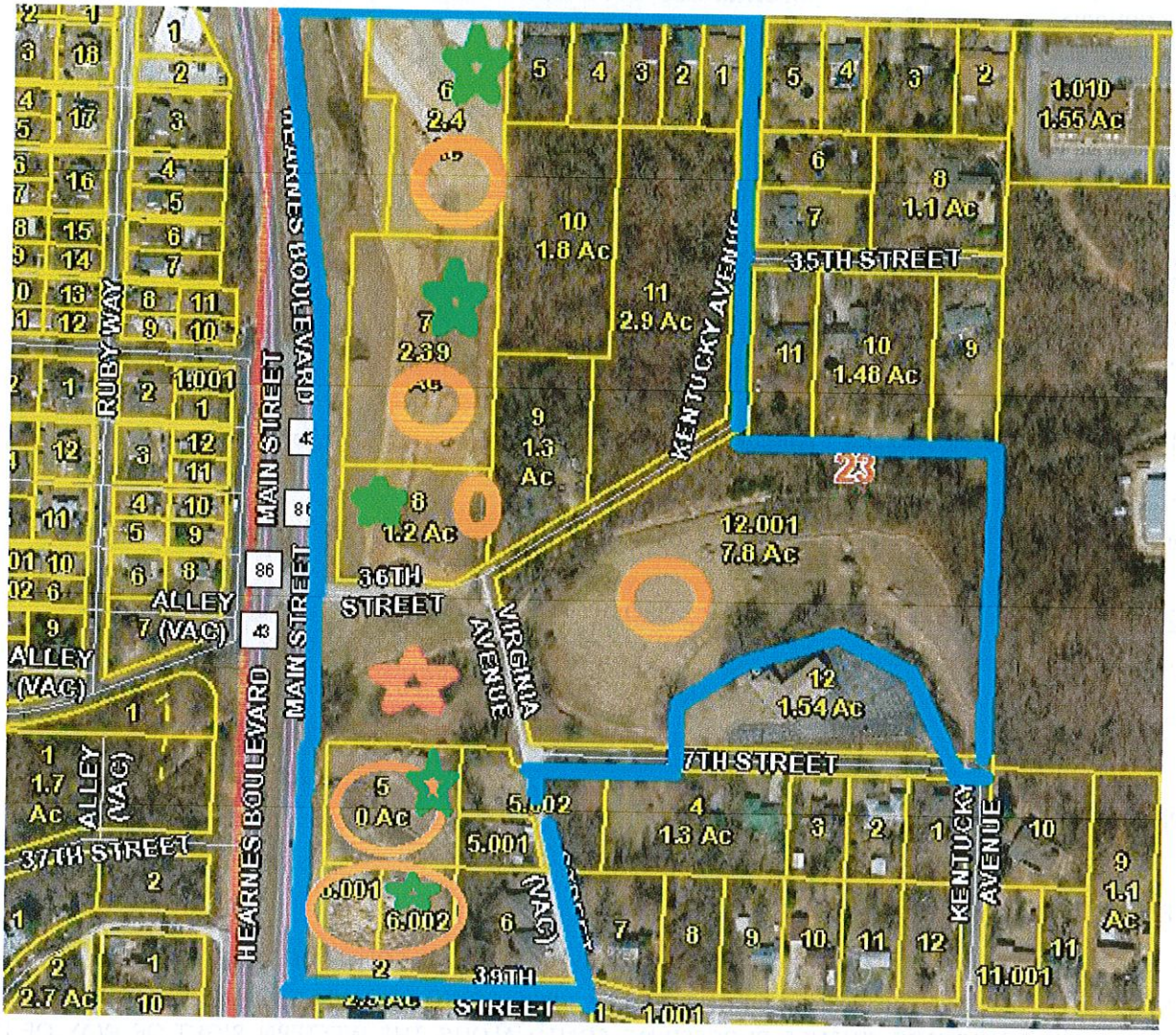
Legal Description:		COLLINS: N 102' LOT 10	BOOK PAGE	342 02769
056023002001023000	0.325	LEWIS, BERT G.	$9,540	1945-RES
Address:		3235 S MAIN JOPLIN, MO 64804		
Legal Description:		COLLINS: PT LOT 10 BEG 102' S NW COR E 139' S 102' W 139' N 102' TO POB	BOOK PAGE	354 01958
056023002001024000	0.326	LEGALLY BLONDE INVESTMENTS, LLC	$7,410	1945-RES
Address:		P. O. BOX 249 SAGINAW, MO 64864		
Legal Description:		COLLINS: S1/3 LOT 10	BOOK PAGE	0360 01057
056023002001025000	0.488	LOYD, KEVIN G.	$9,780	1945-RES
Address:		129 E. 33RD JOPLIN, MO 64804		
Legal Description:		COLLINS: W1/2 LOT 11	BOOK PAGE	353 08014
056023002001026000	0.489	O'DELL, DION P.	$10,370	1945-RES
Address:		133 E. 33RD JOPLIN, MO 64804		
Legal Description:		COLLINS: E1/2 LOT 11	BOOK PAGE	0359 1864
056023002002021000	0.234	JUDD, MARK A.	$4,670	??-RES
Address:		132 E. 33RD JOPLIN, MO 64804		
Legal Description:		COLLINS: E 59' OF N 150' LOT 20 & W 9' OF N 150' LOT 21	BOOK PAGE	350 09332
056023002002022000	0.253	DEWEESE, CRYSTAL R.	$17,590	1950-RES
Address:		120 E. 33RD JOPLIN, MO 64804		
Legal Description:		COLLINS: N 138' OF W 80' LOT 20	BOOK PAGE	356 04629
056023002002023000	0.882	HECKMASTER, STEVE & DIANA & STEVEN SMITH	$28,100	??-COM
Address:		2607 WISCONSIN AVENUE Joplin, MO 64804		
Legal Description:		COLLINS: LOT 19	BOOK PAGE	0360 03991
056023002002024000	0.253	DENNIS, JEFFREY SCOTT & D'ANN	$13,850	1956-RES
Address:		101 POINDEXTER PINEVILLE, MO 64856		
Legal Description:		COLLINS: W 80' LOT 20 EX N 138'	BOOK PAGE	0362 05661
056023002002025000	0.172	FISHER, LINDSEY	$11,140	??-RES
Address:		121 PLAZA DRIVE		

		JOPLIN, MO 64804		
Legal Description:		COLLINS: E 59' LOT 20 EX N 150' & EX S 30'	BOOK PAGE	0361 08484
056023002005008000	0.333	DOKE, LAVONNE LEEANNE	$16,600	1970-RES
Address:		P.O. BOX 1137 JOPLIN, MO 64802-1137		
Legal Description:		PARK PLAZA 1: LOT 3	BOOK PAGE	346 02905
056023002005009000	0.666	RUARK, DENNIS L. & MARY JANE	$36,420	1976-RES
Address:		3506 SILVER CREEK ROAD JOPLIN, MO 64804-5348		
Legal Description:		PARK PLAZA 1: LOTS 1 & 2	BOOK PAGE	300 01198
056023002005010000	0.563	JOPLIN CITY	$0	1971-EXEMPT
Address:		602 S. MAIN JOPLIN, MO 64804		
Legal Description:		PARK PLAZA 1: LOT 22 EX E 32' & ALL LOTS 23 & 24	BOOK PAGE	358 01024
056023002005011000	0.220	GILSTRAP, DOROTHY J.	$9,750	1964-RES
Address:		9386 ELM DRIVE JOPLIN, MO 64804		
Legal Description:		PARK PLAZA 1: W 33.7' LOT 21 & E 32' LOT 22	BOOK PAGE	0361 07849
			$199,130 Assessed Value	
TOTAL PROJECT 1	**5.789 Acres**			

STREET RIGHT OF WAY TO BE INCLUDED.

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF PARCEL # 056023002001024000, BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL, PROCEEDING DUE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD, THENCE PROCEEDING SOUTH ALONG THE WESTERN RIGHT OF WAY OF HEARNE'S BOULEVARD TO THE NORTHWEST CORNER OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD AND 34TH STREET. ALSO INCLUDING THE RIGHT OF WAY OF MAIN STREET THAT LIES SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF PARCEL # 056023002002022000, THENCE PROCEEDING WEST TO THE WESTERN RIGHT OF WAY OF MAIN STREET. INCLUDES ALL OF THE RIGHT OF WAY OF MAIN STREET SOUTH OF THAT LINE TO A 90 DEGREE CURVE IN THE STREET AT TO THE POINT THE STREET BECOMES PLAZA DRIVE. ALSO INCLUDING THE RIGHT OF WAY OF PLAZA DRIVE BEGINNING AT THE SOUTHWEST CORNER OF PARCEL #056023002001026000, THENCE PROCEEDING SOUTH TO THE SOUTHERN RIGHT OF WAY OF PLAZA DRIVE. INCLUDES ALL OF PLAZA DRIVE FROM THAT POINT TO THE 90 DEGREE CURVE AT THE POINT WHERE THE STREET BECOMES MAIN STREET.

REDEVELOPMENT PROJECT AREA 2



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OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
056023002006001000	0.305	WOOD, WILLIAM K.	$13,430	1974-RES
Address:		326 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: LOT 26 EX W 140' & N 10'	BOOK PAGE	338 04078
056023002006002000	0.305	WILSON, PHYLLIS K.	$13,240	??-RES
ADDRESS:		318 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: E 70' OF W 140' LOT 26	BOOK PAGE	338 03974

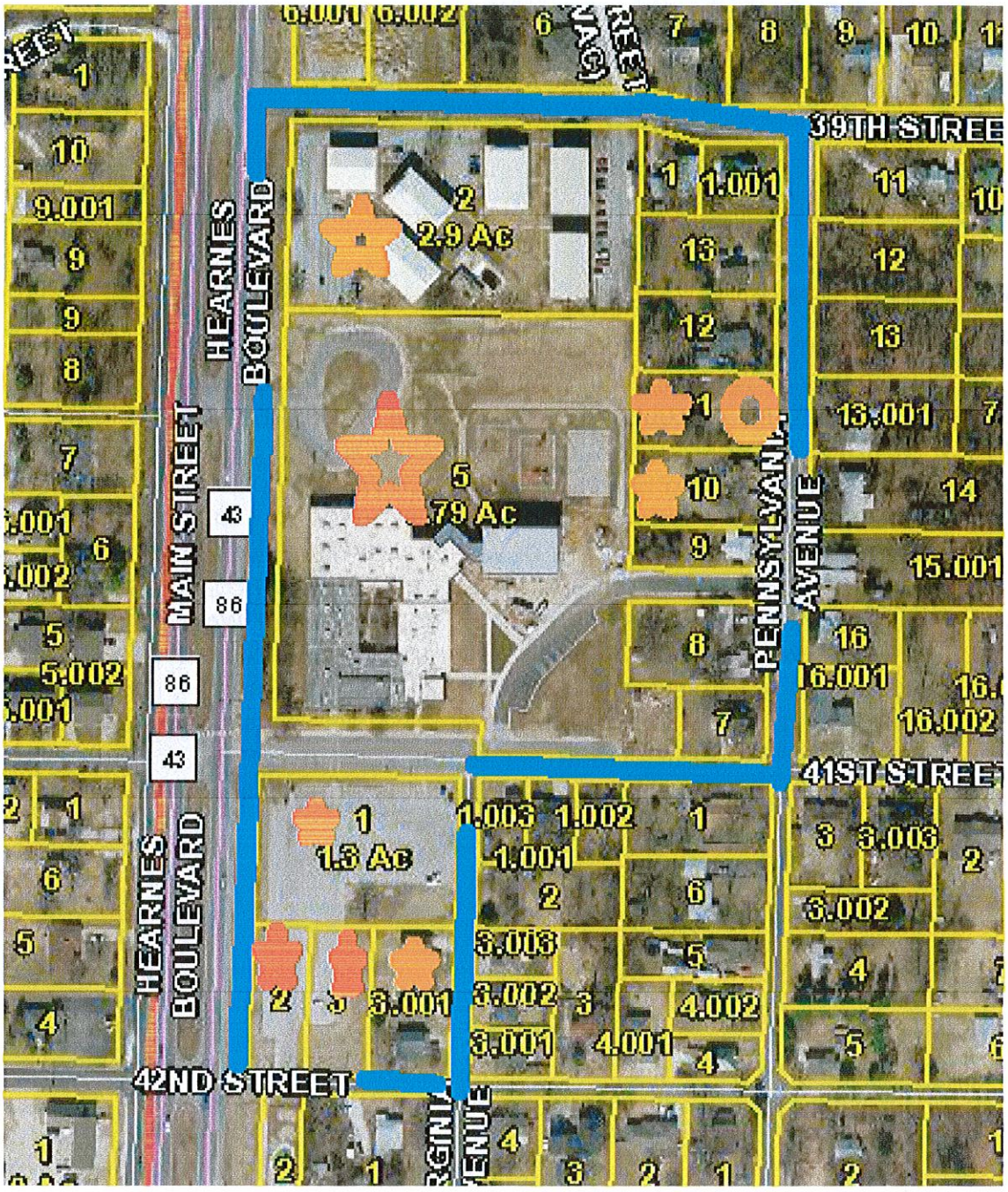
056023002006003000	0.305	CLAFLIN, JOHN	$13,530	??-RES
Address:		314 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: W 70' LOT 26 EX N 10'	BOOK PAGE	358 02558
056023002006004000	0.393	NASH, KENNETH W. & ARLENE	$16,300	??-RES
Address:		310 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: E 90' LOT 25	BOOK PAGE	291 00074
056023002006005000	0.480	ERMAN, ROBERT MICHAEL	$18,940	??-RES
Address:		302 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: W 110' LOT 25	BOOK PAGE	0360 6257
056023002006006000	2.400	RKS DEVELOPMENT, LLC	$85,470	Vacant-COM
Legal Description:		MODOC ACRES: LOTS 6 & 7 EX N 10' & S 150' OF N 160' OF E 50' LOT 5	BOOK PAGE	0361 06840
056023002006007000	2.390	RKS DEVELOPMENT, LLC	$91,170	Vacant-COM
Legal Description:		MODOC ACRES: E 260' LOTS 8-9-10 & 11	BOOK PAGE	0361 07848
056023002007012001	7.800	RKS DEVELOPMENT	$9,840	Vacant-RES
		MODOC ACRES: LOTS 15-16-17-18-31-32-33-34-35-36- 37 & 38 EX N 300' LOTS 31-32-33 & 34 ETC		
Legal Description:			BOOK PAGE	0362 07379
Address:		202 E. 32ND JOPLIN, MO 64804		
056023002006008000	1.200	RKS DEVELOPMENT, LLC & DANIEL ALLGE	$5.890	Vacant-COM
Address:		202 E. 32ND JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: LOTS 12 & 13 EX W 140'	BOOK PAGE	0361 08862
056023002006009000	1.300	DOSS, CLYDE E. JR & ANNA	$10,570	1940-RES
Address:		3529 VIRGINIA JOPLIN, MO 64801		
Legal Description:		MODOC ACRES: LOT 20	BOOK PAGE	0181 0441
056023002006010000	1.800	LUNDSTRUM, BOB	$3,690	Vacant-AGR
Legal Description:		MODOC ACRES: W 200' LOTS 21-22-23 & 24	BOOK PAGE	0362 01710
056023002006011000	2.900	LUNDSTRUM, BOB	$4,790	Vacant-AGR
Legal Description:		MODOC ACRES: LOT 19 & E 210' LOTS 21-22 23 & 24	BOOK PAGE	245 00467
Address:		711 E. 33RD JOPLIN, MO 64804		

NO PARCEL #	1.500	Missouri Department of Transportation P.O. 868 Springfield, Mo 65801	$0	Vacant-EXEMPT
Address:		An estimated 1.5 Acres lying south of 36th Street, east of Virginia Avenue, west of main and north of Newton County Parcel # 056023003002005000 and 056023003002005001 in Section 23 Township 27 Range 33 of Newton County, except that part used for right of way for Main Street and 36th Street.		
Legal Description:			BOOK PAGE	NA
056023003002005000	1.110	RKS DEVELOPMENT, LLC PT NW1/4 SW1/4 BEG 246.21' E NW COR E 409.92' S 208.71' W 409.92' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB S 14* E 92.55' W 169.90' W 90' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	$5,850	Vacant-COM
Legal Description:			BOOK PAGE	0362 02326
056023003002006001	0.422	RKS DEVELOPMENT, LLC PT NW1/4 SW1/4 BEG 208.71' S & 171.29' E NW SEC COR E 100' S 183.71' W 100' N 183.71' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	$31,230	Vacant-COM
Legal Description:			BOOK PAGE	0362 02327
056023003002006002	0.548	RKS DEVELOPMENT, LLC W 129.83' OF: BEG 208.71' S & 271.29' E NW COR SW1/4 S 183.71' E 329.83' N 183. 71' W 329.83' TO POB 202 E. 32ND JOPLIN, MO 64804	$2,770	Vacant-COM
Legal Description:			BOOK PAGE	0362 02327
Address:				
PT OF 056023003002005001	0.332	WHITE, KEITH V. BEG 517.15' E & S 14* E 122.08' NW COR NW1/4 SW1/4 S 14* E 92.55' W 169.90' N 90' E 146.17' TO POB & EASEMENT OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY LYING WEST OF VIRGINIA AVENUE.	$9,280	1940-RES
Legal Description			BOOK PAGE	0347 04478
056023003002005002	0.601	WHITE, KEITH V. & DEBBIE A. PT NW1/4 SW1/4 BEG 402.29' E OF NW COR E 253.84' S 208.71' W 253.84' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY. 3706 VIRGINIA AVENUE JOPLIN, MO 64804	$3,105	Vacant-RES
Legal Description:			BOOK PAGE	355 06307
Address:				
056023003002006000	0.843	RDE, LLC 817 MAIDEN LANE JOPLIN, MO 64801	$35,230	1993-RES
Address:				

Legal Description	PT NW1/4 SW1/4 BEG 208.71' S & 271.29' E NW COR SW1/4 W 183.71' E 329.83' N 183.71' W 329.83' TO POB EX W 129.83' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	0362 3730
TOTAL	**27.48**		**$377,095**

STREET RIGHT OF WAY TO BE INCLUDED IN RPA

RPA WILL INCLUDE THAT PART OF HEARNE'S BOULEVARD LYING SOUTH OF A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF 34TH STREET AND HEARNE'S BOULEVARD, THENCE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. INCLUDES ALL OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD SOUTH OF THIS LINE TO A LINE, WHICH BEGINS AT THE NORTHWEST CORNER OF PARCEL #056023003002005000, THENCE PROCEEDING WESTERLY TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. ALSO INCLUDING THE RIGHT OF WAY OF 34TH STREET BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF 34TH STREET AND HEARNE'S BOULEVARD, THENCE SOUTH TO THE SOUTHERN RIGHT OF WAY OF 34TH STREET. INCLUDES ALL OF THE RIGHT OF WAY OF 34TH STREET LYING EAST OF THIS LINE TO A LINE BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF KENTUCKY AVENUE AND 34TH STREET, THENCE NORTH TO THE NORTH RIGHT OF WAY LINE OF 34TH STREET. ALSO INCLUDES ALL OF KENTUCKY STREET LYING SOUTH OF 34TH STREET TO A POINT WHERE KENTUCKY CONNECTS WITH 36TH STREET. ALSO INCLUDES ALL OF 36TH STREET LYING EAST OF HEARNE'S BOULEVARD TO A POINT WHERE 36TH STREET CONNECTS WITH KENTUCKY AVENUE. ALSO INCLUDES THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF WHERE IT CONNECTS WITH 36TH AND KENTUCKY STREET TO THE POINT IT CONNECTS WITH 37TH STREET. ALSO INCLUDING ALL OF 37TH STREET LYING EAST OF THE POINT IT CONNECTS WITH VIRGINIA AVENUE TO A POINT WHERE IT CONNECTS WITH KENTUCKY AVENUE.



REDEVELOPMENT PROJECT AREA 3

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL NUMBER	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
056023003003002000	2.900	MARCULES, BART AUGUSTIN TRUST	$322,750	Apt-RES
Address:		988 E. CEMETERY ROAD GRANBY, MO 64844		

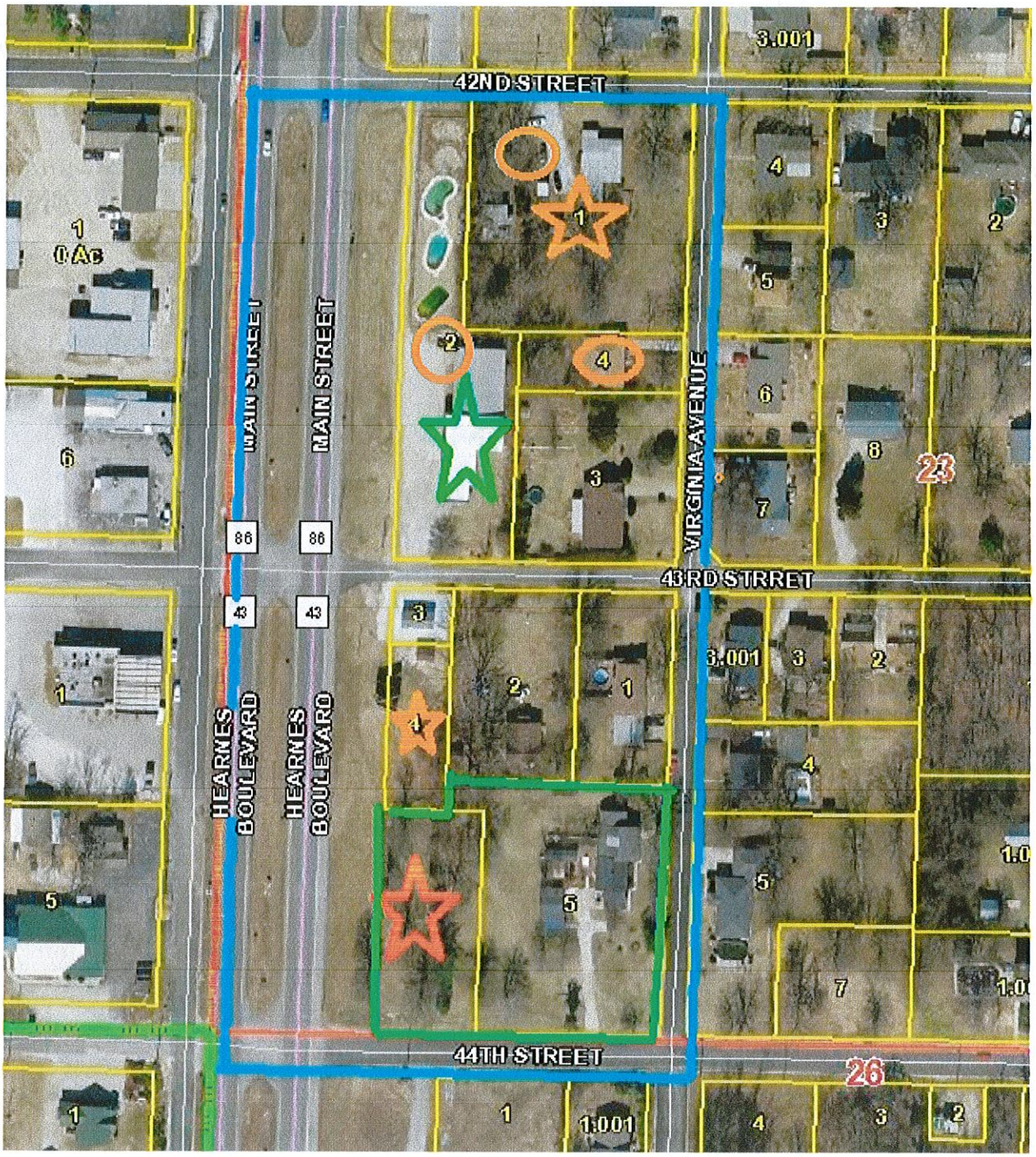
Legal Description:		PT NW1/4 SW1/4 BEG 170' E & 612.56' N SW COR N 257.20' E 486.13' S 257.20' W 486.13' TO P	BOOK PAGE	0362 05967
056023003003003000	0.600	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	EXEMPT
Legal Description:		SCHOOL PROPERTY-BEG 492.56' N & 170' E SW COR NW1/4 SW1/4 N 120' E 223' S 120' W 223' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	352 12512
056023003003004000	0.529	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	EXEMPT
Legal Description:		SCHOOL PROPERTY-BEG SW COR M-15 E 176.47' N 127.61' W 180' S 125.56' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	352 14889
056023003003004002	0.248	JOPLIN R-VIII SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-BEG 140' S & 180' E NW COR M-15 S 127.61' E 85' N 127.61' W 85' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	353 00708
056023003003005000	5.400	JOPLIN R-8 SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-W 73.7' OF S 97' OF: BEG 656.13' E & 15' N SW COR NW1/4 SW1/4 N 97' E 73.7' S 97' TO 15' N OF S LN W 73.7' TO POB & W 656.13' OF S 347' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	350 09703
056023003010001000	1.300	SCHOOL DISTRICT 42	$0	EXEMPT
Legal Description:		SCHOOL-LOTS 5 & 6 STAPLES & PABST 2 & BEG NE COR LOT 5 E 130' W 130' N 205' TO POB	BOOK PAGE	240 00566
056023003010002000	0.386	JOPLIN R-8 SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-PT LOT 7 STAPLES & PABST 2	BOOK PAGE	324 02870
056023003010003000	0.416	JOPLIN R-VIII SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-LOT 8 EX E 114' STAPLES & PABSTS 2	BOOK PAGE	353 02365
Address:		P.O. BOX 128 JOPLIN, MO 64802		
056023003003012000	0.459	RAINEY, JANE E.	$6,690	1920-RES
Address:		3922 S. PENNSYLVANIA JOPLIN, MO 64804		
Legal Description:		JONES: LOT 23	BOOK PAGE	0361 03456
056023003003011000	0.462	RKS DEVELOPMENT, LLC	$2,240	Vacant-RES
Address:				
Legal Description:		JONES: LOT 24	BOOK PAGE	0359 05017
056023003003010000	0.441	CRUMBLISS, CAROLYN J.	$6,420	1920-RES
Address:		1913 W. 10TH ST. JOPLIN, MO 64801		

Legal Description:		PT NW1/4 SW1/4 BEG 656.13' E & 332.4' N SW COR N 100' E 190.6' S 100' W TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	349 03014
056023003003009000	0.261	HUNTER, LORI ANN	$6,640	1900-RES
Address:		318 E. 41ST JOPLIN, MO 64804		
Legal Description:		TR M-19 PT NW1/4 SW1/4 BEG 656.13' E & 228.4' N SW COR N 104' E 208.7' S 104' W 208.7' TO POB EX S 45' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	351 05812
056023003003008000	0.519	ALTMAN, JEFFREY L.	$9,280	1945-RES
Address:		4016 PENNSYLVANIA JOPLIN, MO 64804		
Legal Description:		TR M-18 PT NW1/4 SW1/4 BEG 656.13' E & 112' N SW COR N 116.5' E 208.7' S 116.5' W 208.7' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	355 04106
056023003003007000	0.267	SMITH, ELLA L.	$8,720	1942-RES
Address:		4030 PENNSYLVANIA AVENUE JOPLIN, MO 64804		
Legal Description:		PT M-17 BEG 656.13' E & 15' N SW COR NW1/4 SW1/4 N 97' E 208.7' S 97' W 208.7' TO POB EX W 73.7' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	0360 04606
056023003010003001	0.537	LOCKE, MICHAEL K. & TANIA R.	$34,470	1996-RES
Address:		P.O. BOX 2004 JOPLIN, MO 64803-2004		
Legal Description:		GRIFFIN: LOTS 1-2 & 3	BOOK PAGE	345 01069
TOTALS	**14.73 ACRES**		**$397,210 ASSESSED VALUE**	

STREET RIGHT OF WAY TO BE INCLUDED

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD WHICH LIES SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF PARCEL #056023003002005000, THENCE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. INCLUDES ALL OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF THIS LINE TO A LINE WHICH BEGINS AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 42ST STREET AND HEARNE'S BOULEVARD, THENCE EAST TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ST STREET AND HEARNE'S BOULEVARD. ALSO INCLUDING THE RIGHT OF WAY OF 39TH STREET WHICH LIES EAST OF THE POINT WHICH 39TH STREET CONNECTS WITH HEARNE'S BOULEVARD TO A LINE WHICH BEGINS AT THE NORTHEAST CORNER OF PARCEL #056023003003002000, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 39TH STREET. ALSO INCLUDES A VACATED STREET WHICH LIES EAST OF PARCELS #056023003002005001AND #056023003002006000, SOUTH OF 37TH STREET AND NORTH OF 39TH

STREET. ALSO INCLUDES THE RIGHT OF WAY OF PENNSYLVANIA LYING SOUTH OF 39TH STREET AND NORTH OF 41ST STREET. ALSO INCLUDES THE RIGHT OF WAY OF 41ST STREET LYING EAST OF THE POINT IT CONNECTS WITH HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND PENNSYLVANIA, THENCE SOUTH TO THE SOUTHERN RIGHT OF WAY LINE OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF 41ST STREET AND NORTH OF 42ND STREET. ALSO INCLUDING THE RIGHT OF WAY OF 42ND STREET WHICH LIES EAST OF THE RIGHT OF WAY OF THE POINT IT CONNECTS WITH HEARNE'S BOULEVARD AND AT A NORTH SOUTH LINE BETWEEN THE NORTHEAST CORNER AND THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ND STREET AND VIRGINIA AVENUE.



REDEVELOPMENT PROJECT AREA 4

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

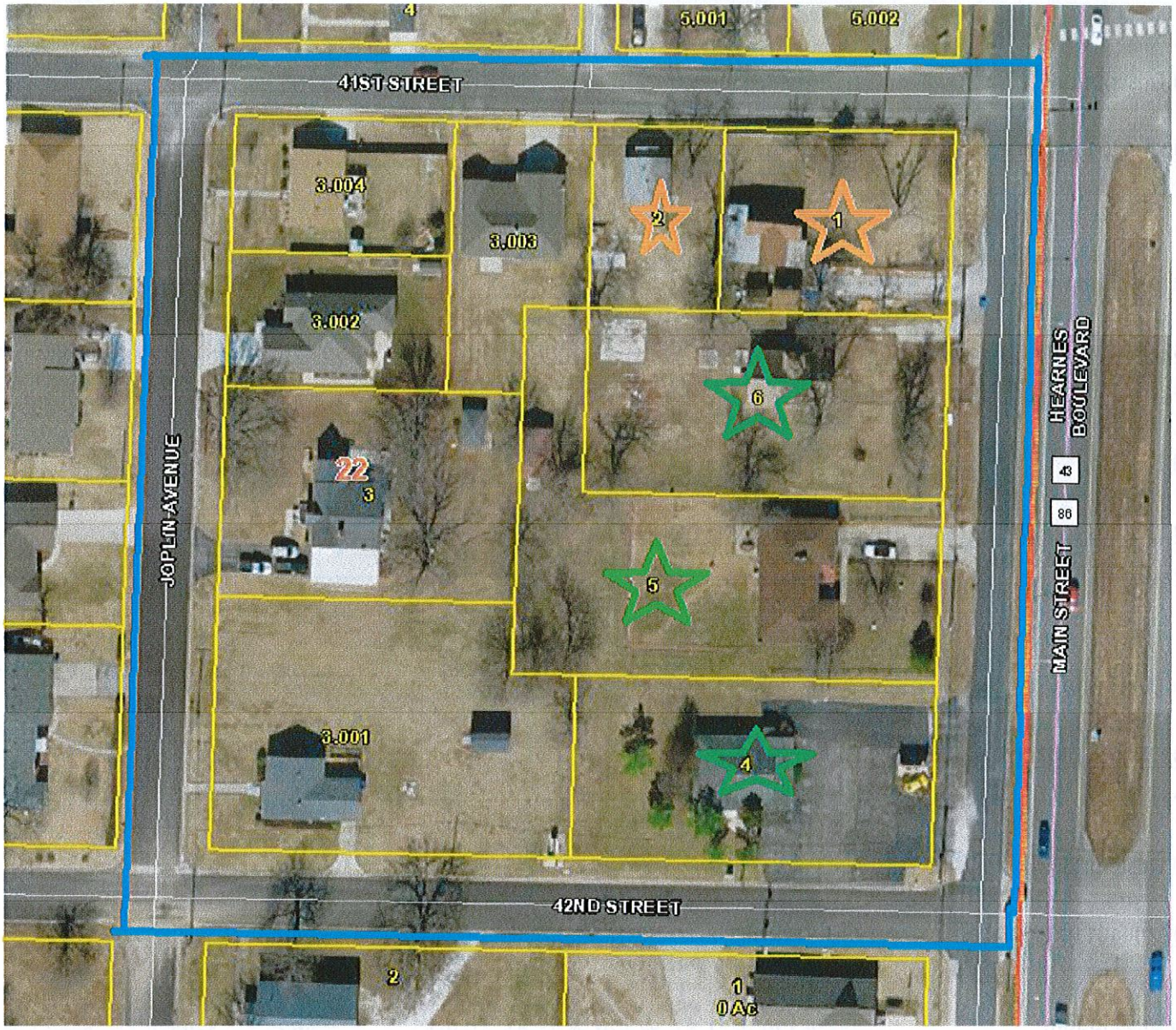
0560230030110010000	1.000	RKS Development, LLC.	$7,860-R	1936-RES
Address:		4029 MISSOURI JOPLIN, MO 64804		

Legal Description:		Lot 1,2,3 of Hughes Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	358 09788
056023003011002000	1.080	RKS DEVELOPMENT, LLC	$58,200-C	1986-COM
Address:				
Legal Description:		East 62' of Lots 18 & 19 and the West 52' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	328 02165
056023003011003000	0.520	SHEPHERD, SCOTT S.	$14.010-R	1945-RES
Address:		4230 VIRGINIA JOPLIN, MO 64804		
Legal Description:		Beginning at the SE Corner of Lot 20 of the Staples & Pabst 2 Subdivision, thence west 150', thence north 153.7, thence east 150', thence south 153.7 to POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	356 02415
056023003011004000	0.180	RKS DEVELOPMENT, LLC	$10,230-R	1967-RES
Address:		202 EAST 32ND JOPLIN, MO 64804		
Legal Description:		The east 150' and the north 53.7' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	362 04583
056023003016001000	0.350	KIENZLE, GARY L. & CARLENE	$16,700-R	1979-RES
Address:		4306 Virginia JOPLIN, MO 64804		
Legal Description:		The north 174' of Lot 29, except the west 115' of the north 174' of Lot 29 of Staples & Pabst 2 Subdivision of Section 23 Township 27 Range 33 of Newton County	BOOK PAGE	314 00269
056023003016002000	0.200	BIBENS, HARRY A. & DEBORAH	$6,010-R	1945-RES
Address:		108 EAST 43RD JOPLIN, MO 64804		
Legal Description:		The WEST 115' OF THE NORTH 174' OF Lot 29 of Staples & Pabst 2 Subdivision of Section 23 Township 27 Range 33 of Newton County	BOOK PAGE	301 00951
056023003016003000	0.070	GONZALEZ, OSCAR H. & LAURA	$670-R	Vacant-RES
Address:		4301 MAIN JOPLIN, MO 64804		
Legal Description:		North 50' of Lot 30 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	355 00783
056023003016004000	0.210	PERRY MANAGEMENT, LP	$2,070-R	Vacant-RES
Address:		P.O. BOX 514 CARTHAGE, MO 64836		
Legal Description:		East 62' of THE SOUTH 150' OF Lot 30 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	351 06683

		$115,750
	3.610	**ASSESSED**
TOTALS	**ACRES**	**VALUE**

STREET RIGHT OF WAY TO BE INCLUDED

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF A LINE BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND HEARNE'S BOULEVARD THENCE WESTWARD TO THE SOUTHWEST CORNER OF 41ST STREET AND HEARNE'S BOULEVARD, ALL OF THE RIGHT OF WAY LYING SOUTH TO A LINE WHICH BEGINS AT THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 43TH STREET AND HEARNE'S BOULEVARD, THENCE PROCEEDING EASTERLY TO THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 43TH STREET AND HEARNE'S BOULEVARD. ALSO INCLUDING ALL OF THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF 42ND STREET AND NORTH OF 43TH STREET. ALSO INCLUDING THE RIGHT OF WAY OF 43RD STREET LYING EAST OF HEARNE'S BOULEVARD AND WEST OF VIRGINIA AVENUE. ALSO INCLUDING THE RIGHT OF WAY OF 43TH STREET LYING EAST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF VIRGINIA AVENUE AND 44TH STREET, THENCE SOUTH TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF VIRGINIA AVENUE AND 43TH STREET.



REDEVELOPMENT PROJECT AREA 5

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

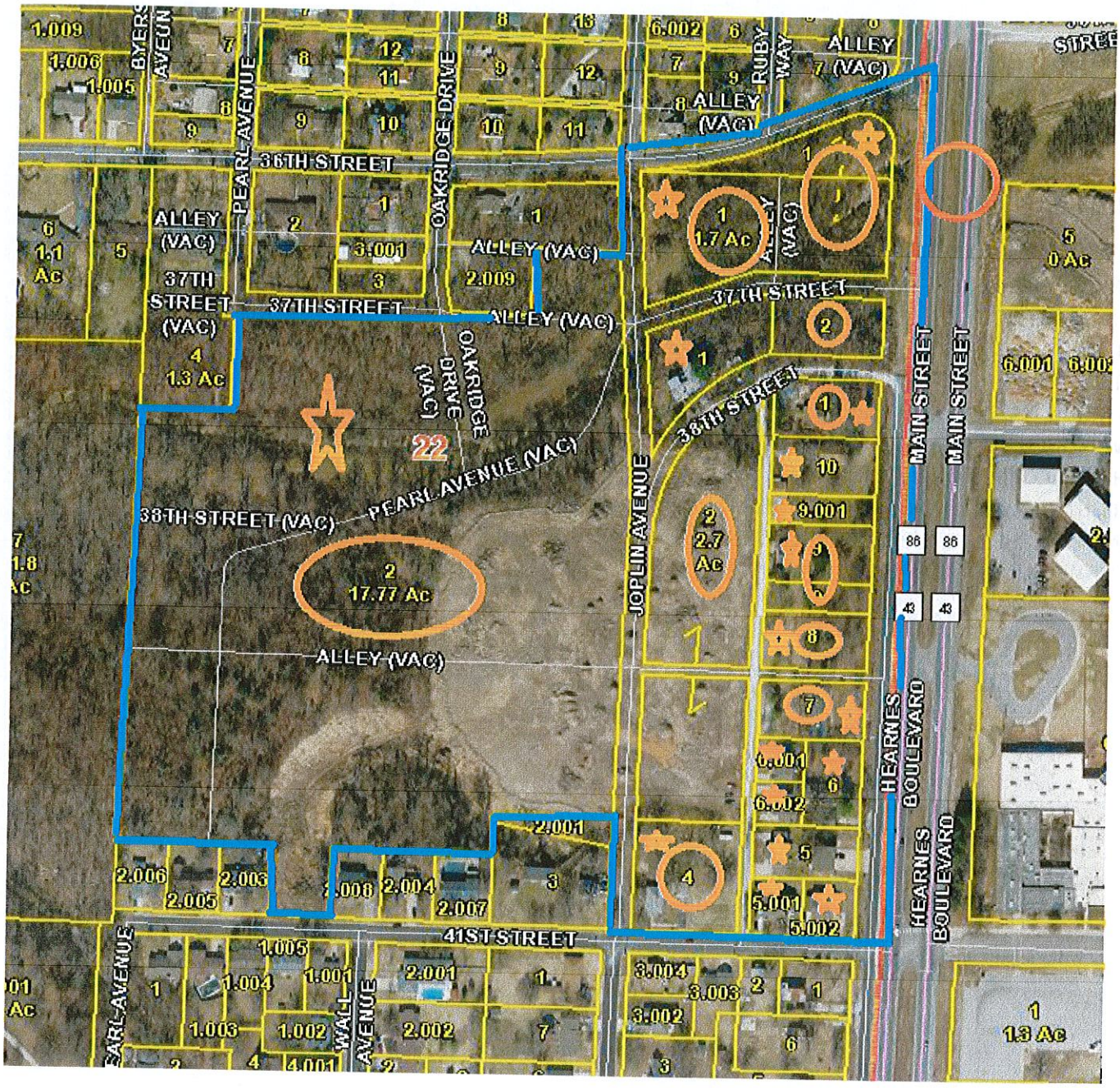
PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022004011001000	0.280	OX, L.L.C.	$6,750	1902-RES
Address:		1505-A W. 10TH JOPLIN, MO 64801		
Legal Description:		STAPLES & PABST 1: N1/2 LOT 1 EX W 70'	BOOK 0360 PAGE 07635	
055022004011002000	0.157	LUCAS, DAVID E.	$6,290	1920-RES

Address:		% HARLAN DAVID SMITH- TS2013 STELLA, MO 64867		
Legal Description:		STAPLES & PABST 1: W 70' N1/2 LOT 1	BOOK PAGE	356 03047
055022004011003000	0.413	SOOTER, KEVIN	$13,040	1930-RES
Address:		4115 JOPLIN JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: PT LOTS 2 & 11 BEG NW COR LOT 2 S 143.61' E 161.22' N 46.37' E 34.03' N 97.62' W 195' TO POB	BOOK PAGE	356 05572
055022004011003001	0.604	GARRISON, GEORGE O. & BARBARA	$9,820	1951-RES
Address:		4145 JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABSTS: BEG SW COR LOT 11 N ALG W LOT LN 134.88' E 161' S 37.38' E 34' S 97.50' W 195' TO POB	BOOK PAGE	352 08017
055022004011003002	0.198	REYNOLDS, BONNIE	$19,820	Vacant-RES
Address:		4107 S. JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST: PT LOT 2 BEG NW COR E 195' S 97.22' W 34.03' S 46.37' W 161.22' N 143.61' TO POB EX BEG 120' E OF NW COR E 75' S 97.62' W 34.03' S 46.37' W 41.22' N 143.58' TO POB ETC.	BOOK PAGE	0360 4170
055022004011003003	0.247	HEISLER, DORIS	$17,670	2008-RES
Address:		118 W. 41ST JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST BEG NW COR LOT 2 E 1200' TO POB E 75' S 97.62' W 34.03' S 46.37' W 41.22' N 143.58' TO POB	BOOK PAGE	358 02178
055022004011003004	0.198	STERNES, ELIZABETH A.	$5,980	1951-RES
Address:		4105 S. JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST'S: BEG NW COR LOT 2 E 120' S 71.81' W 120' N 71.81' TO POB	BOOK PAGE	360 3905
055022004011004000	0.436	VOLK, RICHARD E. & DIANE M.	$26,210	1972-COM
Address:		4130 HEARNE'S BLVD. JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: S1/2 LOT 12	BOOK PAGE	343 06795
055022004011005000	0.513	BOTTOROFF, JERRY R. & JUDITH ANN	$13,250	1965-COM
Address:		4118 S. MAIN JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: N1/2 LOT 12 & E 34' OF N 97.5' LOT 11 & E 34' OF S 97.5' LOT 2	BOOK PAGE	283 00228
055022004011006000	0.436	WILLIAMS, DAVID S.	$9,310	1900-COM
Address:		4601 HICKORY LANE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: S1/2 LOT 1	BOOK PAGE	0360 4973

		$128,140 ASSESSED VALUE
TOTALS	**3.482 ACRES**	

STREET RIGHT OF WAY TO BE INCLUDED

THE RPA WILL INCLUDE THE RIGHT OF WAY OF 41ST STREET LYING WEST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHWEST CORNER OF THE POINT WHERE 41ST STREET CONNECTS WITH JOPLIN AVENUE, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF JOPLIN AVENUE LYING SOUTH OF 41ST STREET AND NORTH OF 42ND STREET. ALSO INCLUDING THE RIGHT OF WAY OF 42ND STREET LYING WEST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ND STREET AND JOPLIN AVENUE, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 42ND STREET. ALSO WILL INCLUDING THE RIGHT OF WAY OF SOUTH JOPLIN AVENUE LYING SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND SOUTH JOPLIN AVENUE, THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF SOUTH JOPLIN AVENUE. ALL OF THE RIGHT OF WAY SOUTH OF SAID LINE TO A LINE BEGINNING AT THE SOUTHWEST CORNER OF 42ND STREET AND SOUTH JOPLIN AVENUE, THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF SOUTH JOPLIN AVENUE.



REDEVELOPMENT PROJECT AREA 6

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022004003005002	0.203	WOLTJER, DONALD D.	$21,350	1993-RES
Legal Description:		FREEMAN GROVE 5 BEG SE COR LOT 508 W 92.47' N 96.41' E 92.43' S 95.73' TO POB	BOOK PAGE	355 04569

055022004003005001	0.206	WOLTJER, DONALD D.	$22,680	1993-RES
Legal Description:		FREEMAN GROVE 5 BEG SW COR LOT 508 N 97.10' E 92.43' S 96.41' W 92.47' TO POB	BOOK PAGE	355 04569
055022004003005000	0.381	WOLTJER, DONALD D.	$44,370	1993-RES
Legal Description:		FREEMAN GROVE 5 (UNRECORDED) BEG NE COR LOT 495 S 89.73' W 184.87' N 91.09' E 184.82' TO POB	BOOK PAGE	355 04569
Address:		PO BOX 20 NEOSHO, MO 64850		
055022004003004000	0.814	RKS DEVELOPMENT III, LLC	$10,680	1950-RES
Legal Description:		M-14 PT NE1/4 SE1/4 BEING LOTS 494-497-506 & 509 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	285 00399
055022004003007000	0.425	RKS DEVELOPMENT, LLC	$16,800	1950-COM
Legal Description:		M-10 PT NE1/4 SE1/4 BEG 30' W & 400.6' SSE COR W 185' ETC A/K/A LOTS 464 & 473 FREEMAN GROVE 5 UNRECORDED ETC OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04585
055022004003008000	0.510	RKS DEVELOPMENT, LLC	$3,550	Vacant-RES
Legal Description:		LOTS 454 & 463	BOOK PAGE	0362 04585
055022004003009000	0.212	RKS DEVELOPMENT , LLC	$1,480	1928-RES
Legal Description:		FREEMAN GROVE 5: LOT 453, 444 & 445	BOOK PAGE	0362 04585
055022004003002000	2.700	RKS DEVELOPMENT, LLC	$3,410	Vacant-RES
Legal Description:		PT NE & SE1/4 BEING LOTS 432-433-436-437-440- 443-446-452-455-462 465-472-475-482 & 485 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04582
055022004005002000	17.770	RKS DEVELOPMENT, LLC	$8,280	Vacant-RES
Legal Description:		FREEMAN GROVE 5: LOTS 388-389-390-391-392-393 394-398-399-400-401-402-403-404-416-417-418-419-420 - 441-442-447-448-449-450-451-456-457-458-459-460-461-466-467-468-469-470-471-476-455-478-479-480-481-487-488-489-490- 491-492-493 & PT LOTS 486-498-499	BOOK PAGE	0362 04582
055022001033001000	1.510	RKS DEVELOPMENT, LLC	$1,290	Vacant-RES
Legal Description:		FREEMAN GROVE 4: LOT A-425 LY E OF ST	BOOK PAGE	0362 04582
055022004003001000	0.425	RKS DEVELOPMENT, LLC	$13,640	1940-RES
Legal Description:		N1/2 M-8 PT NE1/4 SE1/4 BEING LOTS 431 & 434 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04780
055022004001001000	1.700	RKS DEVELOPMENT LLC	$4,100	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOTS 422-423-424-	BOOK	0362

		426-427 & 428 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	PAGE	04582
Legal Description:		PT NE1/4 SE1/4 LOTS 429 & 430 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04582
Address:		202 E. 32ND JOPLIN, MO 64804		
055022004003006000	0.344	RENT JOPLIN.COM LLC	$9,310	1929-RES
Address:		530 S. VIRGINIA JOPLIN, MO 64801		
Legal Description:		PT NE1/4 SE1/4 LOTS 474-483 & 484 EX W 85' FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	354 06256
055022004003006001	0.146	LANDIS, ROBERT C. & BARBARA R.	$24,340	1952-RES
Address:		2820 IRON GATES ROAD JOPLIN, MO 64804		
Legal Description:		WITMERS 1: PT LOT 4 BEG 115' W NE COR W 80' S 135' E 80' N 135' TO POB	BOOK PAGE	0359 2434
055022004003006002	0.146	CARDEN, MAX & INA	$21,300	1992-RES
Address:		1615 W. ASH ROGERS, AR 72758		
Legal Description:		FREEMAN GROVE 5: W 85' LOT 484 & W 85' S1/2 LOT 483	BOOK PAGE	355 01690
055022004003009001	0.212	POTTER, JAMES L.	$1,480	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOT 439 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	351 12099
055022004003010000	0.425	POTTER, JAMES L.	$10,330	1940-RES
Legal Description:		S1/2 M-8 PT NE1/4 SE1/4 LOTS 435 & 438 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	351 12099
Address:		3806 S. MAIN JOPLIN, MO 64804		
TOTALS	**28.577 ACRES**		**$219,780 ASSESSED VALUE**	

STREET RIGHT OF WAY TO BE INCLUDED

THE RPA WILL INCLUDE THE RIGHT OF WAY OF JOPLIN AVENUE LYING SOUTH OF 36TH STREET AND NORTH OF 41ST STREET. ALSO WILL INCLUDE THE RIGHT OF WAY OF 37TH AND 38TH STREET LYING WEST OF HEARNE'S BOULEVARD AND EAST OF JOPLIN AVENUE. ALSO INCLUDES ANY PORTION OF 38TH STREET WHICH HAS BEEN VACATED. ALSO INCLUDING THE RIGHT OF WAY OF SOUTH JOPLIN AVENUE LYING SOUTH OF 36TH STREET AND NORTH OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF 39TH STREET LYING WEST OF HEARNE'S BOULEVARD AND NORTH OF 41ST STREET. ALSO INCLUDES ALL ALLEYS WITHIN THE RPA SHOWN ON THE ABOVE MAP, VACATED OR OTHERWISE. ALSO INCLUDES THE VACATED PORTIONS OF PEARL AVENUE AND OAKRIDGE AVENUE SHOWN ON THE ABOVE MAP.

TOTAL ACRES ALL RPAs 83.67 TOTAL ASSESSED VALUE ALL RPAs $1,437,105

NOTICE & DISCLAIMER: The assessed values listed in this exhibit, and part of the Redevelopment Plan, are listing of the assessed values as best known at the time the Redevelopment Plan was drafted. In accordance with the Missouri Revised Statutes 99.855, the county assessor shall certify the assessed value of the Redevelopment Area, after adoption the Plan, and the imposing of Tax Increment Financing within the Redevelopment Area. Any values listed prior to the certification by the County Assessor, is an estimate only.

CURRENT CONDITIONS

LAND USE & TRANSPORTATION

The City of Joplin, Missouri had a population of an estimated 49,526 in 2012, as estimated by the State Demographer. The population growth since the 2000 census is estimated at 8.8%. The median household income was $35,884 in 2012, compared to the State average of $45,321, and the per-capita income was $22,671. The City has experienced one of the worst natural disasters in US history in 2011, when an F-5 tornado ripped through the City causing an estimated 2.8 billion in damage and taking the lives of 161 people. The tornado has thrust the City into a redevelopment mode to reconstruct existing businesses, homes, and to further foster new development to replace businesses, jobs, homes, and tax base that was lost due to the storm, while continuing to further the pre-tornado reputation of Joplin as a growing community. The general area proposed for the Redevelopment Area has been an area in "transition" for the past several years. Prior to the construction of I-44, the Area was a residential area, with many homes constructed just after the turn of the century. With the increased traffic from I-44, some businesses developed along the frontage of Hearne's Boulevard, also called Main Street, and State Highway 43. Most all of the commercial development occurred by converting existing residential buildings to commercial use. None of the businesses along the section of Main Street from I-44 to 32nd Street have become or were major or destination type businesses. No major commercial development has occurred within the Area in the past several decades. While outside the proposed Redevelopment Area, it is worthy to mention the conversion of the corner of 32nd Street and Main at the Southeast corner. A new CVS Pharmacy was developed there in 2014. It needs to be noted that while CVS located there to benefit being close to the new Mercy Hospital and capturing the traffic off Main Street, but also the traffic on 32nd Street, which is a major east-west artery within the City. Traffic count averages 17,500 cars per day, depending where a count is taken. The area is located just north of I-44, a major national interstate, which was constructed in the 1950s that has a current traffic count of 30,627 just prior to the exit point on the Interstate onto Main Street from the East. The Count on Main Street just after the exit point from I-44 is 15,532, it then escalates at the 41st traffic light and the Elementary School to 22,839, which would factor in the localized traffic created by the School. The traffic count at the 32nd Street intersection with Main and 32nd Street is 18,244. All traffic count numbers were obtained from the Missouri Department of Transportation 2013 Traffic Volume Maps. These numbers demonstrate that Main Street is a major conduit of traffic from I-44 to other points within the City.

MAJOR DEVELOPMENT THAT MAY OR SHOULD IMPACT THE AREA

A Major development has recently occurred, or in the process of occurring, which is the relocation of the Mercy Hospital campus to just south of the intersection of I-44 and Main Street. The new campus will open in the spring of 2015. The facility will be an estimated 600,000 square feet, which is four times the size of their old facility, which was destroyed by the 2011 tornado. The facility will employ an estimated 1,500 people. The development will have a major impact upon the area, changing traffic patterns and influencing new development. The patients, and family, combined with the employees,

which will traverse to and from the facility will have an impact on retail patterns, both within the neighborhood, and the region. It is anticipated that the facility will attract people from the entire four state region, due to the advanced medical services to be provided. While it is easy to surmise that the entire Redevelopment Area will burst with new retail development due to its geographic close proximity to the new Mercy Hospital, and the projected new traffic which may traverse along Main Street to gain access to the Hospital from the north. There is no question in that there will be increased traffic, and most likely increased demand for services and goods as a result of the opening of the Hospital, however such demand may, or may not, develop within the proposed Redevelopment Area. The employees, patients, and family members will have the free choice of obtaining goods and services outside the proposed Redevelopment Area. Prospective retailers would, or will, most likely prefer to be as close and convenient as possible to the Hospital in order to capture the business generated by the Hospital, however they cannot pay in excess of the financial return of their business for the property and the development of the property. There are, or will be "greenfield choices" available to prospective retailers and developers. Greenfield Developments are defined as new developments, whereby all infrastructure is in place, no demolition or mitigation cost. The proposed Redevelopment Area is currently not a Greenfield Development, due to the need to upgrade infrastructure and demolition of existing structures.

IMPROPER PLATTING AND SUBDIVISION OF AREA

The Area is primarily a neighborhood residential area, however, over the past 20 years or so the area has been in transition with several businesses acquiring property fronting Main Street and converting the residential properties to commercial. Most of the conversions acquiring residential properties and simply changing the use to commercial without major renovations, and not having to comply with building codes in years past that are mandatory today. Since the conversions of most of these businesses, the size of retail properties, design, and building codes have changed substantially. Today the average size lot for a standalone retail store is an estimated 1.5 acres, or an estimated 65.340 square feet. Most buildings are of masonry construction and vary in size from 1,500 to 7,500 square feet, depending on the use. The current building codes also requires that all commercial properties that are open to the general public to be in compliant with the handicap access requirements, and many other safety compliant conditions. Most historic residential conversions to commercial that were converted in years past would not comply with current market or regulatory conditions for commercial use. Additionally, most of the lots were, or are, very small in size. Within the proposed Redevelopment Area there Are 101 total parcels, with a total of 4,418,091 square feet. Two of the 101 parcels contain 21.8 acres, or 949,658 square feet, and two of the smallest parcels combined have 9,424 square feet. If the four parcels described are removed from the total 4,418,091 square feet in order to remove the largest and the smallest parcels in order to reflect a reasonable average parcel size, the average parcel size would be 35,659 square feet, or 0.81 Acres, far from what would be needed for current day commercial properties. If just the frontage along Main Street were considered, then the actual average size would be less than ½ acre, removing property, such as the School property from the total. Within the proposed Redevelopment Area the average age of the residential and commercial structures is 59 years. The total assessed value is $1,460,635 and the appraised value according to the Newton County Assessor is $6,997,699. The proposed Redevelopment Area has a total of 60.742 acres of residential classified property by the Newton County Assessor, 6.67 acres of agricultural property, 11.55 acres that are tax-exempt, both publicly owned, and religious. The is currently only 7.153 acres of commercial property compromising only $351,000 of assessed value or $1,138,945 of appraised value, or 16.3% of the total current value of the proposed Redevelopment Area. When considering locating and or expanding a business prudent business operations use a Return on Assets and or Sales to Capital Employed Ratio when evaluating a business investment. These common ratios are defined as follows.

Return on assets (ROA) is a financial ratio that shows the percentage of profit that a company earns in relation to its overall resources (total assets). Return on assets is a key profitability ratio which measures the amount of profit made by a company per dollar of its assets. It shows the company's ability to generate profits before leverage, rather than by using leverage. Unlike other profitability ratios, such as return on equity (ROE), ROA measurements include all of a company's assets – including those which arise from liabilities to creditors as well as those which arise from contributions by investors. So, ROA gives an idea as to how efficiently management use company assets to generate profit, but is usually of less interest to shareholders than some other financial ratios such as ROE. Return on assets gives an indication of the capital intensity of the company, which will depend on the industry. Capital-intensive industries (such as railroads and thermal power plant) will yield a low return on assets, since they must possess such valuable assets to do business. Shoestring operations (such as software companies and personal services firms) will have a high ROA: their required assets are minimal. The number will vary widely across different industries. This is why, when using ROA as a comparative measure, it is best to compare it against a company's previous ROA figures or the ROA of a similar company.

Calculation (formula)

Return on assets is calculated by dividing a company's **net income** (usually annual **income)** by its total assets, and is displayed as a percentage. There are two acceptable ways to calculate return on assets: using total assets on the *exact date* or *average* total assets: ROA = Net Income after tax / Total assets (or Average Total assets)

Sales to Capital Employed Ratio Definition: Sales to Capital Employed Ratio is used to measure the firm's ability to generate sales revenue by utilizing its assets. A higher ratio is preferable to lower one (retail companies such as supermarkets tend to have higher ratios).

Formula:

Sales to Capital Employed Ratio = (Sales / Capital Employed) * 100%

In summary these common sense terms demonstrate that a business cannot pay or invest more in a facility than the facility can generate in adequate profit to return the funds invested, plus a reasonable profit. When evaluating a location a developer, or business, must factor in all cost and compare such cost with other choices in the market. Unless the Area undergoes a planned Redevelopment, the Area is most likely to remain the same due to the development challenges facing individual businesses and developers. Consider the fact that most businesses will need an estimated 1.5 acres or a minimum of 65,000 square feet of land to construct a new standalone facility. Considering that the average size of existing lots fronting Main Street is only an average of 30,000-38,000 square feet, (Please see the RPA maps, which show the Assessor's map for the Area end the size of each parcel), and the parcels will most likely have aged residential structures upon the site, (See the age listing in the RPA property information). The prospective business will have to be able to acquire a minimum of two lots which are adjoining in order to have a large enough lot. The property will need to be rezoned; the residential structures will need to be demolished, or removed. Most likely existing sewer, water and electric lines will need to be relocated and or upgraded. All of these factors add cost to the location. The purchase price of the parcels is a major factor. Whenever a neighborhood is in transition property owners seem to get a perceived idea of value of their property which exceeds the market. Combining the cost of property with all other cost and complications, it would be an easy choice for developers/businesses to look for other Greenfield sites within the City to locate. While the City may be able to capture a new business that selects a Greenfield site within the City, the condition of the Main Street Area remain the same and not redevelop. Unless new planned development, and new public improvements are made within the proposed Redevelopment Area the adjoining residential neighborhoods will suffer and the deteriorating conditions along the frontage of Main Street will continue to deteriorate, and the tax base will decline. The current average appraised value per square foot in the proposed Redevelopment Are is $1.67 per square foot.

Some of the conditions within the Redevelopment Area which must be corrected before any significant Redevelopment will occur is listed and defined below:

VACANT AND DETERIORATING STRUCTURES: Within the Redevelopment area there are an estimated 70-80 structures, ranging from single family structures with outbuildings, commercial structures, mostly converted residential structures, and some public use structures, such as school buildings and a police sub-station. There is a major apartment complex, and several smaller multi-family structures. The average age is 59 years for the structures, based on an average of the year of construction assigned by the County Assessor. Several structures are vacant and in bad condition. Most all are In RPA 6, (See Map), along 37th Street and fronting Main that are vacant, abandoned, and in poor repair. The total number of single-family homes that are vacant is four. In addition to the single family homes the apartment building known as Village Oaks Apartments, located adjoining the Stapleton Elementary School at 41st & Main. The apartment complex has an estimated 64,000 total square feet of buildings, with 64 total units, however it is estimated that over 50% of the units are vacant. It is clear by observing the outside of apartment building, that aside from imposing a visual eyesore in the Area, it is also imposing a safety issue at a minimum and likely a health issue in addition. The proposed Developer, RKS Development, LLC, purchased a parcel within the Redevelopment Area, known as the Capri Motel, and demolished and removed the old motel property. It was not vacant, but was being used as a hotel/motel where rooms were rented by the week or month. The structure and improvements were in very poor shape. The facility had a local reputation for excessive police calls for various disturbances and crimes. Following is a summary of the past five years of police reports just to the apartment property, which is next door to the Elementary School. In addition, copies of the Fire Marshal Reports on code violations on the apartment buildings are herein provide.

POLICE REPORTS/CALLS TO THE VILLAGE OAKS APARTMENTS AT 3901 SOUTH HEARNE'S BOULEVARD: From 2009 through July of 2014 a total of 135 police/911 calls were received by the Joplin Police Department Dispatcher. Copies of the police calls were obtained and tabulated to determine the crime impact the apartment complex had on the neighborhood. Of the 135 calls, 23 were for theft related activities, 56 were for disturbances of various type, including property damage, 20 were for excessive noise created by other tenants, 13 were for drug and alcohol issues, 23 were for domestic issues, and sex related issues, such as rape, and 23. The peak number of calls came from years 2010, which

had 74 in one year. The calls have tapered off, but so has the occupancy of the complex. It is currently estimated that 50% of the complex is vacant.

FIRE MARSHAL INSPECTIONS OF THE VILLAGE OAK APARTMENTS AT 3901 SOUTH HEARNE'S BOULEVARD: Copies were obtained from the Joplin Fire Marshal of inspection and violation reports of inspections by the Fire Marshal conducted in September of 2013. The violations were issued in June of 2014. Copies of the violation notice is attached below. Violations consist of lack of emergency lighting, building lacking interior and exterior finish, lacking fire extinguishers, smoke detectors, electrical issues, and improper use of units as storage. The complex had 16 separate code violations, with 26 total violations in all.

CITY OF JOPLIN MISSOURI

JOPLIN FIRE RESCUE EMS

FIRE MARSHAL
Dale Brooks
Joplin Fire Department
303 E Third Street
Joplin, Missouri 64801
Phone: 417-674-0820 ext 307
Fax: 417-625-4709

Joplin Violation Notice

Wednesday June 4, 2014

VILLAGE OAKS APARTMENTS
3901 S HEARNES BLVD
Joplin, MO 64804

An inspection of your facility on Thursday September 12,... revealed the violations listed below.

ORDER TO COMPLY: Since these conditions are contrary to law, you must correct them upon receipt of this notice. An inspection to determine compliance with this Notice will be conducted on .

If you fail to comply with this notice before the reinspection date listed, you may be liable for the penalties provided for by law for such violations.

Violation Code	Article	Division	Page	Count
12.111. Exit Signs needed or missing		I	88	1
Building E Emergency light is out Exit Sign is out Building D Exit light is out Exit Sign is out Building C Exit Light is out Exit Sign is out Building B No Exit lights or Signs Building A Exit sign is out Emergency light is out				
12.111. Exit Signs needed or missing		I	88	1
12.110. Exit Illumination/ exit signs not illuminated		I	88	1
12.110. Exit Illumination/ exit signs not illuminated		I	88	1

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CITY OF JOPLIN MISSOURI

JOPLIN FIRE EMS RESCUE

FIRE MARSHAL
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Joplin Fire Department
303 E Third Street
Joplin, Missouri 64801
Phone: 417-624-0820 ext 307
Fax: 417-625-4709

Joplin Violation Notice

Wednesday June 4, 2014

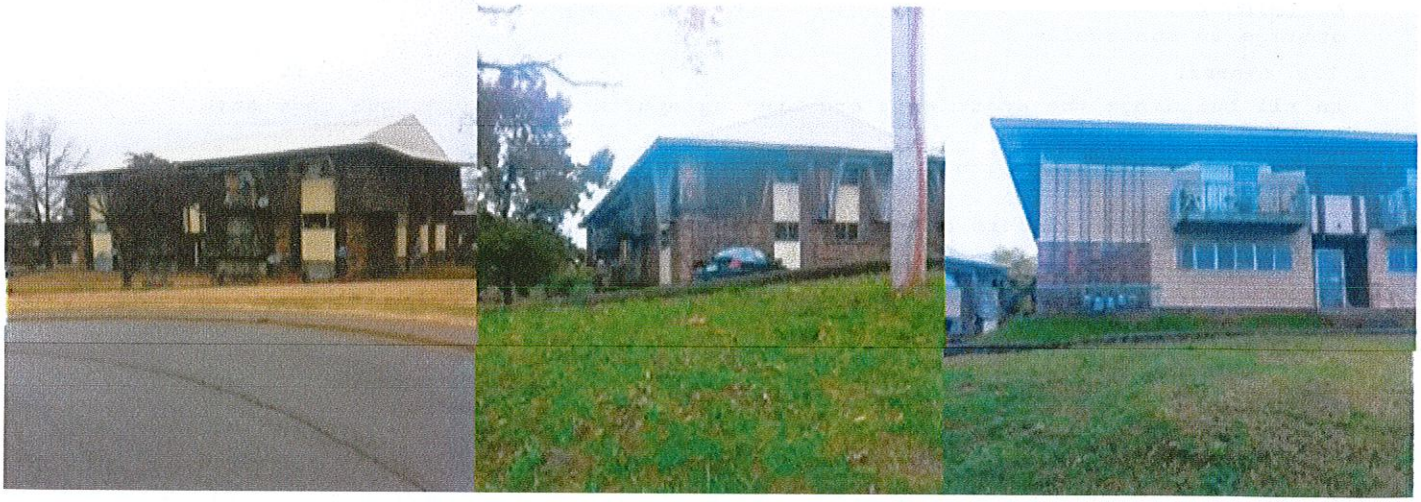
VILLAGE OAKS APARTMENTS
3901 S HEARNES BLVD
Joplin, MO 64804

10.603. Interior Wall and Ceiling Finishes	VI	74	1
Building E wall fire barrier is not intact in laundry room Building B wall fire barrier is not intact in laundry room Building C Drywall/Fire Barrier not intact 2nd and 3rd floors			
10.603. Interior Wall and Ceiling Finishes	VI	74	1
12.106. Emergency lighting missing or not working	I	86	1
Building E outside door entering into building is missing Building A outside door entering into building is missing			
12.108. Exit Corridors	I	88	1
Building D Storage in stairwells Building B Storage in stairwells			
12.201. General	II	89	1
in all buildings the apartments are missing apartment numbers. per code have to be 3 inch in size.			
10.301. Premises Identification	III	62	1
Building D Missing apartment numbers on outside of building			
10.201. General	II	61	1
All building have open eves and missing siding on outside of building			

PHOTOS OF VACANT BUILDINGS, BUILDINGS IN BAD REPAIR, AND DETREATING SITE CONDITIONS



PHOTOS OF APARTMENT COMPLEX CONDITIONS



The presence of vacant buildings certainly places a blighted condition upon an Area according to a study and report by the National Vacant Properties Campaign, The study found that "The costs imposed by a single vacant building are not contained. If left alone, that building can trigger a costly spiral of blight. With each arson or lot filling up with garbage comes further incentive for the remaining residents and businesses to flee. To stem these problems it is important for municipalities to address the issue early. In Renewing the Urban Landscape: The Dilemma of Vacant Housing, the authors describe the issue of vacant and abandoned property as a self-feeding problem. "In blighted neighborhoods that adjoin abandoned ones, existing homeowners face stagnating or declining property values. Unscrupulous real estate agents play on these fears by inducing existing residents to sell cheaply in order to maximize profits at the expense of incoming families. Although this property is still generating revenues for the city, the combination of high resale prices and high tax rates discourage maintenance of such structures. In this way, communities in transition start to look shabby and run-down. Businesses see their profits dwindle and are unlikely to remain in such locales."43 Part of the reason abandonment becomes contagious is that "it makes it harder for people to sell their homes or because it leads banks to lower appraisals or deny loans entirely on blocks with abandoned properties."44

The Report proceeds further and provides and evaluation of the impact upon the City and property owners, a reprint of that segment of the report is reprinted below:

Vacant Properties

The True Costs to Communities

Costs of Municipal Services

Vacant properties have been neglected by their owners, leaving it up to city governments to keep them from becoming crime magnets, fire hazards, or dumping grounds. In some communities, attending to vacant and abandoned properties can overwhelm city resources. The police and fire departments bear the brunt of the responsibility, along with building inspection and code enforcement units. But most municipalities have staff from several departments addressing the care of vacant properties: legal offices, public works, housing, and real estate services all deal with vacant properties. In Philadelphia, at least fifteen public agencies, not including the police and fire departments, have a role in the management of public land.10 Vacant property management also demands coordination among local governments, such as county health departments, tax collectors and assessors.

Crime

Vacant properties often become a breeding ground for crime, tying up an inordinate amount of police resources. The City of Richmond, VA conducted an analysis of citywide crime data from the mid-90s. Of all the economic and demographic variables tested, vacant/abandoned properties had the highest correlation to the incidence of crime.11 Another study focusing on crime in abandoned buildings in Austin, Texas found that crime rates on blocks with open abandoned buildings were twice as high as rates on matched blocks without open buildings. The survey also found that "41 percent of abandoned buildings could be entered without use of force; of these open buildings, 83 percent showed evidence of illegal use by prostitutes, drug dealers, property criminals, and others. Even if 90 percent of the crimes prevented are merely displaced to the surrounding area, securing abandoned buildings appears to be a highly cost-effective crime control tactic for distressed neighborhoods."12 A crime-prevention tactic that has gotten much attention in recent years is directly related to vacant, neglected, and abandoned property. According to George Kelling and James Q. Wilson, "The Broken Window Theory" holds that "If the first broken window in a building is not repaired, then people who like breaking windows will assume that no one cares about the building and more windows will be broken... The disorder escalates, possibly to serious crime." Wilson and Kelling suggest that it is the nature of the physical environment that leads to an increase in criminal activity.13 While the monetary costs of addressing the crime associated with abandoned buildings has not been calculated, it is clear that vacant properties burden police departments.

Arson and Accidental Fires

In 1999, firefighters in Worcester, Massachusetts entered a vacant cold storage building that was aflame to search for a homeless couple reported to have been in the building. Two firefighters became disoriented, and others went to their aid. Six became trapped and died in the fire. The homeless couple had left the premises after the fire began.16 The firefighters' deaths became national news as one of the major costs of vacant properties became all too clear. The US Fire Administration reports that over 12,000 fires in vacant structures are reported each year in the US, resulting in $73 million in property damage annually. Fires are likely in vacant properties because of poor maintenance, faulty wiring, and debris. In the winter, homeless people burn candles for light and heat and may even bring in outdoor grills. But more importantly, vacant buildings are a primary target of arsonists. More than 70 percent of fires in vacant or abandoned

buildings are arson or suspected arson. Such fires strain the resources of fire departments. Because vacant buildings often contain more open shafts, pits, and holes that can be an invisible threat to firefighters, the cost of fighting those fires is more than financial. The National Fire Protection Association (NFPA) estimates that 6,000 firefighters are injured every year in vacant or abandoned building fires.17

Public Nuisances and Health

Vacant and abandoned properties require a disproportionate amount of public maintenance. In addition to securing buildings against criminal activity, local governments must clean and care for them to prevent a buildup of trash, illegal dumping, and rodent infestations. In some cases, abandoned properties contain toxic waste, particularly in the case of abandoned industrial buildings.18 Most municipalities have adopted ordinances that allow them to clean, board, and secure abandoned buildings. For example, in Roanoke, Virginia, the city has taken a tougher stance on properties deemed health and safety hazards. If a property is deemed a hazard by the city the owner is given thirty days to ameliorate the problem. If no action is taken, the city will solicit input from the neighborhood, do asbestos and lead abatement, solicit demolition bids, raze the house, and place a lien on the property to try to recoup the demolition costs.19 Cities spend significant funds on these activities. "In Trenton, New Jersey during the 1990's, these dedicated resources (depending on the amount allocated for demolition) ranged from $500,000 to well over $1 million per year."20 Over a five-year period, St. Louis spent $15.5 million, or nearly $100 per household, to demolish vacant buildings.21 Detroit spends $800,000 each year just to clean vacant lots.22 Demolishing crumbling vacant buildings does not completely eliminate the costs associated with abandonment. The resulting vacant lots still require maintenance. A study of vacant lots in Philadelphia estimated that the city and closely related public agencies spent $1.8 million annually on cleaning vacant lots. At the current level of activity and assuming a three percent inflation rate. This adds up to $49.6 million over the course of twenty years.23 The study only included the costs of five out of the fifteen agencies that have a role in vacant property management.24 Rehabilitation is clearly a better choice. An examination of the St. Paul, Minnesota budget for maintenance and security costs associated with vacant buildings revealed that while demolition saves $4,697,25 the rehabilitation of a vacant building will save an estimated $7,141 in maintenance costs over a twenty-year period. Managing vacant properties ties up the time of municipal employees and the resources of municipal taxpayers. At the same time, these properties depress the value of other properties and generate little or no tax revenue themselves.

Lower Property Values

Vacant properties generate little in taxes – but, perhaps more importantly, they rob surrounding homes and businesses of their value. In a 2001 study, researchers from Philadelphia found that houses within 150 feet of a vacant or abandoned property experienced a net loss of $7,627 in value. Properties within 150 to 300 feet experienced a loss of $6,819 and those within 300 to 450 feet experienced a loss of $3,542 (see diagram below).

Philadelphia researchers also found "that all else being equal, houses on blocks with abandonment sold for $6,715 less than houses on blocks with no abandonment."33 A University of Minnesota study also evaluated the fiscal benefits the city of St. Paul would receive if it renovated abandoned housing. The study found that vacant properties negatively affected neighborhood property values, reducing the city's tax base. While a renovated property did not negatively affect surrounding property values, demolishing a vacant building and leaving a vacant lot in its stead led to "$26,397 in lost property tax revenue over a twenty-year period."34 These lower property values represent a hit in the pocketbook

for both homeowners and the city. But a focused effort to bring vacant properties back can restore value – and taxes – for the city.

Costs to Homeowners

Living in a neighborhood with many vacant and abandoned properties exacts many costs on homeowners. As discussed above, it leads to decreased property values, which can devastate a family's financial security. When neighborhood populations decline and properties become vacant, a smaller number of residents bear a greater proportion of the city's tax burden. This fact is particularly relevant in lower-income neighborhoods and among residents without the resources or the desire to leave their neighborhood. And there are other, less easily measured costs of owning a home in an area with vacant properties – costs that are both fiscal and psychological.

Higher Insurance Premiums

The proximity of vacant and abandoned properties makes obtaining homeowner's insurance, mortgages, and loans for home improvements more difficult. Insurance companies pay attention to what is going on in a neighborhood; this can mean increased premiums or even policy cancellations for those homeowners living close to an abandoned property. Determining how vacant and abandoned properties influence the cost of homeowners insurance is difficult at best. There are a number of variables involved in the setting of premiums and many insurance companies hold their underwriting manuals to be proprietary. An interview with an insurance agent in Washington, DC representing a national insurance company revealed that the presence of a "high hazard" property (which includes condemned properties) within forty feet of a solid masonry building and 100 feet of a non-masonry building would lead to a cancellation or non-renewal of an insurance policy.41

Poorer Quality of Life

Vacant properties degrade quality of life for remaining residents. Genesee County Treasurer Daniel T. Kildee tells the story of a Flint resident. "I met a woman who bought her house a decade ago, so proud to be a new homeowner. She took good care of her home and her family, and has seen the properties on both sides of her home burn and sit abandoned for many years. Finally under our program (see From the State House to Your House on page 8), we took control of the adjacent properties and have scheduled them for demolition and to transfer to her as part of our side-lot program. Sadly, our program was not in place for many years as she watched the neighborhood slowly slip away. This is a woman that saw her single greatest financial investment become valueless – not due to the condition of her home, but due to the neglect of the property that surrounds her. She only had two choices: stay and maintain her home and make her mortgage payments, or abandon the property and ruin her credit and her home. That is a story that has repeated itself in our community a thousand times over, with a far less happy ending."42 With abandoned buildings comes social fragmentation. Individuals who live in communities with an increasing number of vacant buildings begin to feel isolated, weakening the community as a whole. A large number of vacant buildings in a neighborhood symbolizes that no one cares, increasing the likelihood that property values will continue to decline and that further abandonment will set in. In the case of vacant properties, the problem is out in the open, for all to see. The aesthetic impact of abandoned properties, while not easily quantified in dollars, is another cost.

The Spiral of Blight: The Cumulative Impact of Vacant Property

The costs imposed by a single vacant building are not contained. If left alone, that building can trigger a costly spiral of blight. With each arson or lot filling up with garbage comes further incentive for the remaining residents and businesses to flee. To stem these problems it is important for municipalities to address the issue early.in renewing the urban landscape: The Dilemma of Vacant Housing, the authors describe the issue of vacant and abandoned property as a self-feeding problem. "In blighted neighborhoods that adjoin abandoned ones, existing homeowners face stagnating or declining property values. Unscrupulous real estate agents play on these fears by inducing existing residents to sell cheaply in order to maximize profits at the expense of incoming families. Although this property is still generating revenues for the city, the combination of high resale prices and high tax rates discourage maintenance of such structures. In this way, communities in transition start to look shabby and run-down. Businesses see their profits dwindle and are unlikely to remain in such locales."43 Part of the reason abandonment becomes contagious is that "it

makes it harder for people to sell their homes or because it leads banks to lower appraisals or deny loans entirely on blocks with abandoned properties."44

STORM WATER MANAGEMENT-MITIGATION: Any new development, be it a single building, or a large development or redevelopment, such as is proposed for the Redevelopment Area, it is required by the City of Joplin, as it is by most all cities, to manage the storm water runoff from the impervious surfaces created by the development, this entails roof surface as well as concrete and pavement surfaces. Such impervious surfaces will escalate and increase the amount of storm water runoff from the individual property, sine the impervious surfaces created by development prevents the storm water from being absorbed into the soil. The runoff must be managed so as not to increase the storm water runoff on the neighboring properties. A description of storm water runoff and the effect it has on the environment is provided below, a reprint from an informational brochure provide by the Corp of Engineers. The usual process is to construct individual storm water basins, or regional storm water basins to catch and hold the storm water to allow the runoff to either evaporate or allow the runoff to be managed and runoff more slowly into the area storm water sewers, either installed piping or surface ditches. The City, under its regulatory authority will allow for regional storm water basins, underground storm water storage, or even buying out the obligation of installing a storm water basin or control, and contributing to a pool of funds which the City would use the funds to control regional storm water. The proposed Redevelopment Area is within a unique situation. It is located within the drainage area of a stream or streams, which are regulated by the Corp of Engineers. These streams arte called "blue-line streams" by the Corp, since they show up on USGS maps as "blue lines". The Corp of Engineers have regulatory authority over these streams, not to just regulate storm water control, but to preserve the natural streams. Their mission and authority is to preserve and restore urban natural streams and wildlife areas, thus the Corp of Engineers Authority will supersede the authority of the City and regulate the storm water runoff so as to protect the streams. Within the proposed Redevelopment Area there exist the basin of a stream and tributaries that are part of a stream which starts to the far eastern part of the City and runs into a massive stream system within the City and ultimately empties into Shoal Creek. Several arteries of the streams runs within the City. A general map of these streams are provide below for the general Redevelopment Area. The mission and legal obligation of the Corp of Engineers is to preserve the natural stream and restore it, under the "Clean Water Act", including wildlife and vegetation. The Corp of Engineer requires that a 'Mitigation" plan be prepared and submitted for their review and approval of how the stream will be preserve and restored, which includes how the storm water will be managed in the Area, how the stream will be restored, and how the natural habitat will be restored and preserved. Other regulatory agencies, such as the Missouri Department of Natural Recourses and the City will be entitled to review and comment upon the Mitigation Plan, but the Corp of Engineers will have full regulatory authority. Once the Plan has been reviewed and approve, which takes an estimated one year, the Corp will issue a permit to the Developer, granting a period of time to complete the Mitigation Plan. The proposed Developer, RKS Development, LLC, has submitted a mitigation plan to the Corp of Engineers. The Corp has conducted some review, but have not yet approved the mitigation plan submitted. The estimated cost of the mitigation plan is a minimum of $4 million, which is only the direct cost of stream improvements and not the infrastructure to collect and control the storm water. Much of the other storm water cost are included in other cost, such as excavation and site cost.

EGIS, Inc. – Environmental Consulting 314 South Main Street ■ Bentonville, AR 72712
(479) 271-9252 ■ (800) 718-2492 ■ (479) 271-8627 (fax)
www.EgisEnv.com

Aerial Photography

Airport Expansion Studies, EDDA

Alternative Analyses

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GPS Survey & Mapping

Indoor Air Quality

Mitigation

Mr. Kuehn;

Please find the attached map that illustrates four streams located on the 34th Street Development area (Streams 1, 2, 3 and 4). These streams have been verified by the Corps of Engineers to be within their jurisdiction. Attached is also a jurisdictional determination letter from the Corps of Engineers addressing that these streams are considered jurisdictional. We are in the middle of the Section 404 permit process *regarding a request for a permit to impact about 3360 linear feet of these low quality* streams to be able to develop the site as planned. This is following the Corps sequencing process of avoidance, minimization and compensation (mitigation). It is anticipated that mitigation will be required to place 3360 linear feet of stream into underground piping system. To mitigate this impact a mitigation plan has been developed that will involve enhancement of approximately 1300 feet of stream on site and 6700 feet of adjacent stream located downstream of the development site. Cost estimates of the stream mitigation work have been estimated at roughly $2.5 to $3.5 million.

Sincerely,

Manuel Barnes, PWS
EGIS



BLUE-LINE" STREAM MAP OF REDEVELOPMENT AREA

DEPARTMENT OF THE ARMY
LITTLE ROCK DISTRICT, CORPS OF ENGINEERS
POST OFFICE BOX 867
LITTLE ROCK, ARKANSAS 72203-0867
www.swl.usace.army.mil/

December 10, 2013

Regulatory Division

FILE No. **SWL-2013-00312**

Mr. Manuel Barnes
EGIS, Inc.
314 South Main
Bentonville, Arkansas 72712

Dear Mr. Barnes:

Please refer to your letter of August 16, 2013 , concerning a waters of the United States determination of a development known as the 34th street project, in sections 22 and 23, T. 27 N., R. 33 W., Joplin, Newton County, Missouri. This letter will provide information on the extent of the waters of the United States, including wetlands, on the property and the Department of the Army permit requirements pursuant to Section 404 of the Clean Water Act (33 U.S. Code 1344).

My site inspection revealed that the property may contain areas that meet the definition of wetlands and waters of the United States, as determined by the 1987 Corps of Engineers Wetlands Delineation Manual and Regional Supplements, appropriate guidance, and Department of the Army regulations. Approximately 5,318 linear feet of stream were identified. No wetlands were observed onsite. The approximate location of these areas is shown on the enclosed map of the site.

This letter contains an Approved Jurisdictional Determination for your subject site. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 Code of Federal Regulations (CFR) Part 331. Enclosed you will find a Notification of Appeals Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA for to the Southwestern Division Office at the following address:

Mr. Elliott Carman
Administrative Appeals Review Officer (CESWD-PD-O)
U.S. Army Corps of Engineers
1100 Commerce Street, Suite 831
Dallas , Texas 75242-1317

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete; that it meets the criteria for appeal under 33 CFR part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP.

It is not necessary to submit an RFA form to the Division Office if you do not object to the determination in this letter.

This approved jurisdictional determination is valid for a period of 5 years from the date of this letter unless new information warrants revision of the determination before the expiration date.

Please be advised that the discharge of dredged or fill material in waters of the United States, including wetlands, requires a Department of the Army permit prior to beginning work in most situations. A permit is required pursuant to Section 404 of the Clean Water Act and Corps of Engineers implementing regulations, 33 Code of Federal Regulations (CFR) 320 - 332. The clearing of wetlands with mechanized equipment; landleveling; construction of ditches, dikes, and dams; placement of fill to raise the elevation of a site; and stabilization of banks are examples of activities that routinely require a permit. All of these activities involve the discharge of dredged or fill material in waters of the United States.

This determination has been conducted to identify the limits of the Corps Clean Water Act jurisdiction for the particular site identified in this request.

Your cooperation in the Regulatory Program is appreciated. If you have any questions, please contact me at (501) 324-5295 and refer to No. **SWL-2013-00312.**

Sincerely,

Lisa Boyle
Project Manager

Enclosures

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

cc:
Table Rock PO, w/cy dwgs
Ch, Regulatory Enf, w/cy dwgs

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: **RKS Development, LLC**	File Number: **2013-00312**	Date: **10-Dec-13**
Attached is:		See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
	PERMIT DENIAL	C
✓	APPROVED JURISDICTIONAL DETERMINATION	D
	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/CECW/Pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT		
REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)		
ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.		
POINT OF CONTACT FOR QUESTIONS OR INFORMATION:		
If you have questions regarding this decision and/or the appeal process you may contact: Lisa Boyle 501-324-5295	If you only have questions regarding the appeal process you may also contact: Mr. Elliott Carman Administrative Appeals Review Officer (CESWD-PD-O) U.S. Army Corps of Engineers 1100 Commerce Street, Suite 831 Dallas , Texas 75242-1317 469-487-7061	
RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.		
_____ Signature of appellant or agent.	Date:	Telephone number:

APPROVED JURISDICTIONAL DETERMINATION FORM
U.S. Army Corps of Engineers

This form should be completed by following the instructions provided in Section IV of the JD Form Instructional Guidebook.

SECTION I: BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): August 16, 2013

B. DISTRICT OFFICE, FILE NAME, AND NUMBER: SWL, Development – 52 acres – Joplin, MO – Hwy 43 b/t 34th and 41st streets, 2013-00312

C. PROJECT LOCATION AND BACKGROUND INFORMATION:

State: Missouri County/parish/borough: Newton City: Joplin
Center coordinates of site (lat/long in degree decimal format): Lat. 37.04717°, Long. -94.51522°
Universal Transverse Mercator: 4101178 Northing, 365261 Easting
Name of nearest waterbody: Unnamed tributary to Shoal Creek
Name of nearest Traditional Navigable Water (TNW) into which the aquatic resource flows: Grand (Neosho) River
Name of watershed or Hydrologic Unit Code (HUC): 11070207

☑ Check if map/diagram of review area and/or potential jurisdictional areas is/are available upon request.

☐ Check if other sites (e.g., offsite mitigation sites, disposal sites, etc…) are associated with this action and are recorded on a different JD form

D. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

☑ Office (Desk) Determination. Date: October 17, 2013

☑ Field Determination. Date(s): July 9-10, 2013 (EGIS, Inc.)

SECTION II: SUMMARY OF FINDINGS

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.
There are no "*navigable waters of the U.S.*" within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area. [*Required*]

☐ Waters subject to the ebb and flow of the tide.

☐ Waters are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce. Explain:

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.
There are "*waters of the U.S.*" within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area. ***[Required]***

1. Waters of the U.S.
a. Indicate presence of waters of U.S. in review area (check all that apply): [1]

☐ TNWs, including territorial seas

☐ Wetlands adjacent to TNWs

☑ Relatively permanent waters[2] (RPWs) that flow directly or indirectly into TNWs

☑ Non-RPWs that flow directly or indirectly into TNWs

☐ Wetlands directly abutting RPWs that flow directly or indirectly into TNWs

☐ Wetlands adjacent to but not directly abutting RPWs that flow directly or indirectly into TNWs

☐ Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs

☐ Impoundments of jurisdictional waters

☐ Isolated (interstate or intrastate) waters, including isolated wetlands

b. Identify (estimate) size of waters of the U.S. in the review area:
Non-wetland waters: 5,318 linear feet: varies from 1.5 ft (stream 4) to 12 ft (stream 1) width (ft) and/or acres.
Wetlands: acres.

c. Limits (boundaries) of jurisdiction based on: Established by OHWM

Elevation of established OHWM (if known):

2. Non-regulated waters/wetlands (check if applicable):[3]

☐ Potentially jurisdictional waters and/or wetlands were assessed within the review area and determined to be not jurisdictional. Explain:

[1] Boxes checked below shall be supported by completing the appropriate sections in Section III below.
[2] For purposes of this form, an RPW is defined as a tributary that is not a TNW and that typically flows year-round or has continuous flow at least "seasonally" (e.g., typically 3 months).
[3] Supporting documentation is presented in Section III.F.

SECTION III: CWA ANALYSIS

A. TNWs AND WETLANDS ADJACENT TO TNWs

Tributary properties with respect to top of bank (estimate):
Average width: 12 feet (Stream 1), 6 feet (Stream 2), 3.5 feet (Stream 3), 1.5 feet (Stream 4)
Average depth: 1.9 feet (Stream 1), 1 feet (Stream 2), 1 feet (Stream 3), 0.7 feet (Stream 4)
Average side slopes:

Primary tributary substrate composition (check all that apply):

☑ Silts	☑ Sands	☐ Concrete
☐ Cobbles	☑ Gravel	☐ Muck
☑ Bedrock	☐ Vegetation. Type/% cover:	
☐ Other. Explain:		

Tributary condition/stability [e.g., highly eroding, sloughing banks]. Explain: moderately stable
Presence of run/riffle/pool complexes. Explain: Most of the aquatic features onsite were dry, so it was difficult to tell if riffle/run/pool complexes are present.
Tributary geometry: Relatively Straight
Tributary gradient (approximate average slope): %

(c) Flow:

Tributary provides for: Intermittent but not Seasonal Flow ; Stream 4 provides for ephemeral flow.
Estimate average number of flow events in review area/year:
Describe flow regime: shallow concentrated flow to channel flow
Other information on duration and volume: Streams 1, 2 and 3 are described as intermittent streams, whereas Stream 4 is defined as an ephemeral stream.
Surface flow is: Confined Characteristics: Water body is incised in the ground.
Subsurface flow: Unknown Explain findings:
☐ Dye (or other) test performed:

Tributary has (check all that apply):
☑ Bed and banks
☑ OHWM[6] (check all indicators that apply):

☑ clear, natural line impressed on the bank	☐ the presence of litter and debris
☐ changes in the character of soil	☑ destruction of terrestrial vegetation
☐ shelving	☐ the presence of wrack line
☐ vegetation matted down, bent, or absent	☑ sediment sorting
☐ leaf litter disturbed or washed away	☐ scour
☐ sediment deposition	☐ multiple observed or predicted flow events
☐ water staining	☐ abrupt change in plant community
☐ other (list):	

☐ Discontinuous OHWM.[7] Explain:

If factors other than the OHWM were used to determine lateral extent of CWA jurisdiction (check all that apply):

☐ High Tide Line indicated by:	☐ Mean High Water Mark indicated by:
☐ oil or scum line along shore objects	☐ survey to available datum;
☐ fine shell or debris deposits (foreshore)	☐ physical markings;
☐ physical markings/characteristics	☐ vegetation lines/changes in vegetation types.
☐ tidal gauges	
☐ other (list):	

(iii) Chemical Characteristics:
Characterize tributary (e.g., water color is clear, discolored, oily film; water quality; general watershed characteristics, etc.).
Explain: Where water was present, water appeared clear. Though the property boundary in this jurisdictional determination is undeveloped and generally wooded, the rest of the drainage basin is heavily developed, including a hospital, commercial areas, and residential areas.
Identify specific pollutants, if known: Shoal Creek is on Missouri's 2012 303d list for *E. coli*.

[6]A natural or man-made discontinuity in the OHWM does not necessarily sever jurisdiction (e.g., where the stream temporarily flows underground, or where the OHWM has been removed by development or agricultural practices). Where there is a break in the OHWM that is unrelated to the waterbody's flow regime (e.g., flow over a rock outcrop or through a culvert), the agencies will look for indicators of flow above and below the break.
[7]Ibid.

(iv) Biological Characteristics. Channel supports (check all that apply):

- ☑ Riparian corridor. Characteristics (type, average width): Much of the stream length is partially to fully shaded, with grass, shrubs, vines and trees composing the riparian zone. However, a sewer line follows much of Stream 1 on one side, reducing or eliminating the riparian buffer on that side.
- ☐ Wetland fringe. Characteristics:
- ☐ Habitat for:
  - ☐ Federally Listed species. Explain findings:
  - ☐ Fish/spawn areas. Explain findings:
  - ☐ Other environmentally-sensitive species. Explain findings:
  - ☐ Aquatic/wildlife diversity. Explain findings:

2. Characteristics of wetlands adjacent to non-TNW that flow directly or indirectly into TNW

(i) Physical Characteristics:

(a) General Wetland Characteristics:
Properties:
Wetland size: acres
Wetland type. Explain:
Wetland quality. Explain:
Project wetlands cross or serve as state boundaries. Explain:

(b) General Flow Relationship with Non-TNW:
Flow is: Explain:

Surface flow is:
Characteristics:

Subsurface flow: Explain findings:
- ☐ Dye (or other) test performed:

(c) Wetland Adjacency Determination with Non-TNW:
- ☐ Directly abutting
- ☐ Not directly abutting
  - ☐ Discrete wetland hydrologic connection. Explain:
  - ☐ Ecological connection. Explain:
  - ☐ Separated by berm/barrier. Explain:

(d) Proximity (Relationship) to TNW
Project wetlands are river miles from TNW.
Project waters are aerial (straight) miles from TNW.
Flow is from:
Estimate approximate location of wetland as within the floodplain.

(ii) Chemical Characteristics:
Characterize wetland system (e.g., water color is clear, brown, oil film on surface; water quality; general watershed characteristics; etc.). Explain:
Identify specific pollutants, if known:

(iii) Biological Characteristics. Wetland supports (check all that apply):
- ☐ Riparian buffer. Characteristics (type, average width):
- ☐ Vegetation type/percent cover. Explain:
- ☐ Habitat for:
  - ☐ Federally Listed species. Explain findings:
  - ☐ Fish/spawn areas. Explain findings:
  - ☐ Other environmentally-sensitive species. Explain findings:
  - ☐ Aquatic/wildlife diversity. Explain findings:

3. Characteristics of all wetlands adjacent to the tributary (if any)
All wetland(s) being considered in the cumulative analysis:
Approximately () acres in total are being considered in the cumulative analysis.

For each wetland, specify the following:

Directly abuts? (Y/N)	Size (in acres)	Directly abuts? (Y/N)	Size (in acres)

Summarize overall biological, chemical and physical functions being performed:

C. SIGNIFICANT NEXUS DETERMINATION

A significant nexus analysis will assess the flow characteristics and functions of the tributary itself and the functions performed by any wetlands adjacent to the tributary to determine if they significantly affect the chemical, physical, and biological integrity of a TNW. For each of the following situations, a significant nexus exists if the tributary, in combination with all of its adjacent wetlands, has more than a speculative or insubstantial effect on the chemical, physical and/or biological integrity of a TNW. Considerations when evaluating significant nexus include, but are not limited to the volume, duration, and frequency of the flow of water in the tributary and its proximity to a TNW, and the functions performed by the tributary and all its adjacent wetlands. It is not appropriate to determine significant nexus based solely on any specific threshold of distance (e.g. between a tributary and its adjacent wetland or between a tributary and the TNW). Similarly, the fact an adjacent wetland lies within or outside of a floodplain is not solely determinative of significant nexus.

Draw connections between the features documented and the effects on the TNW, as identified in the *Rapanos* Guidance and discussed in the Instructional Guidebook. Factors to consider include, for example:

- Does the tributary, in combination with its adjacent wetlands (if any), have the capacity to carry pollutants or flood waters to TNWs, or to reduce the amount of pollutants or flood waters reaching a TNW?
- Does the tributary, in combination with its adjacent wetlands (if any), provide habitat and lifecycle support functions for fish and other species, such as feeding, nesting, spawning, or rearing young for species that are present in the TNW?
- Does the tributary, in combination with its adjacent wetlands (if any), have the capacity to transfer nutrients and organic carbon that support downstream foodwebs?
- Does the tributary, in combination with its adjacent wetlands (if any), have other relationships to the physical, chemical, or biological integrity of the TNW?

Note: the above list of considerations is not inclusive and other functions observed or known to occur should be documented below:

1. **Significant nexus findings for non-RPW that has no adjacent wetlands and flows directly or indirectly into TNWs.** Explain findings of presence or absence of significant nexus below, based on the tributary itself, then go to Section III.D: The drainage area of the non-RPW, Stream 4, includes a residential area, multiple roads, and a church. According to Dr. Jane Frankenberger at Purdue University, "In urban areas, pet wastes can be washed off streets and other impervious surfaces and flow through storm drains directly to lakes and streams," potentially creating a source for *E. coli* and other bacteria. Runoff from the roads and residential lawns may carry pollutants to the stream. Likewise, runoff from residential lawns can carry nutrients, and fallen leaves and branches may provide organic carbon that contributes to downstream foodwebs.

2. **Significant nexus findings for non-RPW and its adjacent wetlands, where the non-RPW flows directly or indirectly into TNWs.** Explain findings of presence or absence of significant nexus below, based on the tributary in combination with all of its adjacent wetlands, then go to Section III.D:

3. **Significant nexus findings for wetlands adjacent to an RPW but that do not directly abut the RPW.** Explain findings of presence or absence of significant nexus below, based on the tributary in combination with all of its adjacent wetlands, then go to Section III.D:

D. DETERMINATIONS OF JURISDICTIONAL FINDINGS. THE SUBJECT WATERS/WETLANDS ARE (CHECK ALL THAT APPLY):

1. **TNWs and Adjacent Wetlands.** Check all that apply and provide size estimates in review area:
   - ☐ TNWs: linear feet width (ft), Or, acres.
   - ☐ Wetlands adjacent to TNWs: acres.

2. **RPWs that flow directly or indirectly into TNWs.**
   - ☐ Tributaries of TNWs where tributaries typically flow year-round are jurisdictional. Provide data and rationale indicating that tributary is perennial: .
   - ☑ Tributaries of TNW where tributaries have continuous flow "seasonally" (e.g., typically three months each year) are jurisdictional. Data supporting this conclusion is provided at Section III.B. Provide rationale indicating that tributary flows seasonally: USGS has designated Stream 1 on this project site as intermittent. Field observations by EGIS, Inc. on July 9 and 10, 2013, indicate that Streams 1, 2 and 3 are likely intermittent.

   Provide estimates for jurisdictional waters in the review area (check all that apply):
   Tributary waters: Stream 1 - 3,462 linear feet 12 width (ft).
   ☑ Stream 2 - 1,174 linear feet 6 width (ft).
   Stream 3 - 291 linear feet 3.5 width (ft).

F. NON-JURISDICTIONAL WATERS, INCLUDING WETLANDS (CHECK ALL THAT APPLY):

- ☐ If potential wetlands were assessed within the review area, these areas did not meet the criteria in the 1987 Corps of Engineers Wetland Delineation Manual and/or appropriate Regional Supplements.
- ☐ Review area included isolated waters with no substantial nexus to interstate (or foreign) commerce.
  - ☐ Prior to the Jan 2001 Supreme Court decision in "*SWANCC*," the review area would have been regulated based solely on the "Migratory Bird Rule" (MBR).
- ☐ Waters do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction. Explain:
- ☐ Other: (explain, if not covered above):

Provide acreage estimates for non-jurisdictional waters in the review area, where the sole potential basis of jurisdiction is the MBR factors (i.e., presence of migratory birds, presence of endangered species, use of water for irrigated agriculture), using best professional judgment (check all that apply):

- ☐ Non-wetland waters (i.e., rivers, streams): linear feet width (ft).
- ☐ Lakes/ponds: acres.
- ☐ Other non-wetland waters: acres. List type of aquatic resource: .
- ☐ Wetlands: acres.

Provide acreage estimates for non-jurisdictional waters in the review area that do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction (check all that apply):

- ☐ Non-wetland waters (i.e., rivers, streams): linear feet width (ft).
- ☐ Lakes/ponds: acres.
- ☐ Other non-wetland waters: acres. List type of aquatic resource: .
- ☐ Wetlands: acres.

SECTION IV: DATA SOURCES.

A. SUPPORTING DATA. Data reviewed for JD (check all that apply - checked items shall be included in case file and, where checked and requested, appropriately reference sources below):

- ☑ Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: see hard copy file
- ☑ Data sheets prepared/submitted by or on behalf of the applicant/consultant.
  - ☑ Office concurs with data sheets/delineation report.
  - ☐ Office does not concur with data sheets/delineation report.
- ☐ Data sheets prepared by the Corps:
- ☐ Corps navigable waters' study:
- ☑ U.S. Geological Survey Hydrologic Atlas:
  - ☑ USGS NHD data.
  - ☐ USGS 8 and 12 digit HUC maps.
- ☑ U.S. Geological Survey map(s). Cite scale & quad name: 1:24K Joplin West
- ☑ USDA Natural Resources Conservation Service Soil Survey. Citation: Missouri_Soils
- ☑ National wetlands inventory map(s). Cite name: National Wetlands Inventory
- ☐ State/Local wetland inventory map(s):
- ☑ FEMA/FIRM maps: Newton County S_Fld_Haz_Ar.shp
- ☐ 100-year Floodplain Elevation is: (National Geodectic Vertical Datum of 1929)
- ☑ Photographs: ☑ Aerial (Name & Date): Bing Maps Hybrid accessed October 23, 2013
  - ☐ or ☐ Other (Name & Date):
- ☐ Previous determination(s). File no. and date of response letter:
- ☐ Applicable/supporting case law:
- ☐ Applicable/supporting scientific literature:
- ☐ Other information (please specify):

B. ADDITIONAL COMMENTS TO SUPPORT JD: Four streams are present on this property. Streams 1-3 are classified as intermittent, and Stream 4 is ephemeral. Soils information indicates that all soils are upland soils, and do not contain hydric inclusions. The National Wetland Inventory supported this. This area is well above a FEMA-designated floodplain.

☐ Other non-wetland waters: acres.
Identify type(s) of waters:

3. **Non-RPWs[8] that flow directly or indirectly into TNWs.**
☑ Waterbody that is not a TNW or an RPW, but flows directly or indirectly into a TNW, and it has a significant nexus with a TNW is jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide estimates for jurisdictional waters within the review area (check all that apply):
☑ Tributary waters: Stream 4 - 391 linear feet 1.5 width (ft).
☐ Other non-wetland waters: acres.
Identify type(s) of waters:

4. **Wetlands directly abutting an RPW that flow directly or indirectly into TNWs.**
☐ Wetlands directly abut RPW and thus are jurisdictional as adjacent wetlands.
☐ Wetlands directly abutting an RPW where tributaries typically flow year-round. Provide data and rationale indicating that tributary is perennial in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW:

☐ Wetlands directly abutting an RPW where tributaries typically flow "seasonally." Provide data indicating that tributary is seasonal in Section III.B and rationale in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW:

Provide acreage estimates for jurisdictional wetlands in the review area: acres.

5. **Wetlands adjacent to but not directly abutting an RPW that flow directly or indirectly into TNWs.**
☐ Wetlands that do not directly abut an RPW, but when considered in combination with the tributary to which they are adjacent and with similarly situated adjacent wetlands, have a significant nexus with a TNW are jurisidictional. Data supporting this conclusion is provided at Section III.C.

Provide acreage estimates for jurisdictional wetlands in the review area: acres.

6. **Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs.**
☐ Wetlands adjacent to such waters, and have when considered in combination with the tributary to which they are adjacent and with similarly situated adjacent wetlands, have a significant nexus with a TNW are jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide estimates for jurisdictional wetlands in the review area: acres.

7. **Impoundments of jurisdictional waters.[9]**
As a general rule, the impoundment of a jurisdictional tributary remains jurisdictional.
☐ Demonstrate that impoundment was created from "waters of the U.S.," or
☐ Demonstrate that water meets the criteria for one of the categories presented above (1-6), or
☐ Demonstrate that water is isolated with a nexus to commerce (see E below).

E. ISOLATED [INTERSTATE OR INTRA-STATE] WATERS, INCLUDING ISOLATED WETLANDS, THE USE, DEGRADATION OR DESTRUCTION OF WHICH COULD AFFECT INTERSTATE COMMERCE, INCLUDING ANY SUCH WATERS (CHECK ALL THAT APPLY):[10]
☐ which are or could be used by interstate or foreign travelers for recreational or other purposes.
☐ from which fish or shellfish are or could be taken and sold in interstate or foreign commerce.
☐ which are or could be used for industrial purposes by industries in interstate commerce.
☐ Interstate isolated waters. Explain:
☐ Other factors. Explain:

Identify water body and summarize rationale supporting determination:

Provide estimates for jurisdictional waters in the review area (check all that apply):
☐ Tributary waters: linear feet width (ft).
☐ Other non-wetland waters: acres.
Identify type(s) of waters:
☐ Wetlands: acres.

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[8] See Footnote # 3.
[9] To complete the analysis refer to the key in Section III.D.6 of the Instructional Guidebook.
[10] Prior to asserting or declining CWA jurisdiction based solely on this category, Corps Districts will elevate the action to Corps and EPA HQ for review consistent with the process described in the Corps/EPA *Memorandum Regarding CWA Act Jurisdiction Following Rapanos.*

What is Storm water Runoff?
Storm water runoff occurs when precipitation from rain or snowmelt flows over the ground. Impervious surfaces like driveways, sidewalks, and streets prevent storm water runoff from naturally soaking into the ground.
Why is storm water runoff a problem?

Lisa Boyle
Project Manager

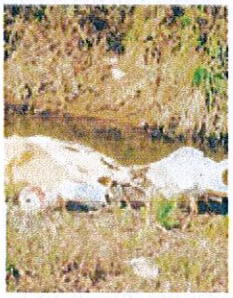
October 24, 2013
Date

Storm water can pick up debris, chemicals, dirt, and other pollutants and flow into a storm sewer system or directly to a lake, stream, river, wetland, or coastal water. Anything that enters a storm sewer system is discharged untreated into the waterbodies we use for swimming, fishing and providing drinking water.

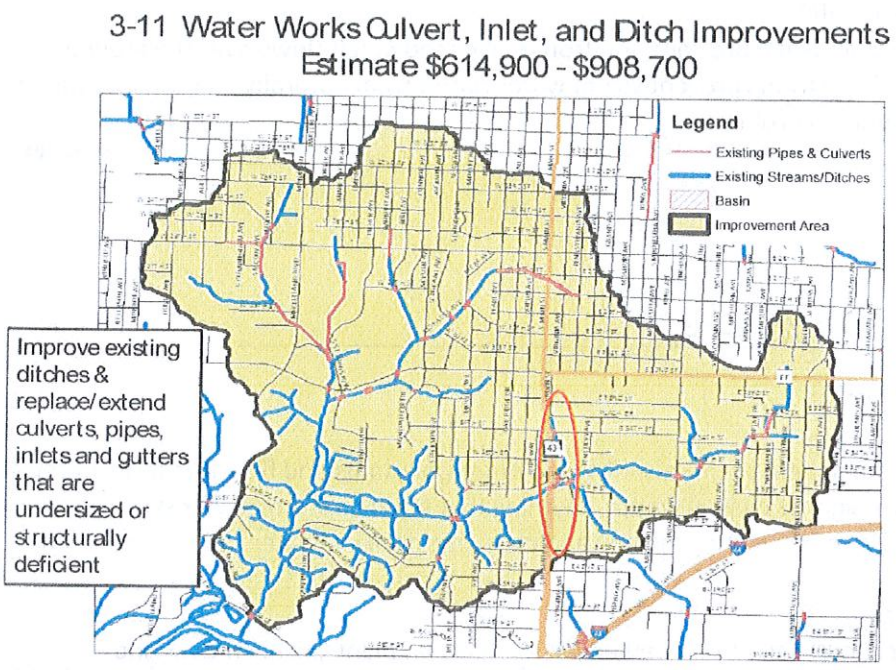
The effects of pollution
Polluted storm water runoff can have many adverse effects on plants, fish, animals and people.



Sediment can cloud the water and make it difficult or impossible for aquatic plants to grown. Sediment also can destroy aquatic habitats.
Excess nutrients can cause algae blooms. When algae die, they sink to the bottom and decompose in a process that removes oxygen from the water. Fish and other aquatic organisms can't exist in water with low dissolved oxygen levels.
Bacteria and other pathogens can wash into swimming areas and create health hazards, often making beach closures necessary.
Debris - plastic bags, six-pack rings, bottles, and cigarette butts - washed into waterbodies can choke, suffocate, or disable aquatic life like ducks, fish, turtles, and birds.



Household hazardous wastes like insecticides, pesticides, paint, solvents, used motor oil, and other auto fluids can poison aquatic life. Land animals and people can become sick from eating diseased fish and shellfish or ingesting polluted water.
Polluted storm water often affects drinking water sources. This, in turn, can affect human health and increase drinking water treatment costs.

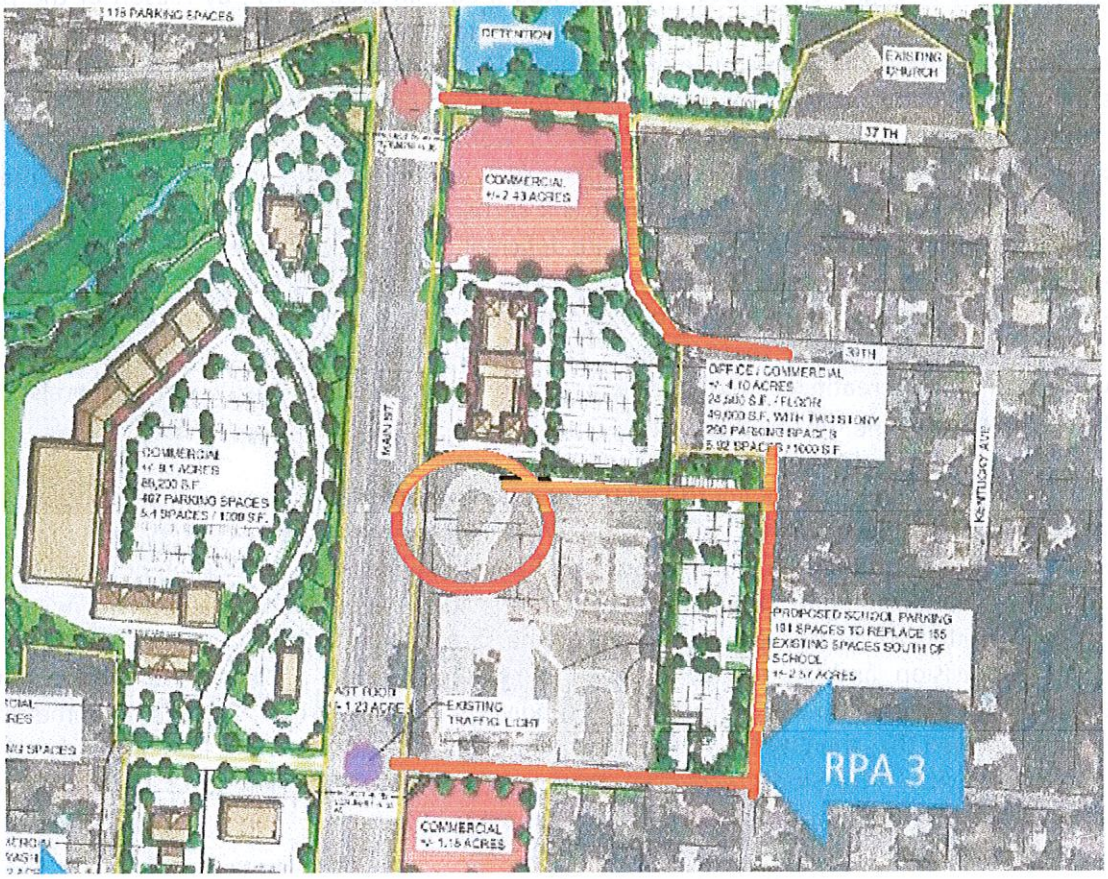


MAP FROM THE CITY OF JOPLIN'S STORM WATER MANAGEMENT PLAN
RED CIRCLE REFLECTS THE GENERAL LOCATION OF THE REDEVELOPMENT AREA

TRANSPORTATION IMPROVEMENTS:

MAIN STREET: As previously discussed, Mercy Hospital will be completed with the construction of their new facility and open in the spring of 2015. The opening of the facility will affect and increase traffic flow in the area. It is uncertain what the exact effect on traffic will be until the Hospital opens and the development patterns of the Area are established, however, a study was done by the Joplin Area Transportation Study Organization (JATSO), which is comprised of the City, County, and other transportation organizations. The Study was completed in July of 2013 by CJW Transportation Consultants, LLC of Springfield, MO. The study reviewed the impact of the new Hospital and the impact upon existing roads and streets in the Area. Based on the study report Main Street north of 50th Street will have an increase traffic of an estimated 2,000 to 8,000 cars per day. The lower amount is just the hospital and the higher amount is with significant development in the area. Currently the traffic volume on Main Street ranges from 17,500 cars per day, as previously outlined in at the beginning of this Blight Study. The Hospital, plus new development in the Area will increase traffic from 12% to 46%. This increased traffic will affect the quality of the usage of the existing street system. The areas east and west of Main Street are residential areas that have significant population, and the transportation artery system relies upon Main Street to be the main collector route of residents from within this residential area. Any increase of traffic on Main Street will affect the quality of service, or the ability to access Main Street from the arteries leading to Main Street. Currently there is only one traffic light between 32nd Street and I-44, it is located at 41st Street to serve Stapleton Elementary School. As traffic increases it will affect the ability to turn onto Main Street from 33rd, 34th, 35th, 36th, 39th, 43rd, and 44th Street, since traffic volumes will slow the ability to access Main. The Redevelopment Plan calls for, and plans, new traffic lights at 34th and 37th Street, which will increase the lighted intersections for residents to access Main from a safe point.

SCHOOL TRAFFIC: Currently all School Buses that use the access point of the buses at Main Street, just north of the 41st Street light, the buses can only access Main Street by using the circle drive and turning back onto Main Street. The bus driveway has a very significant grade for buses to navigate. During icy or slick times it creates a dangerous drive to navigate by the bus drivers, both to turn into, and to drive out of. It is proposed under the Redevelopment Plan to create an access point for the buses to accesses Pennsylvania Avenue, which will then allow buses to access either 41st or a new lighted intersection at 37th Street.



SITE PLAN SHOWING NEW SCHOOL BUS ACCESS TO MAIN STREET
RED CIRCLE HIGHLIGHTS BUS CIRCLE DRIVE
RED LINES REFLECT NEW LIGHTED BUS ACCESS POINTS TO MAIN STREET

DANGEROUS PEDESTRIAN CROSSING: Currently, the School parking lot is located south of 41st Street, while the School buildings are north of 41st Street, This causes anyone parking in the parking lot to cross 41st Street to access the School. There ae no lighted pedestrian crossings on 41st. There have been accidents in the past whereby pedestrians have been hit by cars, according to School officials. The parking lot accommodates mostly teachers and employees. Most of the pedestrian traffic is generated when school starts and end, thus the peak traffic times for 41st Street as people are leaving the parking lot and parents are picking up their children. The Development proposes to create a new parking lot lying east of the School and west of Pennsylvania Avenue, thus allowing all patrons that park in the parking lot to access the School buildings without crossing any street.

GENERAL TRAFFIC FLOW: As previously illustrated, the increase in traffic caused by the Hospital will cause increased traffic congestion and slow the access to Main Street for the area residents. While two new traffic lights are planned at 34th and 37th Street, additional interior streets or upgrades are planned to allow for access to these new lights. Improvements or extensions and upgrades to interior streets will be done, especially Virginia Avenue and 37th Street, which will allow traffic to be collected and directed to lighted intersection.

CONCLUSIONS & SUMMARY: Using the definition from the first page of this Study, which is a reprint of the State Statute 99.810 (1) the definition of Blight is provided. (1) "Blighted area", an area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, 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, morals, or welfare in its present condition and use; Based upon the current transportation improvements the increased traffic which will be imposed upon the area will create a quality and safety issue. It is not an if concerning the Hospital, it is a certainty that traffic will increase, the exact amount is not known, also the current transportation improvements are deficient for the School buses as defined in this report, whereby the School buses have only one access to Main Street, which is not lighted. Due to the size of the average lot or parcel, which is less than one acre in size the subdivision platting is deficient for a conversion to commercial use based on the industry normal lot or parcel size of 1 to 11/2 acre. Conditions within the area created by the vacant and obsolete housing provisions conditions creating a social liability and menace to the public health, safety, morals, or public welfare in the current conditions affecting the neighborhood.

The City Council is required under the TIF Act to find that the Redevelopment Area as a whole is blighted prior to making that determination: "The redevelopment area on the whole is a blighted area, a conservation area, or an economic development area, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing. Such a finding shall include, but not be limited to, a detailed description of the factors that qualify the redevelopment area or project pursuant to this subdivision and an affidavit, signed by the developer or developers and submitted with the redevelopment plan, attesting that the provisions of this subdivision have been met; " Based upon the documented facts provide herein it is believed that the City Council can and should find the Area as a whole is blighted under the definition provided under the TIF Act. The Study recognizes that not every parcel is blighted as defined under the Act, but conditions exist which contribute to the blighted conditions as a whole.

RESUME OF EXPERIENCE OF PRINCIPAL INVESTIGATOR
DARRELL GROSS

EDUCATION: BS Degrees in Political Science, Business Administration, Accounting, School of the Ozarks, Made the Dean's List for 3 of 4 years, graduated with a 3.7 GPA. Was student intern in Circuit City Manager training program for two-years. Graduate work in Public Administration and Economics, Southwest Missouri State University.

PROFESSIONAL EXPERIENCE:

- **Elected County Assessor of Taney County:** Undertook reassessment of County prior to State Mandated Reassessment.
- **Manufacturing Business:** Assisted Brother in building a boat trailer manufacturing company in Mountain Home, AR. Served as CFO and Sales Manager. Was with the company from the beginning and assisted the company through rapid growth. Brother sold the business for $5 million.
- **Director of Community & Economic Development:** Served a five county region in central Missouri through the Council of Local Governments. Assisted communities with economic development and community development issues and programs. Also served as Director of the regions Small Business Administration Certified Development Company, packaging and underwriting SBA 504 loan debentures.
- **Economic Development Loan Officer:** Served as loan officer for United Savings & Loan specializing in SBA, USDA, HUD, and other government backed loan programs. Served 27 branches.
- **Senior Vice President:** Served as Senior Vice President of commercial lending for Landmark Banks. Company had 64 branches in Missouri and Illinois. Was leading producer of commercial loans among all branches.
- **Adjunct Professor of Finance:** Served for 11 years as Adjunct Professor of Finance at Washington University Engineering Graduate School. Assisted the University in applying for a grant through the Department of Education for a special grant to develop a program to offer a joint degree in engineering and project management and finance. The concept was to train engineers in the area of project finance so as to broaden their skills and career opportunities. Program was renewed for ten years by the Department of Education. Developed and taught the finance classes for students. Students learned how to underwrite a project from various finance structures, including tax backed bonds, revenue bonds, and public/private partnerships through the program. During tenure graduated 75 students with a Masters degree in Project Management and Finance. Served on all Master's Thesis committees. Three of the graduates work at the World Bank as underwriters on public projects funded by the World Bank. This was a part time position and was done while operating a private consulting business.
- **Consulting Business:** Since 1989 has owned and operated Gross & Associates an economic development and real estate development consulting business. Has assisted various communities and private developers with economic development projects. Specializes in Tax Increment Financing, Special Taxing Districts, and other incentive programs. Specializes in rural or small town economic development projects and plans.

During the years of providing consulting services to governmental entities and to private developers has developed or assisted in the development of 28 TIF Plans or projects serving as financial advisor, and or drafting of plan. Has developed and be the advisor on the creation of 39 Community Improvement Districts and serves as operations advisor on 28. Have assisted as financial advisor on three Transportation Development Districts, serve as operations advisor on two. Have prepared three city comprehensive plans.

PROFESSIONAL DESIGNATIONS AND HONORS:

- Outstanding Young Men of America
- Certified Business Counselor
- Certified International Financier
- Outstanding International Business Leader
- Small Business Administration: Financial Advocate Award, State of Missouri
- Harry S. Truman Congressional Award

RPA-1 CURRENT PROPERTY OWNERS

EXHIBIT 5 PAGE 1

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
055022001001004000	0.26	GOODSON, ROBERT & DONNA	$17,120	RES	11,887	$90,105	$7.58
056023002001022000	0.325	COLE, MICHAEL B. & DONNA I.	$6,790	RES	14,178	$35,737	$2.52
056023002001023000	0.325	LEWIS, BERT G.	$9,540	RES	14,178	$50,211	$3.54
056023002001024000	0.326	LEGALLY BLONDE INVESTMENTS, LLC	$7,410	RES	14,178	$39,000	$2.75
056023002001025000	0.488	LOYD, KEVIN G.	$9,780	RES	20,891	$51,474	$2.46
056023002001026000	0.489	O'DELL, DION P.	$10,370	RES	199,130	$54,579	$0.27
056023002002021000	0.234	JUDD, MARK A.	$4,670	RES	377,095	$24,579	$0.07
056023002002022000	0.253	DEWEESE, CRYSTAL R.	$17,590	RES	10,200	$92,579	$9.08
056023002002023000	0.882	HECKMASTER, STEVE & DIANA & STEVEN	$28,100	RES	115,750	$147,895	$1.28
056023002002024000	0.253	DENNIS, JEFFREY SCOTT & D'ANN	$13,850	RES	11,040	$72,895	$6.60
056023002002025000	0.172	FISHER, LINDSEY	$11,140	RES	7,493	$58,632	$7.82
056023002005008000	0.333	DOKE, LAVONNE LEEANNE	$16,600	RES	14,500	$87,368	$6.03
056023002005009000	0.666	RUARK, DENNIS L. & MARY JANE	$36,420	RES	25,725	$191,684	$7.45
056023002005010000	0.563	JOPLIN CITY	$0	TAX EXEMPT	45,738	$0	$0.00
056023002005011000	0.22	GILSTRAP, DOROTHY J.	$9,750	RES	9,685	$51,316	$5.30
TOTAL PROJECT 1	**5.789**		**$199,130**		**891,668**	**$1,048,053**	**$1.18**
		SUMMARY BY CLASSIFICATION RPA-1					
RESIDENTIAL	**5.226**		**$199,130**		**845,930**	**$1,048,053**	**$1.24**
TAX EXEMPT	**0.563**		**0**		**45,738**	**0**	**$0.00**
AGRICULTURE	**0**		**0**		**0**	**0**	**$0.00**
COMMERCIAL	**0**		**0**		**0**	**0**	**$0.00**
TOTALS	**5.789**		**$199,130**		**891668**	**$1,048,053**	**$1.18**

RPA-2 CURRENT PROPERTY OWNERS EXHIBIT 5 PAGE 2

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
056023002006001000	0.305	WOOD, WILLIAM K.	$13,430	RES	13,300	$70,684	$5.31
056023002006002000	0.305	WILSON, PHYLLIS K.	$13,240	RES	13,300	$69,684	$5.24
056023002006003000	0.305	CLAFLIN, JOHN	$13,530	RES	13,300	$71,211	$5.35
056023002006004000	0.393	NASH, KENNETH W. & ARLENE	$16,300	RES	17,100	$85,789	$5.02
056023002006005000	0.48	ERMAN, ROBERT MICHAEL	$18,940	RES	20,900	$99,684	$4.77
056023002006006000	2.4	RKS DEVELOPMENT, LLC	$85,470	COM	85,500	$256,667	$3.00
056023002006007000	2.39	RKS DEVELOPMENT, LLC	$91,170	COM	104,000	$273,784	$2.63
056023002006008000	1.2	RKS DEVELOPMENT, LLC & DANIEL ALLGE	$5,890	RES	51,138	$31,000	$0.61
056023002006009000	1.3	DOSS, CLYDE E. JR & ANNA	$10,570	RES	64,575	$55,632	$0.86
056023002006010000	1.8	LUNDSTRUM, BOB	$3,690	RES	80,000	$19,421	$0.24
056023002006011000	2.9	LUNDSTRUM, BOB	$4,790	AGR	127,200	$39,917	$0.31
056023002007012001	7.8	RKS DEVELOPMENT	$9,840	RES	339,768	$51,789	$0.15
26023003002005000	1.11	RKS DEVELOPMENT	$5,850	COM	48,352	$18,281	$0.38
056023003002005000	0.422	RKS DEVELOPMENT, LLC	$31,230	COM	18,400	$93,784	$ 5.10
056023003002006001	0.548	RKS DEVELOPMENT, LLC	$2,770	RES	24,104	$14,579	$ 0.60
056023003002006000	0.843	RDE, LLC	$35,230	RES	35,052	$185,421	$ 5.29
056023003002006002	0.548	RKS DEVELOPMENT, LLC	$2,770	RES	24104	14578.947	$0.60
056023003002005001	0.332	WHITE, KEITH V.	$9,280	RES	14,426	$48,842	$3.39
PT OF 056023003002005002	0.601	WHITE, KEITH V. & DEBBIE A.	$3,105	RES	12,840	$16,342	$1.27
NO PARCEL #	1.5	Missouri Department of Transportation	$0	TAX EXEMPT	65,340	$0	$0.00
TOTALS	**27.48**		**$377,095**		**1,172,699**	**$1,517,090**	**$ 1.29**
		SUMMARY BY CLASSIFICATION RPA-2					
RESIDENTIAL	**17.32**		**$158,585**		**730,129**	**$809,298**	**$1.11**
TAX EXEMPT	**1.5**		**0**		**65,340**	**0**	**$0.00**
AGRICULTURE	**2.9**		**$4,790**		**126,324**	**$39,917**	**$0.32**
COMMERCIAL	**5.76**		**$213,720**		**250,906**	**$667,875**	**$2.66**
TOTALS	**27.48**	**0**	**$377,095**	**0**	**1,172,699**	**$1,517,090**	**$1.29**

RPA-3 PROJECT 3 CURRENT PROPERTY OWNERS

EXHIBIT 5 PAGE 3

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
056023003003002000	2.9	MARCULES, BART AUGUSTIN TRUST	$322,750	RES	124,902	$1,698,684	$ 13.60
056023003003003000	0.6	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	TAX EXEMPT	26,136	$0	$ -
056023003003004000	0.529	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	TAX EXEMPT	23,043	$0	$ -
056023003003004002	0.248	JOPLIN R-VIII SCHOOL DISTRICT	$0	TAX EXEMPT	10,803	$0	$ -
056023003003005000	5.4	JOPLIN R-8 SCHOOL DISTRICT	$0	TAX EXEMPT	235,224	$0	$ -
056023003003012000	0.459	RAINEY, JANE E.	$6,690	RES	20,034	$35,211	$ 1.76
056023003003011000	0.462	RKS Development	$2,240	RES	20,140	$11,789	$ 0.59
056023003003010000	0.441	CRUMBLISS, CAROLYN J.	$6,420	RES	19,200	$33,789	$ 1.76
056023003003009000	0.261	HUNTER, LORI ANN	$6,640	RES	11,328	$34,947	$ 3.09
056023003003008000	0.519	ALTMAN, JEFFREY L.	$9,280	RES	22,581	$48,842	$ 2.16
056023003003007000	0.267	SMITH, ELLA L.	$8,720	RES	11,640	$45,895	$ 3.94
056023003010001000	1.3	SCHOOL DISTRICT 42	$0	TAX EXEMPT	58,220	$0	$ -
056023003010002000	0.386	JOPLIN R-8 SCHOOL DISTRICT	$0	TAX EXEMPT	16,810	$0	$ -
056023003010003000	0.416	JOPLIN R-VIII SCHOOL DISTRICT	$0	TAX EXEMPT	17,733	$0	$ -
056023003010003001	0.537	LOCKE, MICHAEL K. & TANIA R.	$34,470	RES	23,370	$181,421	$ 7.76
TOTALS	**14.73**		**$397,210**		**641,164**	**$2,090,579**	**$ 3.26**

SUMMARY BY CLASSIFICATION RPA-3

RESIDENTIAL	**5.846**		**$397,210**		**254,395**	**$2,090,579**	**$8.22**
TAX EXEMPT	**8.879**		**0**		**386,769**	**0**	**$0.00**
AGRICULTURE	**0**		**$0**		**0**	**$0**	**$0.00**
COMMERCIAL	**0**		**$0**		**0**	**$0**	**$0.00**
TOTALS	**14.73**		**0 $397,210**		**0 641,164**	**$2,090,579**	**$3.26**

RPA 4 CURRENT PROPERTY OWNERS

EXHIBIT 5 PAGE 4

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
560230030110010000	1	RKS DEVELOPMENT, LLC	$7,860	RES	43560	$41,368	$0.95
56023003011002000	1.08	MOFFAT, CLYDE & ELEANOR	$58,200	COM	47,045	$181,875	$ 3.87
56023003011003000	0.52	SHEPHERD, SCOTT S.	$14,010	RES	22,651	$73,737	$ 3.26
56023003011004000	0.18	RKS DEVELOPMENT, LLC	$10,230	RES	7,841	$53,842	$ 6.87
56023003016001000	0.35	KIENZLE, GARY L. & CARLENE	$16,700	RES	15,246	$87,895	$ 5.77
56023003016002000	0.2	BIBENS, HARRY A. & DEBORAH	$6,010	RES	8,712	$31,632	$ 3.63
560230030160030000	0.07	GONZALEZ, OSCAR H. & LAURA	$670	RES	3,049	$3,526	$ 1.16
56023003016004000	0.21	PERRY MANAGEMENT, LP	$2,070	RES	9,148	$10,895	$ 1.19
TOTALS	**3.61**		**$115,750**		**157,252**	**$ 484,770**	**$ 3.08**
		SUMMARY BY CLASSIFICATION RPA-4					
RESIDENTIAL	**2.53**		**$57,550**		**110,207**	**$302,895**	**$2.75**
TAX EXEMPT	**0**		**0**		**0**	**0**	**$0.00**
AGRICULTURE	**0**		**$0**		**0**	**$0**	**$0.00**
COMMERCIAL	**1.08**		**$58,200**		**47,045**	**$181,875**	**$3.87**
TOTALS	**3.61**		**0 $115,750**	**0**	**157,252**	**$484,770**	**$3.08**

RPA 5 CURRENT PROPERTY OWNERS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
055022004011001000	0.28	OX, L.L.C.	$6,750	RES	12,188	$35,526	$ 2.91
055022004011002000	0.157	LUCAS, DAVID E.	$6,290	RES	6,825	$33,105	$ 4.85
055022004011003000	0.413	SOOTER, KEVIN	$13,040	RES	17,871	$68,632	$ 3.84
055022004011003001	0.604	GARRISON, GEORGE O. & BARBARA	$9,820	RES	25,067	$51,684	$ 2.06
055022004011003002	0.198	REYNOLDS, BONNIE	$19,820	RES	8,640	$104,316	$ 12.07
055022004011003003	0.247	HEISLER, DORIS	$17,670	RES	10,100	$93,000	$ 9.21
055022004011003004	0.198	STERNES, ELIZABETH A.	$5,980	RES	8,640	$31,474	$ 3.64
055022004011004000	0.436	VOLK, RICHARD E. & DIANE M.	$26,210	COM	19,110	$137,947	$ 7.22
055022004011005000	0.513	BOTTOROFF, JERRY R. & JUDITH ANN	$13,250	RES	25,774	$69,737	$ 2.71
055022004011006000	0.436	WILLIAMS, DAVID S.	$9,310	RES	18,915	$49,000	$ 2.59
TOTALS	**3.482**		**$128,140**		**153,130**	**$ 674,421**	**$ 4.40**
		SUMMARY BY CLASSIFICATION RPA-5					
RESIDENTIAL	**3.046**		**$101,930**		**134,020**	**$536,474**	**$4.00**
TAX EXEMPT	**0**		**0**		**0**	**0**	**$0.00**
AGRICULTURE	**0**		**$0**		**0**	**$0**	**$0.00**
COMMERCIAL	**0.436**		**$26,210**		**19,110**	**$137,947**	**$7.22**
TOTALS	**3.482**		**0 $128,140**	**0**	**153,130**	**$674,421**	**$4.40**

RPA 6 CURRENT PROPERTY OWNERS

EXHIBIT 5 PAGE 5

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
055022004003005002	0.203	WOLTJER, DONALD D.	$21,350	RES	8,832	$112,368	$ 12.72
055022004003005001	0.206	WOLTJER, DONALD D.	$22,680	RES	8,832	$119,368	$ 13.52
055022004003005000	0.381	WOLTJER, DONALD D.	$44,370	RES	16,650	$233,526	$ 14.03
055022004003004000	0.814	RKS DEVELOPMENT III, LLC	$10,680	RES	35,520	$56,211	$ 1.58
055022004003006000	0.344	RENT JOPLIN.COM LLC	$9,310	RES	15,000	$49,000	$ 3.27
055022004003006001	0.146	LANDIS, ROBERT C. & BARBARA R.	$24,340	RES	6,375	$128,105	$ 20.09
055022004003006002	0.146	CARDEN, MAX & INA	$21,300	RES	6,375	$112,105	$ 17.59
055022004003007000	0.425	RKS DEVELOPMENT, LLC	$16,230	COM	18,500	$48,739	$ 2.63
055022004003008000	0.51	RKS DEVELOPMENT, LLC	$3,550	RES	18,500	$18,684	$ 1.01
055022004003009000	0.212	RKS DEVELOPMENT , LLC	$1,480	RES	27,750	$7,789	$ 0.28
055022004003009001	0.212	POTTER, JAMES L.	$1,480	RES	9,250	$7,789	$ 0.84
055022004003010000	0.425	POTTER, JAMES L.	$10,330	RES	18,500	$54,368	$ 2.94
055022004003002000	2.7	RKS DEVELOPMENT, LLC	$3,410	RES	117,612	$17,947	$ 0.15
055022004005002000	17.77	RKS DEVELOPMENT, LLC	$8,280	AGR	164,221	$69,000	$ 0.42
055022001033001000	1.51	RKS DEVELOPMENT, LLC	$1,290	RES	65,777	$6,789	$ 0.10
055022004003001000	0.425	RKS DEVELOPMENT, LLC	$13,640	RES	18,513	$71,789	$ 3.88
055022004001001000	1.7	RKS DEVELOPMENT LLC	$4,100	RES	74,052	$21,579	$ 0.29
055022004002002000	0.448	RKS DEVELOPMENT, LLC	$1,960	RES	19,514	$10,316	$ 0.53
TOTALS	######		**$219,780**		649,773	$1,145,476	$ 1.76
		SUMMARY BY CLASSIFICATION RPA-6					
RESIDENTIAL	**10.38**		**$195,270**		**467,052**	**$1,027,737**	**$2.20**
TAX EXEMPT	**0**		**0**		**0**	**0**	**$0.00**
AGRICULTURE	**17.77**		**$8,280**		**164,221**	**$69,000**	**$0.00**
COMMERCIAL	**0.425**		**$16,230**		**18,500**	**$48,739**	**$2.63**
TOTALS	######		**$219,780**		**649,773**	**$1,145,476**	**$1.76**

SUMMARY OF ALL PROJECTS

RESIDENTIAL	**44.35**		**$1,109,675**	**0**	**2541733**	**$5,815,035**	**$19.52**
TAX EXEMPT	**10.94**		**$0**	**0**	**497847**	**$0**	**$0.00**
AGRICULTURE	**20.67**		**$13,070**	**0**	**290545**	**$108,917**	**$0.32**
COMMERCIAL	**7.701**		**$314,360**	**0**	**335560**	**$1,036,436**	**$16.38**

EXHIBIT 6

BUT FOR ANALYSIS

As required by State Law, the City must undergo what is known as a "but for" analysis. This is a burden which the City must impose on all projects, which means the City must be confident that the project would not be able financially to proceed without the assistance of TIF funds. In order to do this the primary assumption to be made is to analyze the profit or return on investment to the Developer, with and without the use of TIF funds to give a comparison.
The same project cost are used in these assumptions as were used for project cost as reported in Exhibit 3 of the TIF Plan. Exhibit 3 has separated out the Reimbursable Cost from the Developer Cost. Exhibit 3 has estimates for building cost and additional site work that would not be eligible under the TIF, such as parking lots, finish grading and other final improvements. The building and other site cost are estimates based on the land planners projected highest and best of the site. The final building size and type will depend on the final user's size, design and specification.
This return on investment analysis removeas the varibles of the finish site cost and buildings so as to calculate the return on investment as if all land will be sold as a land development. Developer plans on doing both.

SUMMARY OF ALL PROJECT COST USED IN PLAN

COST WERE USED FROM EXHIBIT 3 AND ESTIMATES FOR LAND ONLY SALES		
PROJECT COST AS REPORTED EXHIBIT 3 REIMBURSABLE PROJECT COST		$30,867,495
LAND COST: Includes cost of 45 acres the Developer now owns, plus estimated cost of an additional 35-40 more*		$19,886,713
Marketing Cost	Advertising, Leasing commissions-Sales Commissions-Land only	$1,645,568
INTEREST CARRY COST 16 YEARS	Estimate for financing site cost above land sales revenue	$14,500,000
TOTAL PROJECT COST ADJUSTED TO ACTUAL PROJECTED COST-NO TIF ASSISTANCE		$66,899,776

Of the estimated 35-40 acres the Developer needs to purchase, it consist of 52 different owners that are mostly single family homes.

Of the estimated 45 acres the Developer now owns most all of it were large tracts an undeveloped.

RETURN ON INVESTMENT NO TIF ASSISTANCE

AVERAGE COST PER ACRE 63 ACRES OF NET SELLABLE AND USABLE LAND		$1,061,901
AVERAGE COST PER SQUARE FOOT OF LAND	2744280 Total Sq Ft	$24.38
ESTIMATED LAND VALUE PER SQUARE FOOT DEPENDING ON LOCATION*		$11.00
TOTAL ESTIMATED REVENUE FROM SELLING LAND		$30,187,080
LOSS ON INVESTMENT IN 83 ACRES WITH NET 63 ACRES ABLE TO BE SOLD USING AVERAGE SELLING PRICE		($36,712,696)
ESTIMATED PERCENTAGE LOSS ON INVESTMENT WITHOUT TIF ASSISTANCE		-55%

The market selling price for the area is not known at this time. Because of the improvements projected and the demand for the sites created by the redevelopment the value of the land in the future has not been established, however in the real estate business values for property have a general range due to the maximum retailers and business can pay for property in competition with other locations. Although the Developer will be, or projects to purchase a total of an estimated 83 acres the net sellable amount is an estimated

63 acres. The estimated 20 acres will be used for walking trails, streets and public right of ways, and storm detention areas.
The estimated price per square foot that the commercial frontage will sell for is about $10-12 per Sq Ft, for the second tier locations it will be less.
Some of the office land in the rear and apartment land will sell in the range of $4.00 per square foot. An average of $10.00 is used in the estimates.
See Exhibit 2 Site plan for useable land and public use and Exhibit 9.

RETURN ON INVESTMENT WITH TIF ASSISTANCE

COST TO DEVELOPER			$66,899,776
REIMBURSABLE PROJECT COST	See Exhibit 3		($30,867,495)
REIMBURSEMENT OF INTEREST FROM TIF	See Exhibit 3	See (2) note below	($7,151,579)
REIMBURSEMENT OF INTEREST FROM CID	See Exhibit 3		($9,149,469)
ADJUSTED COST TO DEVELOPER WITH TIF ASSISTANCE			$19,731,233
AVERAGE COST PER ACRE FOR 63 SELLABLE ACRES			$313,194
AVERAGE COST PER SQUARE FOOT OF LAND			$7.19
AVERAGE SELLING PRICE OF LAND PER SQUARE FOOT			$10
TOTAL ESTIMATED REVENUE FROM SELLING LAND			$30,187,080
TOTAL ESTIMATED PROFIT FROM SELLING LAND WITH TIF ASSISTANCE			$10,455,847
PROFIT MARGIN IN INVESTMENT TOTAL WITH TIF REIMBURSEMENT			15.63%

The Return on investment above uses the total Cost to Developer as the investment amount rather than the adjusted cost to the Developer since the Developer must invest the total cost and the reimburrsement portion from the TIF will be paid over time and is contiengent upon the TIF revnue, thus the true return on investment is calculated by using the Total cost to the Developer as the investment amount.

PROJECTED INVESTMENT WITH BUILDINGS

REIMBURSABLE PROJECT COST		TIF	$30,867,495
Land Cost		NON-TIF	$19,886,713
Buildings with infill		NON-TIF	$100,362,930
Apartment Building RPA 6		NON-TIF	$3,840,000
Site Prep Cost		NON-TIF	$8,405,238
Marketing Cost		NON-TIF	$14,588,032
Contingency		Part TIF	$3,757,634
(1)Interest Cost-6% 48 Months-Buildings-non TIF Cost(1)		NON-TIF	36,201,731
Interest on TIF Portion-14 yrs (2)	See Exhibit 15	Part -TIF	19,997,890
TOTAL			$237,907,663

(1) Interest is calculated for the construction period on the buildings and other private cost over a 48 month period. Assumptions are that they will be sold and or converted to a long term mortgage whereby the lease income would then fund interest cost.

(2) This is the estimated total carrying cost for the TIF reimbursable cost, which the Developer will have to totally fund. The amount that is reimburseable is being limited however to $7,151,579 from the TIF and the balance of $9,149,469 from the CID

EXHIBIT 7

DEVELOPER AFFIDAVIT

AFIDAVIT

STATE OF MISSOURI)
)ss
COUNTY OF Jasper)

The undersigned RKS Development, LLC. (the "Developers"), hereby attest as follows:

1. They have a contact to acquire certain real property located within the City limits of Joplin, Missouri, legally described and attached as Exhibit A.

2. On November 14, 2014, the Developers submitted a project proposal to the Tax Increment Financing Commission of the City of Joplin requesting the rights to develop the property in accordance with the proposal submitted and to negotiate a development agreement with the TIF Commission and the City of Joplin, where by a share of the new tax increments may be captured to fund excessive cost to redevelop the property described herein.

3. Without the financial assistance of the Tax Increment Financing Commission of the City of West Joplin, it is not reasonably anticipated that the Developers would undertake and complete the commercial development described in the project proposal.

By:_____
RKS Development, LLC.

IN WITNESS WHEREOF. Before has appeared Rodney Spriggs, known to me personally and/or has provided me sufficient documentation to confirm his identity and to be the person so authorized to sign this document. I have hereunto subscribed my name and affixed my official seal this 24th day of November, 2014.

By:_____
Notary Public

My commission expires:
11/27/2016

PRISCILLA CARDEN
Notary Public - Notary Seal
State of Missouri, Jasper County
My Commission Expires Nov. 27, 2016
Commission # 12418228

MAIN STREET TIF & CID EXHIBIT 8

FINANCIAL IMPACT ON TAXING DISTRICTS-SUMMARY

ALL RPAs END IN 16 YEARS TIF ENDS IN 16 YEARS

CUMULATIVE TOTAL OF TAX REVENUE BY TAXING DISTRICT PAID TOWARD TOTAL PROJECT COST-LIFE OF TIF

TAX REVENUE PAID BY DISTRICT TAX REVENUE PAID FOR PROJECT COST	PROPERTY TAX CUM-TOTAL	SALES TAX CUM-TOTAL	TOTAL ALL TAXES CUM-TOTAL	PERCENTAGE OF TOTAL TAXES
Newton County	$0	$4,770,303	$4,770,303	**10.13%**
Newton County Fair	$38,327	$0	$38,327	**0.08%**
Newton County Health Department	$191,634	$0	$191,634	**0.41%**
Newton County Mental Health	$316,209	$0	$316,209	**0.67%**
Joplin Special Road District	$849,361	$0	$849,361	**1.80%**
Joplin School District	$14,028,226	$0	$14,028,226	**29.80%**
SB 40-Sheltered Workshop	$229,978	$0	$229,978	**0.49%**
SOUTH MAIN STREET CID	$0	$13,885,570	$13,885,570	**29.50%**
City of Joplin	$1,633,945	$11,130,706	$12,764,651	**27.12%**
TOTAL	**$17,287,680**	**$29,786,579**	**$47,074,259**	**100.00%**

CUMULATIVE TOTAL OF TAX REVENUE BY DISTRICT COLLECTED BY DISTRICTS-NOT CAPTURED BY TIF

TAX REVENUE COLLECTED BY DISTRICT TAXES RETAINED BY TAXING DISTRICTS	PROPERTY TAX CUM-TOTAL	SALES TAX CUM-TOTAL	TOTAL ALL TAXES CUM-TOTAL	PERCENTAGE OF TOTAL TAXES
Newton County	$0	$5,089,529	$5,089,529	**23.35%**
Newton County Fair	$10,730	$0	$10,730	**0.05%**
Newton County Health Department	$53,652	$0	$53,652	**0.25%**
Newton County Mental Health	$88,526	$0	$88,526	**0.41%**
Joplin Special Road District	$237,755	$0	$237,755	**1.09%**
Joplin School District	$3,927,320	$0	$3,927,320	**18.02%**
SB 40-Sheltered Workshop	$64,382	$0	$64,382	**0.30%**
SOUTH MAIN STREET CID	$0	$0	$0	**0.00%**
City of Joplin	$457,436	$11,870,565	$12,328,001	**56.55%**
TOTAL	**$4,839,801**	**$16,960,094**	**$21,799,895**	**100.00%**

CUMULATIVE TOTAL OF TAX REVENUE BY DISTRICT PROJECTION OF REVENUE-NO TIF ASSUMPTION

TAX REVENUE COLLECTED BY DISTRICT NO TIF IN PLACE-16 YEAR PERIOD	PROPERTY TAX CUM-TOTAL	SALES TAX CUM-TOTAL	TOTAL ALL TAXES CUM-TOTAL	PERCENTAGE OF TOTAL TAXES
Newton County	$0	$98,046	$98,046	**6.52%**
Newton County Fair	$2,668	$0	$2,668	**0.18%**
Newton County Health Department	$13,340	$0	$13,340	**0.89%**
Newton County Mental Health	$22,011	$0	$22,011	**1.46%**
Joplin Special Road District	$59,123	$0	$59,123	**3.93%**
Joplin School District	$976,493	$0	$976,493	**64.90%**
SB 40-Sheltered Workshop	$16,008	$0	$16,008	**1.06%**
SOUTH MAIN STREET CID	$0	$0	$0	**0.00%**
City of Joplin	$113,737	$203,224	$316,961	**21.07%**
TOTAL	**$1,203,380**	**$301,270**	**$1,504,650**	**100.00%**

EXHIBIT 9

BUILD OUT SCHEDULE OF DEVELOPMENT

Development Schedule estimates total build out by 2018

	RPA 1 is anticipated to be developed in 2018			LAND CALCULATIONS			IMPROVEMENT VALUES					SALES			JOBS
RPA-1 NORTH OF 34TH STREET EAST OF MAIN							OFFICE	RETAIL	BUILDING	IMPRVT	TOTAL	ASSESSED	SALES	ANNUAL	
LISTING OF SITES FOR DEVELOPMENT				LAND	LAND	LAND	BUILDING	BUILDING		$7,700,000	VALUE	VALUE	SQ FT	SALES	
SITE #	USAGE	ACRES	DESCRIPTION	SQ FT	PRICE	VALUE	SQ FT	SQ FT	SQ FT						
1	Commercial Lot	1.74	Commercial	75,794	$ 5.00	$ 378,972		15000	$175	$ 2,625,000	$ 3,003,972	$961,271	$200	$3,000,000	15
2	Commercial Lot	1.55	Commercial	67,518	$ 5.00	$12,570,924		13500	$175	$ 2,362,500	$ 14,933,424	$4,778,696	$200	$2,700,000	14
3	Commercial Lot	1.19	Commercial	51,836	$ 5.00	$ 259,182		10000	$175	$ 1,750,000	$ 2,009,182	$642,938	$200	$2,000,000	10
4	TAX EXEMPT	1.05	Police Station	45,738											
	STREETS	0.25	STREETS	10,890						$ -	$ -				
TOTAL RPA-1		**5.78**		**251,777**		**$ 13,209,078**	**0**	**38500**		**$6,737,500**	**$19,946,578**	**$6,382,905**		**$7,700,000**	**39**
	RPA-2 is anticipated to be developed in 2016														
RPA-1 SOUTH OF 34TH & NORTH OF 37TH STREET EAST OF MAIN															
5	Commercial Lot	1.32	C-Store	57,499	$ 5.00	$287,496		7500	$175	$1,312,500	$1,599,996	$511,999	$250	$1,875,000	7.5
6	Commercial Lot	1.26	Retail	54,886	$ 5.00	$274,428		10000	$175	$1,750,000	$2,024,428	$647,817	$200	$2,000,000	10
7	Commercial Lot	1.27	Retail	55,321	$ 5.00	$276,606		10000	$175	$1,750,000	$2,026,606	$648,514	$200	$2,000,000	10
8	Commercial Lot	1.58	Restaurant	68,825	$ 5.00	$344,124		9500	$175	$1,662,500	$2,006,624	$642,120	$250	$2,375,000	10
9	Detention Area	1	Retail	43,560	$ 5.00			0	$0	$0	$0	$0	$0	$0	
10	Commercial Lot	15.5	Retail & Office 3 stor	675,180	$ 3.50	$2,363,130	108000	60933	$150	$25,339,950	$27,703,080	$8,864,986	$100	$6,093,300	331
11	Commercial Lot	2.43	Commercial	105,851	$ 4.00	$423,403		20000	$175	$3,500,000	$3,923,403	$1,255,489	$200	$4,000,000	20
	STREETS	1.5	STREETS	65,340											
TOTAL RPA 2		**25.86**		**1126461.6**		**3969187.2**	**108000**	**117933**		**35314950**	**$39,284,137**	**$12,570,924**		**$18,343,300**	**388**
	RPA-3 is anticipated to be developed in 2017														
RPA-3 SOUTH OF 37TH & NORTH OF 42ND STREET EAST OF MAIN															
12	Commercial Lot	4.1	Commercial 2 story	178,596	$ 3.50	$625,086	24500	24500	$150	$7,350,000	$7,975,086	$2,552,028	$200	$4,900,000	86
13	Commercial Lot	1.18	C-Store	51,401	$ 5.00	$257,004		5000	$125	$625,000	$882,004	$282,241	$300	$1,500,000	5
14	Commercial Lot	1.25	Restaurant	54,450	$ 5.00	$272,250		3500	$175	$612,500	$884,750	$283,120	$400	$1,400,000	3.5
	Parking-School	2.57	Parking Lost	111,949	$ -			0	$0	$0	$0	$0	$0	$0	
	School Property	6.75		294,030	$ -	$0	0	0	$0	$0	$0	$0	$0	$0	
TOTAL RPA 3		**15.85**		**690,426**		**$1,154,340**	**$24,500**	**$33,000**		**$8,587,500**	**$9,741,840**	**$3,117,389**		**$7,800,000**	**502**

RPA 4 is anticipated to be developed in 2019

RPA 4 NORTH OF 44TH SOUTH OF 42ND EAST OF MAIN

15	Commercial Lot	1.05	C-Store-Rest	45,738	$	5.00	$228,690		7500	$175	$1,312,500	$1,541,190	$493,181	$325	$2,437,500	8
16	Commercial Lot	1.32	Retail	57,499	$	5.00	$287,496		5000	$175	$875,000	$1,162,496	$371,999	$200	$1,000,000	5
17	Commercial Lot	1.04	Office-Retail	45,302	$	5.00	$226,512		5000	$175	$875,000	$1,101,512	$352,484	$100	$500,000	5
TOTAL RPA 4		**3.41**		**148539.6**			**$742,698**	**0**	**17500**		**$3,062,500**	**$3,805,198**	**$1,217,663**		**$3,937,500**	**18**

RPA 5 is anticipated to be developed in 2017

RPA 5 NORTH OF 42ND SOUTH OF 41ST WEST OF MAIN

18	Commercial Lot	1.14	C-Store-Rest	49,658	$	5.00	$248,292		7500	$175	$1,312,500	$1,560,792	$499,453	$325	$2,437,500	8
19	Commercial Lot	1	Retail	43,560	$	5.00	$217,800		5000	$175	$875,000	$1,092,800	$349,696	$200	$1,000,000	5
20	Commercial Lot	1	Office-Retail	43,560	$	5.00	$217,800		5000	$175	$875,000	$1,092,800	$349,696	$100	$500,000	5
21	Commercial Lot	0.52	Car Wash	22,651	$	5.00	$113,256		3000	$100	$300,000	$413,256	$132,242	$0	$0	3
TOTAL RPA 5		**3.66**		**159429.6**			**$797,148**	**0**	**20500**		**$3,362,500**	**$4,159,648**	**$1,331,087**		**$3,937,500**	**21**

RPA 6 is anticipated to be developed in 2016

RPA 6 NORTH OF 41ST STREET SOUTH OF 36TH COMMERCIAL WEST OF MAIN

22	Commercial Lot	0.96	Commercial	41,818	$	6.00	$250,906		2500	$175	$437,500	$688,406	$220,290	$200	$500,000	3
23	Commercial Lot	1.23	Fast Food	53,579	$	5.00	$267,894		3500	$175	$612,500	$880,394	$281,726	$400	$1,400,000	4
24	Commercial Lot	9.1	Retail Center	396,396	$	3.50	$1,387,386		86200	$125	$10,775,000	$12,162,386	$3,891,964	$200	$17,240,000	86
25	Commercial Lot	2.15	Restaurant	93,654	$	5.00	$468,270		7500	$175	$1,312,500	$1,780,770	$569,846	$400	$3,000,000	8
0	STREETS	3	STREETS	130,680												
26	Residential Lot	5.66	Apartments	246,550	$	2.50	$616,374		96	$40,000	$3,840,000	$4,456,374	$935,839	$0	$0	4
	OPEN SPACE	7.89	Walking Trail	343,688			$0			$0	$0		$0	$0	$0	
TOTAL RPA 6		**29.99**		**1,306,364**			**$2,990,830**	**0**	**99700**		**$16,977,500**	**$19,968,330**	**$5,899,664**		**$22,140,000**	**104**

TOTALS	ACRES	SQ FT	LAND VALUE	SQ FT	SQ FT	IMROV VALUE	TOTAL VALUE	ASSESSED VALUE	RETAIL SALES	JOBS
RPA 1	5.78	251,777	$ 13,209,078	0	38500	$6,737,500	$19,946,578	$6,382,905	$7,700,000	39
RPA 2	25.86	1126461.6	$3,969,187	108000	117933	$35,314,950	$39,284,137	$12,570,924	$18,343,300	388
RPA 3	15.85	690426	$1,154,340	24500	33000	$8,587,500	$9,741,840	$3,117,389	$7,800,000	502
RPA 4	3.41	148539.6	$742,698	0	17500	$3,062,500	$3,805,198	$1,217,663	$3,937,500	18
RPA 5	3.66	159429.6	$797,148	0	20500	$3,362,500	$4,159,648	$1,331,087	$3,937,500	21
RPA 6	29.99	1,306,364	$2,990,830	0	99700	$16,977,500	$19,968,330	$5,899,664	$22,140,000	104
TOTALS	84.55	3682998	$22,863,281	132500	327133	$74,042,450	$96,905,731	$30,519,633	$63,858,300	1070

TOTAL LAND VALUE AND IMPROVEMENT VALUES ARE BASED ON ESTIMATED VALUES WHICH MAY BE USED BY THE COUNTY ASSESSOR, USING CURRENT VALUES FOR LIKE IMPROVEMENTS.

ACTUAL COST OF IMPROVEMENTS AND LAND IS ESTIMATED TO BE HIGHER. TOTAL ACTUAL LAND AND IMPROVEMENT COST IS ESTIMATED AT $210,000,000. SEE EXHIBIT 6 FOR DETAILS.

MAIN STREET TIF ECONOMIC IMPACT

EXHIBIT 10

NO TIF

Property Taxes

Projections reflect an annual growth rate of .018% in value increase. The past five year average.

COMMERCIAL AREAS	CURRENT ASSESSED VALUE	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
RPA 1 ASSESSED VALUE	$199,130	$199,130	$202,714	$206,363	$210,078	$213,859	$217,709	$221,627	$225,617	$229,678	$233,812	$238,021
RPA 2 ASSESSED VALUE	$377,095	$377,095	$383,883	$390,793	$397,827	$404,988	$412,278	$419,699	$427,253	$434,944	$442,773	$450,743
RPA 3 ASSESSED VALUE	$397,210	$397,210	$404,360	$411,638	$419,048	$426,591	$434,269	$442,086	$450,044	$458,144	$466,391	$474,786
RPA 4 ASSESSED VALUE	$115,750	$115,750	$117,834	$119,955	$122,114	$124,312	$126,549	$128,827	$131,146	$133,507	$135,910	$138,356
RPA 5 ASSESSED VALUE	$128,140	$128,140	$130,447	$132,795	$135,185	$137,618	$140,095	$142,617	$145,184	$147,797	$150,458	$153,166
RPA 6 ASSESSED VALUE	$219,780	$219,780	$223,736	$227,763	$231,863	$236,037	$240,285	$244,610	$249,013	$253,496	$258,059	$262,704
TOTAL ALL ASSESSED VALUE	$1,437,105	$1,437,105	$1,462,973	$1,489,306	$1,516,114	$1,543,404	$1,571,185	$1,599,467	$1,628,257	$1,657,566	$1,687,402	$1,717,775
TOTAL RESIDENTIAL & AGRICULTURAL ASSESSED VALUE	$1,128,025	$1,128,025	$1,148,329	$1,174,663	$1,201,470	$1,228,761	$1,256,542	$1,284,823	$1,313,614	$1,342,922	$1,372,758	$1,403,132
COMMERCIAL ASSESSED VALUE	$309,080	$309,080	$314,643	$314,643	$314,643	$314,643	$314,643	$314,643	$314,643	$314,643	$314,643	$314,643

Projections reflect an annual growth rate of .00925% in levy increases. The past five year average.

CURRENT TAX LEVIES												
COUNTY SUR CHARGE	$0.4000	$0.4000	$0.4037	$0.4074	$0.4112	$0.4150	$0.4188	$0.4227	$0.4266	$0.4306	$0.4346	$0.4386
TOTAL LEVY OF DISTRICTS	$4.5104	$4.5104	$4.5521	$4.5942	$4.6367	$4.6796	$4.7229	$4.7666	$4.8107	$4.8552	$4.9001	$4.9454
TOTAL TAX LEVY	**$4.9104**	**$4.9104**	**$4.9558**	**$5.0017**	**$5.0479**	**$5.0946**	**$5.1417**	**$5.1893**	**$5.2373**	**$5.2858**	**$5.3346**	**$5.3840**
TOTAL REVENUE TO TAXING DISTRICTS												
SURCHARGE ON COMMERCIAL PORTION	$0.4000	$1,236.32	$1,270.22	$1,281.97	$1,293.82	$1,305.79	$1,317.87	$1,330.06	$1,342.36	$1,354.78	$1,367.31	$1,379.96
BASELINE TAXES	$4.5104	$64,819.18	$66,596.30	$68,422.14	$70,298.03	$72,225.36	$74,205.52	$76,239.98	$78,330.21	$80,477.75	$82,684.17	$84,951.08
TOTAL TAX REVENUE	**$4.9104**	**$66,055.5**	**$67,866.5**	**$69,704.1**	**$71,591.9**	**$73,531.1**	**$75,523.4**	**$77,570.0**	**$79,672.6**	**$81,832.5**	**$84,051.5**	**$86,331.0**

TAX REVENUE TO EACH TAXING DISTRICT	LEVY	PERCENTAGE										
Newton County Fair	**$0.01**	**0.2217%**	$146.45	$150.47	$154.54	$158.73	$163.03	$167.44	$171.98	$176.64	$181.43	$186.35	$191.40
Newton County Health Department	**$0.05**	**1.1085%**	$732.26	$752.33	$772.70	$793.63	$815.13	$837.21	$859.90	$883.21	$907.15	$931.75	$957.02
Newton County Mental Health	**$0.0825**	**1.8291%**	$1,208.23	$1,241.35	$1,274.96	$1,309.49	$1,344.96	$1,381.40	$1,418.84	$1,457.30	$1,496.80	$1,537.39	$1,579.09
Joplin Special Road District	**$0.2216**	**4.9131%**	$3,245.37	$3,334.34	$3,424.63	$3,517.37	$3,612.65	$3,710.53	$3,811.09	$3,914.39	$4,020.51	$4,129.52	$4,241.52
Joplin School District	**$3.66**	**81.1458%**	$53,601.26	$55,070.82	$56,561.95	$58,093.78	$59,667.44	$61,284.06	$62,944.83	$64,650.95	$66,403.66	$68,204.25	$70,054.01
SB 40 Sheltered Workshop	**$0.06**	**1.3303%**	$878.71	$902.80	$927.25	$952.36	$978.15	$1,004.66	$1,031.88	$1,059.85	$1,088.58	$1,118.10	$1,148.43
City of Joplin	**$0.4263**	**9.4515%**	$6,243.23	$6,414.40	$6,588.08	$6,766.50	$6,949.79	$7,138.09	$7,331.52	$7,530.25	$7,734.39	$7,944.12	$8,159.57
TOTAL	**$4.5104**	**100.0000%**	**$66,055.50**	**$67,866.51**	**$69,704.10**	**$71,591.86**	**$73,531.15**	**$75,523.39**	**$77,570.04**	**$79,672.58**	**$81,832.53**	**$84,051.48**	**$86,331.04**
ESTIMATED TAX COLLECTED BY LOCAL TAXING DISTRICTS ANNUALLY			**$66,055.50**	**$67,866.51**	**$69,704.10**	**$71,591.86**	**$73,531.15**	**$75,523.39**	**$77,570.04**	**$79,672.58**	**$81,832.53**	**$84,051.48**	**$86,331.04**
ANNUAL INCREASE IN PROPERTY TAXES-1.8% ANNUAL INCREASE-NO TIF			**$0.00**	**$1,811.01**	**$1,837.59**	**$1,887.75**	**$1,939.29**	**$1,992.25**	**$2,046.65**	**$2,102.54**	**$2,159.96**	**$2,218.95**	**$2,279.56**

AN ANNUAL AVERAGE INCREASE OF $3,331 PER YEAR.

MAIN STREET TIF ECONOMIC IMPACT

EXHIBIT 10

NO TIF Property Taxes

Projections reflect an annual growth rate of .018% in value increase. The past five year average.

COMMERCIAL AREAS		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	CUMULATIVE TOTAL
RPA 1 ASSESSED VALUE		$242,305	$246,666	$251,106	$255,626	$260,228	$264,912	$269,680	$274,534	$279,476	$284,507	$289,628	$294,841	$5,612,116
RPA 2 ASSESSED VALUE		$458,856	$467,115	$475,523	$484,083	$492,796	$501,667	$510,697	$519,889	$529,247	$538,774	$548,472	$558,344	$10,627,736
RPA 3 ASSESSED VALUE		$483,332	$492,032	$500,889	$509,905	$519,083	$528,427	$537,938	$547,621	$557,478	$567,513	$577,728	$588,127	$11,194,640
RPA 4 ASSESSED VALUE		$140,847	$143,382	$145,963	$148,590	$151,265	$153,987	$156,759	$159,581	$162,453	$165,378	$168,354	$171,385	$3,262,203
RPA 5 ASSESSED VALUE		$155,923	$158,730	$161,587	$164,495	$167,456	$170,470	$173,539	$176,663	$179,843	$183,080	$186,375	$189,730	$3,611,392
RPA 6 ASSESSED VALUE		$267,432	$272,246	$277,146	$282,135	$287,213	$292,383	$297,646	$303,004	$308,458	$314,010	$319,662	$325,416	$6,194,099
TOTAL ALL ASSESSED VALUE		$1,748,695	$1,780,171	$1,812,215	$1,844,834	$1,878,041	$1,911,846	$1,946,259	$1,981,292	$2,016,955	$2,053,261	$2,090,219	$2,127,843	$40,502,186
TOTAL RESIDENTIAL & AGRICULTURAL ASSESSED VALUE		**$1,428,388**	**$1,454,099**	**$1,480,273**	**$1,506,918**	**$1,534,042**	**$1,561,655**	**$1,589,765**	**$1,618,380**	**$1,647,511**	**$1,677,166**	**$1,707,355**	**$1,738,088**	**$32,798,679**
COMMERCIAL ASSESSED VALUE		**$320,307**	**$326,073**	**$331,942**	**$337,917**	**$343,999**	**$350,191**	**$356,495**	**$362,912**	**$369,444**	**$376,094**	**$382,864**	**$389,755**	**$7,703,507**
CURRENT TAX LEVIES		Projections reflect an annual growth rate of .00925% in levy increases. The past five year average.												
COUNTY SUR CHARGE		$0.4426	$0.4467	$0.4509	$0.4550	$0.4592	$0.4635	$0.4678	$0.4721	$0.4765	$0.4809	$0.4853	$0.4898	
TOTAL LEVY OF DISTRICTS		$4.9912	$5.0373	$5.0839	$5.1309	$5.1784	$5.2263	$5.2747	$5.3234	$5.3727	$5.4224	$5.4725	$5.5232	
TOTAL TAX LEVY		$5.4338	$5.4841	$5.5348	$5.5860	$5.6377	$5.6898	$5.7424	$5.7955	$5.8492	$5.9033	$5.9579	$6.0130	
TOTAL REVENUE TO TAXING DISTRICTS														
SURCHARGE ON COMMERCIAL PORTION		$1,417.79	$1,456.66	$1,496.60	$1,537.63									$20,389.15
BASELINE TAXES		$87,280.14	$89,673.06	$92,131.58	$94,657.51									$1,182,992.03
TOTAL TAX REVENUE		**$88,697.94**	**$91,129.72**	**$93,628.18**	**$96,195.14**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$1,203,381.18**
TAX REVENUE TO EACH TAXING DISTRICT														CUMULATIVE TOTALS-15 YRS
	PERCENTAGE													
Newton County Fair	0.2217%	$196.65	$202.04	$207.58	$213.27	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,668.01
Newton County Health Department	1.1085%	$983.26	$1,010.22	$1,037.91	$1,066.37	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$13,340.07
Newton County Mental Health	1.8291%	$1,622.38	$1,666.86	$1,712.56	$1,759.51	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$22,011.12
Joplin Special Road District	4.9131%	$4,357.81	$4,477.29	$4,600.04	$4,726.15	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$59,123.20
Joplin School District	81.1458%	$71,974.65	$73,947.94	$75,975.33	$78,058.31	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$976,493.24
SB 40 Sheltered Workshop	1.3303%	$1,179.91	$1,212.26	$1,245.50	$1,279.64	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$16,008.09
City of Joplin	9.4515%	$8,383.28	$8,613.12	$8,849.26	$9,091.87	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$113,737.45
TOTAL	100.0000%	**$88,697.94**	**$91,129.72**	**$93,628.18**	**$96,195.14**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$1,203,381.18**
		$88,698	**$91,130**	**93,628.18**	**96,195.14**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**$1,203,381.18**
		$2,367	**$2,432**	**2,498.46**	**2,566.96**	**-96,195.14**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**-$66,055.50**

MAIN STREET TIF ECONOMIC IMPACT

EXHIBIT 11

WITH TIF Property Taxes/PILOTs

Projections reflect an annual growth rate of .018% in assessed value

Newton County Fair COMMERCIAL AREAS	$0.0	$250.93	CURRENT ASSESSED VALUE	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
RPA 1 ASSESSED VALUE			$199,130	$199,130	$202,714	$206,363	$210,078	$5,981,148	$6,088,809	$6,198,407	$6,309,979	$6,423,558	$6,539,182	$6,656,887
RPA 2 ASSESSED VALUE			$377,095	$377,095	$383,883	$12,570,924	$12,773,316	$13,003,236	$13,237,294	$13,475,565	$13,718,125	$13,965,052	$14,216,422	$14,472,318
RPA 3 ASSESSED VALUE			$397,210	$397,210	$404,360	$411,638	$3,117,389	$3,173,502	$3,230,625	$3,288,776	$3,347,974	$3,408,238	$3,469,586	$3,532,039
RPA 4 ASSESSED VALUE			$115,750	$115,750	$117,834	$119,955	$122,114	$1,287,359	$1,310,531	$1,334,121	$1,358,135	$1,382,582	$1,407,468	$1,432,803
RPA 5 ASSESSED VALUE			$128,140	$128,140	$130,447	$132,795	$1,331,087	$1,355,047	$1,379,437	$1,404,267	$1,429,544	$1,455,276	$1,481,471	$1,508,137
RPA 6 ASSESSED VALUE			$219,780	$219,780	$225,934	$5,899,664	$6,005,858	$6,113,963	$6,224,015	$6,336,047	$6,450,096	$6,566,198	$6,684,389	$6,804,708
TOTAL ALL ASSESSED VALUE			$1,437,105	$1,437,105	$1,465,171	$19,341,339	$23,559,841	$30,914,255	$31,470,711	$32,037,184	$32,613,853	$33,200,903	$33,798,519	$34,406,892
LESS BASELINE ASSESSED VALUE				$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105
NET INCREASE IN ASSESSED VALUE TO TIF				$0	$5,563	$17,904,234	$22,122,736	$29,477,150	$30,033,606	$30,600,079	$31,176,748	$31,763,798	$32,361,414	$32,969,787
TOTAL RESIDENTIAL & AGRICULTURAL ASSESSED VALUE			$1,128,025	$1,128,025	$1,150,527	$1,150,527	$1,128,025	$1,128,025	$1,128,025	$1,128,025	$1,128,025	$1,128,025	$1,128,025	$1,128,025
COMMERCIAL ASSESSED VALUE			$309,080	$309,080	$314,643	$17,563,947	$22,337,824	$29,978,416	$30,518,027	$31,067,351	$31,626,564	$32,195,842	$32,775,367	$33,365,324

Under the conditions of the TIF Plan, all assessed value on any residential property, partial or full will go to the taxing districts.

Projections reflect an annual growth rate of .00925% in levy increases. (TIF does not capture increase in levy) (State Law)

CURRENT TAX LEVIES														
COUNTY SUR CHARGE			$0.4000	$0.4000	$0.4037	$0.4074	$0.4112	$0.4150	$0.4188	$0.4227	$0.4266	$0.4306	$0.4346	$0.4386
TOTAL LEVY OF DISTRICTS			$4.5104	$4.5104	$4.5521	$4.5942	$4.6367	$4.6796	$4.7229	$4.7666	$4.8107	$4.8552	$4.9001	$4.9454
TOTAL TAX LEVY			**$4.9104**	**$4.9104**	**$4.9558**	**$5.0017**	**$5.0479**	**$5.0946**	**$5.1417**	**$5.1893**	**$5.2373**	**$5.2858**	**$5.3346**	**$5.3840**
TOTAL REVENUE TO TAXING DISTRICTS														
SURCHARGE ON COMMERCIAL PORTION			$0.4000	$1,236.32	$1,270.22	$71,561.53	$91,853.80	$124,412.41	$127,823.36	$131,327.83	$134,928.38	$138,627.64	$142,428.33	$146,333.22
TOTAL TAXES & PILOTS				$64,819.18	$66,696.35	$888,585.25	$1,092,405.03	$1,446,667.98	$1,486,330.55	$1,527,080.53	$1,568,947.74	$1,611,962.79	$1,656,157.17	$1,701,563.20
LESS INCREASE GOING TO TIF				$0.00	$250.93	$765,342.47	$955,613.81	$1,287,327.27	$1,311,665.91	$1,336,442.64	$1,361,665.35	$1,387,342.07	$1,413,480.97	$1,440,090.38
NET TAXES TO DISTRICTS, NOT INCLUDING SURCHARGE			$4.5104	$64,819.18	$66,445.41	$123,242.79	$136,791.22	$159,340.71	$174,664.65	$190,637.90	$207,282.39	$224,620.72	$242,676.20	$261,472.83
TOTAL TAX REVENUE TO TAXING DISTRICTS			**$4.9104**	**$66,055.5**	**$67,715.6**	**$194,804.3**	**$228,645.0**	**$283,753.1**	**$302,488.0**	**$321,965.7**	**$342,210.8**	**$363,248.4**	**$385,104.5**	**$407,806.0**
TAXES COLLECTED BY TIF				**$0.00**	**$250.93**	**$765,342.47**	**$955,613.81**	**$1,287,327.27**	**$1,311,665.91**	**$1,336,442.64**	**$1,361,665.35**	**$1,387,342.07**	**$1,413,480.97**	**$1,440,090.38**
TAX REVENUE TO EACH TAXING DISTRICT														
	LEVY	**PERCENTAGE**												
Newton County Fair	**$0.01**	**0.2217%**		$146.45	$150.13	$431.90	$506.93	$629.11	$670.65	$713.83	$758.71	$805.36	$853.81	$904.15
Newton County Health Department	**$0.05**	**1.1085%**		$732.26	$750.66	$2,159.50	$2,534.64	$3,145.54	$3,353.23	$3,569.15	$3,793.57	$4,026.79	$4,269.07	$4,520.73
Newton County Mental Health	**$0.0825**	**1.8291%**		$1,208.23	$1,238.59	$3,563.18	$4,182.16	$5,190.15	$5,532.83	$5,889.09	$6,259.40	$6,644.20	$7,043.97	$7,459.21
Joplin Special Road District	**$0.2216**	**4.9131%**		$3,245.37	$3,326.93	$9,570.91	$11,233.54	$13,941.05	$14,861.51	$15,818.47	$16,813.12	$17,846.72	$18,920.53	$20,035.88
Joplin School District	**$3.66**	**81.1458%**		$53,601.26	$54,948.39	$158,075.51	$185,535.82	$230,253.73	$245,456.30	$261,261.65	$277,689.65	$294,760.78	$312,496.13	$330,917.46
SB 40 Sheltered Workshop	**$0.06**	**1.3303%**		$878.71	$900.79	$2,591.40	$3,041.57	$3,774.65	$4,023.87	$4,282.98	$4,552.29	$4,832.14	$5,122.89	$5,424.88
City of Joplin	**$0.4263**	**9.4515%**		$6,243.23	$6,400.14	$18,411.91	$21,610.36	$26,818.90	$28,589.62	$30,430.56	$32,344.02	$34,332.38	$36,398.12	$38,543.75
TOTAL	**$4.5104**	**100.0000%**		**$66,055.50**	**$67,715.63**	**$194,804.31**	**$228,645.02**	**$283,753.12**	**$302,488.01**	**$321,965.73**	**$342,210.77**	**$363,248.37**	**$385,104.53**	**$407,806.04**
ESTIMATED TAX COLLECTED BY LOCAL TAXING DISTRICTS				**$66,055.50**	**$67,715.63**	**$194,804.31**	**$228,645.02**	**$283,753.12**	**$302,488.01**	**$321,965.73**	**$342,210.77**	**$363,248.37**	**$385,104.53**	**$407,806.04**
				$0.00	**$1,660.12**	**$128,748.81**	**$162,589.52**	**$217,697.62**	**$236,432.50**	**$255,910.22**	**$276,155.26**	**$297,192.86**	**$319,049.02**	**$341,750.54**

ANNUAL INCREASE IN PROPERTY TAXES-245% WITH TIF OVER EXHIBIT 10 PROJECTIONS WITH NO TIF. TOTAL INCREASE IS PROJECTED TO BE $3,452,237 OR AN ANNUAL AVERAGE OF $215,765.

Increase is resulting from levy increases and reclassification of property to commercial, thus granting taxing districts the ability to collect the Sur-Charge. TIF cannot collect Sur Charge or any increase in the tax levies.

MAIN STREET TIF ECONOMIC IMPACT

EXHIBIT 11 **EXHIBIT 11 PAGE 2**

WITH TIF **Property Taxes/PILOTs**

Projections reflect an annual growth rate of .018% in assessed value

COMMERCIAL AREAS		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	CUMULATIVE TOTAL
RPA 1 ASSESSED VALUE		$6,776,711	$6,898,692	$7,022,869	$7,149,280	$7,277,967	$7,408,971	$7,542,332	$7,678,094	$7,816,300	$7,956,993	$8,100,219	$8,246,023	$134,890,709
RPA 2 ASSESSED VALUE		$14,732,820	$14,998,011	$15,267,975	$15,542,798	$15,822,569	$16,107,375	$16,397,308	$16,692,459	$16,992,923	$17,298,796	$17,610,174	$17,927,158	$317,583,594
RPA 3 ASSESSED VALUE		$3,595,615	$3,660,336	$3,726,222	$3,793,294	$3,861,574	$3,931,082	$4,001,842	$4,073,875	$4,147,204	$4,221,854	$4,297,848	$4,375,209	$75,467,293
RPA 4 ASSESSED VALUE		$1,458,593	$1,484,848	$1,511,575	$1,538,783	$1,566,481	$1,594,678	$1,623,382	$1,652,603	$1,682,350	$1,712,632	$1,743,460	$1,774,842	$29,332,878
RPA 5 ASSESSED VALUE		$1,535,284	$1,562,919	$1,591,051	$1,619,690	$1,648,845	$1,678,524	$1,708,737	$1,739,495	$1,770,806	$1,802,680	$1,835,128	$1,868,161	$32,096,968
RPA 6 ASSESSED VALUE		$6,927,193	$7,051,882	$7,178,816	$7,308,035	$7,439,580	$7,573,492	$7,709,815	$7,848,592	$7,989,866	$8,133,684	$8,280,090	$8,429,132	$149,400,828
TOTAL ALL ASSESSED VALUE		$35,026,216	$35,656,688	$36,298,508	$36,951,882	$37,617,016	$38,294,122	$38,983,416	$39,685,117	$40,399,450	$41,126,640	$41,866,919	$42,620,524	$738,772,269
LESS BASELINE ASSESSED VALUE		$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,342,653,829
NET INCREASE IN ASSESSED VALUE TO TIF		$33,589,111	$34,219,583	$34,861,403	$35,514,777	$36,179,911	$36,857,017	$37,546,311	$38,248,012	$38,962,345	$39,689,535	$40,429,814	$41,183,419	$2,367,724,065
TOTAL RESIDENTIAL & AGRICULTURAL ASSESSED VALUE		**$1,139,305**	**$1,159,812**	**$1,180,689**	**$1,201,942**	**$1,223,576**	**$1,245,601**	**$1,268,022**	**$1,290,846**	**$1,314,081**	**$1,337,735**	**$1,361,814**	**$1,386,327**	**$26,294,350**
COMMERCIAL ASSESSED VALUE		**$33,886,911**	**$34,496,876**	**$35,117,819**	**$35,749,940**	**$36,393,439**	**$37,048,521**	**$37,715,394**	**$38,394,271**	**$39,085,368**	**$39,788,905**	**$40,505,105**	**$41,234,197**	**$712,516,696**
		Under the conditions of the TIF Plan, all assessed value on any residential property, partial or full will go to the taxing districts.												
CURRENT TAX LEVIES		Projections reflect an annual growth rate of .00925% in levy increases. (TIF does not capture increase in levy) (State Law)												
COUNTY SUR CHARGE		$0.4426	$0.4467	$0.4509	$0.4550	$0.4592	$0.4635	$0.4678	$0.4721	$0.4765	$0.4809	$0.4853	$0.4898	
TOTAL LEVY OF DISTRICTS		$4.9912	$5.0373	$5.0839	$5.1309	$5.1784	$5.2263	$5.2747	$5.3234	$5.3727	$5.4224	$5.4725	$5.5232	
TOTAL TAX LEVY		$5.4338	$5.4841	$5.5348	$5.5860	$5.6377	$5.6898	$5.7424	$5.7955	$5.8492	$5.9033	$5.9579	$6.0130	
TOTAL REVENUE TO TAXING DISTRICTS														
SURCHARGE ON COMMERCIAL PORTION		$149,995.53	$154,107.88	$158,332.98	$162,673.92									$1,738,370.44
TOTAL TAXES & PILOTS		$1,748,214.11	$1,796,144.02	$1,845,388.01	$1,895,982.09									
LESS INCREASE GOING TO TIF		$1,463,616.06	$1,491,127.89	$1,519,134.94	$1,547,646.12									$17,295,469.63
NET TAXES TO DISTRICTS, NOT INCLUDING SURCHARGE		$284,598.05	$305,016.13	$326,253.07	$348,335.97									$3,101,474.39
TOTAL TAX REVENUE TO TAXING DISTRICTS		**$434,593.58**	**$459,124.01**	**$484,586.05**	**$511,009.89**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	$4,839,844.83
TAXES COLLECTED BY TIF		**$1,463,616.06**	**$1,491,127.89**	**$1,519,134.94**	**$1,547,646.12**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	$17,295,469.63
TAX REVENUE TO EACH TAXING DISTRICT														
	PERCENTAGE													
Newton County Fair	0.2217%	$963.54	$1,017.92	$1,074.37	$1,132.96									$10,730.41
Newton County Health Department	1.1085%	$4,817.68	$5,089.62	$5,371.87	$5,664.80									$53,652.06
Newton County Mental Health	1.8291%	$7,949.18	$8,397.87	$8,863.59	$9,346.91									$88,525.90
Joplin Special Road District	4.9131%	$21,351.97	$22,557.17	$23,808.15	$25,106.37									$237,785.92
Joplin School District	81.1458%	$352,654.42	$372,559.84	$393,221.21	$414,663.04									$3,927,330.63
SB 40 Sheltered Workshop	1.3303%	$5,781.22	$6,107.54	$6,446.25	$6,797.75									$64,382.47
City of Joplin	9.4515%	$41,075.57	$43,394.06	$45,800.60	$48,298.05									$457,437.45
TOTAL	100.0000%	**$434,593.58**	**$459,124.01**	**$484,586.05**	**$511,009.89**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$4,839,844.83**
ESTIMATED TAX COLLECTED BY LOCAL TAXING DISTRICTS		**$434,593.58**	**$459,124.01**	**$484,586.05**	**$511,009.89**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	$4,839,844.83
ANNUAL INCREASE IN PROPERTY TAXES-245% WITH TIF OVER EXHIBIT 10 PROJE		**$368,538.08**	**$393,068.51**	**$418,530.54**	**$444,954.38**									$3,849,012.28

ASSUMPTIONS-NO TIF ASSUMPTIONS-City Tax Levies not renewed by Voters

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF .25% IS NOT RENEW BY VOTERS IN 2021 & the CAPITAL IMPROVEMENT tax of .375% in 2025

YEARS		CURRENT	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
REDEVELOPMENT PROJECT AREA I ONLY		ANNUAL	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy
ACTIVATED TIF AREA		SALES	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.375%	2.375%	2.375%	2.000%
RPA 1	Projected Sales at 1% Annual Grow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 2	Projected Sales at 1% Annual Grow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 3	Projected Sales at 1% Annual Grow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 4	Projected Sales at 1% Annual Grow	$0	$500,000	$505,000	$510,050	$515,151	$520,302	$525,505	$530,760	$536,068	$541,428	$546,843	$552,311	$557,834
RPA 5	Projected Sales at 1% Annual Grow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 6	Projected Sales at 1% Annual Grow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL SALES		**$0**	**$500,000**	**$505,000**	**$510,050**	**$515,151**	**$520,302**	**$525,505**	**$530,760**	**$536,068**	**$541,428**	**$546,843**	**$552,311**	**$557,834**

PROJECTED EATS WHICH THE TIF WILL CAPTURE (50% OF THE INCREASE OVER THE BASELINE)													
CITY OF JOPLIN	**NONE**	**INCREASE ONLY**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NEWTON COUNTY	**NONE**	**INCREASE ONLY**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MAIN STREET CID	**NONE**	**INCREASE ONLY**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL CAPTURED BY TIF			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

TOTAL SALES TAX REVENUE RETAINED BY THE TAXING DISTRICTS											
CITY OF JOPLIN	**1.75% TO 2.625%**	$13,256	$13,389	$13,523	$13,658	$13,795	$13,932	$14,072	$12,859	$12,988	$13,117	$11,157
NEWTON COUNTY	**1.125%**	$5,681	$5,738	$5,795	$5,853	$5,912	$5,971	$6,031	$6,091	$6,152	$6,213	$6,276
MAIN STREET CID	**NOT ACTIVATED**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL RETAINED BY TAXING DISTRICTS		**$18,938**	**$19,127**	**$19,318**	**$19,511**	**$19,706**	**$19,904**	**$20,103**	**$18,950**	**$19,139**	**$19,331**	**$17,432**

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.375 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue without the renewal of the taxes.

ASSUMPTIONS-City Tax Levies not renewed by Voters

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF .25% IS NOT RENEW BY VOTERS IN 2022													CUMULATIVE
YEARS		**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**TOTALS**
REDEVELOPMENT PROJECT AREA I ONLY		City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	
ACTIVATED TIF AREA		2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	
RPA 1	Projected Sales at 1% Annual Growth	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 2	Projected Sales at 1% Annual Growth	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 3	Projected Sales at 1% Annual Growth	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 4	Projected Sales at 1% Annual Growth	$563,413	$569,047	$574,737	$580,484	$586,289	$592,152	$598,074	$604,054	$610,095	$616,196	$622,358	$628,582	$13,486,732
RPA 5	Projected Sales at 1% Annual Growth	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 6	Projected Sales at 1% Annual Growth	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NET NEW SALES SUBJECT TO TIF		**$563,413**	**$569,047**	**$574,737**	**$580,484**	**$586,289**	**$592,152**	**$598,074**	**$604,054**	**$610,095**	**$616,196**	**$622,358**	**$628,582**	$13,486,732
														$0
PROJECTED EATS WHICH THE TIF WILL CAPTURE (50% OF THE INCREASE OVER THE BASELINE)														$0
CITY OF JOPLIN	**NONE**													$0
NEWTON COUNTY	**NONE**													$0
MAIN STREET CID	**NONE**													$0
TOTAL CAPTURED BY TIF		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$0
														$0
TOTAL SALES TAX REVENUE RETAINED BY THE TAXING DISTRICTS														$0
CITY OF JOPLIN	**1.75% TO 2.625%**	$11,268	$11,381	$11,495	$11,610	$11,726								$203,224
NEWTON COUNTY	**1.125%**	$6,338	$6,402	$6,466	$6,530	$6,596								$98,046
MAIN STREET CID	**NOT ACTIVATED**													$0
TOTAL RETAINED BY TAXING DISTRICTS		**$17,607**	**$17,783**	**$17,961**	**$18,140**	**$18,322**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$301,271
														$0

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.25 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue without the renewal of the taxes.

ASSUMPTIONS-TIF activated in 2015-no levy renewal by City Voters

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF .25% IS NOT RENEWED BY VOTERS IN 2021 & THE CAPITAL IMPROVEMENT TAX of .375% IN 2025.

YEARS		CURRENT	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
REDEVELOPMENT PROJECT AREA I ONLY	ANNUAL	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy
ACTIVATED TIF AREA	SALES	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.375%	2.375%	2.375%	2.000%
RPA 1	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$0	$7,700,000	$7,777,000	$7,854,770	$7,933,318	$8,012,651	$8,092,777	$8,173,705
RPA 2	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$14,343,300	$14,486,733	$14,631,600	$14,777,916	$14,925,695	$15,074,952	$15,225,702	$15,377,959	$15,531,739
RPA 3	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$11,800,000	$11,918,000	$12,037,180	$12,157,552	$12,279,127	$12,401,919	$12,525,938	$12,651,197
RPA 4	Projected Sales at 1% Annual Grov	$0	$500,000	$505,000	$510,050	$515,151	$520,302	$3,937,500	$3,976,875	$4,016,644	$4,056,810	$4,097,378	$4,138,352	$4,179,736
RPA 5	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$3,937,500	$3,976,875	$4,016,644	$4,056,810	$4,097,378	$4,138,352	$4,179,736	$4,221,533
RPA 6	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$22,140,000	$22,361,400	$22,585,014	$22,810,864	$23,038,973	$23,269,363	$23,502,056	$23,737,077	$23,974,447
LESS 2014 BASE LINE	Projected Baseline Gross Sales	$0	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000
NET NEW SALES SUBJECT TO TIF		**$0**	**$0**	**$5,000**	**$10,050**	**$36,498,451**	**$52,605,935**	**$64,248,989**	**$64,896,479**	**$65,550,444**	**$66,210,948**	**$66,878,058**	**$67,551,839**	**$68,232,357**

PROJECTED EATS WHICH THE TAXING DISTRICTS WILL RETAIN (BASELINE PLUS 50% OF INCREASE)

CITY OF JOPLIN	2.625% current levy	base plus 50% of increas	$13,191	$13,257	$492,167	$703,578	$856,393	$864,891	$873,475	$798,130	$806,052	$814,053	$692,324
NEWTON COUNTY	1.125% current levy	base plus 50% of increas	$5,653	$5,682	$210,929	$301,533	$367,026	$370,668	$374,346	$378,062	$381,814	$385,604	$389,432
MAIN STREET CID	1% projected levy	50% of increase	$0	$50	$182,492	$263,030	$321,245	$324,482	$327,752	$331,055	$334,390	$337,759	$341,162
TOTAL CAPTURED BY TIF			**$18,844**	**$18,989**	**$885,588**	**$1,268,141**	**$1,544,663**	**$1,560,041**	**$1,575,573**	**$1,507,246**	**$1,522,256**	**$1,537,416**	**$1,422,917**

PROJECTED EATS TO BE CAPTURE BY TIF (50% OF INCREASE)

CITY OF JOPLIN	2.625% CURRENT LEVY	$131	$132	$479,042	$690,453	$843,268	$851,766	$860,350	$744,873	$752,378	$759,958	$597,033
NEWTON COUNTY	1.125% CURRENT LEVY	$56	$57	$205,304	$295,908	$361,401	$365,043	$368,721	$372,437	$376,189	$379,979	$383,807
MAIN STREET CID	PROJECTED 1% LEVY IF ACTIVATED	$0	$50	$182,492	$263,030	$321,245	$324,482	$327,752	$331,055	$334,390	$337,759	$341,162
TOTAL RETAINED BY TAXING DISTRICTS		**$188**	**$239**	**$866,838**	**$1,249,391**	**$1,525,913**	**$1,541,291**	**$1,556,823**	**$1,448,364**	**$1,462,958**	**$1,477,696**	**$1,322,002**

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.375 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue without the renewal of the taxes.

SALES TAX REVENUE-WITH TIF-NO RENEWAL OF CITY LEVIES

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF .25% IS NOT RENEWED BY VOTERS IN 2021 & THE CAPITAL IMPROVEMENT TAX of .375% IN 2025.

YEARS		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	CUMULATIVE TOTALS
REDEVELOPMENT PROJECT AREA I ONLY		City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	
ACTIVATED TIF AREA		2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	
RPA 1	Projected Sales at 1% Annual Growth	$8,255,442	$8,337,997	$8,421,377	$8,505,590	$8,590,646	$8,676,553	$8,763,318	$8,850,951	$8,939,461	$9,028,856	$9,119,144	$9,210,336	$160,243,892
RPA 2	Projected Sales at 1% Annual Growth	$15,687,056	$15,843,927	$16,002,366	$16,162,389	$16,324,013	$16,487,253	$16,652,126	$16,818,647	$16,986,834	$17,156,702	$17,328,269	$17,501,552	$333,326,732
RPA 3	Projected Sales at 1% Annual Growth	$12,777,709	$12,905,486	$13,034,541	$13,164,886	$13,296,535	$13,429,501	$13,563,796	$13,699,434	$13,836,428	$13,974,792	$14,114,540	$14,255,686	$259,824,247
RPA 4	Projected Sales at 1% Annual Growth	$4,221,533	$4,263,748	$4,306,386	$4,349,450	$4,392,944	$4,436,874	$4,481,242	$4,526,055	$4,571,315	$4,617,028	$4,663,199	$4,709,831	$84,493,402
RPA 5	Projected Sales at 1% Annual Growth	$4,263,748	$4,306,386	$4,349,450	$4,392,944	$4,436,874	$4,481,242	$4,526,055	$4,571,315	$4,617,028	$4,663,199	$4,709,831	$4,756,929	$86,699,828
RPA 6	Projected Sales at 1% Annual Growth	$24,214,192	$24,456,334	$24,700,897	$24,947,906	$25,197,385	$25,449,359	$25,703,853	$25,960,891	$26,220,500	$26,482,705	$26,747,532	$27,015,007	$514,515,756
LESS 2014 BASE LINE S	Projected Baseline Gross Sales	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$12,000,000
NET NEW SALES SUBJECT TO TIF		**$68,919,680**	**$69,613,877**	**$70,315,016**	**$71,023,166**	**$71,738,398**	**$72,460,782**	**$73,190,390**	**$73,927,294**	**$74,671,567**	**$75,423,282**	**$76,182,515**	**$76,949,340**	$1,427,103,857
														$0
PROJECTED EATS WHICH THE TAXING DISTRICTS WILL RETAIN (BASELINE PLUS 50% OF INCREASE)														$0
CITY OF JOPLIN	**2.625% current levy** base plus 50%	$699,197	$706,139	$713,150	$720,232									$9,766,227
NEWTON COUNTY	**1.125% current levy** base plus 50%	$393,298	$397,203	$401,147	$405,130									$4,767,527
MAIN STREET CID	**1% projected levy** 50% of increas	$344,598	$348,069	$351,575	$355,116									$4,162,776
TOTAL CAPTURED BY TIF		**$1,437,093**	**$1,451,411**	**$1,465,872**	**$1,480,478**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$18,696,531
														$0
PROJECTED EATS TO BE CAPTURE BY TIF (50% OF INCREASE)														$0
CITY OF JOPLIN	**2.625% CURRENT LEVY**	$603,047	$609,121	$615,256	$621,453									$9,028,262
NEWTON COUNTY	**1.125% CURRENT LEVY**	$387,673	$391,578	$395,522	$399,505									$4,683,180
MAIN STREET CID	**1.125% CURRENT LEVY**	$344,598	$348,069	$351,575	$355,116									$4,162,776
TOTAL RETAINED BY TAXING DISTRICTS		**$1,335,319**	**$1,348,769**	**$1,362,353**	**$1,376,074**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$17,874,219
														$0

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.375 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue without the renewal of the taxes.

ASSUMPTIONS-TIF activated in 2015-levies renewal by City Voters

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF 1/4% IS RENEW BY VOTERS IN 2021 & THE TRANSPORTATION TAX IN 2025

YEARS		CURRENT	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
REDEVELOPMENT PROJECT AREA I ONLY	ANNUAL	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy
ACTIVATED TIF AREA	SALES	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%
RPA 1	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$0	$7,700,000	$7,777,000	$7,854,770	$7,933,318	$8,012,651	$8,092,777	$8,173,705
RPA 2	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$14,343,300	$14,486,733	$14,631,600	$14,777,916	$14,925,695	$15,074,952	$15,225,702	$15,377,959	$15,531,739
RPA 3	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$11,800,000	$11,918,000	$12,037,180	$12,157,552	$12,279,127	$12,401,919	$12,525,938	$12,651,197
RPA 4	Projected Sales at 1% Annual Grov	$0	$500,000	$505,000	$510,050	$515,151	$520,302	$3,937,500	$3,976,875	$4,016,644	$4,056,810	$4,097,378	$4,138,352	$4,179,736
RPA 5	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$3,937,500	$3,976,875	$4,016,644	$4,056,810	$4,097,378	$4,138,352	$4,179,736	$4,221,533
RPA 6	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$22,140,000	$22,361,400	$22,585,014	$22,810,864	$23,038,973	$23,269,363	$23,502,056	$23,737,077	$23,974,447
LESS 2014 BASE LINE	Projected Baseline Gross Sales	$0	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000
NET NEW SALES SUBJECT TO TIF		**$0**	**$0**	**$5,000**	**$10,050**	**$36,498,451**	**$52,605,935**	**$64,248,989**	**$64,896,479**	**$65,550,444**	**$66,210,948**	**$66,878,058**	**$67,551,839**	**$68,232,357**

PROJECTED EATS WHICH THE TAXING DISTRICTS WILL RETAIN													
CITY OF JOPLIN	2.625% current levy	base plus 50% of increas	$13,125	$13,257	$492,167	$703,578	$856,393	$864,891	$873,475	$880,894	$889,650	$898,493	$907,425
NEWTON COUNTY	1.125% current levy	base plus 50% of increas	$5,625	$5,682	$210,929	$301,533	$367,026	$370,668	$374,346	$378,062	$381,814	$385,604	$389,432
MAIN STREET CID	1% projected levy	50% of increase 5% allowance for	$0	$2,423	$175,743	$252,253	$307,558	$310,633	$313,740	$316,877	$320,046	$323,246	$326,479
TOTAL CAPTURED BY TIF			**$18,750**	**$21,361**	**$878,839**	**$1,257,364**	**$1,530,976**	**$1,546,192**	**$1,561,560**	**$1,575,832**	**$1,591,509**	**$1,607,343**	**$1,623,335**

PROJECTED EATS TO BE CAPTURE BY TIF												
CITY OF JOPLIN	2.625% CURRENT LEVY	$131	$132	$479,042	$690,453	$843,268	$851,766	$860,350	$869,019	$877,775	$886,618	$895,550
NEWTON COUNTY	1.125% CURRENT LEVY	$56	$57	$205,304	$295,908	$361,401	$365,043	$368,721	$372,437	$376,189	$379,979	$383,807
MAIN STREET CID	1% projected levy	$0	$2,550	$184,992	$265,530	$323,745	$326,982	$330,252	$333,555	$336,890	$340,259	$343,662
TOTAL RETAINED BY TAXING DISTRICTS		**$188**	**$2,739**	**$869,338**	**$1,251,891**	**$1,528,413**	**$1,543,791**	**$1,559,323**	**$1,575,010**	**$1,590,854**	**$1,606,856**	**$1,623,018**

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.375 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue with the renewal of the taxes.

ASSUMPTIONS-TIF activated in 2015-levies renewal by City Voters

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF 1/4% IS RENEW BY VOTERS IN 2022

YEARS		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	TOTALS
REDEVELOPMENT PROJECT AREA I ONLY		City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	
ACTIVATED TIF AREA		2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	
RPA 1	Projected Sales at 1% Annual Growth	$8,255,442	$8,337,997	$8,421,377	$8,505,590	$8,590,646	$8,676,553	$8,763,318	$8,850,951	$8,939,461	$9,028,856	$9,119,144	$9,210,336	$97,655,273
RPA 2	Projected Sales at 1% Annual Growth	$15,687,056	$15,843,927	$16,002,366	$16,162,389	$16,324,013	$16,487,253	$16,652,126	$16,818,647	$16,986,834	$17,156,702	$17,328,269	$17,501,552	$214,395,348
RPA 3	Projected Sales at 1% Annual Growth	$12,777,709	$12,905,486	$13,034,541	$13,164,886	$13,296,535	$13,429,501	$13,563,796	$13,699,434	$13,836,428	$13,974,792	$14,114,540	$14,255,686	$162,950,071
RPA 4	Projected Sales at 1% Annual Growth	$4,221,533	$4,263,748	$4,306,386	$4,349,450	$4,392,944	$4,436,874	$4,481,242	$4,526,055	$4,571,315	$4,617,028	$4,663,199	$4,709,831	$52,487,858
RPA 5	Projected Sales at 1% Annual Growth	$4,263,748	$4,306,386	$4,349,450	$4,392,944	$4,436,874	$4,481,242	$4,526,055	$4,571,315	$4,617,028	$4,663,199	$4,709,831	$4,756,929	$54,374,229
RPA 6	Projected Sales at 1% Annual Growth	$24,214,192	$24,456,334	$24,700,897	$24,947,906	$25,197,385	$25,449,359	$25,703,853	$25,960,891	$26,220,500	$26,482,705	$26,747,532	$27,015,007	$330,935,908
LESS 2014 BASE LINE S	Projected Baseline Gross Sales	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$8,500,000
NET NEW SALES SUBJECT TO TIF		**$68,919,680**	**$69,613,877**	**$70,315,016**	**$71,023,166**	**$71,738,398**	**$72,460,782**	**$73,190,390**	**$73,927,294**	**$74,671,567**	**$75,423,282**	**$76,182,515**	**$76,949,340**	$904,298,688
														$0
PROJECTED EATS WHICH THE TAXING DISTRICTS WILL RETAIN														$0
CITY OF JOPLIN	**2.625% current levy** base plus 50%	$917,696	$926,807	$936,010	$945,304	$751,404								$11,870,568
NEWTON COUNTY	**1.125% current levy** base plus 50%	$393,298	$397,203	$401,147	$405,130	$322,030								$5,089,529
MAIN STREET CID	**1% projected levy**	$329,743	$333,041	$336,371	$339,735	$645,187	$729,608	$736,904	$744,273	$751,716	$759,233	$766,825	$538,964	$9,660,597
TOTAL CAPTURED BY TIF		**$1,640,737**	**$1,657,051**	**$1,673,528**	**$1,690,169**	**$1,718,622**	**$729,608**	**$736,904**	**$744,273**	**$751,716**	**$759,233**	**$766,825**	**$448,692**	$21,593,171
														$0
PROJECTED EATS TO BE CAPTURE BY TIF														$0
CITY OF JOPLIN	**2.625% CURRENT LEVY**	$904,571	$913,682	$922,885	$932,179	$203,287								$11,130,706
NEWTON COUNTY	**1.125% CURRENT LEVY**	$387,673	$391,578	$395,522	$399,505	$87,123								$4,770,303
MAIN STREET CID	1% projected levy	$347,098	$350,569	$354,075	$357,616	$77,197								$4,274,973
TOTAL RETAINED BY TAXING DISTRICTS		**$1,639,342**	**$1,655,830**	**$1,672,482**	**$1,689,300**	**$367,607**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$20,175,983
														$0

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.375 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue with the renewal of the taxes.

* The amount which is projected for the CID to retain is based on 50% of the total revenue, less operating cost, which is estimated to be 1.25%.

COMBINED TIF REVENUE AND OTHER REVENUE SOURCES
PROFORMA CASH FLOW OF REIMBURSABLE PROJECT COST

REVENUE SOURCES		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
PILOT'S (Property Tax)		$0.00	$346.20	$765,342.47	$955,613.81	$1,287,327.27	$1,311,665.91	$1,336,442.64	$1,361,665.35	$1,387,342.07	$1,413,480.97	$1,440,090.38
EAT'S (Sales Tax 50% of increase)	$0.00	$188.00	$2,739.00	$869,338.00	$1,251,891.00	$1,528,413.00	$1,543,791.00	$1,569,323.00	$1,575,010.00	$1,590,854.00	$1,606,856.00	$1,623,018.00
TOTAL TIF REVENUE	**$0.00**	**$188.00**	**$3,085.20**	**$1,634,680.47**	**$2,207,504.81**	**$2,815,740.27**	**$2,855,456.91**	**$2,905,765.64**	**$2,936,675.35**	**$2,978,196.07**	**$3,020,336.97**	**$3,063,108.38**
ADDITIONAL REVENUE-NON-TIF												
MAIN STREET CID 50% NOT CAPTURED BY TIF	$0.00	$0.00	$2,500.00	$184,992.00	$265,530.00	$323,745.00	$326,982.00	$330,252.00	$316,877.00	$320,046.00	$323,246.00	$326,479.00
TOTAL NON-TIF REVENUE	**$0.00**	**$0.00**	**$2,500.00**	**$184,992.00**	**$265,530.00**	**$323,745.00**	**$326,982.00**	**$330,252.00**	**$316,877.00**	**$320,046.00**	**$323,246.00**	**$326,479.00**
TOTAL REVENUE TO PAY PROJECT COST	**$0.00**	**$188.00**	**$5,585.20**	**$1,819,672.47**	**$2,473,034.81**	**$3,139,485.27**	**$3,182,438.91**	**$3,236,017.64**	**$3,253,552.35**	**$3,298,242.07**	**$3,343,582.97**	**$3,389,587.38**
100% OF REIMBURSABLE COST			RPA 2-6 COST & AREA COST	RPA 3-5 COST	RPA 1-4 COST							
REIMBURSABLE PROJECT COST	$0.00		$22,510,164	$5,397,222	$2,960,110							
ACCRUED INTEREST 5.5% 10 YEARS	$0.00	$0	$1,125,508	$1,181,504	$1,419,457	$1,514,784	$1,433,549	$1,346,104	$1,251,608	$1,151,511	$1,044,175	$929,204
LESS PAYMENTS	$0.00	$0	($5,585)	($1,819,672)	($2,473,035)	($3,139,485)	($3,182,439)	($3,236,018)	($3,253,552)	($3,298,242)	($3,343,583)	($3,389,587)
CUMULATIVE BALANCE	**$0.00**	**$0**	**$23,630,087**	**$28,389,141**	**$30,295,673**	**$28,670,971**	**$26,922,081**	**$25,032,168**	**$23,030,224**	**$20,883,493**	**$18,584,084**	**$16,123,701**

REVENUE SOURCES	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	CUM-TOTALS
PILOT'S (Property Tax)	$1,467,178.75	$1,494,754.71	$1,522,827.07	$1,551,404.57				$0.00	$0.00	$0.00	$0.00	$0.00	$17,295,482.17
EAT'S (Sales Tax 50% of increase)	$1,639,342.00	$1,655,830.00	$1,672,482.00	$1,689,300.00	$367,607.00			$0.00	$0.00	$0.00	$0.00	$0.00	$20,185,982.00
TOTAL TIF REVENUE	**$3,106,520.75**	**$3,150,584.71**	**$3,195,309.07**	**$3,240,704.57**	**$367,607.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$37,481,464.17**
ADDITIONAL REVENUE-NON-TIF													
MAIN STREET CID 50% NOT CAPTURED BY TIF	$323,743.00	$333,041.00	$336,371.00	$339,735.00	$629,474.00	$729,608.00	$736,904.08	$744,273.12	$751,715.85	$759,233.01	$766,825.34	$538,964.10	$9,710,536.51
TOTAL REVENUE TO REPAY PROJECT COST	**$323,743.00**	**$333,041.00**	**$336,371.00**	**$339,735.00**	**$629,474.00**	**$729,608.00**	**$736,904.08**	**$744,273.12**	**$751,715.85**	**$759,233.01**	**$766,825.34**	**$538,964.10**	**$9,710,536.51**
TOTAL REVENUE TO PAY PROJECT COST	**$3,430,263.75**	**$3,483,625.71**	**$3,531,680.07**	**$3,580,439.57**	**$997,081.00**	**$729,608.00**	**$736,904.08**	**$744,273.12**	**$751,715.85**	**$759,233.01**	**$766,825.34**	**$538,964.10**	**$47,192,000.68**
100% OF REIMBURSABLE COST													
REIMBURSABLE PROJECT COST													$30,867,496.00
ACCRUED INTEREST 5.65% 10 YRS	$910,989.12	$768,650.10	$615,253.98	$450,475.91	$273,632.96	$232,758.15	$204,686.13	$174,615.81	$126,044.40	$94,760.83	$61,537.22	$13,507.76	$16,324,316.68
LESS PAYMENTS	($3,430,263.75)	($3,483,625.71)	($3,531,680.07)	($3,580,439.57)	($997,081.00)	($729,608.00)	($736,904.08)	($744,273.12)	($751,715.85)	($759,233.01)	($766,825.34)	($538,964.10)	-$47,191,812.68
CUMULATIVE BALANCE	**$13,604,426.60**	**$10,889,450.99**	**$7,973,024.90**	**$4,843,061.24**	**$4,119,613.20**	**$3,622,763.34**	**$3,090,545.39**	**$2,520,888.09**	**$1,895,216.64**	**$1,230,744.46**	**$525,456.34**	**$0.00**	**$295,876,814.39**

This Impact Analysis was prepared to show the combined impact of both EAT's and PILOT's, total TIF revenue, and the additional 50% of CID revenue from within the Redevelopment Area. The revenue was taken from EXHIBIT 8 for property tax or PILOTs and EXHIBIT 11 for sales tax or EATs.
The impact reflects total cash flow of the TIF for both 100% of the Reimbursable Project cost plus interest based on cost reflected in Exhibit 3. CID is contributing the other 50% of their revenue, not captured by the TIF to pay project cost..

City of Joplin — City Council Agenda Item

REQUESTED COUNCIL MEETING DATE: AUGUST 17, 2015

ITEM: COUNCIL BILL NO. 2015-522
ORIGINATING DEPARTMENT: FINANCE DEPARTMENT

Department Head: Leslie Haase
City Attorney: Peter Edwards
City Manager: Sam Anselm
Planning Director: Troy Bolander

INTRODUCTION:
This Council Bill approves the South Main Street TIF Redevelopment Project 5.

DISCUSSION:
Developer Rodney Spriggs, representing RKS Development, brought forward a proposed TIF (tax increment financing) plan several months ago. The South Main TIF, which proposes the redevelopment of approximately 83 acres of land in an area on both sides of Main Street, south of 32nd Street and north of Interstate 44. Under the TIF Plan, the Redevelopment Area will be redeveloped as six separate Redevelopment Projects with mixed use retail and commercial facilities. Improvements necessary to redevelop the Redevelopment Area include construction of streets, utility improvements, sidewalks, storm water improvements, and other site improvements. A significant portion of the project will require adherence to the Clean Water Act requiring wetland and stream mitigation.

With this ordinance, staff is asking Council to introduce Redevelopment Project 5 and consider it on first reading, then postpone further action to adopt the ordinance until the Developer and City are ready for TIF to be activated on this project. As a result, further council action will be required in the future to activate this Project and the other Redevelopment Projects. The TIF Plan includes a budget for the entire Redevelopment Area. Since the Redevelopment Projects will be activated at different times, the TIF Contract makes provisions to ensure an appropriate level of public assistance is provided for each Redevelopment Project. Prior to activating each Redevelopment Project, an individual budget for that Redevelopment Project will be required, as well as proof that sufficient property within each project has been secured in order to allow the project to proceed with development.

RECOMMENDATION:
City Staff recommends this Council Bill be passed on first reading and then further action postponed until the Developer and the City are ready to activate TIF for this project.

COUNCIL BILL NO. 2015-522 ORDINANCE NO.

AN ORDINANCE approving Redevelopment Project 5 of the South Main Street Tax Increment Financing Plan and adopting Tax Increment Financing therein.

WHEREAS, on _____, 2015, the City of Joplin, Missouri (the "City") adopted the South Main Street Tax Increment Financing Plan (the "Redevelopment Plan") including Redevelopment Project 5 included therein by Ordinance No. 2015-___, and designated the Redevelopment Area, described therein, as a blighted area, all pursuant to the provisions of the Real Property Tax Increment Allocation Act, Sections 99.800 to 99.865, RSMo (the "Act"); and

WHEREAS, the Redevelopment Plan contemplates implementation through six Redevelopment Projects designated as Redevelopment Projects 1, 2, 3, 4, 5, and 6, and the adoption of tax increment financing in the area selected for each Redevelopment Project.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the area selected for Redevelopment Project 5 legally described in Exhibit A attached hereto is approved and designated as a Redevelopment Project (hereinafter referred to as "Redevelopment Project 5"). Redevelopment Project 5 includes only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project improvements therein.

Section 2. That tax increment allocation financing is hereby adopted for taxable real property in the above-described area selected for Redevelopment Project 5. Pursuant to the Act, after the total equalized assessed valuation of the taxable real property in Redevelopment Project 5 exceeds the certified total initial equalized assessed valuation of the taxable real property in Redevelopment Project 5, the ad valorem taxes, and payments in lieu of taxes, if any, arising from the levies upon the taxable real property in Redevelopment Project 5 by taxing districts and tax rates determined in the manner provided in subsection 2 of Section 99.855 of the Act, as amended, each year after the effective date of the ordinance until redevelopment project costs have been paid shall be divided as follows:

a. That portion of taxes, penalties and interest levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized value of each such taxable lot, block, tract or parcel of property in the area selected for Redevelopment Project 5 shall be allocated to and, when collected, shall be paid by the Newton County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

b. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in the area selected for Redevelopment Project 5, and any applicable penalty and interest over and above the initial equalized assessed value of each such unit of property shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payment in lieu of taxes into a special fund called the "Special Allocation Fund" of the City for the purpose of paying redevelopment project costs and any obligations incurred in the payment thereof; provided that payments in lieu of taxes shall be subject to the provisions of Section 99.845.1(3) of the Act, as amended, regarding the blind pension fund tax and the merchants' and manufacturers' inventory replacement tax.

Section 3. That in addition to the payments in lieu of taxes described in subsection b of Section 2 above, fifty percent (50%) of the total additional revenue from taxes, penalties and interest which are imposed by the City or taxing districts, and which are generated by economic activities within the area selected for Redevelopment Project 5 over the amount of such taxes generated by economic activities within such area in the calendar year prior to the adoption of this ordinance, while tax increment financing remains in effect, but excluding those taxes, licenses, fees, or special assessments identified in subsection 3 of Section 99.845 RSMo, other than payments in lieu of taxes, and penalties and interest thereon shall be allocated to, and paid by the local political subdivision collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds in a separate segregated account within the Special Allocation Fund.

Section 4. That this ordinance shall be in full force and effect from and after its passage and approval by the Mayor and City Council.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2015.

_____
Michael L. Seibert, Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

Exhibit A

Legal Description of Redevelopment Project 5

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022004011001000	0.280	OX, L.L.C.	$6,750	1902-RES
Address:		1505-A W. 10TH JOPLIN, MO 64801		
Legal Description:		STAPLES & PABST 1: N1/2 LOT 1 EX W 70'	BOOK PAGE	0360 07635
055022004011002000	0.157	LUCAS, DAVID E.	$6,290	1920-RES
Address:		% HARLAN DAVID SMITH- TS2013 STELLA, MO 64867		
Legal Description:		STAPLES & PABST 1: W 70' N1/2 LOT 1	BOOK PAGE	356 03047
055022004011003000	0.413	SOOTER, KEVIN	$13,040	1930-RES
Address:		4115 JOPLIN JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: PT LOTS 2 & 11 BEG NW COR LOT 2 S 143.61' E 161.22' N 46.37' E 34.03' N 97.62' W 195' TO POB	BOOK PAGE	356 05572
055022004011003001	0.604	GARRISON, GEORGE O. & BARBARA	$9,820	1951-RES
Address:		4145 JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABSTS: BEG SW COR LOT 11 N ALG W LOT LN 134.88' E 161' S 37.38' E 34' S 97.50' W 195' TO POB	BOOK PAGE	352 08017
055022004011003002	0.198	AUBREY, BONNIE	$19,820	Vacant-RES
Address:		4107 S. JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST: PT LOT 2 BEG NW COR E 195' S 97.22' W 34.03' S 46.37' W 161.22' N 143.61' TO POB EX BEG 120' E OF NW COR E 75' S 97.62' W 34.03' S 46.37' W 41.22' N 143.58' TO POB ETC.	BOOK PAGE	0360 4170
055022004011003003	0.247	EMBREY, MICHELLE E.	$17,670	2008-RES
Address:		118 W. 41ST JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST BEG NW COR LOT 2 E 1200' TO POB E 75' S 97.62' W 34.03' S 46.37' W 41.22' N 143.58' TO POB	BOOK PAGE	358 02178
055022004011003004	0.198	STERNES, ELIZABETH A.	$5,980	1951-RES
Address:		4105 S. JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST'S: BEG NW COR LOT 2 E 120' S 71.81' W 120' N 71.81' TO POB	BOOK PAGE	360 3905
055022004011004000	0.436	VOLK, RICHARD E. & DIANE M.	$26,210	1972-COM
Address:		4130 HEARNE'S BLVD. JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: S1/2 LOT 12	BOOK PAGE	343 06795

055022004011005000	0.513	BOTTOROFF, JERRY R. & JUDITH ANN	$13,250	1965-COM
Address:		4118 S. MAIN JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: N1/2 LOT 12 & E 34' OF N 97.5' LOT 11 & E 34' OF S 97.5' LOT 2	BOOK PAGE	283 00228
055022004011006000	0.436	WILLIAMS, DAVID S.	$9,310	1900-COM
Address:		4601 HICKORY LANE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: S1/2 LOT 1	BOOK PAGE	0360 4973
			$128,140	
	3.482		ASSESSED	
TOTALS	ACRES		VALUE	

STREET RIGHT OF WAY TO BE INCLUDED

THE RPA WILL INCLUDE THE RIGHT OF WAY OF 41ST STREET LYING WEST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHWEST CORNER OF THE POINT WHERE 41ST STREET CONNECTS WITH JOPLIN AVENUE, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF JOPLIN AVENUE LYING SOUTH OF 41ST STREET AND NORTH OF 42ND STREET. ALSO INCLUDING THE RIGHT OF WAY OF 42ND STREET LYING WEST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ND STREET AND JOPLIN AVENUE, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 42ND STREET. ALSO WILL INCLUDING THE RIGHT OF WAY OF SOUTH JOPLIN AVENUE LYING SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND SOUTH JOPLIN AVENUE, THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF SOUTH JOPLIN AVENUE. ALL OF THE RIGHT OF WAY SOUTH OF SAID LINE TO A LINE BEGINNING AT THE SOUTHWEST CORNER OF 42ND STREET AND SOUTH JOPLIN AVENUE, THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF SOUTH JOPLIN AVENUE.

B.

SOUTH MAIN

TAX INCREMENT FINANCING PLAN

JOPLIN, MISSOURI

May 15, 2015 4th Draft

PREPARED BY:
Gross & Associates
8270 West Farm Road 160
Republic, MO 65738
(417) 425-9460

PENDING APPROVALS

1. Tax Increment Financing Commission Public Hearing & Recommendation to City Council
2. City Council Approval

C.

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RE: Changes to the Main Street TIF Redevelopment Plan April 15, 2015 3rd Draft

Draft #3 dated April 15, 2015 was submitted to the TIF Commission. The public hearing was held on April 30, 2015. The hearing was held and continued to May 28, 2015 to allow for some changes to the Plan. I Am the consultant to the Developer and have prepared the plan, thus I am providing you a summary of the changes in accordance with Section 99.825 of the TIF Act, which requires a notice to the affected taxing districts at least seven days prior to the conclusion of the public hearing. I have attached copies of certain exhibits that have been changed. Following is a summary of the changes to the Plan.

1. The Developer has agreed to limit the term of the TIF to 16 years for each Redevelopment Project Area (RPA). There are six RPAs in the plan. The prior plan allowed for each RPA to run for the entire 23 year term as allowed by the TIF Act. This means that by the 16th year of any RPA the TIF will be terminated for that RPA regardless if the Developer has been fully reimbursed or not. If the Developer is fully reimbursed prior to the 16 years the TIF will terminate sooner.
2. The Reimbursable Project Cost has not changed, except the interest allowance request has been increased by $442,429.
3. The total project Cost has increased by $7,598,157, of which $7,155,728 is not reimbursable.
4. The But For Analysis has changed as a result of the changes in project cost. The But For analysis attached was prepared by myself for the Developer. The City has hired a third party to prepare a third party review of the But For, and may vary from the attached one prepared by and for the Developer.
5. RPA 2 & 3 have been changed. Property inn RPA 3 has been moved to RPA 2. No changes in total property, just a switch in project areas.
6. As a result of the changes, the projected cash flows of the TIF indicate that the TIF will be totally reimbursed by 2030.

This is a summary of the changes in the TIF Plan as of this date. Should further changes be made you will receive further notice of such changes. The TIF Commission may or may not make their recommendations on May 28, 2015. The Commission can continue the hearing, or close the hearing if not changes are made. The Plan is not yet approved. The changes are just a report of the changes to date from the prior version of the Plan. The TIF Commission will make a recommendation to the City Council, whom will have the authority to approve or reject the Plan.

I. SUMMARY OF PLAN

Following is a brief summary of the herein proposed Tax Increment Finance Plan and Redevelopment Area. The intent of this Summary is to acquaint the reader of this Plan with the overall intent and concept of the Plan. It will give a summary of the various terms of the proposed Plan. Readers are advised to read the entire Plan and not use the Summary to conclude any specific terms. Efforts in the drafting of the Summary to be all inclusive and correct, but the actual terms of the TIF Plan and Redevelopment Area are specified within the Plan and not within the Summary. The final adoption of this Plan will be the adoption of the Plan that is specified within the remainder of this Document and not the Summary Section.

The proposed Redevelopment Area is an estimated 83 acres of land, which generally lies on both sides of Main Street and south of 32nd Street, and north of I-44, in Joplin, Missouri. It more specifically lies east of Main Street from 36th Street north of 34th Street to the south side of the CVS Pharmacy Property, and both on the east and west side of Main Street from 36th Street south to 42nd Street, and East of Main Street from 42nd Street south to just north of 44th Street. The eastern and western boundaries vary. The Redevelopment Area is divided into six (6) Redevelopment Areas. The Redevelopment Area is broken up into RPA's in order to allow a developer to focus on the areas based on market conditions. The Plan calls for all six Redevelopment Areas to be activated different times/ RPAs 2 & 6 would be activated in 2015, RPAs 3 & 5 is projected to be activated in 2017, and RPAs 1 & 4 are projected to be activated in 2018. Market conditions may alter the activation of RPAs 3, 5, 1, & 4, but RPAs 2 & 6 would be activated upon approval of the Redevelopment Plan. Each RPA will terminate upon payment of all of the Redevelopment Project cost, or 16 years from the date of activation of the RPA, whichever comes first. The Developer is proposed to be RKS Development, LLC, which is comprised of Rodney Spriggs, Ken Caviness and Steve Wilcox, whom own and operate Vintage Stock, a retail operation with 45 stores nationwide and headquartered in Joplin. All three are Joplin natives. To date they have acquired an estimated 45 acres, or 54% of the total Redevelopment Area, they propose to possibly purchase an estimated total of 77 of the acres. The estimated Reimbursable project cost total is an estimated $37 million, including interest, or only 16% of total $230 million estimated project cost. It is proposed, as part of the Plan, that the Developer will create a "community improvement district" (CID), and impose an added 1% sales tax and contribute 100% of the sales tax revenue to fund Reimbursable Project Cost, 29.4%, thus reducing the cost to the current local taxing districts to 16%. Currently 78% of the redevelopment area is classified residential or agricultural, thus the County Sur-charge, or merchants and manufacturers tax is not imposed or collected on these properties. The County Sur-Charge is currently $.40 per $100 of assessed value. The funds derived from this tax is paid to all taxing districts based on the proportionate share of the total levy. The total revenue from the surcharge in the Redevelopment Area on the commercial classified property of $351,000, or 24% of the total assessed value of the Redevelopment Area, is currently $1,460,635, See Exhibit 5 for details. The Redevelopment plan will cause 96% of all of the property to be classified as commercial, thus the Sur-Charge will be imposed. Currently The TIF Act prohibits a TIF from capturing any of the County Sur-Charge. This will give the taxing districts a significate increase in taxes during the term of the TIF, estimated to be an additional $114,691 per year (average over 15 years) above the current $1,236.32. The total taxes estimated to be collected by the taxing districts if no TIF is approved is $1.4 million annually over a 15 year period, and that is with calculating an annual increase in assessed value of 0.018%, and an annual growth in tax levies of .00925%, which grants a combined annual growth rate of 0.0273%, which is based on historic growth in the area over the past five years. See Exhibit 10 for details. The total estimated increase in property taxes to the taxing districts over the 16 years is a combined $53,297, or $3,331 per year if no redevelopment occurs and the previous five-year growth is applied. See Exhibit 10 for details. No property taxes will be captured by the TIF from property classified as residential, if the Redevelopment Plan is approved. The only projected residential is in RPA 6, with the possible development of a new apartment building. The projected assessed value on that parcel is $935,839, and it is calculated in Exhibit 11 to go to the taxing districts. Any funds generated from residential assessments will be declared as a surplus and repaid to the taxing districts on a pro-rata bases based on their levy. If the Redevelopment Plan is approved, and TIF is imposed in accordance with the Plan, an estimated $4,856,417 in property tax revenue would be generated and paid to the taxing districts during the estimated 15-year term of the TIF, which would be a

total increase of $3,633,666 over the same period with no TIF, which is a 297% increase, or an annual average increase of $242,244. See Exhibit 8 for details. This is after the TIF captures the PILOT's as proposed under the Plan. See Exhibit 10 & 11 for details. The two taxing districts, which collect sales tax, the City and the County, would collect an estimated $301,271 over 16 years, or an annual average of $18,829 assuming no TIF is approved. With the TIF, it is estimated they will collect $16,900,988 over the 15-year period, after paying the 50% share of new taxes to the TIF.

E.+

II INTRODUCTION

Eminent domain will not be utilized for the redevelopment itself. It is anticipated that the Developer selected will be obligated to demonstrate that the Redeveloper can or will acquire ownership of the substantial majority of the land within the Redevelopment Area without the assistance of eminent domain. However, it is possible that eminent domain may be required to complete the upgrading and widening of the streets, utilities, and storm water easements and which will benefit the neighboring residential areas, in the normal manner which the City uses Eminent Domain in such cases. The current zoning is a mixture of residential and commercial. Future land use is projected to be mostly commercial. The 2012

The Redevelopment Area qualifies as a "Blighted Area," as defined by the Act and as evidenced by the information provided in the "Blight Study" attached to this Plan as Exhibit 4. The Area is considered a neighborhood in transition from residential to commercial. Since the development of I-44 the frontage property along Main Street, also known as "Hearne's Boulevard", has attempted to move from a residential area to a commercial usage. Most attempts to convert the usage consisted of converting existing residential buildings to commercial usage. This conversion effort has left commercial use properties along Main Street, which are in many cases in buildings that would not meet current commercial building codes, and the site is smaller than the current industry demand for new stand-alone commercial properties. Few productive and active commercial businesses are operational south of 32nd Street. The cost of acquiring various small residential or commercial parcels sufficient to construct new and modern standalone buildings will likely exceed the value of the property and force prospective developers to seek "greenfield" property outside the Redevelopment Area, thus leaving the area to further deteriorate in condition and value. The Area also has an elementary school, Stapleton Elementary, which suffers from a poor layout and land use, due to a parking lot south of the school that requires employees and patrons to cross 41st Street without traffic controls to get to the school buildings. The area also has an older multifamily apartment building, Village Oaks, which is in terrible interior and exterior condition. A significant amount of the buildings are vacant and boarded up. The presence of the apartment building in the area deters new investment due to the condition of the property and the increased police calls. The property has a long history of police calls to the property, 135 in the past five years, thus being next to the elementary school creates a safety condition for the students. The area has blue line streams in the low portion of the area, which captures the storm water drainage for the area and captures the run off for a significant portion of property outside the area. In order to develop or redevelop the property a mitigation plan must be approved by the Corp or Engineers. A significant amount of property will be consumed to allow for the mitigation. With these current conditions, it is unlikely that the area will develop in the proper manner. With the construction of the new Mercy Hospital south of I-44 and east of Main, the area will have significant traffic flow increase and should develop a demand for commercial property since the traffic will no longer be transit in nature. The Redevelopment Area is substantially underutilized, thus providing the City substantially less than its full measure of property taxes, sales taxes and employment opportunities for its residents. The property has not been subject to significant growth or development through investment by private enterprise. The Redevelopment Area cannot be reasonably anticipated to be redeveloped without the adoption of tax increment financing to defray, among other things, the costs of rectifying the conditions causing the Redevelopment Area to qualify as a Blighted Area.

This Plan anticipates that the Redevelopment Area will be redeveloped in segments or phases, referred to as "Redevelopment Project Areas." A total of six Redevelopment Project Areas are projected. Each Redevelopment Project Area (RPA) will have its own project, referred to as a "Redevelopment Project." The development of the entire Redevelopment Area, by the Developer selected, is estimated to take approximately (4) to (6) years. The Redevelopment Projects shall be implemented no later than ten (10) years from the adoption of the ordinance approving the Redevelopment Plan. It is understood that the approval and future development of any Redevelopment Project will not impair the ability to subsequently approve other Redevelopment Projects. It is proposed that RPAs 2 & 6 will be activated in 2015, RPAs 3 & 5 in 2017, and RPAs 1 & 4 in 2018. It may take the 4-6 years to fully develop each RPA, but it is anticipated that the "energy" of each RPA that is activated and developed will spur new activity and growth.

Comprehensive Plan specifically identifies the South Main to Downtown Corridor. The Plan specifies and encourages the development of mixed use commercial along the frontage of Main Street with residential behind the frontage. The Redevelopment Plan does comply since all of the frontage will be mixed use commercial and new residential is being developed behind the commercial in RPA 6.

With the adoption of Tax Increment Financing, each of the RPA areas that are activated, within the Redevelopment Area and adjacent thereto will enjoy increased sales, thereby strengthening and extending the useful economic life of both the subject tracts and neighboring tracts and businesses. Additionally, the assessed value of the Area will increase because of the private investment by the Developer, thus increasing the property tax base of the area and surrounding areas. Therefore, the City and other taxing districts will receive increased sales and other taxes from this area as a direct result of the Tax Increment Financing Plan and the new development. Currently within the Redevelopment Area, there are 83.117 acres (see Exhibit 5 for details) of which 645.02 acres or 78% of the land is classified residential and/or agricultural and only 7.153 acres are commercial or 8.6% of the total. The remaining 10.94 acres is tax exempt, or 13.2%. The Redevelopment Plan calls for redevelopment of the area whereby the end result will produce 93% of the area in commercial classification, see Exhibit 9 "Development Schedule Build-Out for details. This is extremely relevant and important to the taxing districts, which collect property taxes. Under the TIF Act, the County Sur-charge, or merchants and manufacturers tax, cannot be captured by the TIF. This tax is collected and paid to the taxing districts, even on any increase in assessed value. Based on the projections of the Redevelopment, this will generate an estimated $115,000 per year in new tax revenue, over the estimated 15 years of the TIF, based on the current levy of $.40 per $100 of assessed value, or an estimated $1.8 million in new tax revenue over the estimated 15 year term the TIF is proposed to capture property tax, thus the Redevelopment of the area into a viable commercial area will benefit the taxing districts during the TIF period as well as after the termination of the TIF. See Exhibit 13 for details.

The redevelopment of this district will also provide the City of Joplin with better utilization of facilities and infrastructure. As experienced by many cities, often developers choose to develop in "green fields" at the edges of existing development. Development in these "green field" areas are less expensive and quicker as there are commonly no assembly of land issues, neighbors who have concerns, storm water runoff issues, existing buildings and utilities to remove, or possible environmental concerns from asbestos, petro carbons and other contaminants. Greenfields are defined as new undeveloped areas with all infrastructure in place, usually a new commercial development area. As residents move outward, cities must extend utilities and infrastructure at increased expense. Moreover, departing residents and businesses leave cities with that common concept of the "donut hole" in parts of the city. In contrast, the redevelopment of this area will retard the deterioration of surrounding areas, both residential and commercial; provide jobs and less utility extensions.

The Blight study, as supplemented, attached as Exhibit 4 finds the area to be a Blighted Area within the definitions of the Tax Increment Financing statutes.

At approximately the time the required notices are provided to the taxing districts, a Request for Proposal will also be published to solicit a Developer. The City will then select a Developer from among the proposals. The chosen Developer shall document the new jobs within the Redevelopment Area. It is anticipated that any proposal shall include numerous new jobs, thereby strengthening the economic and employment base within the City of Joplin.

The Redevelopment Project will include and consist of site preparation, design and construction of a number of individual commercial developments ("Redevelopment Project Areas") within the Redevelopment Area. The proposed legal descriptions of the Individual Project Areas will be set forth within Exhibit 1. Redevelopment Project Areas may be redefined, resized and renumbered at the discretion of the Developer to meet market conditions and development demand subject to the approval of the City's governing body. Some Individual Project Areas are likely to be developed before others. A Preliminary Site Plan for the Redevelopment Projects as determined by the chosen Developer will be attached as Exhibit 2,

and will graphically depict the location of the proposed Project Areas. In connection with the planned developments for the Redevelopment Area, the Developer will be required to demolish most existing structures in the Redevelopment Areas upon property which the Developer takes ownership, which will be obtained and accomplished on a best efforts basis, and construct the buildings and improvements described on the Preliminary Site Plan, as may be modified. The Plan, as approved, will require the chosen Developer to construct and upgrade the development with enhanced quality of construction. As set out in greater detail below, the costs of the following categories shall be treated as and considered to be Reimbursable Project Costs pursuant to this Plan:

Street Improvements. The following street improvements will be accomplished: A new traffic light is proposed to be installed at 33rd Street and 39th Street, subject to MoDOT and City approval, complete with turn and stacking lanes. Turn and stacking lanes are proposed to be added at the current traffic light at 41st Street. Virginia Avenue will be extended from 39th Street to 33rd street. Joplin Avenue will be extended from 41st street to intersect with 36th Street. Pennsylvania Avenue will be upgraded to handle the increased traffic from the new proposed parking lot for the School. Streets will be reconstructed and upgraded to City/MoDOT standards (including removal of old street materials from the site where needed) and dedicated to the City, or MoDOT, to the extent feasible and acceptable to the City and MoDOT. Utilities in the ROW will need to be relocated to more appropriate locations. Way finding signs will be replaced and reinstalled at the perimeter entrances to the new intersections to increase awareness and speed up traffic flow. Streets and driveways into the various Redevelopment Project Areas will be constructed to MoDOT/City standards, depth, composition, etc. Within the Redevelopment Area it is estimated that $7.5 million in street and street related improvements will be needed. See Exhibit 3 for details.

Utilities Installation, Relocation, Upgrades: Due to the extensive amount of demolition of outdated structures, it is anticipated that the potable water, sewer, and other utilities will need to be relocated, extended, and or upgraded throughout the Redevelopment Area. There are two large tracts of land within the Redevelopment that have no utilities extended. Within RPA-2 there is an estimated seven acre tract, that is undeveloped, and within RPA-6 there is an estimated 18 acre tract that is undeveloped. All of the utility services will need to be extended within these two tracts. All utilities will be extended and upgraded in accordance with the guidelines of the Utility companies. The total estimated cost for Utility work is estimated at $3 million.

Extraordinary Land/Site Preparation Costs. The following will be accomplished: demolition and/or removal of the existing buildings on most property acquired by the Developer (on a best efforts basis to acquire the properties), and parking areas; demolition and removal of building materials and old asphalt paving materials to an appropriate off-site location or site fill where needed and approved; removal of any hazardous or environmental contaminating materials to an appropriate off-site location; removal and relocation of all utilities associated with demolition, insuring that neighboring owner's utilities are not interrupted. The total estimated cost is $10 million.

Storm Water Improvements/Mitigation Cost. The following will be accomplished: Current on-site storm water drainage is handled by flow into the low point of the area west of Main Street and south of 36th Street, located in the center of the Redevelopment Area, and the low point within the Redevelopment Area. The area is within the Flood plain of the Shoal Creek Basin. The streams are blue line streams, which are regulated by the Corp of Engineers and upon consultation with them, have determined that the area must be mitigated in order to allow any new storm water runoff. Plans have been

submitted to the Corp for approval which mitigates the area sufficiently to handle any new run off and manage existing runoff in the area. The mitigation plans calls for the preservation of the streams. Certain areas may require surface detention area to be constructed to slow down the runoff. The cost of mitigation and related cost is estimated at $3.9 million. Some storm water work, such as drainage for streets, will be covered in the Street Budget.

Additional Building Enhancements. The following will be accomplished: All new buildings to be masonry construction with combinations of brick/stone/block; variations in color and materials will be used to enhance appearance and style; no new metal buildings will be constructed, with the exception of the rear of buildings which will not have street visibility or neighbor visibility; all rooftop units/HVAC and roof-mounted equipment will be screened from the ground and street level in all directions (this is particularly important because of the elevation changes within the Redevelopment Area. All utilities will be underground or screened as code permits; loading docks and trash compactor areas will be screened as feasible; building entrances will be sheltered with canopies, awnings, etc., as permitted by tenant's prototypical building design; all external emergency exits and service doors will have contrasting frames and lintels on the exterior. There has been no Reimbursable Project Cost included for reimbursement of any specific enhancement to any private building. The Developers just intend to enforce all construction to adhere to these guidelines, except underground utilities.

Property Acquisition Cost: The Developer does not seek reimbursement for all land acquisition, which is an eligible cost under the TIF Act, but does seek the authority to be reimbursed for a portion of certain property cost, which exceeds the value of the property, or is extraordinary. As the Blight Study points out in a transitional neighborhood, whereby older residential property is, or needs to transcend to commercial classification, property owners often have an unrealistic idea of value, or the land site size is so small, that the residential property owner needs more than the property is worth to replace it. It is proposed that the Developer would have the ability to be reimbursed the cost above the appraised value on certain properties, with the City having the authority to approve each request, which the Developer proposes to be reimbursed. Following are the proposed rules relating to this provision; When the Developer identifies a property to purchase, they will notify the City of the offer and negotiations. If negotiations with the property owner breaks down and a price cannot be established, the Developer will request approval from the City to pay a specific price, with Reimbursement of a specific number. That number would be established by the City, but the Developer must pay the cost of an MAI commercial appraiser to conduct an appraisal of the value of the property as is, then one, with all demolition done. The appraisal will provide the Developer and City sufficient evidence to establish the true value or amount, which the TIF could, or should legitimately reimburse the Developer for excessive property cost. In all cases, the Developer must provide all funds to pay the property owner. No eminent Domain will be used. The City will not be a party to the transaction with the property owner, but will have final determination as to the final amount, which the TIF could reimburse the Developer. Developer will conduct all negotiations and provide the City with all requested information. The Appraiser will be hired by the City, but paid for by the Developer. The Developer will attempt to purchase all property without this incentive. No one will be forced out of their property if they wish to not sell. The estimated budget for total land acquisition cost for both public use and excess cost is $3.2 million, all of which is subject to the approval by the City for each property in which assistance is requested by the Developer.

Professional Fees & Contingencies & Interest: Costs of the Developer related to studies, surveys, plans and specifications, professional services and a budget contingency (such as legal fees, including those related to the costs for preparation of this Plan and a Developer's Proposal and special consultant fees), estimated at $1.6 million. Financing Costs, and any City and Commission expenses charged to the Developer, shall also be Reimbursable Project Costs, but is capped at $6,709,150 over the term of the TIF. The CID will fund any cost above the total cap of the TIF.

Total Reimbursable Project Cost is estimated at $37 million with interest. See Exhibit 3 for details.

Except for those costs for enhancements listed above and described below in greater detail, the costs of construction of the buildings and improvements themselves shall not be reimbursable pursuant to this Plan. Only those costs which are above those that would be required in "greenfield development" will be reimbursed and excessive cost of land acquisition, subject to approval by the City. Improvements to serve the public may be constructed, and dedicated to the

City for public use, as agreed upon by the City and the Developer.

It is estimated that construction of the Redevelopment Projects will create approximately 100 full-time jobs during the construction period for the Redevelopment Projects. Upon completion of all of the Redevelopment Projects, it is estimated that within the entire Redevelopment Area more than 662 full-time permanent workers will be employed, based on an estimate of one employee for every 1,000 square feet of retail space and one employee for every 400 square feet of office space. (See Exhibit 9 for details) The proposed new apartment building will have an estimated four employees. Salary and educational levels will range from entry level to higher paid executive level positions.

The aggregate Reimbursable Redevelopment Project costs are estimated at approximately Thirty million eight hundred eighty seven four hundred ninety five Dollars ($30,887,495), including professional service costs (including architect, engineer, special consultant and attorney fees) and a contingency budget financing costs (Interest) See Exhibit 3 for details.

All property owners within the Redevelopment Area under this Redevelopment Plan shall pay all current taxes now assessed upon the current property and make payments in lieu of taxes ("PILOTS") as set forth in the Act upon the increase in assessed value over the current value, which PILOTS shall be available for use to reimburse Reimbursable Project Costs on an "as-collected" basis. All PILOTs collected on the increase in assessed value upon any property, or any portion of a property, which is classified as "Residential" by the Newton County Assessor, shall be declared a surplus and paid to the taxing districts based upon each individual levy. Based on projections, and the TIF will terminate in 15 years after all cost are paid, but the TIF must terminate in 23 years in accordance with the TIF Statutes. See Exhibit 15 for a combined cash flow projection of both property and sales tax.

The most recent total equalized assessed value of the real estate within the Redevelopment Area is $1,434,905, as illustrated in Exhibit 1 & 5 by Project Area, however this number is only an estimate and is not official, since the Newton County Assessor is required to certify the true and actual number after the TIF Plan is approved in accordance with the TIF Act. It is estimated that the total equalized assessed value of the real estate within the Redevelopment Area will be an approximate additional ($32,350,469) when all of the Phases of the Redevelopment Project are completed in 2019, or an estimated 2,254% increase in assessed value, resulting from new construction. See Exhibit 9 for detailed estimates by Project Areas and Exhibit 11 to see the projected assessed value in the 15th year. The total Payments in Lieu of Taxes (which, as more thoroughly described in Section II, (which exclude the surtax or merchant and manufacturer's tax and personal property taxes) anticipated to be generated by the Redevelopment Project during the years of operation of the Redevelopment Project is shown in Exhibit 11 of the "Cost-Benefit Analysis, which consist of Exhibits 8 & 10 thru 15, and cannot precisely be determined at this time due to the uncertainty of the final size of each building, and uses. However, the total of PILOTs is estimated to be approximately $22 million, over the 15 years, which the TIF will captures $17 million of that total, and the taxing districts benefiting from collecting $5 million during the same 15 year period. See Exhibit 8 for details. The projected assessed value of the Redevelopment Area at the end of the 15 years is $38 million from which the estimated local property taxes generated would be $2 million based on the projected levy at that time. See Exhibit 11 for details.

The total Economic Activity Taxes anticipated to be generated by the Redevelopment Project during the 15 years of operation of the Redevelopment Project is projected in Exhibit 14, and are estimated to total $40 million during the projected 15 years of the TIF. Of that, total, and estimated $20 million will be captured by the TIF to pay Reimbursable Project Cost. Under the terms of the TIF Plan, the Main Street CID, to be created and impose an additional 1% sales tax shall agree to contribute the 50% of the sales tax not captured by the TIF to assist in paying

Reimbursable Project Cost, which will be another $10 million to assist with the payment of Reimbursable Project Cost. Combining the portion captured by the TIF and the additional CID contribution a total of $30 million will be captured and used to pay Reimbursable Project Cost. It is projected that the City and the County will collect, and retain, a total of $17 million in sales taxes during the estimated 15 years of the TIF. See Exhibit 8 and 12 thru 14 for details.

Thus, the total of PILOTs and EATs available for Tax Increment Financing is estimated to be approximately $40 million, which equals 100% of the commercial property PILOTs for, and 50% of the EATs, and the other 50% of the CID sales tax not captured by the TIF over a projected 15 year period needed to repay all Reimbursable Project Cost, however the TIF could, and must end in 16 years, if for some reason revenues are not sufficient to repay the Reimbursable Project Cost in the 15 year period. The total reimbursable amount from the TIF is caped based on the approved total in Exhibit 3, regardless of time. During the term of the TIF, Taxing Districts will also receive the taxes generated from the baseline-assessed value of the Redevelopment Area as of the time the Redevelopment Area is approved and activated. Also the taxing Districts will receive 100% of all tax revenues generated from the "Sur-Charge", or Merchant's and Manufacturer's Tax levied on all commercial property, property taxes generated from ALL personal property within the Redevelopment Area, and any increase in the tax levies above the levy amount at the time the Redevelopment Area is approved. See Exhibit 8 of the Cost Benefit Analysis.

It is anticipated that the Maximum Reimbursable Project Costs for the Redevelopment Project will be fully reimbursed in approximately the year 2030. It is required that the Developer file a petition with the City of Joplin to create a Community Improvement District to assist with the funding of eligible project cost. The Developer must seek amendments to the CID to add additional property as it is acquired by them during the term of the TIF. The detail of project costs provides a breakdown between the costs to be reimbursed and those borne by the Developer.

III DEFINITIONS

As used in this Plan, the following terms shall mean:

A. Act: The Real Property Tax Increment Allocation Redevelopment Act, Section 99.800, et seq., Revised Statutes of Missouri, as amended.

B. Approved Site Plan: The actual site plan as approved by the City for the applicable Redevelopment Project Area.

C. Blighted Area: An area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, 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, morals or welfare in its present condition and use.

D. City: Joplin, Missouri.

E. City Council: The governing body of Joplin, Missouri.

F. City Director of Finance: The Chief Financial Officer of Joplin, Missouri.

G. Conservation Area: An area within the boundaries of a redevelopment area located within the territorial limits of a municipality in which fifty percent or more of the structures in the area have an age of thirty-five years or more. Such an area is not yet a blighted area but is detrimental to the public health, safety, morals, or welfare and may become a blighted area because of anyone or more

of the following factors: Dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning. A Conservation Area shall meet at least three of the; factors provided in this definition.

H. County Assessor: The Assessor of Newton County, Missouri.

I. County Collector: The Collector of Newton; County, Missouri.

J. Debt Service: The amount required for the payment of interest and principal on Obligations or loan(s) as they come due, for the payment of mandatory or optional redemption payments, and for payments to reserve funds required by the terms of Obligations.

K. Developer: The person or entity selected by the TIF Commission to implement the TIF Plan, including construction of the Redevelopment Project, pursuant to the Development Agreement.

L. Development Agreement: The agreement to be executed by the City and the Developer setting forth the rights and obligations of Developer relating to the redevelopment of the Redevelopment Area, the construction of the Redevelopment Project and the payment and/or reimbursement of Reimbursable Project Costs.

M. Distribution Date: Monthly while this Plan remains in effect.

N. Economic Activity Account: The separate segregated account within the Special Allocation Fund into which Economic Activity Taxes are to be deposited.

O. Economic Activity Taxes: Fifty percent (50) of the total additional revenue from taxes, penalties and interest which are imposed by the City or other Taxing Districts, and which are generated by economic activities within the Redevelopment Project Area, over the amount of such taxes generated by economic activities within the Redevelopment Project Area in the calendar year prior to the adoption of the Redevelopment Project for the Redevelopment Project Area by Ordinance, while tax increment financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, taxes levied pursuant to Section 70.500, R.S.Mo., taxes levied for the purpose of public transportation pursuant to Section 94.660, R.S.MO., licenses, fees or special assessments other than Payments In Lieu of Taxes and penalties and interest thereon. If a retail establishment relocates within one year from one facility to another facility within the same county and the governing body of the city finds that the relocation is a direct beneficiary of tax increment financing, then for purposes of this definition, the Economic Activity Taxes generated by the retail establishment shall

equal the total additional revenues from Economic Activity Taxes, which are imposed by a municipality, or other Taxing District over the amount of Economic Activity Taxes generated by the retail establishment in the calendar year prior to its relocation to the Redevelopment Area.

P. Economic Development Area: Any area or portion of an area located within the city, which does not meet the standards of a blighted area or conservation area pursuant to Section 99.805(1) and (2),

R.S.MO., and in which the city council finds that redevelopment is in the public interest because it will: (a) discourage commerce, industry or manufacturing from relocating to a different state; (b) result in increased employment within the city; (c) or preserve or enhance the city's tax base. In Economic Development Areas, reimbursement may fund only infrastructure projects and may not include buildings.

Q. Financing Costs: Those costs incurred by the Developer, the TIF Commission, or the City as a result of issuing one or more series of Obligations or loan(s) to pay all or any portion of Reimbursable Project Costs incurred or estimated to be incurred, including but not limited to interest, loan fees, capitalized interest, financial advisor fees, legal fees, broker fees or discounts, original purchaser's discount, printing and other costs related to such financing. Interest shall be computed at the annual rate which the Developer, TIF Commission, or City are charged by a qualified lender. Financing Costs will be the actual cost documented and evidenced by the Developer, but will not exceed 10% per annum.

R. Obligations: Bonds, loans, debentures, notes, special certificates or other evidences of indebtedness issued by the TIF Commission or the City to pay or reimburse all or any portion of Reimbursable Project Costs incurred or estimated to be incurred, to finance the cost of issuing such Obligations, to establish reserves to refund or secure such Obligations, to finance the interest costs associated with such Obligations or to refund, redeem or defiance outstanding Obligations. Also defines obligations to the Developer for approved cost they have incurred and funded on behalf of the Redevelopment Plan, with the intent to repay on a pay as you go basis.

S. Ordinance: An ordinance enacted by the City Council of the City of Joplin.

T. Payments in Lieu of Taxes: Revenues from real property taxes in the Redevelopment Project Area selected for the Redevelopment Project which are to be used to reimburse the Reimbursable Project Costs, which Taxing Districts would have received had the City not adopted tax increment allocation financing, and which result from levies made after the time of the adoption of tax increment allocation financing within the Redevelopment Project Area. and during the time the current equalized value of real property in the Redevelopment Project Area, until the designation is terminated pursuant to this Plan which shall not be later than twenty-three (23) years after the Redevelopment Project for the applicable Redevelopment Project Area is approved, excluding, however, the blind pension funds tax levied under the authority of Article 111, Section 38(b) of the Missouri Constitution, and the merchant's and manufacturer's inventory replacement tax levied under the authority of Article X, Section 6(2) of the Missouri Constitution.

U. PILOT Account: The separate segregated account within the Special Allocation Fund into which Payments in Lieu of Taxes are to be deposited.

V. Plan: This Tax Increment Financing Plan.

W. Preliminary Site Plan: The preliminary site plan for the Redevelopment Project Area attached as Exhibit 2.

X. Redevelopment Area: The real property legally described in Exhibit 1.

Y. Redevelopment Project: Individual components of the Redevelopment Area and Project, each of which is distinguished from the others by type and/or location within the Redevelopment Project Area, and each of which shall further the objectives of the Plan, be designated with its individual legal description, and satisfy the requirements of a "redevelopment project" as that term is used within the Act.

Z. Redevelopment Project Area: That portion of the Redevelopment Area of a given Individual Redevelopment Project as defined in the Plan. As identified in Exhibit 1.

AA Public Improvements: Those Redevelopment Project Costs that will be dedicated to any public entity.

BB Redevelopment Project: The design and construction (including site preparation) of a commercial development containing approximately 13 parcels of retail and commercial space, as well as related infrastructure, within the Redevelopment Project Area in accordance with this Plan and the Preliminary Site Plan.

CC Redevelopment Project Area: That portion of the Redevelopment Area selected for the Redevelopment Project, which, in this case, is the entire Redevelopment Area and is legally described on Exhibit 1 and outlined on Exhibit 2.

DD. Redevelopment Project Costs: The sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Plan or the Redevelopment Project, including those of any and all Individual Redevelopment Projects, as applicable. Such costs include, but are not limited to, the following:

1. Costs of studies, surveys, plans and specifications;
2. Professional service costs, including. but not limited to, architectural, engineering, legal, marketing, financial, planning or special services (except for reasonable administrative costs of the Commission, such costs shall be allowed only as an initial expense, and are included in the costs set forth in this Plan for the Redevelopment Project);
3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land;
4. Costs of rehabilitation, reconstruction, or repair or remodeling of existing buildings and fixtures;
5. Initial costs for an economic development area (as defined in the Act);
6. Costs of construction of public works or improvements;
7. Financing Costs, including, but not limited to, all necessary and incidental expenses related to the issuance of Obligations, and which may include payment of interest on any Obligations or loans issued hereunder accruing during the estimated period of construction of the Redevelopment Project or afterwards, during the time of operation of the Plan, and including reasonable reserves related thereto;
8. Relocation costs to the extent that the City determines that relocation costs shall be paid or are required to be paid by federal or state law; and
9. Payments in lieu of taxes.

EE. Reimbursable Project Costs: The actual amount of Redevelopment Project Costs that have been or are incurred for (a) the activities and services whose estimated costs are listed on the attached Exhibit 3 under the column entitled "TIF Reimbursable Costs" (except that for any listed activity or service for which only a portion of its estimated cost is designated as "TIF Reimbursable Costs," the Reimbursable Project Costs shall be the proportion of all of the costs incurred for the activity, based upon the ratio of the estimated "TIF Reimbursable Costs" for the item to the estimated "Total ALL Costs"; (b) professional service costs
incurred by the Developer in the development and implementation of the Plan, but not to exceed the amount on Exhibit 3; (c) Plan Administration costs incurred by the City in the administration of the Plan; and (d) Financing Costs for these items.

FF. Special Allocation Fund: The fund, which contains two separate segregated accounts, maintained by the City Director of Finance, into which, as required by the Act, all Payments in Lieu of Taxes and

Economic Activity Taxes are to be deposited.

GG. Taxing District: Any political subdivision of the State of Missouri located wholly or partially within the Redevelopment Area having the power to levy taxes.

HH. TIF Commission: The Tax Increment Financing Commission of Joplin, Missouri.

II. TIF Revenues: Payments in Lieu of Taxes and Economic Activity Taxes.

JJ. Total Initial Equalized Assessed Value: That amount certified by the County Assessor, which equals the most recently ascertained equalized assessed value of each taxable lot, block, tract, or parcel of real property within the Redevelopment Project Area immediately after tax increment financing for the Redevelopment Project Area has been approved by the City Council by an Ordinance.

IV. TAX INCREMENT FINANCING

This plan is adopted pursuant to the Act. The Act enables municipalities to finance Redevelopment Project Costs with the revenue generated from payments in Lieu of Taxes resulting from increased assessed valuation on new development and, subject to annual appropriations, from Economic Activity Taxes resulting from increased economic activities in the Redevelopment Project Area. Immediately after the City Council approves a Redevelopment Project and adopts tax increment financing for the Redevelopment Project Area, the County Assessor shall certify the Total Initial Equalized Assessed Value of the Redevelopment Project Area. Real estate taxes (including penalties and interest thereon) resulting from: (1) all taxes levied on the Total Initial Equalized Assessed Value for the Redevelopment Project Area; and (2) the merchant's and manufacturer's inventory replacement tax levied under the authority of Article X, Section 6(2) of the Missouri Constitution, will be payable to Taxing Districts as if tax increment financing were not adopted. Payments in Lieu of Taxes (including applicable penalties and interest) collected from owners of property within the Redevelopment Project Area will be paid by the County Collector to the City Director of Finance and deposited in the PILOTS Account within the Special Allocation Fund. As a special provision of this Plan, any Payment in Lieu of Taxes (PILOT's) derived from the value of any real property, or any portion of real property, within the Redevelopment Area which is classified residential by the County Assessor after the redevelopment of that parcel shall be declared as surplus. Any Payment in Lieu of Taxes (PILOT's) that are derived from an increase in property tax levies resulting from a voter approved increase after the adoption of the TIF Plan shall be declared as surplus by the City. Any funds received as defined herein shall be declared as surplus any year such funds are collected during the term of the TIF. Such surpluses shall be refunded to all affected taxing districts imposing property taxes in the manner set forth in Section 99.820.1(12) of the TIF Act. The City shall calculate and determine the surplus amount, if any, each year on or before January 31st of each year, and shall provide such information in the annual report to the TIF Commission. In addition, following annual appropriation by the appropriate Taxing District, the Economic Activity Taxes generated within the particular Redevelopment Project Area shall be paid by the collecting Taxing District to the City Director of Finance who shall deposit such funds in the Economic Activity Account within the Special Allocation Fund. The plan allows the six redevelopment project areas to be activated at various times during the term of the TIF, however once any redevelopment project area (RPA) is activated the term which the RPA shall exist and tax increment financing is granted shall be limited to sixteen years from the date of the activation by the Joplin City Council.

V. EXISTING CONDITIONS IN THE REDEVELOPMENT AREA

Specific and detailed information concerning the existing conditions within the Redevelopment Area is attached as Exhibit 4. The information presented in Exhibit 4 and at the public hearing on the Plan support the finding that the

Redevelopment Area overall is a "blighted area" within the meaning of the Act.

VI. REDEVELOPMENT PLAN OBJECTIVES

The Developer, who shall be responsible for the design and construction of the Redevelopment Project, will implement this Plan. The objectives of this Plan are outlined below.

A. General Plan Objectives. The general objectives of this Plan are:

1. To enhance the tax base of the City and other Taxing Districts by development of the Redevelopment Area to its highest and best use and encouraging private investment in the surrounding area.
2. To discourage commerce, industry and manufacturing from moving operations to another state.
3. To increase employment in the City.
4. To eliminate adverse conditions in the Redevelopment Area and prevent them from spreading.
5. To provide for improved public infrastructure in and around the Redevelopment Area.
6. To enhance the aesthetics of the Redevelopment Area.

B. Specific Plan Objectives. Specific objectives of this Plan are:

1. To design and construct a commercial development and related infrastructure in the Redevelopment Project Area in accordance with this Plan and the Preliminary Site Plan for the Redevelopment Project Area, and to design and construct the private improvements proposed.
2. To cause roadway improvements as may be required by the Missouri Department of Transportation or the City of Joplin.
3. To install, repair, construct, reconstruct and relocate streets, utilities, and sidewalk improvements; essential to the preparation of the Redevelopment Area.
4. To install, repair, construct. reconstruct and relocate storm water detention and runoff facilities to underground locations;
5. To vacate any existing public rights-of-way inconsistent with the Plan and to make them a part of the Redevelopment Plan.
6. To expand the tax base of the City by encouraging private investment in the Redevelopment Area.
7. To provide development/business opportunities in the Redevelopment Area and surrounding areas.
8. To stimulate development which would not occur without tax increment financing assistance.
9. To increase the employment opportunities for the City's residents.
10. To encourage quality retail tenants to locate within the Redevelopment Project Area.

VII. DEVELOPER

A. Developer Selection. The City shall select a developer or developers in accordance with the TIF Act and City polices. This Plan has been submitted by RKS Development, LLC seeking to be the developer for the project.

VIII. PLAN IMPLEMENTATION

A. Site Acquisition. In the event that the Developer selected by the TIF Commission and City Council does not currently own all property within the Redevelopment Area, such Developer shall be encouraged, to the extent commercially reasonable, to acquire all such property voluntarily. The exercise of eminent domain shall not be used in the acquisition of any substantial portion of the Redevelopment Area.

C.General Land Use. The general land uses to apply in the Redevelopment Area are indicated on the Preliminary Site Plan. The Redevelopment Project shall be subject to the applicable provisions of Ordinances as well as other applicable codes.

D.Schedule of Development. It is anticipated that the construction of the improvements pursuant to the phasing will commence immediately after approval of the Plan. The exact commencement and completion dates of construction of each of the Individual Redevelopment Projects within the Redevelopment Project Area will be dependent on many factors, including market conditions, weather, availability of materials and other events beyond the control of the Developer, and may be earlier or later than the anticipated dates. Estimated dates will be provided by the Developer at the time of submission of its proposal, but in no instance shall any redevelopment project area term exceed sixteen years.

XI. FINANCING PLAN

A. Projected Redevelopment Project Costs. The total Redevelopment Project Costs (exclusive of Financing Costs) are estimated to be approximately $37 million. See Exhibit 3 for details. The total Redevelopment Project Costs inclusive of Financing Costs are estimated to be $230 million, The TIF Reimbursable Costs (inclusive of Financing Costs) amounting to an estimated $37 million represents approximately 16% of the total Project Costs. The CID will fund an estimated $9,149,469 of the Reimbursable Cost, above the estimated maximum amount of $37 million. See Exhibit 6, "But-For Analysis". Of the total maximum TIF Reimbursable Cost, the local taxing districts are funding 70%, while the CID, a special taxing district within the Redevelopment Area only is funding 30% of the cost. The actual Redevelopment Project Costs and the Reimbursable Project Costs may vary from those estimated in this Plan due to many factors, including but not limited to the actual final configuration of the Redevelopment Project and of the Individual Redevelopment Projects, unforeseen site conditions, actual costs of acquisition of real property (if not initially owned by the Developer) and fluctuation in the cost of labor and materials. Only the Reimbursable Project Costs are subject to TIF reimbursement, not other cost of the Developer.

B .Source of Funds. It is anticipated that the Developer through the proceeds of loans and/or equity will fund all of the Redevelopment Project Costs described herein. The City will pledge the TIF Revenues generated in the Redevelopment Area for the repayment of the Reimbursable Project Costs. It is estimated that the Reimbursable Project Costs that will be subject to reimbursement under this Plan will be those listed and described on Exhibit 3, to be included in the Developer proposal and as may be agreed by the City. It is anticipated that TIF Revenues generated by the completed Redevelopment Project will be sufficient to pay the Maximum Reimbursable Project Costs, and that the Reimbursable Project Cost will be fully repaid in approximately the year 2030.

C. Evidence of Commitments to Finance. The Developer will provide evidence of financial ability sufficient to satisfy the City they have the ability to undertake the project financially and complete it.

D. Issuance, Nature and Term of Obligations. It is not anticipated that Obligations will be issued to finance Reimbursable Project Costs. It is proposed that the Developer will furnish all funds to fund Reimbursable Project Cost, as well as private non-reimbursable cost, and will be reimbursed by the TIF on a "pay-as-you-go-basis" from TIF revenue when and if collected.

E. Prerequisite to Reimbursement to Developer. In order for Developer to be entitled to reimbursement of Reimbursable Project Costs, sufficient portions of the Redevelopment Project Area shall have been completed as necessary to provide PILOTs and EATs necessary to fund the Reimbursable Project Costs. Reimbursable Project Costs are payable/reimbursable solely from PILOTs and EATs collected and deposited into the Special Allocation Fund. Disbursements from the Special Allocation Fund shall be in accordance with the Plan and the Development Agreement. From time-to-time, the Developer shall provide to the City a cost-incurred certificate, certified by the Developer's architect, that specific matters whose costs are itemized on Exhibit 3 as "TIF Reimbursable Costs" have been partially or fully completed. For matters involving improvements, which are to be dedicated to the City, or for public roads, the cost-

incurred certificate shall include information that such improvements have been accepted by the City, MODOT or other appropriate governmental authority. The cost-incurred certificate shall include the actual costs of the Reimbursable Project Costs incurred to date, including any financing costs incurred, less any costs, which have been previously included in a Certificate of Completion, as described below. The City may ask for any additional documentation they may need to evidence the cost submitted by the Developer. Once the City has been satisfied that the listed reimbursable improvements have been completed and have been accepted by the architect, and has reviewed or audited the cost information to its satisfaction, it shall provide to the Developer a Certificate of Completion, which shall not be unreasonably withheld or delayed. The Certificate of Completion shall constitute the agreement of the City to reimburse those Reimbursable Project Costs, which are the subject of the Certificate of Completion, subject to collection of sufficient revenues and annual appropriation.

F. Projected TIF Revenues. The total amount of Payments in Lieu of Taxes projected to be generated by the Redevelopment Project is approximately $17.2 Million Dollars over the 15 years projected to capture such funds of the Redevelopment Project. The total amount of Economic Activity Taxes projected to be captured by the TIF from within the Redevelopment Project is approximately $24 Million Dollars over the 15 years of capture of such funds of the Redevelopment Project Area, including the 50% ($4 million) of the Main Street CID funds that are pledged to the TIF. These projections and the specific assumptions used in such projections are set forth in the TIF Revenues Projections is attached as Exhibit 11 & 14 of the Cost Benefit Analysis.

G. Payments in Lieu of Taxes. Calculation of anticipated Payments in Lieu of Taxes are based on current and projected future real property assessed valuations and the best available information concerning future property tax levy rates, both of which are subject to change due to many factors, including statewide reassessment, the effects of real property classification for real property tax purposes, and the rollback in tax levies resulting from reassessment or reclassification. Under the TIF Act, any taxes derived from an increase in the current levies will be paid to the taxing district, which has increased the levy.

1. Equalized Assessed Valuations. According to the records of the County Assessor, the Total Initial Equalized Assessed Value of the Redevelopment Area for which tax increment financing is to be adopted is approximately One Million Four Hundred Thirty Four Thousand Nine Hundred Five Dollars ($1,434,905). The current ad valorem tax levy rate in the Redevelopment Area is $4.5104 per $100 of assessed valuation, not including the State levy of $.03, or the $.40 County Sur-Charge. The Current Assessed Value will, and must be attested and certified by the County Assessor.

2. Anticipated Assessed Valuation. Property tax assessment for each Redevelopment Project Area is anticipated to occur in the year following completion of each Redevelopment Project Area. In the final year of the Plan, based on projections, which is 9 years earlier than the 23 year limit, the estimated assessed value in 2030, the year following projected end of the TIF, is $38,295,743. It is estimated that the Redevelopment Area will annually yield in excess of $2 Million in ad valorem property taxes annually upon the termination of the TIF. It is anticipated that during the term of the TIF a total of $2.5 million, or an estimated $182,000 annually paid to the taxing districts in new taxes excluding the estimated current $70,000 annual being collected from within the Redevelopment Area now, which the Districts will collect as well. The Taxing Districts will benefit from the collection of the County Sur-Charge imposed upon all commercial classified property, which the amount is estimated at an average of $127,000 over the 15 years. Exhibit 10 provides projections of property tax assuming no TIF is approved. Exhibit 11 provides projections of property taxes assuming the TIF is approved.

H.Economic Activity Taxes. Economic Activity Taxes to be generated in the Redevelopment Area consist of sales taxes and utility taxes incidental to construction of the Redevelopment Project and operation of the Redevelopment Project. The current local sales tax rate for the Taxing Districts is 3.75% (2.625 City, 1.125 County. The "City-Parks and Storm water"

tax ($.25) is estimated to sunset in 2022. The Capital Improvement Sales Tax was just reapproved by the voters for 10 more years, but is up for re-approval in 2025 ($.375) No Economic Activity Taxes attributable to the construction of the Redevelopment Project have been projected, none are anticipated. Exhibit 12 provides a projection of EATs if no TIF is approve. Exhibit 13 provides a projection of EATs showing the impact if the two taxes of the City are not renewed when they sunset and the TIF is approved. Exhibit 14 provides a projection of EATs assuming both taxes are renewed when they sunset and the TIF is approved.

I. Special Allocation Fund. The City Director of Finance shall establish and maintain the Special Allocation Fund, which shall contain two separate segregated accounts. Payments in Lieu of Taxes shall be deposited into the (PILOTs) Account within the Special Allocation Fund and (Eats) Economic Activity Taxes shall be deposited into the Economic Activity Account within the Special Allocation Fund. TIF Revenues so deposited and any interest earned on such deposits will be used for and are pledged for the payment of Reimbursable Project Costs and upon payment of all Reimbursable Project Costs, the Plan will be terminated and any excess funds will be distributed to the Taxing Districts, in the manner set forth in Article IX of this Plan.

X. DISBURSEMENTS FROM SPECIAL ALLOCATION FUND

All disbursements from the Special Allocation Fund will be made by the City Director of Finance out of the two separate segregated accounts maintained within the Special Allocation Fund for Payments in Lieu of Taxes and Economic Activity Taxes in proportion to their respective balances at the time of making a disbursement. On each Distribution Date, the City Director of Finance shall make disbursements from the Special Allocation Fund in the following manner and order of preference, subject to appropriation and approval of the City Council.

First, all PILOTs collected on any residential assessment shall be shall be declared a surplus and paid to the County Collector to be disbursed back to the taxing districts based on the taxing districts prorate levies.

Second, to pay City any Redevelopment Project Costs or administrative cost;

Third, to pay reimbursements of Developer advances;

Fourth, following the payment of all Reimbursable Project Costs, funds remaining in the Special Allocation Fund shall be disbursed by the City Director of Finance to the appropriate Taxing Districts in accordance with the Act.

XI. COST-BENEFIT ANALYSIS

The amount of all revenues estimated to be received by the Taxing Districts directly from the Redevelopment Project during the 15 years of operations of the respective Redevelopment Project are set out in the direct tax impact analyses attached as Exhibit 8 & 10 thru 15. These Exhibits combine constitute the Cost Benefit Analysis required by the Statues. The Cost benefit show that without the TIF the taxing Districts will only capture an estimated $1.5 million in taxes over the 15 years, or an estimated $106,000 per year in both sale and property taxes. With the TIF it is estimated that the taxing districts will capture $19.6 million in taxes, even after paying the share to the TIF, thus generating $18.1 in new taxes during the 15-year period. The TIF will not cost any taxing district funds or lost revenue. Once the TIF is over the annual tax revenue to the districts is projected to be in excess of $4.7 million annually in sales and property taxes. The cost-benefit analysis shows the impact on tax revenues in the event that the Redevelopment Project is built pursuant to the Plan, and if the Redevelopment Project is not built. The cost benefit analysis, together with the direct tax impact analysis, illustrates the fiscal

impact on every Taxing District. The information attached provides sufficient information to evaluate and support the financial feasibility of the Redevelopment Project, as proposed.

XII. PROVISIONS FOR AMENDING THE PLAN

This Plan may be amended only pursuant to the provisions of the Act.

XIII. TERMINATION OF TAX INCREMENT FINANCING

Tax increment financing for the Redevelopment Area shall remain in effect until the Redevelopment Project has been constructed and all Reimbursable Project Costs have been reimbursed or 23 years, whichever comes first, after the adoption of tax increment financing for such Individual Redevelopment Project Area by Ordinance. When it is time to do so under this Plan, tax increment financing shall be terminated for the Redevelopment Project Area or for any Individual Redevelopment Project by the adoption of an Ordinance of the City Councilor by any other method authorized by the Act. It is anticipated that all Reimbursable Project Costs will be reimbursed and that the tax increment financing for and the designation of the Redevelopment Project Area will be terminated by Ordinance by 2031.

XIV. REQUIRED STATUTORY FINDINGS

With the approval of this Plan, the TIF Commission and the City Council have, as required by the Act, made the findings set forth below, based upon the record of the public hearing on the Plan, including but not limited to concluding that the Redevelopment Project Area qualifies as a Blighted Area under the Tax Increment Financing statutes, based upon the information attached as Exhibit 4, the information elicited during the public hearing(s) and the But For Analysis done in Exhibit 6 and the affidavit of the prospective Developer to be attached as Exhibit 7, attesting that without the TIF the project would not be feasible..

Blighted Area. The Redevelopment Area overall is a Blighted Area. (See Exhibit 4)

A. But for determination: The Council must determine that without the TIF assistance the Redevelopment will not occur. The "But For" analysis provided as Exhibit 6 and the Developer's Affidavit attesting that without the TIF assistance the project would not be feasible.

B. Expectations for Development. The Redevelopment Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing due to the substantial cost to ameliorate the conditions causing the Redevelopment Area to qualify as a Blighted Area and that the Redevelopment Area will not be solely used for development of commercial businesses, which unfairly compete in the local economy. Further, the adoption of this Tax Increment Financing Plan is in the public interest because this development will result in the installation of needed infrastructure improvements, increased employment in the municipality, and will result in preservation or enhancement of the tax base of the city.

C. Conforms to Comprehensive Plan of City. The City's Comprehensive Plan indicates that the Redevelopment Area should be developed for commercial use. This Plan is in conformance with the City's Comprehensive. .

D. Date to Adopt Redevelopment Project. No Ordinance approving any Individual Redevelopment Project Area for TIF financing within the Redevelopment Project Area will be adopted later than ten years after the adoption

of this Plan.

E. Date of Complete Redevelopment. The estimated date to complete, including the reimbursement of all reimbursable project cost, including interest, of the Redevelopment Project Area has been projected to be 16 years, however the date cannot exceed 23 years from the adoption of the Ordinance approving any Individual Redevelopment Project Area, in accordance with the TIF Act.

F. Cost- Benefit Analysis. The cost benefit analysis attached as a part of Exhibit 8 & 10-15 shows the economic impact of this Plan on Each Taxing District. The analyses shows the impact if the Redevelopment Project is built, and if the Redevelopment Project is not built, pursuant to this Plan. The analyses includes a fiscal impact study on every Taxing District, and sufficient information to evaluate whether the Redevelopment Project as proposed is financially feasible.

G. Gambling Establishment. This Plan does not include the initial development or redevelopment of any gambling establishment as defined in the Act.

H. Reporting Requirements. The Commission/City shall report to the Director of the Department of Economic Development for the State of Missouri by the last day of February of each year the name, address, phone number and primary line of business of any business, which relocates to the Redevelopment Area. Pursuant to the Act, the Director for the Department of Economic Development is required to compile and report the same to the governor, the speaker of the house and the president pro tempore of the Senate on the last day of April of each year.

I. Redevelopment Project Area. The Redevelopment Project Area selected for the Redevelopment Project includes only those parcels of real property and improvements directly and substantially benefitted by the proposed Redevelopment Project.

XV. RELOCATION PLAN

A Definitions. The following terms, whenever used or referred to herein, shall have the following meanings:

(1) Designated Occupants. "Designated Occupants" shall mean handicapped displaced occupants and those displaced occupants who are 65 years of age or older at the time of the notice to vacate or who have an income less than the average median income for the metropolitan area as certified annually by the Missouri Housing Development Commission based upon standards established by the Housing and Urban Development Department.

(ii) Displaced Business. "Displaced Business" shall mean any business that moves from real property within the development area as a result of the acquisition of such property, or as a result of written notice to vacate such property, or in conjunction with the demolition, alteration or repair of said property by the Tax Increment Financing Commission pursuant to RSMo. 99.800 et. Seq., as amended.

(iii) Displaced Occupant. "Displaced Occupant" shall mean any occupant who moves from real property within the development area as a result of the acquisition of such property, or as a result of written notice to vacate such property, or in connection with the demolition, alteration or repair of said property, by the Tax Increment Financing Commission pursuant to RSMo. 99.800 et. Seq., as amended.

(iv) Handicapped Occupant. "Handicapped Occupant" shall mean any occupant who is deaf, legally blind, or orthopedically disabled to the extent that acquisition of another residence presents a greater burden than other occupants would encounter or that modification to the residence would be necessary.

(v) Occupant. "Occupant" shall mean a residential occupant of a building having lawful possession thereof, and further shall include any person in lawful possession, whether related by blood or marriage to any other occupant. If there is a document of a residential unit, the first-named person shall be the occupant for purposes hereunder.

(vi) Person. "Person" shall mean any individual, firm, partnership, joint venture, association, limited liability company, limited liability partnership, corporation, estate, trust, receiver or trustee appointed by any state or federal court, syndicate, or any other group or combination acting as a unit and any life insurance company organized und the laws of, or admitted to do business in the State of Missouri, undertaking a redevelopment project in an Individual Redevelopment Project Area.

E. Benefits. Every Person approved by the Commission as a developer of property subject to being acquired by the Tax Increment Financing Commission in furtherance of a Tax Increment Financing Plan shall provide relocations benefits as follows:

(i) There shall be a payment to all eligible Displaced Occupants and Displaced Businesses in occupancy at least thirty (30) days prior to the date said Displaced Occupant or Displaced Business is required to vacate the premises by the Developer, its assigns or any Person seeking acquisition powers under the Tax Increment Financing Plan pursuant to RSMo. 99.800 et. Seq., as amended; and

(ii) There shall be a program for identifying needs of eligible Displaced Occupants and Displaced Businesses with special consideration given to income, age, size of family, nature of business, availability of suitable replacement facilities, and vacancy rates of affordable facilities; and

(iii) There shall be a program for referrals of eligible Displaced Occupants and Displaced Businesses with provisions for a minimum of three (3) suitable referral sites, a minimum of ninety (90) days of referral sites for handicapped Displaced Occupants and thirty (30) days' notice for all other Displaced Occupants and Displaced Businesses, prior to the date such Displaced Occupant or Displaced Business is required to vacate the premises. Arrangements for transportation to inspect referral sites shall be provided to eligible Displaced Occupants; and (iv) All eligible Displaced Occupants shall be provided with relocation payments based upon one of the following, at the option of the Displaced Occupant:

(A) A $500.00 payment; or
(B) Actual reasonable costs of relocation, including actual moving costs, utility deposits, storage of personal property up to one month, utility transfer and connection fees, and other initial rehousing deposits, provided that the rent shall not exceed 150% of the current rent.

(iv) In addition to the payments provided for in subsection (iv) above, an additional payment shall be provided to Handicapped Occupants which shall equal the amount, if any, to adapt a replacement dwelling to substantially conform with the access ability and usability of such Handicapped Occupant's prior residence, such amount not to exceed $400.00.

(v) All eligible Displaced Businesses shall be provided relocation payments based upon the following, at the option of the Displaced Business:

(A) A $1,500.00 payment; or

BB.

(B) Actual reasonable costs of moving including costs for packing, crating, disconnecting, dismantling, reassembling and installing all personal equipment and costs for re-lettering signs and replacement stationary.

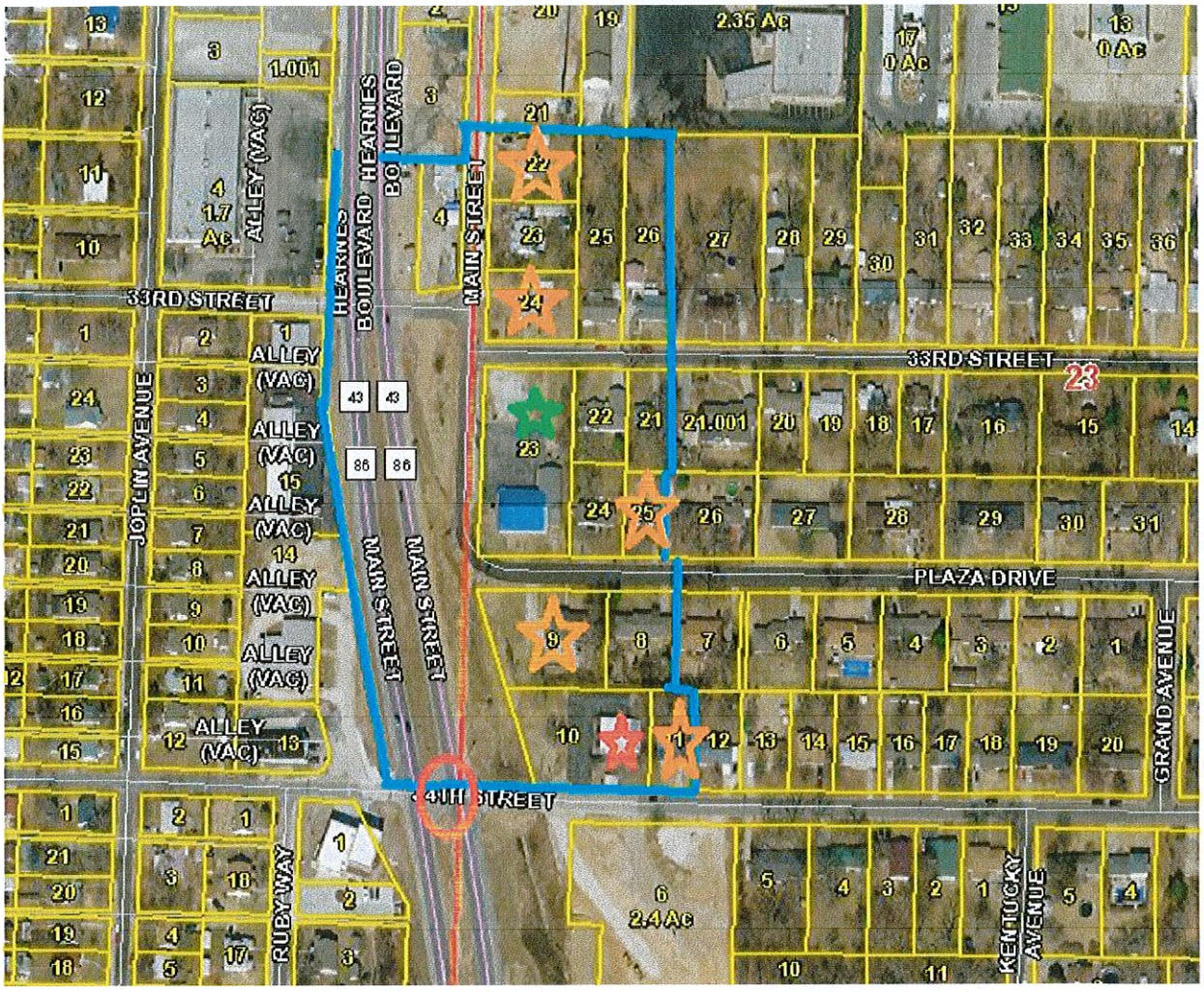
(vi) Any Displaced Occupant or Displaced Business may waive their relocation payment in writing.

(viii) All eligible Displaced Occupants and Displaced Businesses shall be notified in writing of the availability of the relocation benefits and assistance described herein.

(ix) Any Developer provided assistance with land acquisition by the Tax Increment Financing Commission shall provide a certification to the Commission of compliance with this relocation plan.

EXHIBIT 1-LEGAL DESCRIPTION & MAP OF REDEVELOPMENT AREAS (6 RPAs TOTAL)

REDEVELOPMENT PROJECT AREA 1



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GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
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ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022001001004000	0.260	GOODSON, ROBERT & DONNA 3227 MAIN JOPLIN, MO 64804	$17,120	1945-RES
Address:				
Legal Description:		FREEMAN GROVE 1 & 6: LOTS 8-9-10 & 11 EX W 50'	BOOK PAGE	324 02670
056023002001022000	0.325	COLE, MICHAEL B. & DONNA I. 6895 Beef Branch Road Joplin, MO 64804	$6,790	1945-RES
Address:				

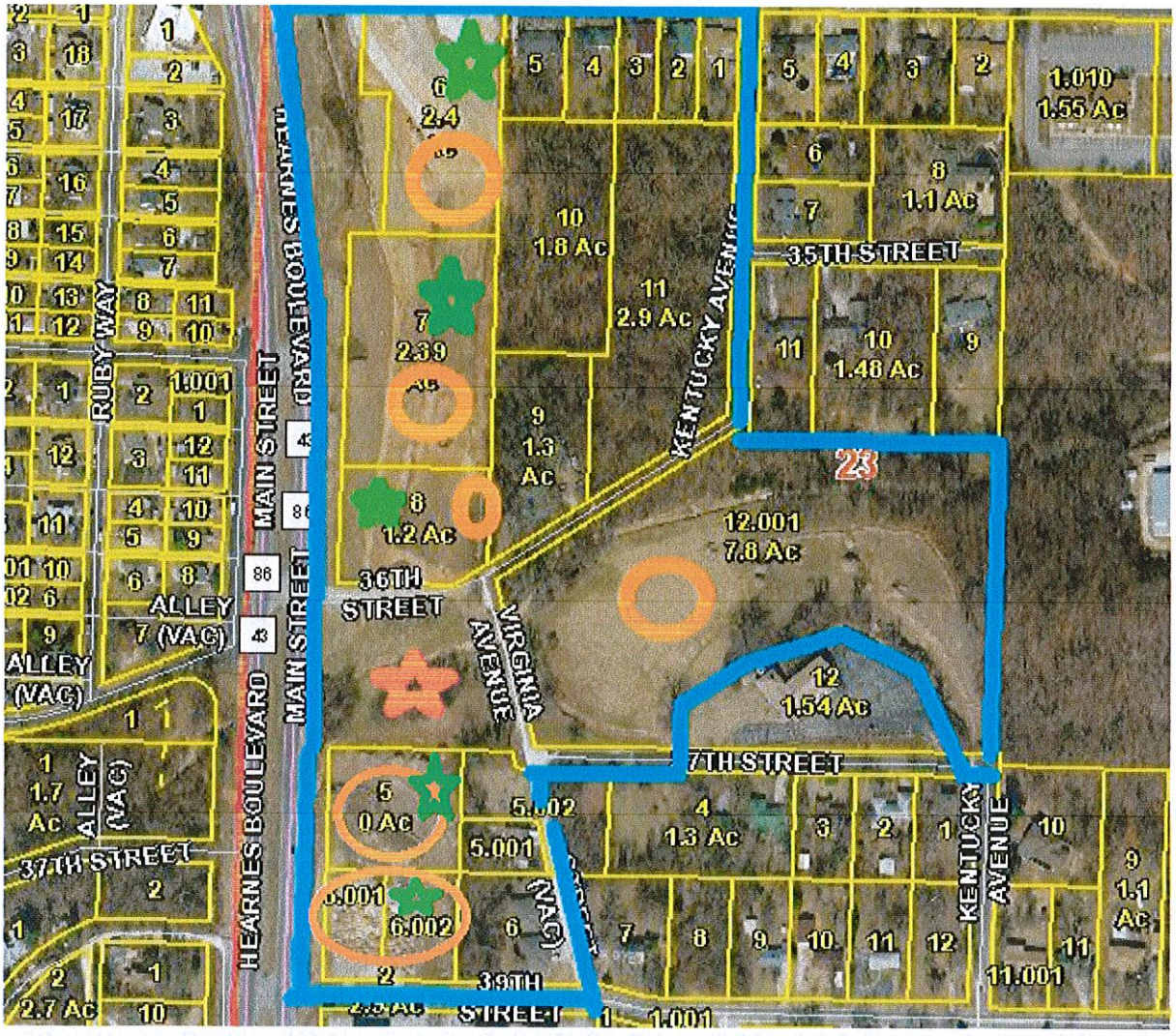
Legal Description:		COLLINS: N 102' LOT 10	BOOK PAGE	342 02769
056023002001023000	0.325	LEWIS, BERT G. 3235 S MAIN JOPLIN, MO 64804	$9,540	1945-RES
Address:				
Legal Description:		COLLINS: PT LOT 10 BEG 102' S NW COR E 139' S 102' W 139' N 102' TO POB	BOOK PAGE	354 01958
056023002001024000	0.326	LEGALLY BLONDE INVESTMENTS, LLC P. O. BOX 249 SAGINAW, MO 64864	$7,410	1945-RES
Address:				
Legal Description:		COLLINS: S1/3 LOT 10	BOOK PAGE	0360 01057
056023002001025000	0.488	LOYD, KEVIN G. 129 E. 33RD JOPLIN, MO 64804	$9,780	1945-RES
Address:				
Legal Description:		COLLINS: W1/2 LOT 11	BOOK PAGE	353 08014
056023002001026000	0.489	O'DELL, DION P. 133 E. 33RD JOPLIN, MO 64804	$10,370	1945-RES
Address:				
Legal Description:		COLLINS: E1/2 LOT 11	BOOK PAGE	0359 1864
056023002002021000	0.234	JUDD, MARK A. 132 E. 33RD JOPLIN, MO 64804	$4,670	??-RES
Address:				
Legal Description:		COLLINS: E 59' OF N 150' LOT 20 & W 9' OF N 150' LOT 21	BOOK PAGE	350 09332
056023002002022000	0.253	DEWEESE, CRYSTAL R. 120 E. 33RD JOPLIN, MO 64804	$17,590	1950-RES
Address:				
Legal Description:		COLLINS: N 138' OF W 80' LOT 20	BOOK PAGE	356 04629
056023002002023000	0.882	HECKMASTER, STEVE & DIANA & STEVEN SMITH 2607 WISCONSIN AVENUE Joplin, MO 64804	$28,100	??-COM
Address:				
Legal Description:		COLLINS: LOT 19	BOOK PAGE	0360 03991
056023002002024000	0.253	DENNIS, JEFFREY SCOTT & D'ANN 101 POINDEXTER PINEVILLE, MO 64856	$13,850	1956-RES
Address:				
Legal Description:		COLLINS: W 80' LOT 20 EX N 138'	BOOK PAGE	0362 05661
056023002002025000	0.172	FISHER, LINDSEY	$11,140	??-RES
Address:		121 PLAZA DRIVE		

		JOPLIN, MO 64804		
Legal Description:		COLLINS: E 59' LOT 20 EX N 150' & EX S 30'	BOOK PAGE	0361 08484
056023002005008000	0.333	DOKE, LAVONNE LEEANNE	$16,600	1970-RES
Address:		P.O. BOX 1137 JOPLIN, MO 64802-1137		
Legal Description:		PARK PLAZA 1: LOT 3	BOOK PAGE	346 02905
056023002005009000	0.666	RUARK, DENNIS L. & MARY JANE	$36,420	1976-RES
Address:		3506 SILVER CREEK ROAD JOPLIN, MO 64804-5348		
Legal Description:		PARK PLAZA 1: LOTS 1 & 2	BOOK PAGE	300 01198
056023002005010000	0.563	JOPLIN CITY	$0	1971-EXEMPT
Address:		602 S. MAIN JOPLIN, MO 64804		
Legal Description:		PARK PLAZA 1: LOT 22 EX E 32' & ALL LOTS 23 & 24	BOOK PAGE	358 01024
056023002005011000	0.220	GILSTRAP, DOROTHY J.	$9,750	1964-RES
Address:		9386 ELM DRIVE JOPLIN, MO 64804		
Legal Description:		PARK PLAZA 1: W 33.7' LOT 21 & E 32' LOT 22	BOOK PAGE	0361 07849
			$199,130	
TOTAL PROJECT 1	**5.789 Acres**		**Assessed Value**	

STREET RIGHT OF WAY TO BE INCLUDED.

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF PARCEL # 056023002001024000, BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL, PROCEEDING DUE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD, THENCE PROCEEDING SOUTH ALONG THE WESTERN RIGHT OF WAY OF HEARNE'S BOULEVARD TO THE NORTHWEST CORNER OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD AND 34TH STREET. ALSO INCLUDING THE RIGHT OF WAY OF MAIN STREET THAT LIES SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF PARCEL # 056023002002022000, THENCE PROCEEDING WEST TO THE WESTERN RIGHT OF WAY OF MAIN STREET. INCLUDES ALL OF THE RIGHT OF WAY OF MAIN STREET SOUTH OF THAT LINE TO A 90 DEGREE CURVE IN THE STREET AT TO THE POINT THE STREET BECOMES PLAZA DRIVE. ALSO INCLUDING THE RIGHT OF WAY OF PLAZA DRIVE BEGINNING AT THE SOUTHWEST CORNER OF PARCEL #056023002001026000, THENCE PROCEEDING SOUTH TO THE SOUTHERN RIGHT OF WAY OF PLAZA DRIVE. INCLUDES ALL OF PLAZA DRIVE FROM THAT POINT TO THE 90 DEGREE CURVE AT THE POINT WHERE THE STREET BECOMES MAIN STREET.

REDEVELOPMENT PROJECT AREA 2



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OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
056023002006001000	0.305	WOOD, WILLIAM K.	$13,430	1974-RES
Address:		326 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: LOT 26 EX W 140' & N 10'	BOOK PAGE	338 04078
056023002006002000	0.305	WILSON, PHYLLIS K.	$13,240	??-RES
ADDRESS:		318 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: E 70' OF W 140' LOT 26	BOOK PAGE	338 03974

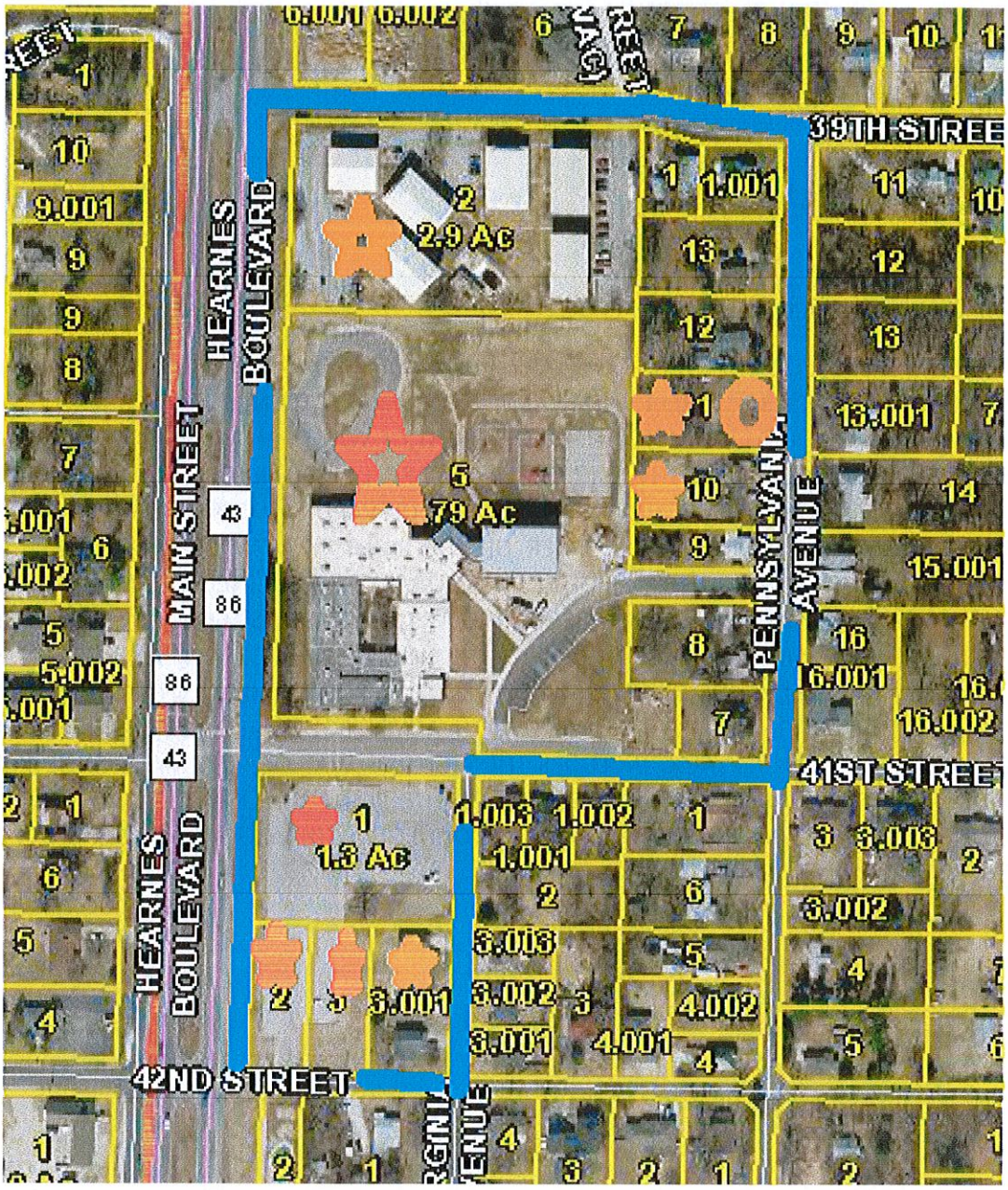
056023002006003000	0.305	CLAFLIN, JOHN	$13,530	??-RES
Address:		314 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: W 70' LOT 26 EX N 10'	BOOK PAGE	358 02558
056023002006004000	0.393	NASH, KENNETH W. & ARLENE	$16,300	??-RES
Address:		310 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: E 90' LOT 25	BOOK PAGE	291 00074
056023002006005000	0.480	ERMAN, ROBERT MICHAEL	$18,940	??-RES
Address:		302 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: W 110' LOT 25	BOOK PAGE	0360 6257
056023002006006000	2.400	RKS DEVELOPMENT, LLC	$85,470	Vacant-COM
Legal Description:		MODOC ACRES: LOTS 6 & 7 EX N 10' & S 150' OF N 160' OF E 50' LOT 5	BOOK PAGE	0361 06840
056023002006007000	2.390	RKS DEVELOPMENT, LLC	$91,170	Vacant-COM
Legal Description:		MODOC ACRES: E 260' LOTS 8-9-10 & 11	BOOK PAGE	0361 07848
056023002007012001	7.800	RKS DEVELOPMENT	$9,840	Vacant-RES
Legal Description:		MODOC ACRES: LOTS 15-16-17-18-31-32-33-34-35-36- 37 & 38 EX N 300' LOTS 31-32-33 & 34 ETC	BOOK PAGE	0362 07379
Address:		202 E. 32ND JOPLIN, MO 64804		
056023002006008000	1.200	RKS DEVELOPMENT, LLC & DANIEL ALLGE	$5.890	Vacant-COM
Address:		202 E. 32ND JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: LOTS 12 & 13 EX W 140'	BOOK PAGE	0361 08862
056023002006009000	1.300	DOSS, CLYDE E. JR & ANNA	$10,570	1940-RES
Address:		3529 VIRGINIA JOPLIN, MO 64801		
Legal Description:		MODOC ACRES: LOT 20	BOOK PAGE	0181 0441
056023002006010000	1.800	LUNDSTRUM, BOB	$3,690	Vacant-AGR
Legal Description:		MODOC ACRES: W 200' LOTS 21-22-23 & 24	BOOK PAGE	0362 01710
056023002006011000	2.900	LUNDSTRUM, BOB	$4,790	Vacant-AGR
Legal Description:		MODOC ACRES: LOT 19 & E 210' LOTS 21-22 23 & 24	BOOK PAGE	245 00467
Address:		711 E. 33RD JOPLIN, MO 64804		

NO PARCEL #	1.500	Missouri Department of Transportation P.O. 868	$0	Vacant-EXEMPT
Address:		Springfield, Mo 65801		
Legal Description:		An estimated 1.5 Acres lying south of 36th Street, east of Virginia Avenue, west of main and north of Newton County Parcel # 056023003002005000 and 056023003002005001 in Section 23 Township 27 Range 33 of Newton County, except that part used for right of way for Main Street and 36th Street.	BOOK PAGE	NA
056023003002005000	1.110	RKS DEVELOPMENT, LLC	$5,850	Vacant-COM
Legal Description:		PT NW1/4 SW1/4 BEG 246.21' E NW COR E 409.92' S 208.71' W 409.92' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB S 14* E 92.55' W 169.90' W 90' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	BOOK PAGE	0362 02326
056023003002006001	0.422	RKS DEVELOPMENT, LLC	$31,230	Vacant-COM
Legal Description:		PT NW1/4 SW1/4 BEG 208.71' S & 171.29' E NW SEC COR E 100' S 183.71' W 100' N 183.71' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	BOOK PAGE	0362 02327
056023003002006002	0.548	RKS DEVELOPMENT, LLC	$2,770	Vacant-COM
Legal Description:		W 129.83' OF: BEG 208.71' S & 271.29' E NW COR SW1/4 S 183.71' E 329.83' N 183. 71' W 329.83' TO POB	BOOK PAGE	0362 02327
Address:		202 E. 32ND JOPLIN, MO 64804		
PT OF 056023003002005001	0.332	WHITE, KEITH V.	$9,280	1940-RES
Legal Description		BEG 517.15' E & S 14* E 122.08' NW COR NW1/4 SW1/4 S 14* E 92.55' W 169.90' N 90' E 146.17' TO POB & EASEMENT OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY LYING WEST OF VIRGINIA AVENUE.	BOOK PAGE	0347 04478
056023003002005002	0.601	WHITE, KEITH V. & DEBBIE A.	$3,105	Vacant-RES
Legal Description:		PT NW1/4 SW1/4 BEG 402.29' E OF NW COR E 253.84' S 208.71' W 253.84' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	BOOK PAGE	355 06307
Address:		3706 VIRGINIA AVENUE JOPLIN, MO 64804		
056023003002006000	0.843	RDE, LLC	$35,230	1993-RES
Address:		817 MAIDEN LANE JOPLIN, MO 64801		

Legal Description	PT NW1/4 SW1/4 BEG 208.71' S & 271.29' E NW COR SW1/4 W 183.71' E 329.83' N 183.71' W 329.83' TO POB EX W 129.83' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	0362 3730
TOTAL	**27.48**		**$377,095**

STREET RIGHT OF WAY TO BE INCLUDED IN RPA

RPA WILL INCLUDE THAT PART OF HEARNE'S BOULEVARD LYING SOUTH OF A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF 34TH STREET AND HEARNE'S BOULEVARD, THENCE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. INCLUDES ALL OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD SOUTH OF THIS LINE TO A LINE, WHICH BEGINS AT THE NORTHWEST CORNER OF PARCEL #056023003002005000, THENCE PROCEEDING WESTERLY TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. ALSO INCLUDING THE RIGHT OF WAY OF 34TH STREET BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF 34TH STREET AND HEARNE'S BOULEVARD, THENCE SOUTH TO THE SOUTHERN RIGHT OF WAY OF 34TH STREET. INCLUDES ALL OF THE RIGHT OF WAY OF 34TH STREET LYING EAST OF THIS LINE TO A LINE BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF KENTUCKY AVENUE AND 34TH STREET, THENCE NORTH TO THE NORTH RIGHT OF WAY LINE OF 34TH STREET. ALSO INCLUDES ALL OF KENTUCKY STREET LYING SOUTH OF 34TH STREET TO A POINT WHERE KENTUCKY CONNECTS WITH 36TH STREET. ALSO INCLUDES ALL OF 36TH STREET LYING EAST OF HEARNE'S BOULEVARD TO A POINT WHERE 36TH STREET CONNECTS WITH KENTUCKY AVENUE. ALSO INCLUDES THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF WHERE IT CONNECTS WITH 36TH AND KENTUCKY STREET TO THE POINT IT CONNECTS WITH 37TH STREET. ALSO INCLUDING ALL OF 37TH STREET LYING EAST OF THE POINT IT CONNECTS WITH VIRGINIA AVENUE TO A POINT WHERE IT CONNECTS WITH KENTUCKY AVENUE.



REDEVELOPMENT PROJECT AREA 3

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

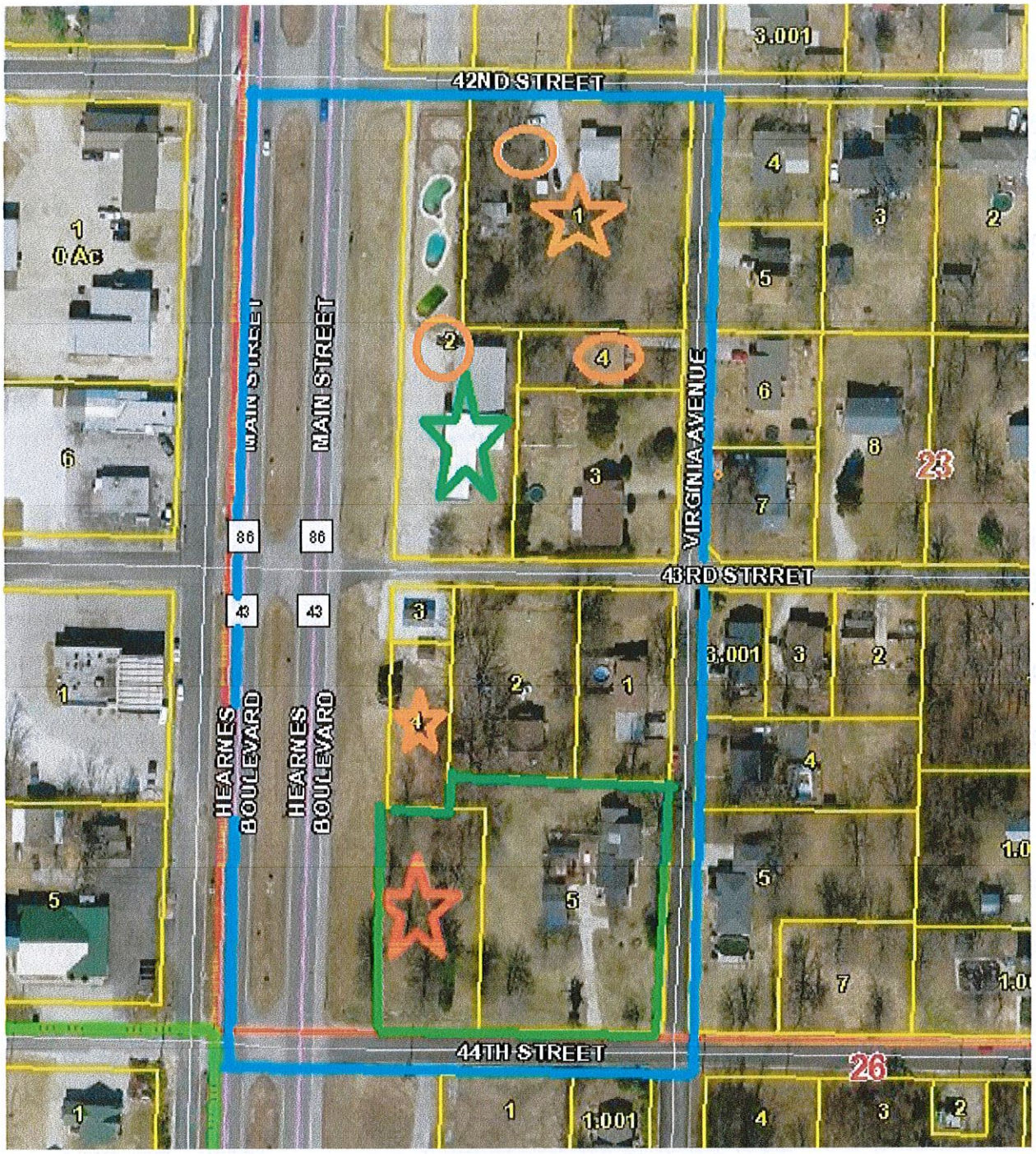
PARCEL NUMBER	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
056023003003002000	2.900	MARCULES, BART AUGUSTIN TRUST	$322,750	Apt-RES
Address:		988 E. CEMETERY ROAD GRANBY, MO 64844		
Legal Description:		PT NW1/4 SW1/4 BEG 170' E & 612.56' N SW COR N 257.20' E 486.13' S 257.20' W 486.13' TO P	BOOK PAGE	0362 05967

056023003003003000	0.600	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	EXEMPT
Legal Description:		SCHOOL PROPERTY-BEG 492.56' N & 170' E SW COR NW1/4 SW1/4 N 120' E 223' S 120' W 223' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	352 12512
056023003003004000	0.529	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	EXEMPT
Legal Description:		SCHOOL PROPERTY-BEG SW COR M-15 E 176.47' N 127.61' W 180' S 125.56' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	352 14889
056023003003004002	0.248	JOPLIN R-VIII SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-BEG 140' S & 180' E NW COR M-15 S 127.61' E 85' N 127.61' W 85' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	353 00708
056023003003005000	5.400	JOPLIN R-8 SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-W 73.7' OF S 97' OF: BEG 656.13' E & 15' N SW COR NW1/4 SW1/4 N 97' E 73.7' S 97' TO 15' N OF S LN W 73.7' TO POB & W 656.13' OF S 347' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	350 09703
056023003010001000	1.300	SCHOOL DISTRICT 42	$0	EXEMPT
Legal Description:		SCHOOL-LOTS 5 & 6 STAPLES & PABST 2 & BEG NE COR LOT 5 E 130' W 130' N 205' TO POB	BOOK PAGE	240 00566
056023003010002000	0.386	JOPLIN R-8 SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-PT LOT 7 STAPLES & PABST 2	BOOK PAGE	324 02870
056023003010003000	0.416	JOPLIN R-VIII SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-LOT 8 EX E 114' STAPLES & PABSTS 2	BOOK PAGE	353 02365
Address:		P.O. BOX 128 JOPLIN, MO 64802		
056023003003012000	0.459	RAINEY, JANE E.	$6,690	1920-RES
Address:		3922 S. PENNSYLVANIA JOPLIN, MO 64804		
Legal Description:		JONES: LOT 23	BOOK PAGE	0361 03456
056023003003011000	0.462	RKS DEVELOPMENT, LLC	$2,240	Vacant-RES
Address:				
Legal Description:		JONES: LOT 24	BOOK PAGE	0359 05017
056023003003010000	0.441	CRUMBLISS, CAROLYN J.	$6,420	1920-RES
Address:		1913 W. 10TH ST. JOPLIN, MO 64801		
Legal Description:		PT NW1/4 SW1/4 BEG 656.13' E & 332.4' N SW COR N 100' E 190.6' S 100' W TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	349 03014

056023003003009000	0.261	HUNTER, LORI ANN	$6,640	1900-RES
Address:		318 E. 41ST JOPLIN, MO 64804		
Legal Description:		TR M-19 PT NW1/4 SW1/4 BEG 656.13' E & 228.4' N SW COR N 104' E 208.7' S 104' W 208.7' TO POB EX S 45' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	351 05812
056023003003008000	0.519	ALTMAN, JEFFREY L.	$9,280	1945-RES
Address:		4016 PENNSYLVANIA JOPLIN, MO 64804		
Legal Description:		TR M-18 PT NW1/4 SW1/4 BEG 656.13' E & 112' N SW COR N 116.5' E 208.7' S 116.5' W 208.7' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	355 04106
056023003003007000	0.267	SMITH, ELLA L.	$8,720	1942-RES
Address:		4030 PENNSYLVANIA AVENUE JOPLIN, MO 64804		
Legal Description:		PT M-17 BEG 656.13' E & 15' N SW COR NW1/4 SW1/4 N 97' E 208.7' S 97' W 208.7' TO POB EX W 73.7' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	0360 04606
056023003010003001	0.537	LOCKE, MICHAEL K. & TANIA R.	$34,470	1996-RES
Address:		P.O. BOX 2004 JOPLIN, MO 64803-2004		
Legal Description:		GRIFFIN: LOTS 1-2 & 3	BOOK PAGE	345 01069
			$397,210	
TOTALS	**14.73 ACRES**		**ASSESSED VALUE**	

STREET RIGHT OF WAY TO BE INCLUDED

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD WHICH LIES SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF PARCEL #056023003002005000, THENCE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. INCLUDES ALL OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF THIS LINE TO A LINE WHICH BEGINS AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 42ST STREET AND HEARNE'S BOULEVARD, THENCE EAST TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ST STREET AND HEARNE'S BOULEVARD. ALSO INCLUDING THE RIGHT OF WAY OF 39TH STREET WHICH LIES EAST OF THE POINT WHICH 39TH STREET CONNECTS WITH HEARNE'S BOULEVARD TO A LINE WHICH BEGINS AT THE NORTHEAST CORNER OF PARCEL #056023003003002000, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 39TH STREET. ALSO INCLUDES A VACATED STREET WHICH LIES EAST OF PARCELS #056023003002005001AND #056023003002006000, SOUTH OF 37TH STREET AND NORTH OF 39TH STREET. ALSO INCLUDES THE RIGHT OF WAY OF PENNSYLVANIA LYING SOUTH OF 39TH STREET AND NORTH OF 41ST STREET. ALSO INCLUDES THE RIGHT OF WAY OF 41ST STREET LYING EAST OF THE POINT IT CONNECTS WITH HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND PENNSYLVANIA, THENCE SOUTH TO THE SOUTHERN RIGHT OF WAY LINE OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF 41ST STREET AND NORTH OF 42ND STREET. ALSO INCLUDING THE RIGHT OF WAY OF 42ND STREET WHICH LIES EAST OF THE RIGHT OF WAY OF THE POINT IT CONNECTS WITH HEARNE'S BOULEVARD AND AT A NORTH SOUTH LINE BETWEEN THE NORTHEAST CORNER AND THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ND STREET AND VIRGINIA AVENUE.



REDEVELOPMENT PROJECT AREA 4

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

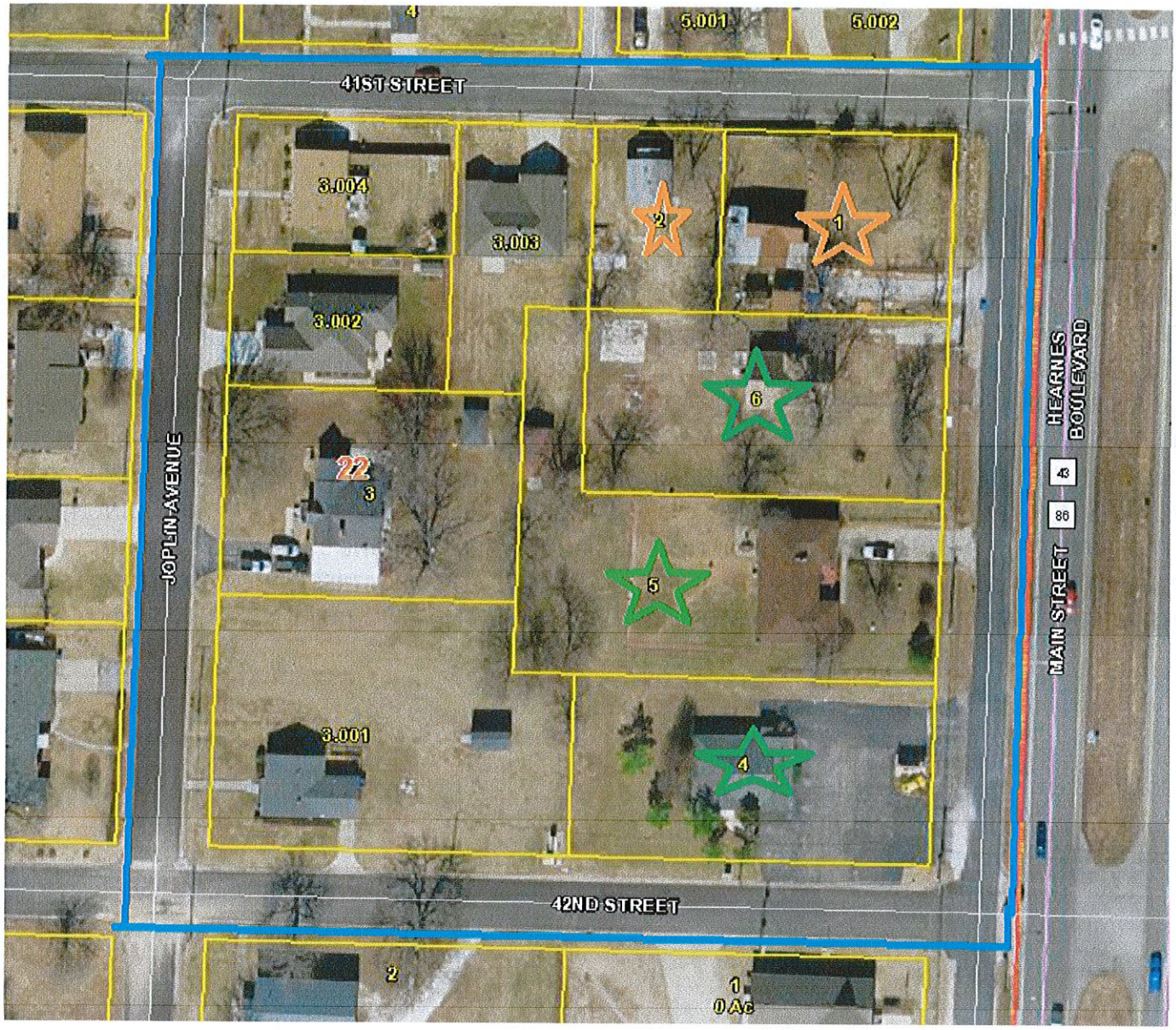
0560230030110010000	1.000	RKS Development, LLC.	$7,860-R	1936-RES
Address:		4029 MISSOURI JOPLIN, MO 64804		

Legal Description:		Lot 1,2,3 of Hughes Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	358 09788
056023003011002000	1.080	RKS DEVELOPMENT, LLC	$58,200-C	1986-COM
Address:				
Legal Description:		East 62' of Lots 18 & 19 and the West 52' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	328 02165
056023003011003000	0.520	SHEPHERD, SCOTT S.	$14.010-R	1945-RES
Address:		4230 VIRGINIA JOPLIN, MO 64804		
Legal Description:		Beginning at the SE Corner of Lot 20 of the Staples & Pabst 2 Subdivision, thence west 150', thence north 153.7, thence east 150', thence south 153.7 to POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	356 02415
056023003011004000	0.180	RKS DEVELOPMENT, LLC	$10,230-R	1967-RES
Address:		202 EAST 32ND JOPLIN, MO 64804		
Legal Description:		The east 150' and the north 53.7' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	362 04583
056023003016001000	0.350	KIENZLE, GARY L. & CARLENE	$16,700-R	1979-RES
Address:		4306 Virginia JOPLIN, MO 64804		
Legal Description:		The north 174' of Lot 29, except the west 115' of the north 174' of Lot 29 of Staples & Pabst 2 Subdivision of Section 23 Township 27 Range 33 of Newton County	BOOK PAGE	314 00269
056023003016002000	0.200	BIBENS, HARRY A. & DEBORAH	$6,010-R	1945-RES
Address:		108 EAST 43RD JOPLIN, MO 64804		
Legal Description:		The WEST 115' OF THE NORTH 174' OF Lot 29 of Staples & Pabst 2 Subdivision of Section 23 Township 27 Range 33 of Newton County	BOOK PAGE	301 00951
056023003016003000	0.070	GONZALEZ, OSCAR H. & LAURA	$670-R	Vacant-RES
Address:		4301 MAIN JOPLIN, MO 64804		
Legal Description:		North 50' of Lot 30 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	355 00783
056023003016004000	0.210	PERRY MANAGEMENT, LP	$2,070-R	Vacant-RES
Address:		P.O. BOX 514 CARTHAGE, MO 64836		
Legal Description:		East 62' of THE SOUTH 150' OF Lot 30 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	351 06683

		$115,750
	3.610	**ASSESSED**
TOTALS	**ACRES**	**VALUE**

STREET RIGHT OF WAY TO BE INCLUDED

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF A LINE BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND HEARNE'S BOULEVARD THENCE WESTWARD TO THE SOUTHWEST CORNER OF 41ST STREET AND HEARNE'S BOULEVARD, ALL OF THE RIGHT OF WAY LYING SOUTH TO A LINE WHICH BEGINS AT THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 43TH STREET AND HEARNE'S BOULEVARD, THENCE PROCEEDING EASTERLY TO THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 43TH STREET AND HEARNE'S BOULEVARD. ALSO INCLUDING ALL OF THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF 42ND STREET AND NORTH OF 43TH STREET. ALSO INCLUDING THE RIGHT OF WAY OF 43RD STREET LYING EAST OF HEARNE'S BOULEVARD AND WEST OF VIRGINIA AVENUE. ALSO INCLUDING THE RIGHT OF WAY OF 43TH STREET LYING EAST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF VIRGINIA AVENUE AND 44TH STREET, THENCE SOUTH TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF VIRGINIA AVENUE AND 43TH STREET.



REDEVELOPMENT PROJECT AREA 5

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

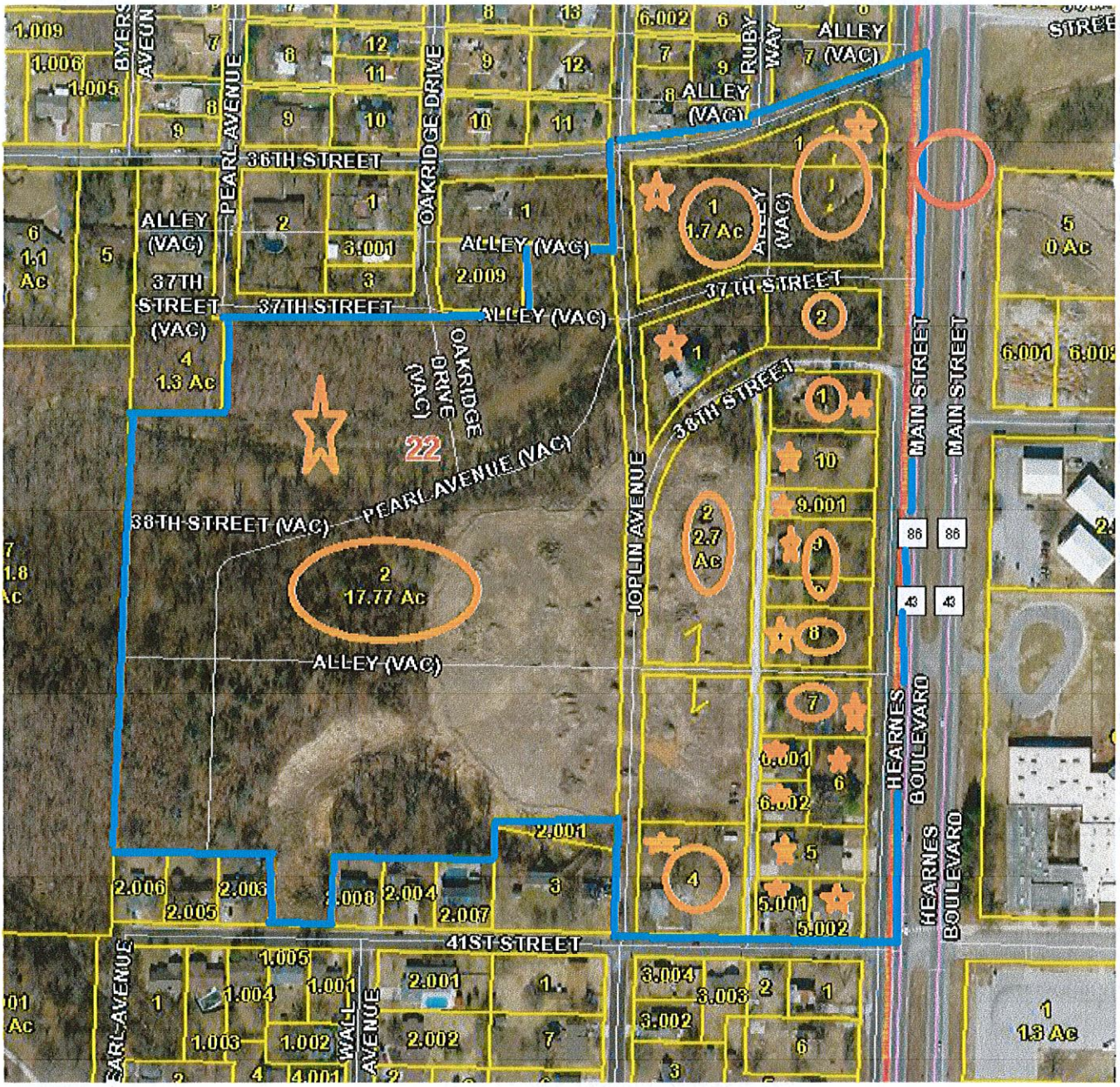
PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022004011001000	0.280	OX, L.L.C.	$6,750	1902-RES
Address:		1505-A W. 10TH JOPLIN, MO 64801		
Legal Description:		STAPLES & PABST 1: N1/2 LOT 1 EX W 70'	BOOK PAGE	0360 07635
055022004011002000	0.157	LUCAS, DAVID E.	$6,290	1920-RES

Address:		% HARLAN DAVID SMITH- TS2013 STELLA, MO 64867		
Legal Description:		STAPLES & PABST 1: W 70' N1/2 LOT 1	BOOK PAGE	356 03047
055022004011003000	0.413	SOOTER, KEVIN	$13,040	1930-RES
Address:		4115 JOPLIN JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: PT LOTS 2 & 11 BEG NW COR LOT 2 S 143.61' E 161.22' N 46.37' E 34.03' N 97.62' W 195' TO POB	BOOK PAGE	356 05572
055022004011003001	0.604	GARRISON, GEORGE O. & BARBARA	$9,820	1951-RES
Address:		4145 JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABSTS: BEG SW COR LOT 11 N ALG W LOT LN 134.88' E 161' S 37.38' E 34' S 97.50' W 195' TO POB	BOOK PAGE	352 08017
055022004011003002	0.198	REYNOLDS, BONNIE	$19,820	Vacant-RES
Address:		4107 S. JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST: PT LOT 2 BEG NW COR E 195' S 97.22' W 34.03' S 46.37' W 161.22' N 143.61' TO POB EX BEG 120' E OF NW COR E 75' S 97.62' W 34.03' S 46.37' W 41.22' N 143.58' TO POB ETC.	BOOK PAGE	0360 4170
055022004011003003	0.247	HEISLER, DORIS	$17,670	2008-RES
Address:		118 W. 41ST JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST BEG NW COR LOT 2 E 1200' TO POB E 75' S 97.62' W 34.03' S 46.37' W 41.22' N 143.58' TO POB	BOOK PAGE	358 02178
055022004011003004	0.198	STERNES, ELIZABETH A.	$5,980	1951-RES
Address:		4105 S. JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST'S: BEG NW COR LOT 2 E 120' S 71.81' W 120' N 71.81' TO POB	BOOK PAGE	360 3905
055022004011004000	0.436	VOLK, RICHARD E. & DIANE M.	$26,210	1972-COM
Address:		4130 HEARNE'S BLVD. JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: S1/2 LOT 12	BOOK PAGE	343 06795
055022004011005000	0.513	BOTTOROFF, JERRY R. & JUDITH ANN	$13,250	1965-COM
Address:		4118 S. MAIN JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: N1/2 LOT 12 & E 34' OF N 97.5' LOT 11 & E 34' OF S 97.5' LOT 2	BOOK PAGE	283 00228
055022004011006000	0.436	WILLIAMS, DAVID S.	$9,310	1900-COM
Address:		4601 HICKORY LANE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: S1/2 LOT 1	BOOK PAGE	0360 4973

		$128,140
	3.482	**ASSESSED**
TOTALS	**ACRES**	**VALUE**

STREET RIGHT OF WAY TO BE INCLUDED

THE RPA WILL INCLUDE THE RIGHT OF WAY OF 41ST STREET LYING WEST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHWEST CORNER OF THE POINT WHERE 41ST STREET CONNECTS WITH JOPLIN AVENUE, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF JOPLIN AVENUE LYING SOUTH OF 41ST STREET AND NORTH OF 42ND STREET. ALSO INCLUDING THE RIGHT OF WAY OF 42ND STREET LYING WEST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ND STREET AND JOPLIN AVENUE, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 42ND STREET. ALSO WILL INCLUDING THE RIGHT OF WAY OF SOUTH JOPLIN AVENUE LYING SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND SOUTH JOPLIN AVENUE, THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF SOUTH JOPLIN AVENUE. ALL OF THE RIGHT OF WAY SOUTH OF SAID LINE TO A LINE BEGINNING AT THE SOUTHWEST CORNER OF 42ND STREET AND SOUTH JOPLIN AVENUE, THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF SOUTH JOPLIN AVENUE.



REDEVELOPMENT PROJECT AREA 6

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022004003005002	0.203	WOLTJER, DONALD D.	$21,350	1993-RES
Legal Description:		FREEMAN GROVE 5 BEG SE COR LOT 508 W 92.47' N 96.41' E 92.43' S 95.73' TO POB	BOOK PAGE	355 04569

055022004003005001	0.206	WOLTJER, DONALD D.	$22,680	1993-RES
Legal Description:		FREEMAN GROVE 5 BEG SW COR LOT 508 N 97.10' E 92.43' S 96.41' W 92.47' TO POB	BOOK PAGE	355 04569
055022004003005000	0.381	WOLTJER, DONALD D.	$44,370	1993-RES
Legal Description:		FREEMAN GROVE 5 (UNRECORDED) BEG NE COR LOT 495 S 89.73' W 184.87' N 91.09' E 184.82' TO POB	BOOK PAGE	355 04569
Address:		PO BOX 20 NEOSHO, MO 64850		
055022004003004000	0.814	RKS DEVELOPMENT III, LLC	$10,680	1950-RES
Legal Description:		M-14 PT NE1/4 SE1/4 BEING LOTS 494-497-506 & 509 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	285 00399
055022004003007000	0.425	RKS DEVELOPMENT, LLC	$16,800	1950-COM
Legal Description:		M-10 PT NE1/4 SE1/4 BEG 30' W & 400.6' SSE COR W 185' ETC A/K/A LOTS 464 & 473 FREEMAN GROVE 5 UNRECORDED ETC OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04585
055022004003008000	0.510	RKS DEVELOPMENT, LLC	$3,550	Vacant-RES
Legal Description:		LOTS 454 & 463	BOOK PAGE	0362 04585
055022004003009000	0.212	RKS DEVELOPMENT , LLC	$1,480	1928-RES
Legal Description:		FREEMAN GROVE 5: LOT 453, 444 & 445	BOOK PAGE	0362 04585
055022004003002000	2.700	RKS DEVELOPMENT, LLC	$3,410	Vacant-RES
Legal Description:		PT NE & SE1/4 BEING LOTS 432-433-436-437-440- 443-446-452-455-462 465-472-475-482 & 485 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04582
055022004005002000	17.770	RKS DEVELOPMENT, LLC	$8,280	Vacant-RES
Legal Description:		FREEMAN GROVE 5: LOTS 388-389-390-391-392-393 394-398-399-400-401-402-403-404-416-417-418-419-420 - 441-442-447-448-449-450-451-456-457-458-459-460-461-466-467-468-469-470-471-476-455-478-479-480-481-487-488-489-490- 491-492-493 & PT LOTS 486-498-499	BOOK PAGE	0362 04582
055022001033001000	1.510	RKS DEVELOPMENT, LLC	$1,290	Vacant-RES
Legal Description:		FREEMAN GROVE 4: LOT A-425 LY E OF ST	BOOK PAGE	0362 04582
055022004003001000	0.425	RKS DEVELOPMENT, LLC	$13,640	1940-RES
Legal Description:		N1/2 M-8 PT NE1/4 SE1/4 BEING LOTS 431 & 434 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04780
055022004001001000	1.700	RKS DEVELOPMENT LLC	$4,100	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOTS 422-423-424-	BOOK	0362

		426-427 & 428 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	PAGE	04582
Legal Description:		PT NE1/4 SE1/4 LOTS 429 & 430 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04582
Address:		202 E. 32ND JOPLIN, MO 64804		
055022004003006000	0.344	RENT JOPLIN.COM LLC	$9,310	1929-RES
Address:		530 S. VIRGINIA JOPLIN, MO 64801		
Legal Description:		PT NE1/4 SE1/4 LOTS 474-483 & 484 EX W 85' FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	354 06256
055022004003006001	0.146	LANDIS, ROBERT C. & BARBARA R.	$24,340	1952-RES
Address:		2820 IRON GATES ROAD JOPLIN, MO 64804		
Legal Description:		WITMERS 1: PT LOT 4 BEG 115' W NE COR W 80' S 135' E 80' N 135' TO POB	BOOK PAGE	0359 2434
055022004003006002	0.146	CARDEN, MAX & INA	$21,300	1992-RES
Address:		1615 W. ASH ROGERS, AR 72758		
Legal Description:		FREEMAN GROVE 5: W 85' LOT 484 & W 85' S1/2 LOT 483	BOOK PAGE	355 01690
055022004003009001	0.212	POTTER, JAMES L.	$1,480	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOT 439 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	351 12099
055022004003010000	0.425	POTTER, JAMES L.	$10,330	1940-RES
Legal Description:		S1/2 M-8 PT NE1/4 SE1/4 LOTS 435 & 438 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	351 12099
Address:		3806 S. MAIN JOPLIN, MO 64804		
TOTALS	**28.577 ACRES**		**$219,780 ASSESSED VALUE**	

STREET RIGHT OF WAY TO BE INCLUDED

THE RPA WILL INCLUDE THE RIGHT OF WAY OF JOPLIN AVENUE LYING SOUTH OF 36TH STREET AND NORTH OF 41ST STREET. ALSO WILL INCLUDE THE RIGHT OF WAY OF 37TH AND 38TH STREET LYING WEST OF HEARNE'S BOULEVARD AND EAST OF JOPLIN AVENUE. ALSO INCLUDES ANY PORTION OF 38TH STREET WHICH HAS BEEN VACATED. ALSO INCLUDING THE RIGHT OF WAY OF SOUTH JOPLIN AVENUE LYING SOUTH OF 36TH STREET AND NORTH OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF 39TH STREET LYING WEST OF HEARNE'S BOULEVARD AND NORTH OF 41ST STREET. ALSO INCLUDES ALL ALLEYS WITHIN THE RPA SHOWN ON THE ABOVE MAP, VACATED OR OTHERWISE. ALSO INCLUDES THE VACATED PORTIONS OF PEARL AVENUE AND OAKRIDGE AVENUE SHOWN ON THE ABOVE MAP.

TOTAL ACRES ALL RPAs 83.67 TOTAL ASSESSED VALUE ALL RPAs $1,437,105

NOTICE & DISCLAIMER: The assessed values listed in this exhibit, and part of the Redevelopment Plan, are listing of the assessed values as best known at the time the Redevelopment Plan was drafted. In accordance with the Missouri Revised Statutes 99.855, the county assessor shall certify the assessed value of the Redevelopment Area, after adoption the Plan, and the imposing of Tax Increment Financing within the Redevelopment Area. Any values listed prior to the certification by the County Assessor, is an estimate only.

COPY OF LETTER TO PROPERTY OWNERS ADVISING THEM OF TIF, AND ASKING IF THEY WISHED TO NOT BE INCLUDED. ONLY ONE PROPERTY OWNER OPTED TO BE REMOVED FROM THE DISTRICT, WHICH THEY HAVE BEEN REMOVED.

RKS Development, LLC

202 EAST 32ND STREET
JOPLIN, MO 64804
417-623-1550

December 31, 2014

RE: YOUR PROPERTY BEING INCLUDED IN A TIF DISTRICT

Dear Property Owner,

This letter is to advise you that you own property located within an area of the City of Joplin, south of 32nd Street and north of 44th Street, which my partners and I are proceeding with a "Tax Increment Finance District" (TIF). The TIF is being proposed by RKS Development, LLC, which consist of myself Rodney Spriggs, Ken Caviness and Steve Wilcox, owners of Vintage Stock, a national company located in Joplin. RKS has been buying land in the area for the past three years with the intent of bringing new development to the area. We currently own about 46 acres, or an estimated ½ of the proposed redevelopment area. The TIF is needed to assist in funding the estimated $31 million dollars in public improvements, such as roads, sewer, water, and stream mitigation cost imposed by the Corp of Engineers. It is important that you be advised before we proceed with requesting the City to approve the Plan. Here are some specific issues we want to explain and answer questions for you.

1. **WILL YOU BE REQUIRED TO SELL YOUR PROPERTY IN THE AREA?** We have attached a drawing of the area site plan and our "preliminary plans". Your property is within and a part of the current plan. We may, or may not, be interested in buying your property now or in the future. This is a "preliminary plan", which is subject to change. We have made a commitment, and agreement, with the City that we will **not** forcefully take any property via eminent domain. We will **only** buy properties in which the price is fair and reasonable. We do not want you to get the idea that we MUST buy property, thus the price can go up. If the numbers are not right, we will change our "preliminary plan" and develop property we now own or can buy at a reasonable price.

2. **WILL THE TIF INCREASE YOUR TAXES OR COST YOU ANY MONEY TO BE IN THE TIF?** The answer is NO! The TIF will collect any increase in sales and property taxes, if any, generated by any retail business that locates upon the property, and any property taxes generated from any increase in assessed value, and those funds will be used to pay for the public improvements. The Assessor will, and must, value the property the same if it is in or out of a TIF.

3. **WILL THE TIF BE PAYING FOR THE PRIVATE COST OF THE DEVELOPMENT?** The answer is NO. RKS will fund the estimated $220 million dollars to do the project. We will have to pay for ALL costs, including the public improvements, up front. The TIF can only reimburse us for the eligible public improvement costs, which are estimated at $31 million and only from the new taxes, if any, as they are generated during the term of the TIF, which is estimated to exist for 16 years. We are taking the risk. If no, or not, enough new taxes are generated by the area, we will not be reimbursed any amount still unpaid at the end of the TIF.

4. **CAN YOUR PROPERTY BE TAKEN OUT OF THE TIF?** The answer is YES. You can request to not be included and we will take all proper actions to not include you. However, if you do request to take your property out of the TIF, we will not be able to buy your property, reason is the TIF Plan would have to be amended again to include

it. Being in the TIF will not affect the value of your property one way or the other. Please contact the TIF Consultant preparing the Plan, Darrell Gross, at the contact information listed below if you wish to be removed. If you wish to discuss it with me, please contact me at my information below. If you leave the property in, you will be getting another letter from the City advising you of the same just so you know.

5. **OTHER QUESTIONS?** Please contact Darrell Gross, our consultant, if you have any questions about TIFs and the TIF Plan. He has over 25 years' experience in Missouri working with TIF districts. Darrell's contact information is listed at the end of this letter. The final TIF Plan will be ready for review shortly. If you would like a copy, Darrell can email or mail you a copy.

On behalf of myself, Ken and Steve, we wish to assure you that our efforts and investment in this TIF project reflects our long term commitment to the City of Joplin. We all 3 grew up in the area, graduated from MSSU, raised our families and are proud to have our Vintage Stock corporate headquarters in Joplin. Please contact me or Darrell if you have any questions. Aside from the Site Plan, we have also attached a complete list of owners and an enlarged Assessor's map of each Redevelopment Project Area. We have identified six areas within the larger Redevelopment Area. The smaller maps make it easier to identify the various properties.

Respectfully,

Rodney Spriggs

Rodney Spriggs, Managing Partner
202 E. 32nd St., Joplin, MO 64804
Cell: 417-439-6785
Email: Rodney.spriggs@vintagestock.com

Darrell Gross, TIF Consultant
Gross & Associates
8270 West Farm Road 160
Republic, MO 65738
417-425-9460 PHONE
Email: Grossasc@mowisp.net

ENCLOSURES

COPY OF LETTER TO PROPERTY OWNERS CALLING FOR A NEIGHBORHOOD MEETING TO ANSWER QUESTIONS-NO PROPERTY OWNER REQUESTED TO BE REMOVED-SIGN IN SHEET ATTACHED

RKS Development, LLC

202 EAST 32ND STREET
JOPLIN, MO 64804
417-623-1550

May 4, 2015

RE: Proposed TIF District and Development

Dear Property Owner,

This letter is to advise you that I am holding a property owner's meeting on Thursday May 14th, 2015 at 5:30 at the Southside Community Church of God at 309 East 37th Street. The purpose of the meeting is to try to answer any additional questions relating to the development in the area by me that property owners may have, whether or not you are interested in selling your property or not. We want you to understand our plans for redeveloping the area. The City held a public hearing last Thursday, and have continued the hearing in order to allow us time to try to answer more questions from the property owners. We stress, as was stressed in the hearing that we will not be using eminent domain, thus if you do not wish to sell you do not have to do so, ever. We sent letters out in December and only had one property owner indicate that they had no interest in selling and wanted to be removed from the TIF, which we did. We will do our best to answer all your questions. We will also extend the invitation to City representatives to be there and answer question that may be directed at the City.

On behalf of myself, Ken and Steve, my partners in this project as well as Vintage Stock, the company we own and operate in Joplin. We wish to assure you that our efforts and investment in this TIF project reflects our long-term commitment to the City of Joplin. We all 3 grew up in the area, graduated from MSSU, raised our families and are proud to have our Vintage Stock corporate headquarters in Joplin. If you have questions please come to the meeting. We will have some handouts of maps and try to discuss our plans in greater detail.

Respectfully,

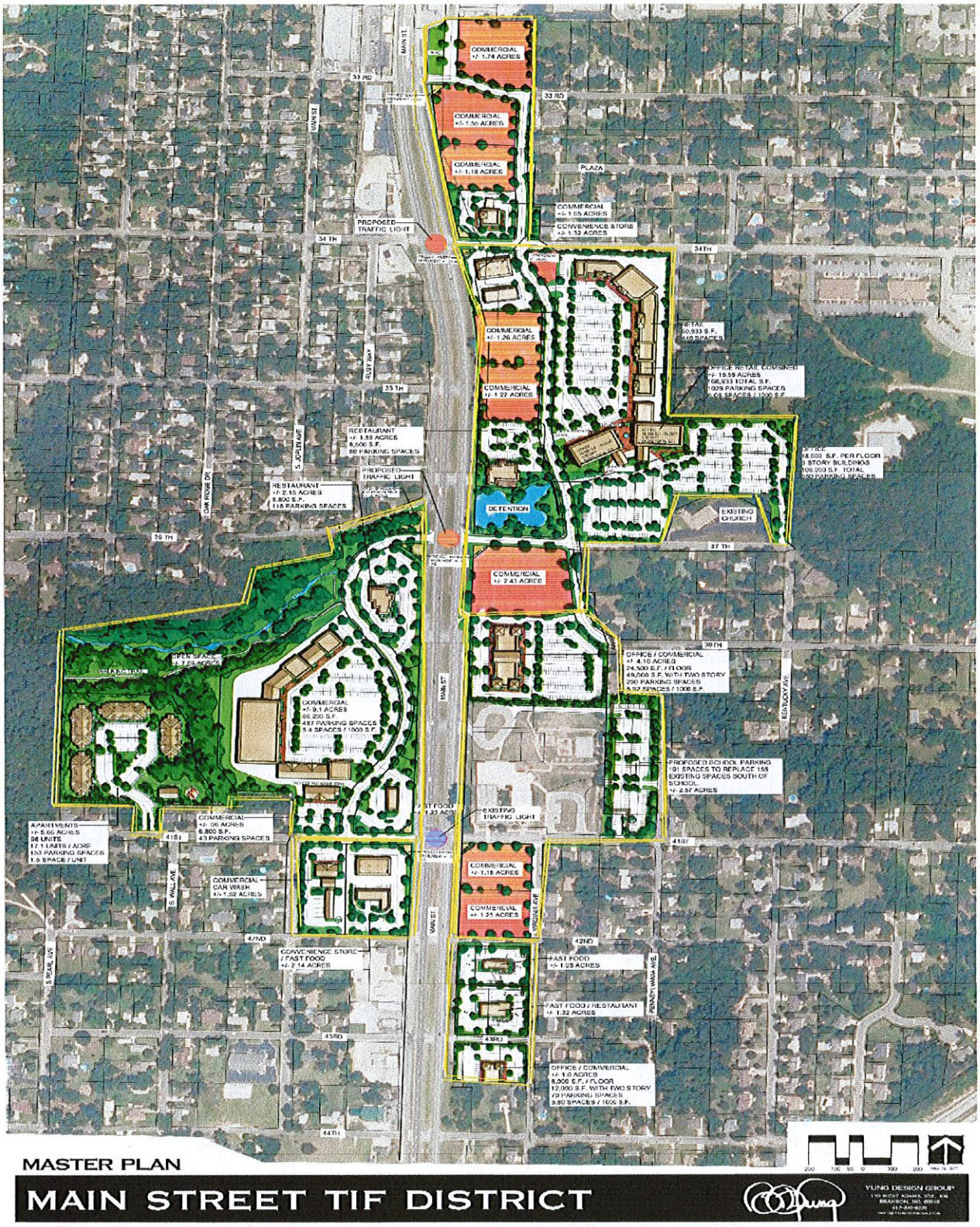
Rodney Spriggs

Rodney Spriggs, Managing Partner
202 E. 32nd St., Joplin, MO 64804
Cell: 417-439-6785
Email: Rodney.spriggs@vintagestock.com

BKS Development
Property Owners Meeting
May 14, 2015
SouthSide Com Church of God
5:30 PM

Name	Address
[illegible]	8270 W Fir Rd 160 Republic
Bob + Donna Goodson	4405 Middleton Dr 64804
Doris Heisler	118 W 41st Joplin 64804
Dan + Denise Ackerson	100 Christiana; Seneca, MO
Carlene Kimzle	4306 Virginia
Jim Potter	3506 S. Main
Liz Sternes	4105 S. Joplin
Jenny + Dion O'Dell	133 E 33rd st
Carden	4028 S. Main St. Joplin
Steve Hackmaster	101 Plaza Drive
Crystal DeWeese	120 E. 33rd
Jane Rainey	3922 Pennsylvania
Mary Bibbs	108 east 43 Rd
[illegible]	3235 S MAIN ST KD
Bert Lewis	
Stephenie Willis	115 E 33rd
Phil Edson	PO Box 2705
Dean H. Gonzalez	4701 S WALL
Scott Dennis	117 PLAZA

REDEVELOPMENT PROJECT AREA CONSIST OF (6-RPAs)
SITE PLAN EXHIBIT 2



PROJECT COST EXHIBIT 3

DESCRIPTION	TOTAL ALL PROJECT COSTS	TIF REIMBURSABLE COSTS	CID COST
PROPERTY ACQUISITION			
PRIMARY SITE COST 83 Acres	$19,886,713	$3,200,000	
SUB-TOTAL	**$19,886,713**	**$3,200,000**	
LAND PREPARATION			
DEMOLITION & UTILITY REMOVAL	$759,100	$759,100	
EXTRAORDINARY SITE COSTS-IMPORT FILL	$9,462,479	$9,462,479	
SUB-TOTAL	**$10,221,579**	**$10,221,579**	
CONSTRUCTION COSTS			
RPA-1 BUILDINGS	$8,085,000		
RPA-1 SITE PREP-SITE IMPROVEMENTS	$595,204		
RPA-2 BUILDINGS	$43,245,930		
RPA-2 SITE PREP-SITE IMPROVEMENTS	$2,780,718		
RPA-3 BUILDINGS	$16,275,000		
RPA-3 SITE PREP-SITE IMPROVEMENTS	$1,190,408		
RPA-4 BUILDINGS	$3,675,000		
RPA-4 SITE PREP-SITE IMPROVEMENTS	$453,046		
RPA-5 BUILDINGS	$4,305,000		
RPA-5 SITE PREP-SITE IMPROVEMENTS	$432,276		
RPA-6 BUILDINGS	$24,777,000		
RPA-6 SITE PREP-SITE IMPROVEMENTS	$2,953,586		
MARKETING COST	**$14,588,032**		
SUB-TOTAL	**$123,356,200**		
PROFESSIONAL FEES			
ARCHITECTURAL & ENGINEERING	$800,000	$800,000	
LEGAL & PROFESSIONAL	$275,000	$275,000	
SUB-TOTAL	**$1,075,000**	**$1,075,000**	
TOTAL PRIVATE-BLIGHT COSTS	**$154,539,492**	**$14,496,579**	
PUBLIC IMPROVEMENTS			
UTILITY INSTALLATION	$2,949,512	$2,949,512	
STREET IMPROVEMENTS/APPROACHES/CURB	$7,553,294	$7,553,294	
SCHOOL PARKING LOT	$770,500	$770,500	
MITIGATION COST	$3,860,000	$3,860,000	
STORM WATER CONTROL	$700,000	$700,000	
SUB-TOTAL	**$15,833,306**	**$15,833,306**	
TOTAL ALL HARD COST	**$170,372,798**	**$30,329,885**	
CONTINGENCY	**$3,757,634**	**$537,610**	
TOTAL HARD COST WITH CONTINGENCY	**$174,130,432**	**$30,867,495**	
TOTAL FINANCING COSTS	**$56,199,621**	**$7,151,579**	**$9,149,469**
GRAND TOTAL	**$230,330,053**	**$37,481,464**	**$9,149,469**
PERCENTAGES	100%	16%	3.97%
CID FUNDING OF COST		$9,601,356	$9,149,469
LOCAL TAXING DISTRICTS PORTION		$27,880,108	
PERCENTAGES		12.10%	

NOTE: This amount is the unpaid principal and interest estimated to remain at the end of 15 years of capturing TIF Revenue based on projections.

The maximum term the TIF can exist is 16 years per RPA, it is projected to take 15 years to pay back the maximum TIF Reimbursable, as illustrated in the Plan.

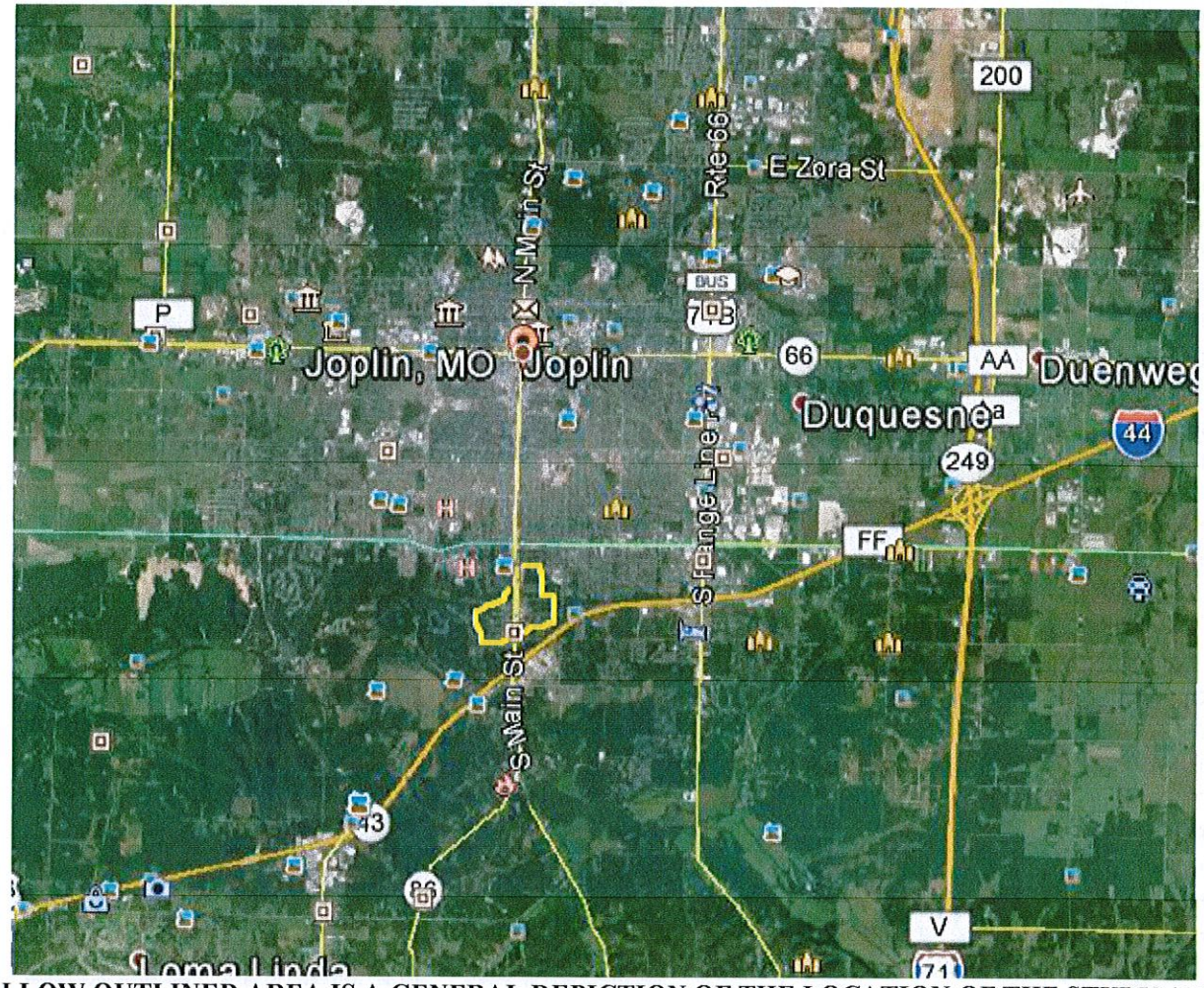
The South Main Street CID, which is a special taxing district established only within the Redevelopment Area, collects a 1% additional tax.

The South Mains Street CID will continue to operate to pay any unpaid balance after the TIF, or pay the cost above the Maximum TIF Budget of $37,481,464

CID payments will not affect any other taxing district. Estimated CID will run for an additional 7 years to pay this amount.

EXHIBIT 4
BLIGHT STUDY
MAIN STREET TIF DISTRICT
CITY OF JOPLIN, MISSOURI

This Study is being conducted and prepared on behalf of RKS Development, LLC, a proposed Developer for a proposed Redevelopment Area generally located south of 32nd Street and north of I-44 lying on both the east and west sides of Main Street from 36th Street south to 42nd Street, on the east side of Main Street from 36th Street to just south of 32nd Street, not including the CVS Site, and the east side of Main Street from 42nd Street to 44th Street in the City of Joplin, Missouri. The Redevelopment Area contains approximately 83 acres. A general location map is provided below. It is described in Exhibit 1, including maps, of the Redevelopment Plan. The Study has been prepared by Gross & Associates. . An inspection of the Area was conducted on December 17, 2014 by Darrell Gross, the principal investigator.



YELLOW OUTLINED AREA IS A GENERAL DEPICTION OF THE LOCATION OF THE STUDY AREA

In accordance with the MoRS 99.810 of the Tax Increment Finance Act that No redevelopment plan shall be adopted by a municipality without findings that:

(1) The redevelopment area on the whole is a blighted area, a conservation area, or an economic development area, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing. Such a finding shall include, but not be limited to, a detailed description of the factors that qualify the redevelopment area or project pursuant to this subdivision and an affidavit, signed by the developer or developers and submitted with the redevelopment plan, attesting that the provisions of this subdivision have been met;

In accordance with the TIF Act, Section 99.810.1 a Redevelopment Plan must find or contain a Blighted Area, Conservation Area, and Economic Development Area are defined as follows in Section 99.805 of the TIF Act:

SECTION 99.805. As used in sections 99.800 to 99.865, unless the context clearly requires otherwise, the following terms shall mean: The numbering below is the same as used in the TIF Act Definitions.

(1) "Blighted area", an area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, 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, morals, or welfare in its present condition and use;

(3) "Conservation area", any improved area within the boundaries of a redevelopment area located within the territorial limits of a municipality in which fifty percent or more of the structures in the area have an age of thirty-five years or more. Such an area is not yet a blighted area but is detrimental to the public health, safety, morals, or welfare and may become a blighted area because of any one or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning. A conservation area shall meet at least three of the factors provided in this subdivision for projects approved on or after December 23, 1997;

(5) "Economic development area", any area or portion of an area located within the territorial limits of a municipality, which does not meet the requirements of subdivisions (1) and (3) of this section, and in which the governing body of the municipality finds that redevelopment will not be solely used for development of commercial businesses which unfairly compete in the local economy and is in the public interest because it will:

While the Governing Body of the City of Joplin, i.e. the City Council, certainly has the knowledge and ability to assess the conditions of the neighborhood within the proposed Redevelopment Area, and are aware of the conditions therein, this Study is intended to provide documentation of such conditions for the record of actions and steps the Council takes in considering the adoption of Tax Increment Financing within the proposed Redevelopment Area.

CURRENT PROPERTY OWNER-CURRENT USE AND PROPERTY INFORMATION

The ownership make-up of the study Area consist of 60.742 acres of residential classified property, which is primarily single-family homes. An estimated 6.67 acres is classified as agricultural, which are mostly vacant larger tracts of land. Within the study area only 7.153 acres is classified as commercial, and these are primarily converted single-family homes that front the highway. Also within the Redevelopment Area is an estimated 11.55 acres of tax exempt property, which is primarily a major elementary school, and the City has a police station in the area. As discussed in detail within the study there exist some vacant structures, abandoned buildings, and an apartment building that has numerous building codes. The average age on the structures within the study area is an estimated 59 years based on the age assigned by the County Assessor. Some new structures, primarily rental property has been constructed within the last two decades on the west side of Main Street. Limited new commercial growth has occurred along Main Street from I-44 to 32nd street, only a few conversions from residential use to commercial. Since the construction of I-44 the area has been in transition with limited success. The construction of the new Mercy Hospital is expected to improve the prospects for redeveloping the area. It is clear from the lack of redevelopment over the past fifty years since I-44 was constructed, which should have stimulated redevelopment of the area, since Main street leads to the downtown area.

In the process of the study the records of the codes violations of the apartment building has been obtain, and police reports. No significant records were available for other properties within the area, for few have changed hands in several years, and little new development has occurred. Following is a site development plan that was used to establish the study area. It is broken down into six-redevelopment area, which are shown in more detail following the site plan, with maps and property information on each parcel.

SITE DEVELOPMENT PLAN OF THE REDEVELOPMENT AREA

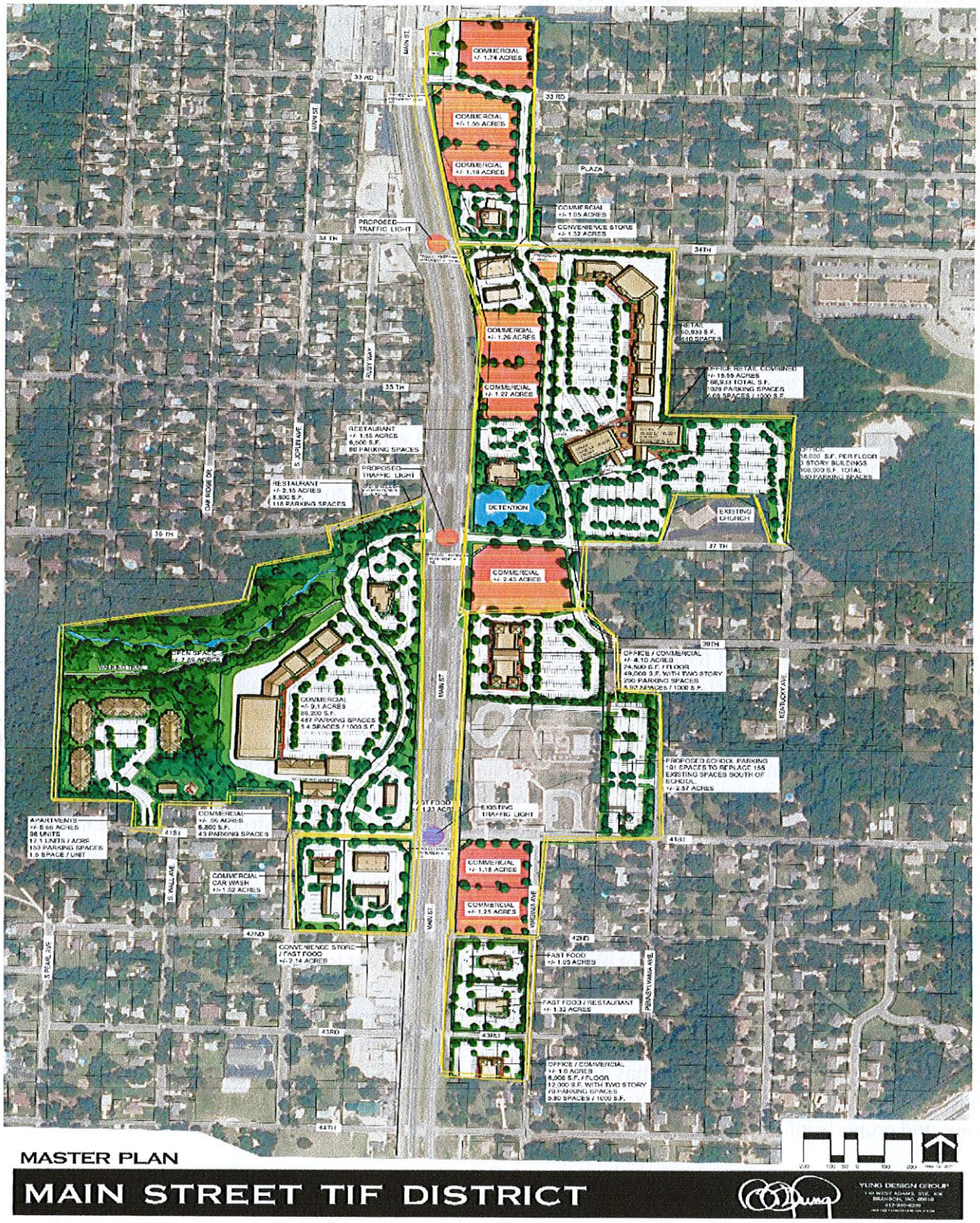
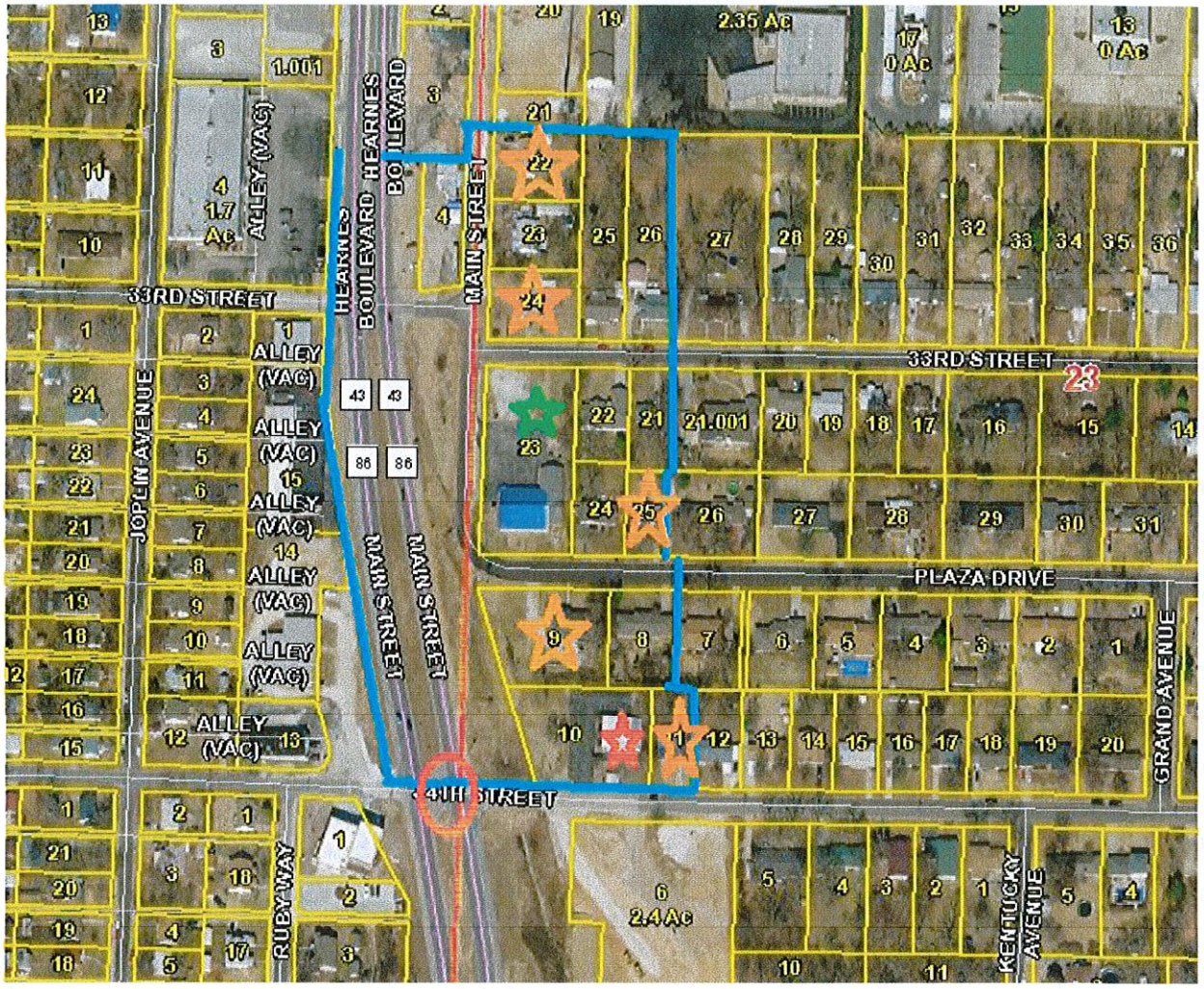


EXHIBIT 1-LEGAL DESCRIPTION & MAP OF REDEVELOPMENT AREAS (6 RPAs TOTAL)

REDEVELOPMENT PROJECT AREA 1



INDEX TO MAP

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022001001004000	0.260	GOODSON, ROBERT & DONNA 3227 MAIN JOPLIN, MO 64804	$17,120	1945-RES
Address:				
Legal Description:		FREEMAN GROVE 1 & 6: LOTS 8-9-10 & 11 EX W 50'	BOOK PAGE	324 02670
056023002001022000	0.325	COLE, MICHAEL B. & DONNA I. 6895 Beef Branch Road Joplin, MO 64804	$6,790	1945-RES
Address:				

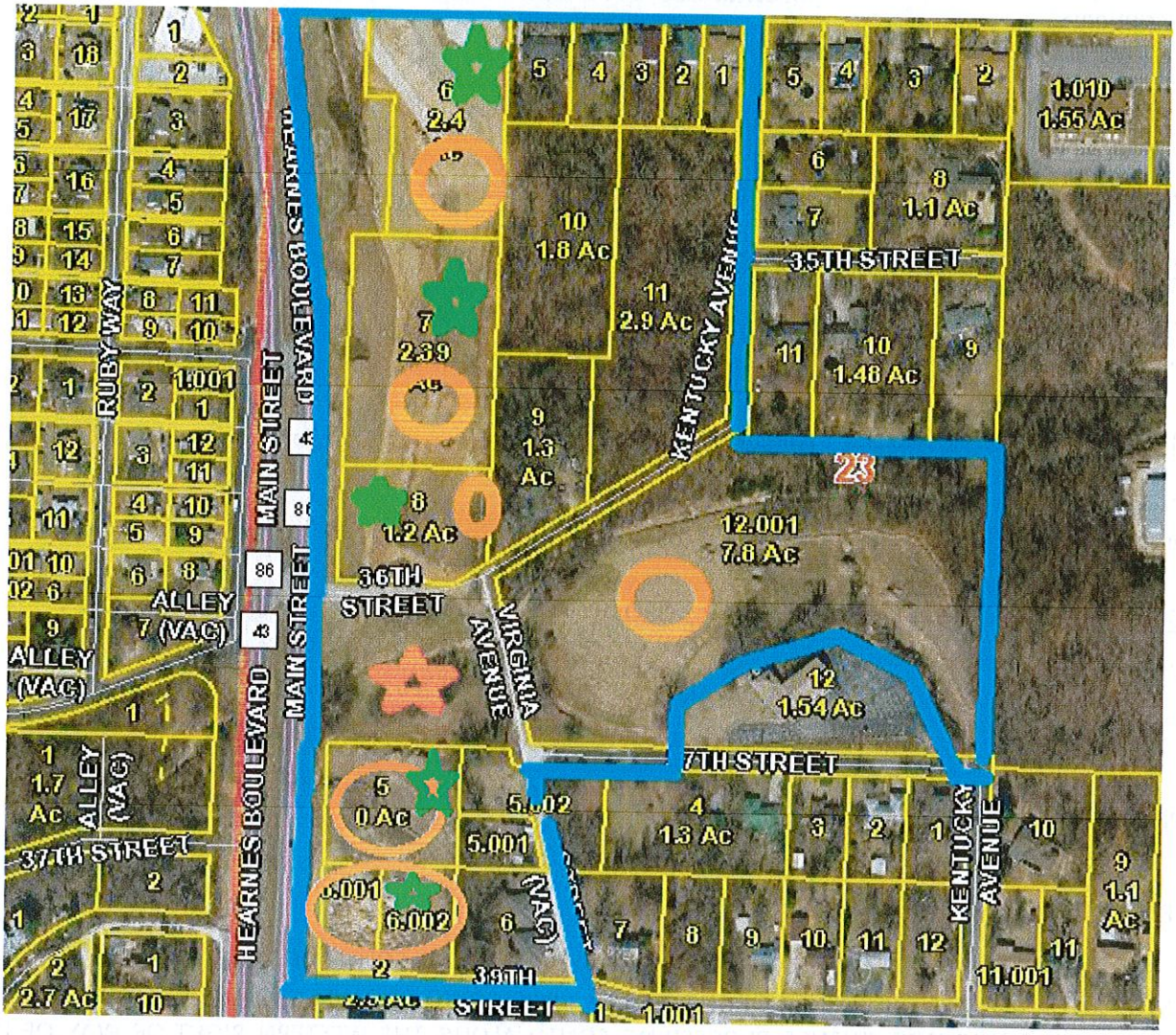
Legal Description:		COLLINS: N 102' LOT 10	BOOK PAGE	342 02769
056023002001023000	0.325	LEWIS, BERT G.	$9,540	1945-RES
Address:		3235 S MAIN JOPLIN, MO 64804		
Legal Description:		COLLINS: PT LOT 10 BEG 102' S NW COR E 139' S 102' W 139' N 102' TO POB	BOOK PAGE	354 01958
056023002001024000	0.326	LEGALLY BLONDE INVESTMENTS, LLC	$7,410	1945-RES
Address:		P. O. BOX 249 SAGINAW, MO 64864		
Legal Description:		COLLINS: S1/3 LOT 10	BOOK PAGE	0360 01057
056023002001025000	0.488	LOYD, KEVIN G.	$9,780	1945-RES
Address:		129 E. 33RD JOPLIN, MO 64804		
Legal Description:		COLLINS: W1/2 LOT 11	BOOK PAGE	353 08014
056023002001026000	0.489	O'DELL, DION P.	$10,370	1945-RES
Address:		133 E. 33RD JOPLIN, MO 64804		
Legal Description:		COLLINS: E1/2 LOT 11	BOOK PAGE	0359 1864
056023002002021000	0.234	JUDD, MARK A.	$4,670	??-RES
Address:		132 E. 33RD JOPLIN, MO 64804		
Legal Description:		COLLINS: E 59' OF N 150' LOT 20 & W 9' OF N 150' LOT 21	BOOK PAGE	350 09332
056023002002022000	0.253	DEWEESE, CRYSTAL R.	$17,590	1950-RES
Address:		120 E. 33RD JOPLIN, MO 64804		
Legal Description:		COLLINS: N 138' OF W 80' LOT 20	BOOK PAGE	356 04629
056023002002023000	0.882	HECKMASTER, STEVE & DIANA & STEVEN SMITH	$28,100	??-COM
Address:		2607 WISCONSIN AVENUE Joplin, MO 64804		
Legal Description:		COLLINS: LOT 19	BOOK PAGE	0360 03991
056023002002024000	0.253	DENNIS, JEFFREY SCOTT & D'ANN	$13,850	1956-RES
Address:		101 POINDEXTER PINEVILLE, MO 64856		
Legal Description:		COLLINS: W 80' LOT 20 EX N 138'	BOOK PAGE	0362 05661
056023002002025000	0.172	FISHER, LINDSEY	$11,140	??-RES
Address:		121 PLAZA DRIVE		

		JOPLIN, MO 64804		
Legal Description:		COLLINS: E 59' LOT 20 EX N 150' & EX S 30'	BOOK PAGE	0361 08484
056023002005008000	0.333	DOKE, LAVONNE LEEANNE	$16,600	1970-RES
Address:		P.O. BOX 1137 JOPLIN, MO 64802-1137		
Legal Description:		PARK PLAZA 1: LOT 3	BOOK PAGE	346 02905
056023002005009000	0.666	RUARK, DENNIS L. & MARY JANE	$36,420	1976-RES
Address:		3506 SILVER CREEK ROAD JOPLIN, MO 64804-5348		
Legal Description:		PARK PLAZA 1: LOTS 1 & 2	BOOK PAGE	300 01198
056023002005010000	0.563	JOPLIN CITY	$0	1971-EXEMPT
Address:		602 S. MAIN JOPLIN, MO 64804		
Legal Description:		PARK PLAZA 1: LOT 22 EX E 32' & ALL LOTS 23 & 24	BOOK PAGE	358 01024
056023002005011000	0.220	GILSTRAP, DOROTHY J.	$9,750	1964-RES
Address:		9386 ELM DRIVE JOPLIN, MO 64804		
Legal Description:		PARK PLAZA 1: W 33.7' LOT 21 & E 32' LOT 22	BOOK PAGE	0361 07849
			$199,130 Assessed Value	
TOTAL PROJECT 1	**5.789 Acres**			

STREET RIGHT OF WAY TO BE INCLUDED.

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF PARCEL # 056023002001024000, BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL, PROCEEDING DUE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD, THENCE PROCEEDING SOUTH ALONG THE WESTERN RIGHT OF WAY OF HEARNE'S BOULEVARD TO THE NORTHWEST CORNER OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD AND 34TH STREET. ALSO INCLUDING THE RIGHT OF WAY OF MAIN STREET THAT LIES SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF PARCEL # 056023002002022000, THENCE PROCEEDING WEST TO THE WESTERN RIGHT OF WAY OF MAIN STREET. INCLUDES ALL OF THE RIGHT OF WAY OF MAIN STREET SOUTH OF THAT LINE TO A 90 DEGREE CURVE IN THE STREET AT TO THE POINT THE STREET BECOMES PLAZA DRIVE. ALSO INCLUDING THE RIGHT OF WAY OF PLAZA DRIVE BEGINNING AT THE SOUTHWEST CORNER OF PARCEL #056023002001026000, THENCE PROCEEDING SOUTH TO THE SOUTHERN RIGHT OF WAY OF PLAZA DRIVE. INCLUDES ALL OF PLAZA DRIVE FROM THAT POINT TO THE 90 DEGREE CURVE AT THE POINT WHERE THE STREET BECOMES MAIN STREET.

REDEVELOPMENT PROJECT AREA 2



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RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
056023002006001000	0.305	WOOD, WILLIAM K.	$13,430	1974-RES
Address:		326 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: LOT 26 EX W 140' & N 10'	BOOK PAGE	338 04078
056023002006002000	0.305	WILSON, PHYLLIS K.	$13,240	??-RES
ADDRESS:		318 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: E 70' OF W 140' LOT 26	BOOK PAGE	338 03974

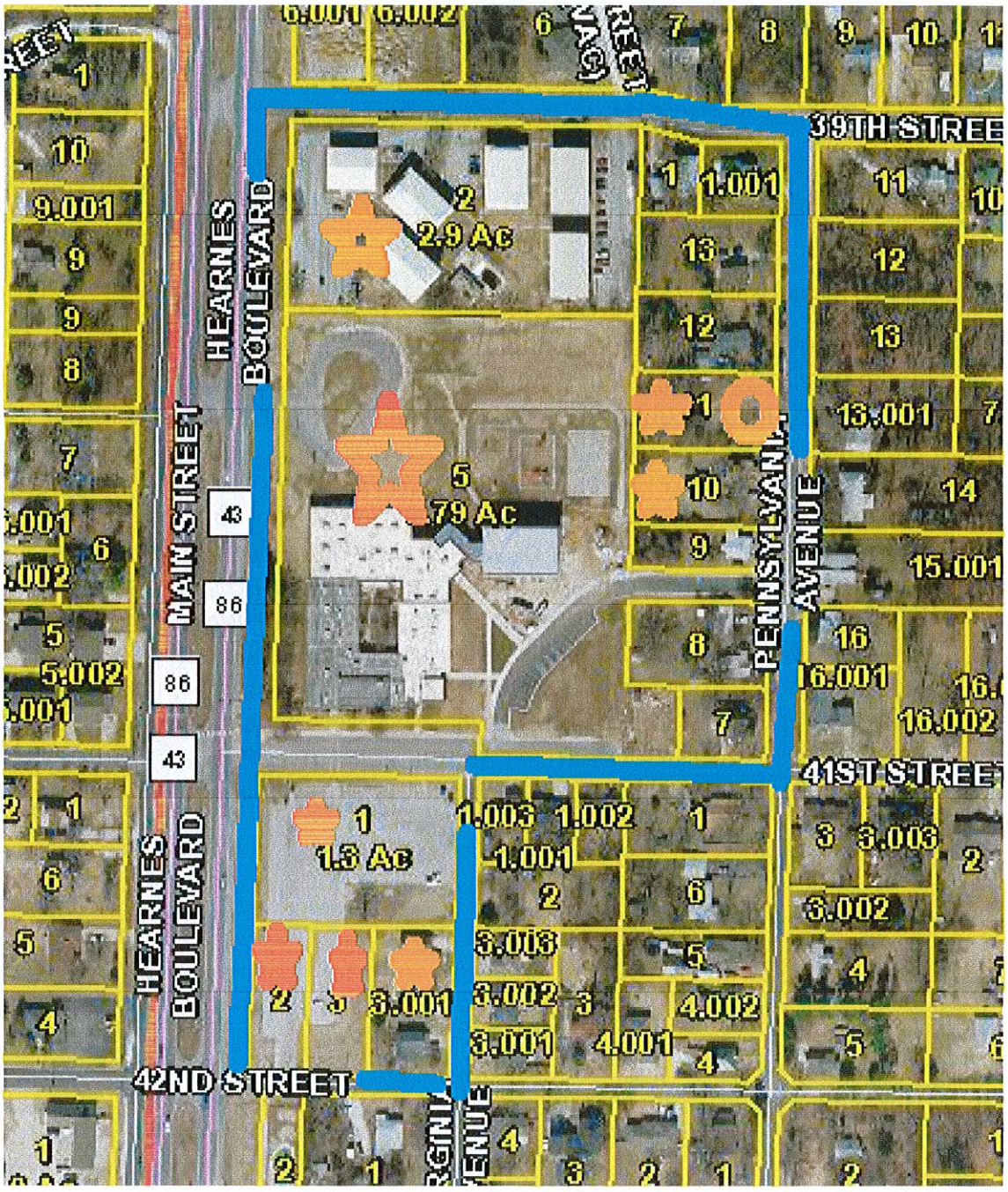
056023002006003000	0.305	CLAFLIN, JOHN	$13,530	??-RES
Address:		314 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: W 70' LOT 26 EX N 10'	BOOK PAGE	358 02558
056023002006004000	0.393	NASH, KENNETH W. & ARLENE	$16,300	??-RES
Address:		310 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: E 90' LOT 25	BOOK PAGE	291 00074
056023002006005000	0.480	ERMAN, ROBERT MICHAEL	$18,940	??-RES
Address:		302 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: W 110' LOT 25	BOOK PAGE	0360 6257
056023002006006000	2.400	RKS DEVELOPMENT, LLC	$85,470	Vacant-COM
Legal Description:		MODOC ACRES: LOTS 6 & 7 EX N 10' & S 150' OF N 160' OF E 50' LOT 5	BOOK PAGE	0361 06840
056023002006007000	2.390	RKS DEVELOPMENT, LLC	$91,170	Vacant-COM
Legal Description:		MODOC ACRES: E 260' LOTS 8-9-10 & 11	BOOK PAGE	0361 07848
056023002007012001	7.800	RKS DEVELOPMENT	$9,840	Vacant-RES
		MODOC ACRES: LOTS 15-16-17-18-31-32-33-34-35-36- 37 & 38 EX N 300' LOTS 31-32-33 & 34 ETC		
Legal Description:			BOOK PAGE	0362 07379
Address:		202 E. 32ND JOPLIN, MO 64804		
056023002006008000	1.200	RKS DEVELOPMENT, LLC & DANIEL ALLGE	$5.890	Vacant-COM
Address:		202 E. 32ND JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: LOTS 12 & 13 EX W 140'	BOOK PAGE	0361 08862
056023002006009000	1.300	DOSS, CLYDE E. JR & ANNA	$10,570	1940-RES
Address:		3529 VIRGINIA JOPLIN, MO 64801		
Legal Description:		MODOC ACRES: LOT 20	BOOK PAGE	0181 0441
056023002006010000	1.800	LUNDSTRUM, BOB	$3,690	Vacant-AGR
Legal Description:		MODOC ACRES: W 200' LOTS 21-22-23 & 24	BOOK PAGE	0362 01710
056023002006011000	2.900	LUNDSTRUM, BOB	$4,790	Vacant-AGR
Legal Description:		MODOC ACRES: LOT 19 & E 210' LOTS 21-22 23 & 24	BOOK PAGE	245 00467
Address:		711 E. 33RD JOPLIN, MO 64804		

NO PARCEL #	1.500	Missouri Department of Transportation P.O. 868 Springfield, Mo 65801	$0	Vacant-EXEMPT
Address:		An estimated 1.5 Acres lying south of 36th Street, east of Virginia Avenue, west of main and north of Newton County Parcel # 056023003002005000 and 056023003002005001 in Section 23 Township 27 Range 33 of Newton County, except that part used for right of way for Main Street and 36th Street.		
Legal Description:			BOOK PAGE	NA
056023003002005000	1.110	RKS DEVELOPMENT, LLC PT NW1/4 SW1/4 BEG 246.21' E NW COR E 409.92' S 208.71' W 409.92' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB S 14* E 92.55' W 169.90' W 90' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	$5,850	Vacant-COM
Legal Description:			BOOK PAGE	0362 02326
056023003002006001	0.422	RKS DEVELOPMENT, LLC PT NW1/4 SW1/4 BEG 208.71' S & 171.29' E NW SEC COR E 100' S 183.71' W 100' N 183.71' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	$31,230	Vacant-COM
Legal Description:			BOOK PAGE	0362 02327
056023003002006002	0.548	RKS DEVELOPMENT, LLC W 129.83' OF: BEG 208.71' S & 271.29' E NW COR SW1/4 S 183.71' E 329.83' N 183. 71' W 329.83' TO POB 202 E. 32ND JOPLIN, MO 64804	$2,770	Vacant-COM
Legal Description:			BOOK PAGE	0362 02327
Address:				
PT OF 056023003002005001	0.332	WHITE, KEITH V. BEG 517.15' E & S 14* E 122.08' NW COR NW1/4 SW1/4 S 14* E 92.55' W 169.90' N 90' E 146.17' TO POB & EASEMENT OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY LYING WEST OF VIRGINIA AVENUE.	$9,280	1940-RES
Legal Description			BOOK PAGE	0347 04478
056023003002005002	0.601	WHITE, KEITH V. & DEBBIE A. PT NW1/4 SW1/4 BEG 402.29' E OF NW COR E 253.84' S 208.71' W 253.84' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY. 3706 VIRGINIA AVENUE JOPLIN, MO 64804	$3,105	Vacant-RES
Legal Description:			BOOK PAGE	355 06307
Address:				
056023003002006000	0.843	RDE, LLC 817 MAIDEN LANE JOPLIN, MO 64801	$35,230	1993-RES
Address:				

Legal Description	PT NW1/4 SW1/4 BEG 208.71' S & 271.29' E NW COR SW1/4 W 183.71' E 329.83' N 183.71' W 329.83' TO POB EX W 129.83' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	0362 3730
TOTAL	**27.48**		**$377,095**

STREET RIGHT OF WAY TO BE INCLUDED IN RPA

RPA WILL INCLUDE THAT PART OF HEARNE'S BOULEVARD LYING SOUTH OF A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF 34TH STREET AND HEARNE'S BOULEVARD, THENCE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. INCLUDES ALL OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD SOUTH OF THIS LINE TO A LINE, WHICH BEGINS AT THE NORTHWEST CORNER OF PARCEL #056023003002005000, THENCE PROCEEDING WESTERLY TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. ALSO INCLUDING THE RIGHT OF WAY OF 34TH STREET BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF 34TH STREET AND HEARNE'S BOULEVARD, THENCE SOUTH TO THE SOUTHERN RIGHT OF WAY OF 34TH STREET. INCLUDES ALL OF THE RIGHT OF WAY OF 34TH STREET LYING EAST OF THIS LINE TO A LINE BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF KENTUCKY AVENUE AND 34TH STREET, THENCE NORTH TO THE NORTH RIGHT OF WAY LINE OF 34TH STREET. ALSO INCLUDES ALL OF KENTUCKY STREET LYING SOUTH OF 34TH STREET TO A POINT WHERE KENTUCKY CONNECTS WITH 36TH STREET. ALSO INCLUDES ALL OF 36TH STREET LYING EAST OF HEARNE'S BOULEVARD TO A POINT WHERE 36TH STREET CONNECTS WITH KENTUCKY AVENUE. ALSO INCLUDES THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF WHERE IT CONNECTS WITH 36TH AND KENTUCKY STREET TO THE POINT IT CONNECTS WITH 37TH STREET. ALSO INCLUDING ALL OF 37TH STREET LYING EAST OF THE POINT IT CONNECTS WITH VIRGINIA AVENUE TO A POINT WHERE IT CONNECTS WITH KENTUCKY AVENUE.



REDEVELOPMENT PROJECT AREA 3

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL NUMBER	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
056023003003002000	2.900	MARCULES, BART AUGUSTIN TRUST	$322,750	Apt-RES
Address:		988 E. CEMETERY ROAD GRANBY, MO 64844		

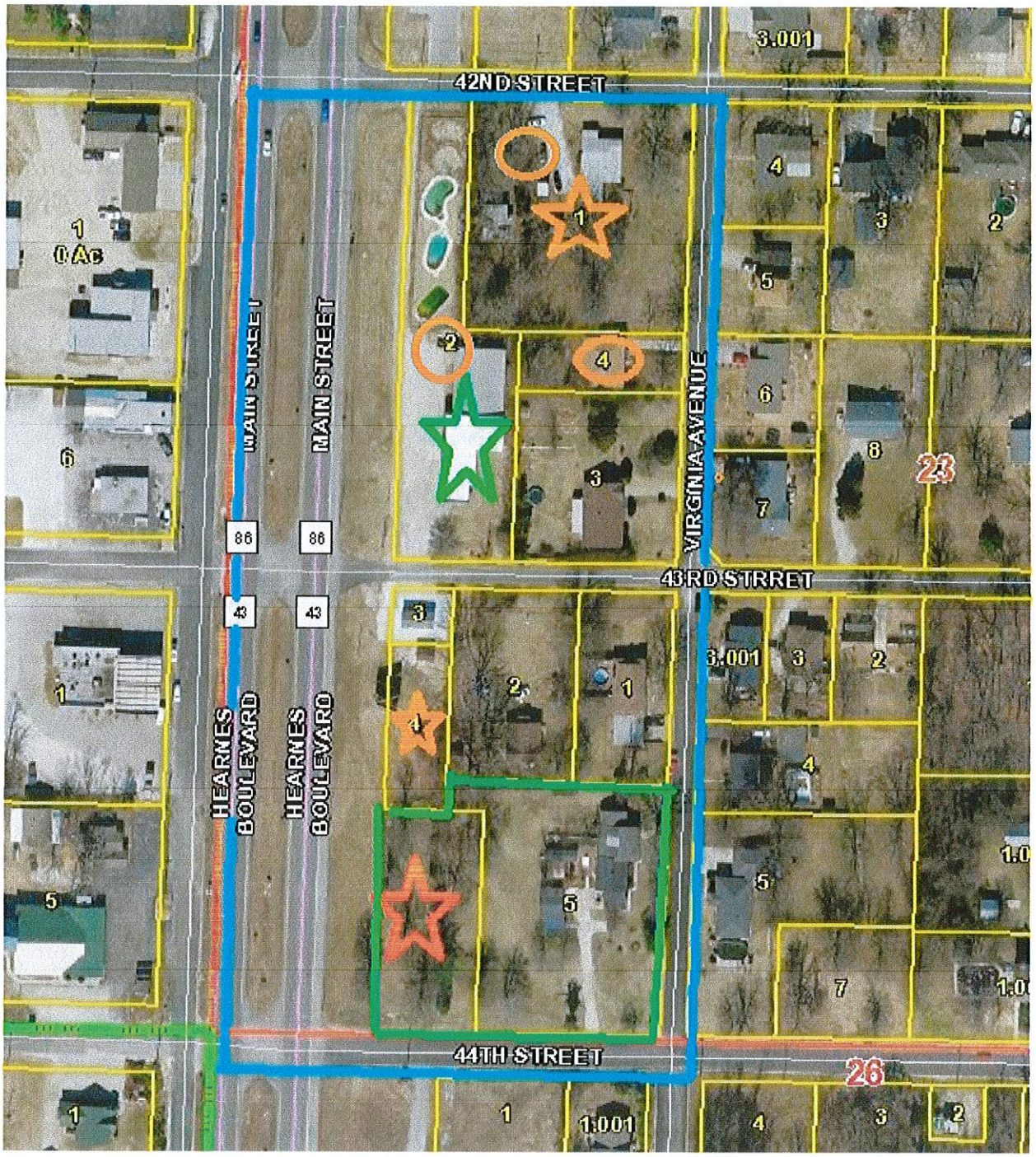
Legal Description:		PT NW1/4 SW1/4 BEG 170' E & 612.56' N SW COR N 257.20' E 486.13' S 257.20' W 486.13' TO P	BOOK PAGE	0362 05967
056023003003003000	0.600	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	EXEMPT
Legal Description:		SCHOOL PROPERTY-BEG 492.56' N & 170' E SW COR NW1/4 SW1/4 N 120' E 223' S 120' W 223' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	352 12512
056023003003004000	0.529	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	EXEMPT
Legal Description:		SCHOOL PROPERTY-BEG SW COR M-15 E 176.47' N 127.61' W 180' S 125.56' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	352 14889
056023003003004002	0.248	JOPLIN R-VIII SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-BEG 140' S & 180' E NW COR M-15 S 127.61' E 85' N 127.61' W 85' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	353 00708
056023003003005000	5.400	JOPLIN R-8 SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-W 73.7' OF S 97' OF: BEG 656.13' E & 15' N SW COR NW1/4 SW1/4 N 97' E 73.7' S 97' TO 15' N OF S LN W 73.7' TO POB & W 656.13' OF S 347' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	350 09703
056023003010001000	1.300	SCHOOL DISTRICT 42	$0	EXEMPT
Legal Description:		SCHOOL-LOTS 5 & 6 STAPLES & PABST 2 & BEG NE COR LOT 5 E 130' W 130' N 205' TO POB	BOOK PAGE	240 00566
056023003010002000	0.386	JOPLIN R-8 SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-PT LOT 7 STAPLES & PABST 2	BOOK PAGE	324 02870
056023003010003000	0.416	JOPLIN R-VIII SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-LOT 8 EX E 114' STAPLES & PABSTS 2	BOOK PAGE	353 02365
Address:		P.O. BOX 128 JOPLIN, MO 64802		
056023003003012000	0.459	RAINEY, JANE E.	$6,690	1920-RES
Address:		3922 S. PENNSYLVANIA JOPLIN, MO 64804		
Legal Description:		JONES: LOT 23	BOOK PAGE	0361 03456
056023003003011000	0.462	RKS DEVELOPMENT, LLC	$2,240	Vacant-RES
Address:				
Legal Description:		JONES: LOT 24	BOOK PAGE	0359 05017
056023003003010000	0.441	CRUMBLISS, CAROLYN J.	$6,420	1920-RES
Address:		1913 W. 10TH ST. JOPLIN, MO 64801		

Legal Description:		PT NW1/4 SW1/4 BEG 656.13' E & 332.4' N SW COR N 100' E 190.6' S 100' W TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	349 03014
056023003003009000	0.261	HUNTER, LORI ANN	$6,640	1900-RES
Address:		318 E. 41ST JOPLIN, MO 64804		
Legal Description:		TR M-19 PT NW1/4 SW1/4 BEG 656.13' E & 228.4' N SW COR N 104' E 208.7' S 104' W 208.7' TO POB EX S 45' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	351 05812
056023003003008000	0.519	ALTMAN, JEFFREY L.	$9,280	1945-RES
Address:		4016 PENNSYLVANIA JOPLIN, MO 64804		
Legal Description:		TR M-18 PT NW1/4 SW1/4 BEG 656.13' E & 112' N SW COR N 116.5' E 208.7' S 116.5' W 208.7' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	355 04106
056023003003007000	0.267	SMITH, ELLA L.	$8,720	1942-RES
Address:		4030 PENNSYLVANIA AVENUE JOPLIN, MO 64804		
Legal Description:		PT M-17 BEG 656.13' E & 15' N SW COR NW1/4 SW1/4 N 97' E 208.7' S 97' W 208.7' TO POB EX W 73.7' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	0360 04606
056023003010003001	0.537	LOCKE, MICHAEL K. & TANIA R.	$34,470	1996-RES
Address:		P.O. BOX 2004 JOPLIN, MO 64803-2004		
Legal Description:		GRIFFIN: LOTS 1-2 & 3	BOOK PAGE	345 01069
TOTALS	**14.73 ACRES**		**$397,210 ASSESSED VALUE**	

STREET RIGHT OF WAY TO BE INCLUDED

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD WHICH LIES SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF PARCEL #056023003002005000, THENCE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. INCLUDES ALL OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF THIS LINE TO A LINE WHICH BEGINS AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 42ST STREET AND HEARNE'S BOULEVARD, THENCE EAST TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ST STREET AND HEARNE'S BOULEVARD. ALSO INCLUDING THE RIGHT OF WAY OF 39TH STREET WHICH LIES EAST OF THE POINT WHICH 39TH STREET CONNECTS WITH HEARNE'S BOULEVARD TO A LINE WHICH BEGINS AT THE NORTHEAST CORNER OF PARCEL #056023003003002000, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 39TH STREET. ALSO INCLUDES A VACATED STREET WHICH LIES EAST OF PARCELS #056023003002005001AND #056023003002006000, SOUTH OF 37TH STREET AND NORTH OF 39TH

STREET. ALSO INCLUDES THE RIGHT OF WAY OF PENNSYLVANIA LYING SOUTH OF 39TH STREET AND NORTH OF 41ST STREET. ALSO INCLUDES THE RIGHT OF WAY OF 41ST STREET LYING EAST OF THE POINT IT CONNECTS WITH HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND PENNSYLVANIA, THENCE SOUTH TO THE SOUTHERN RIGHT OF WAY LINE OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF 41ST STREET AND NORTH OF 42ND STREET. ALSO INCLUDING THE RIGHT OF WAY OF 42ND STREET WHICH LIES EAST OF THE RIGHT OF WAY OF THE POINT IT CONNECTS WITH HEARNE'S BOULEVARD AND AT A NORTH SOUTH LINE BETWEEN THE NORTHEAST CORNER AND THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ND STREET AND VIRGINIA AVENUE.



REDEVELOPMENT PROJECT AREA 4

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

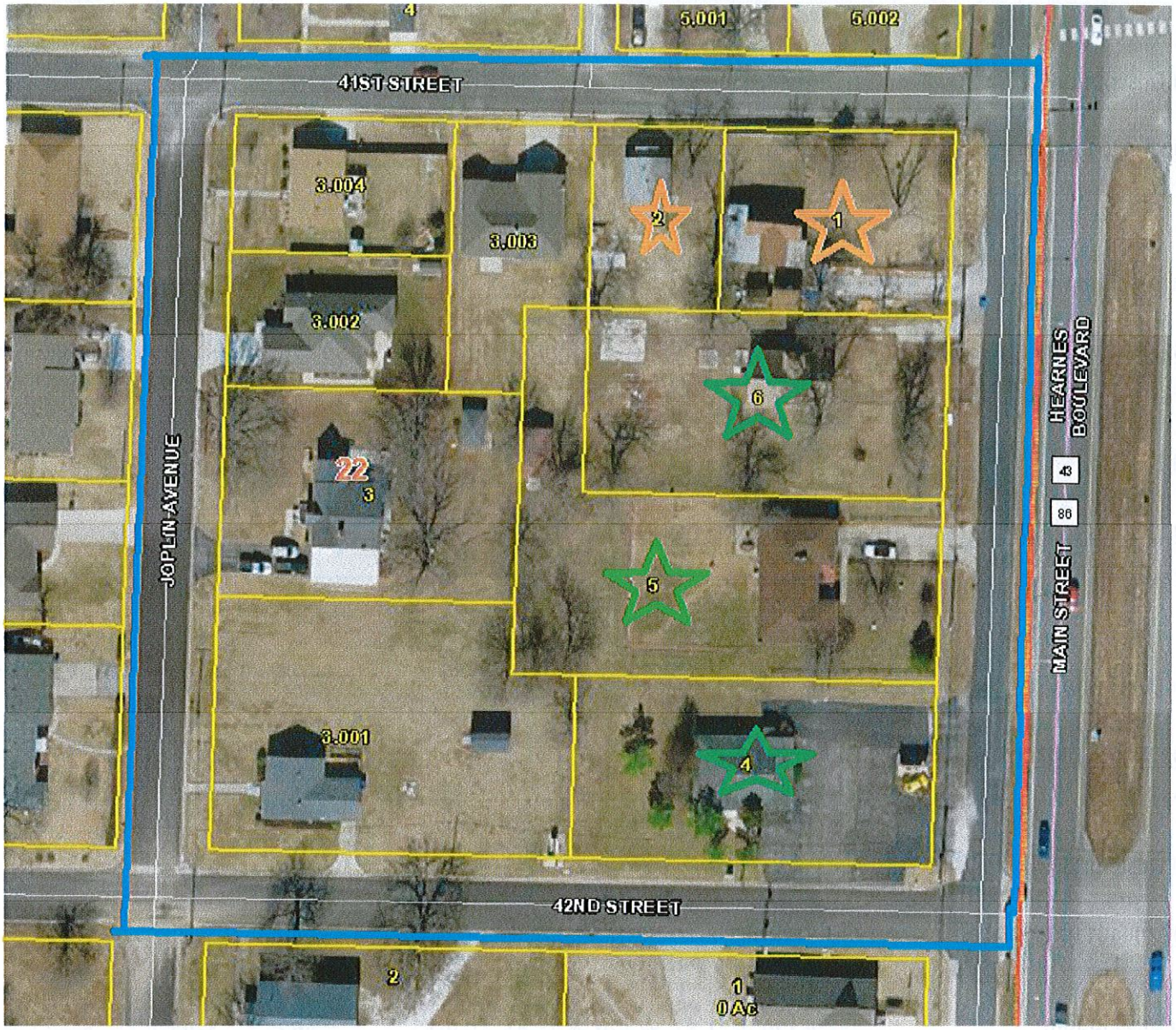
0560230030110010000	1.000	RKS Development, LLC.	$7,860-R	1936-RES
Address:		4029 MISSOURI JOPLIN, MO 64804		

Legal Description:		Lot 1,2,3 of Hughes Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	358 09788
056023003011002000	1.080	RKS DEVELOPMENT, LLC	$58,200-C	1986-COM
Address:				
Legal Description:		East 62' of Lots 18 & 19 and the West 52' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	328 02165
056023003011003000	0.520	SHEPHERD, SCOTT S.	$14.010-R	1945-RES
Address:		4230 VIRGINIA JOPLIN, MO 64804		
Legal Description:		Beginning at the SE Corner of Lot 20 of the Staples & Pabst 2 Subdivision, thence west 150', thence north 153.7, thence east 150', thence south 153.7 to POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	356 02415
056023003011004000	0.180	RKS DEVELOPMENT, LLC	$10,230-R	1967-RES
Address:		202 EAST 32ND JOPLIN, MO 64804		
Legal Description:		The east 150' and the north 53.7' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	362 04583
056023003016001000	0.350	KIENZLE, GARY L. & CARLENE	$16,700-R	1979-RES
Address:		4306 Virginia JOPLIN, MO 64804		
Legal Description:		The north 174' of Lot 29, except the west 115' of the north 174' of Lot 29 of Staples & Pabst 2 Subdivision of Section 23 Township 27 Range 33 of Newton County	BOOK PAGE	314 00269
056023003016002000	0.200	BIBENS, HARRY A. & DEBORAH	$6,010-R	1945-RES
Address:		108 EAST 43RD JOPLIN, MO 64804		
Legal Description:		The WEST 115' OF THE NORTH 174' OF Lot 29 of Staples & Pabst 2 Subdivision of Section 23 Township 27 Range 33 of Newton County	BOOK PAGE	301 00951
056023003016003000	0.070	GONZALEZ, OSCAR H. & LAURA	$670-R	Vacant-RES
Address:		4301 MAIN JOPLIN, MO 64804		
Legal Description:		North 50' of Lot 30 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	355 00783
056023003016004000	0.210	PERRY MANAGEMENT, LP	$2,070-R	Vacant-RES
Address:		P.O. BOX 514 CARTHAGE, MO 64836		
Legal Description:		East 62' of THE SOUTH 150' OF Lot 30 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	351 06683

		$115,750
	3.610	**ASSESSED**
TOTALS	**ACRES**	**VALUE**

STREET RIGHT OF WAY TO BE INCLUDED

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF A LINE BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND HEARNE'S BOULEVARD THENCE WESTWARD TO THE SOUTHWEST CORNER OF 41ST STREET AND HEARNE'S BOULEVARD, ALL OF THE RIGHT OF WAY LYING SOUTH TO A LINE WHICH BEGINS AT THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 43TH STREET AND HEARNE'S BOULEVARD, THENCE PROCEEDING EASTERLY TO THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 43TH STREET AND HEARNE'S BOULEVARD. ALSO INCLUDING ALL OF THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF 42ND STREET AND NORTH OF 43TH STREET. ALSO INCLUDING THE RIGHT OF WAY OF 43RD STREET LYING EAST OF HEARNE'S BOULEVARD AND WEST OF VIRGINIA AVENUE. ALSO INCLUDING THE RIGHT OF WAY OF 43TH STREET LYING EAST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF VIRGINIA AVENUE AND 44TH STREET, THENCE SOUTH TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF VIRGINIA AVENUE AND 43TH STREET.



REDEVELOPMENT PROJECT AREA 5

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

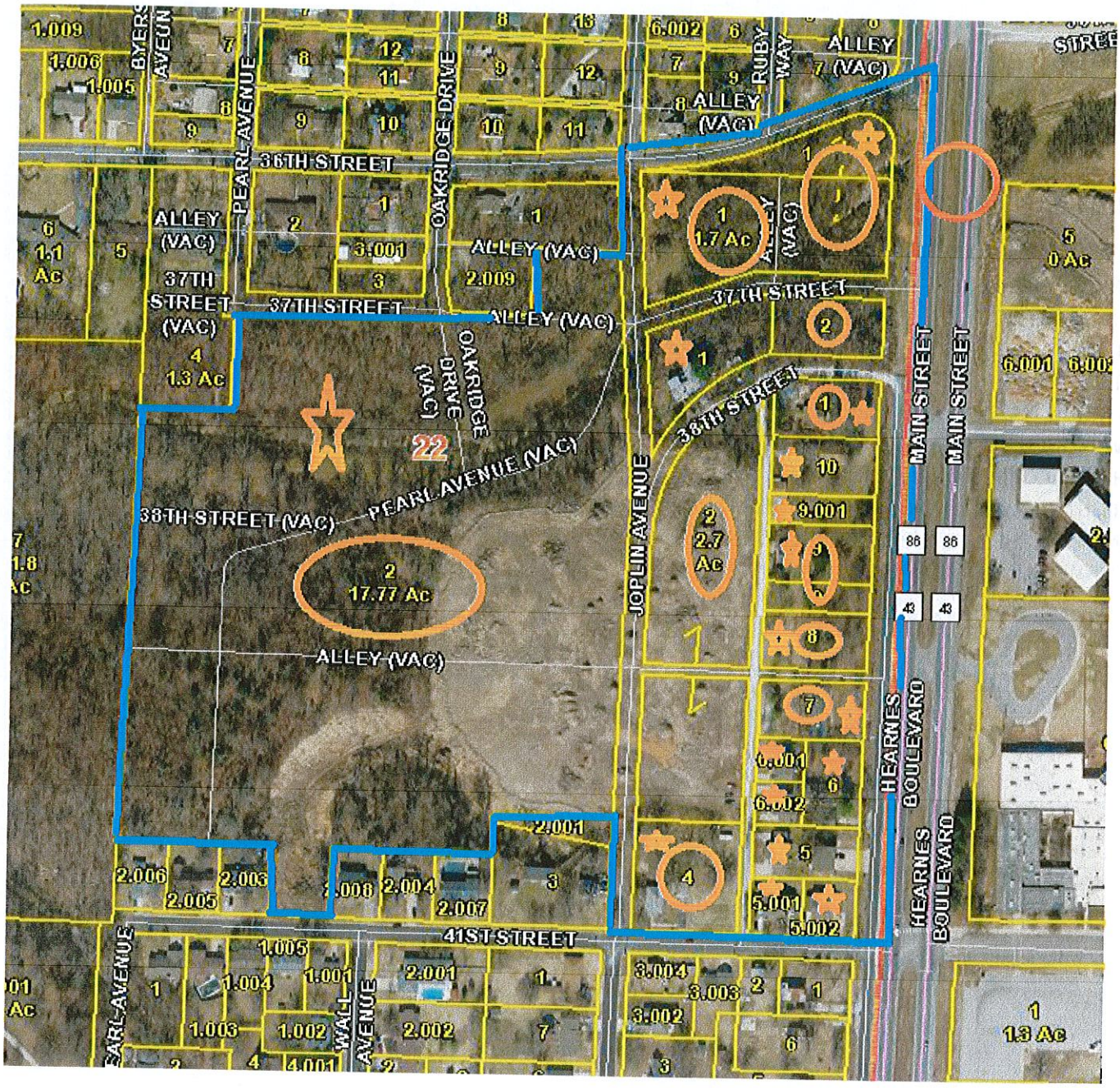
PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022004011001000	0.280	OX, L.L.C.	$6,750	1902-RES
Address:		1505-A W. 10TH JOPLIN, MO 64801		
Legal Description:		STAPLES & PABST 1: N1/2 LOT 1 EX W 70'	BOOK 0360 PAGE 07635	
055022004011002000	0.157	LUCAS, DAVID E.	$6,290	1920-RES

Address:		% HARLAN DAVID SMITH- TS2013 STELLA, MO 64867		
Legal Description:		STAPLES & PABST 1: W 70' N1/2 LOT 1	BOOK PAGE	356 03047
055022004011003000	0.413	SOOTER, KEVIN	$13,040	1930-RES
Address:		4115 JOPLIN JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: PT LOTS 2 & 11 BEG NW COR LOT 2 S 143.61' E 161.22' N 46.37' E 34.03' N 97.62' W 195' TO POB	BOOK PAGE	356 05572
055022004011003001	0.604	GARRISON, GEORGE O. & BARBARA	$9,820	1951-RES
Address:		4145 JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABSTS: BEG SW COR LOT 11 N ALG W LOT LN 134.88' E 161' S 37.38' E 34' S 97.50' W 195' TO POB	BOOK PAGE	352 08017
055022004011003002	0.198	REYNOLDS, BONNIE	$19,820	Vacant-RES
Address:		4107 S. JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST: PT LOT 2 BEG NW COR E 195' S 97.22' W 34.03' S 46.37' W 161.22' N 143.61' TO POB EX BEG 120' E OF NW COR E 75' S 97.62' W 34.03' S 46.37' W 41.22' N 143.58' TO POB ETC.	BOOK PAGE	0360 4170
055022004011003003	0.247	HEISLER, DORIS	$17,670	2008-RES
Address:		118 W. 41ST JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST BEG NW COR LOT 2 E 1200' TO POB E 75' S 97.62' W 34.03' S 46.37' W 41.22' N 143.58' TO POB	BOOK PAGE	358 02178
055022004011003004	0.198	STERNES, ELIZABETH A.	$5,980	1951-RES
Address:		4105 S. JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST'S: BEG NW COR LOT 2 E 120' S 71.81' W 120' N 71.81' TO POB	BOOK PAGE	360 3905
055022004011004000	0.436	VOLK, RICHARD E. & DIANE M.	$26,210	1972-COM
Address:		4130 HEARNE'S BLVD. JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: S1/2 LOT 12	BOOK PAGE	343 06795
055022004011005000	0.513	BOTTOROFF, JERRY R. & JUDITH ANN	$13,250	1965-COM
Address:		4118 S. MAIN JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: N1/2 LOT 12 & E 34' OF N 97.5' LOT 11 & E 34' OF S 97.5' LOT 2	BOOK PAGE	283 00228
055022004011006000	0.436	WILLIAMS, DAVID S.	$9,310	1900-COM
Address:		4601 HICKORY LANE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: S1/2 LOT 1	BOOK PAGE	0360 4973

		$128,140 ASSESSED VALUE
TOTALS	**3.482 ACRES**	

STREET RIGHT OF WAY TO BE INCLUDED

THE RPA WILL INCLUDE THE RIGHT OF WAY OF 41ST STREET LYING WEST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHWEST CORNER OF THE POINT WHERE 41ST STREET CONNECTS WITH JOPLIN AVENUE, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF JOPLIN AVENUE LYING SOUTH OF 41ST STREET AND NORTH OF 42ND STREET. ALSO INCLUDING THE RIGHT OF WAY OF 42ND STREET LYING WEST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ND STREET AND JOPLIN AVENUE, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 42ND STREET. ALSO WILL INCLUDING THE RIGHT OF WAY OF SOUTH JOPLIN AVENUE LYING SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND SOUTH JOPLIN AVENUE, THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF SOUTH JOPLIN AVENUE. ALL OF THE RIGHT OF WAY SOUTH OF SAID LINE TO A LINE BEGINNING AT THE SOUTHWEST CORNER OF 42ND STREET AND SOUTH JOPLIN AVENUE, THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF SOUTH JOPLIN AVENUE.



REDEVELOPMENT PROJECT AREA 6

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022004003005002	0.203	WOLTJER, DONALD D.	$21,350	1993-RES
Legal Description:		FREEMAN GROVE 5 BEG SE COR LOT 508 W 92.47' N 96.41' E 92.43' S 95.73' TO POB	BOOK PAGE	355 04569

055022004003005001	0.206	WOLTJER, DONALD D.	$22,680	1993-RES
Legal Description:		FREEMAN GROVE 5 BEG SW COR LOT 508 N 97.10' E 92.43' S 96.41' W 92.47' TO POB	BOOK PAGE	355 04569
055022004003005000	0.381	WOLTJER, DONALD D.	$44,370	1993-RES
Legal Description:		FREEMAN GROVE 5 (UNRECORDED) BEG NE COR LOT 495 S 89.73' W 184.87' N 91.09' E 184.82' TO POB	BOOK PAGE	355 04569
Address:		PO BOX 20 NEOSHO, MO 64850		
055022004003004000	0.814	RKS DEVELOPMENT III, LLC	$10,680	1950-RES
Legal Description:		M-14 PT NE1/4 SE1/4 BEING LOTS 494-497-506 & 509 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	285 00399
055022004003007000	0.425	RKS DEVELOPMENT, LLC	$16,800	1950-COM
Legal Description:		M-10 PT NE1/4 SE1/4 BEG 30' W & 400.6' SSE COR W 185' ETC A/K/A LOTS 464 & 473 FREEMAN GROVE 5 UNRECORDED ETC OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04585
055022004003008000	0.510	RKS DEVELOPMENT, LLC	$3,550	Vacant-RES
Legal Description:		LOTS 454 & 463	BOOK PAGE	0362 04585
055022004003009000	0.212	RKS DEVELOPMENT , LLC	$1,480	1928-RES
Legal Description:		FREEMAN GROVE 5: LOT 453, 444 & 445	BOOK PAGE	0362 04585
055022004003002000	2.700	RKS DEVELOPMENT, LLC	$3,410	Vacant-RES
Legal Description:		PT NE & SE1/4 BEING LOTS 432-433-436-437-440- 443-446-452-455-462 465-472-475-482 & 485 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04582
055022004005002000	17.770	RKS DEVELOPMENT, LLC	$8,280	Vacant-RES
Legal Description:		FREEMAN GROVE 5: LOTS 388-389-390-391-392-393 394-398-399-400-401-402-403-404-416-417-418-419-420 - 441-442-447-448-449-450-451-456-457-458-459-460-461-466-467-468-469-470-471-476-455-478-479-480-481-487-488-489-490- 491-492-493 & PT LOTS 486-498-499	BOOK PAGE	0362 04582
055022001033001000	1.510	RKS DEVELOPMENT, LLC	$1,290	Vacant-RES
Legal Description:		FREEMAN GROVE 4: LOT A-425 LY E OF ST	BOOK PAGE	0362 04582
055022004003001000	0.425	RKS DEVELOPMENT, LLC	$13,640	1940-RES
Legal Description:		N1/2 M-8 PT NE1/4 SE1/4 BEING LOTS 431 & 434 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04780
055022004001001000	1.700	RKS DEVELOPMENT LLC	$4,100	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOTS 422-423-424-	BOOK	0362

		426-427 & 428 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	PAGE	04582
Legal Description:		PT NE1/4 SE1/4 LOTS 429 & 430 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04582
Address:		202 E. 32ND JOPLIN, MO 64804		
055022004003006000	0.344	RENT JOPLIN.COM LLC	$9,310	1929-RES
Address:		530 S. VIRGINIA JOPLIN, MO 64801		
Legal Description:		PT NE1/4 SE1/4 LOTS 474-483 & 484 EX W 85' FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	354 06256
055022004003006001	0.146	LANDIS, ROBERT C. & BARBARA R.	$24,340	1952-RES
Address:		2820 IRON GATES ROAD JOPLIN, MO 64804		
Legal Description:		WITMERS 1: PT LOT 4 BEG 115' W NE COR W 80' S 135' E 80' N 135' TO POB	BOOK PAGE	0359 2434
055022004003006002	0.146	CARDEN, MAX & INA	$21,300	1992-RES
Address:		1615 W. ASH ROGERS, AR 72758		
Legal Description:		FREEMAN GROVE 5: W 85' LOT 484 & W 85' S1/2 LOT 483	BOOK PAGE	355 01690
055022004003009001	0.212	POTTER, JAMES L.	$1,480	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOT 439 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	351 12099
055022004003010000	0.425	POTTER, JAMES L.	$10,330	1940-RES
Legal Description:		S1/2 M-8 PT NE1/4 SE1/4 LOTS 435 & 438 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	351 12099
Address:		3806 S. MAIN JOPLIN, MO 64804		
TOTALS	**28.577 ACRES**		**$219,780 ASSESSED VALUE**	

STREET RIGHT OF WAY TO BE INCLUDED

THE RPA WILL INCLUDE THE RIGHT OF WAY OF JOPLIN AVENUE LYING SOUTH OF 36TH STREET AND NORTH OF 41ST STREET. ALSO WILL INCLUDE THE RIGHT OF WAY OF 37TH AND 38TH STREET LYING WEST OF HEARNE'S BOULEVARD AND EAST OF JOPLIN AVENUE. ALSO INCLUDES ANY PORTION OF 38TH STREET WHICH HAS BEEN VACATED. ALSO INCLUDING THE RIGHT OF WAY OF SOUTH JOPLIN AVENUE LYING SOUTH OF 36TH STREET AND NORTH OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF 39TH STREET LYING WEST OF HEARNE'S BOULEVARD AND NORTH OF 41ST STREET. ALSO INCLUDES ALL ALLEYS WITHIN THE RPA SHOWN ON THE ABOVE MAP, VACATED OR OTHERWISE. ALSO INCLUDES THE VACATED PORTIONS OF PEARL AVENUE AND OAKRIDGE AVENUE SHOWN ON THE ABOVE MAP.

TOTAL ACRES ALL RPAs 83.67 TOTAL ASSESSED VALUE ALL RPAs $1,437,105

NOTICE & DISCLAIMER: The assessed values listed in this exhibit, and part of the Redevelopment Plan, are listing of the assessed values as best known at the time the Redevelopment Plan was drafted. In accordance with the Missouri Revised Statutes 99.855, the county assessor shall certify the assessed value of the Redevelopment Area, after adoption the Plan, and the imposing of Tax Increment Financing within the Redevelopment Area. Any values listed prior to the certification by the County Assessor, is an estimate only.

CURRENT CONDITIONS

LAND USE & TRANSPORTATION

The City of Joplin, Missouri had a population of an estimated 49,526 in 2012, as estimated by the State Demographer. The population growth since the 2000 census is estimated at 8.8%. The median household income was $35,884 in 2012, compared to the State average of $45,321, and the per-capita income was $22,671. The City has experienced one of the worst natural disasters in US history in 2011, when an F-5 tornado ripped through the City causing an estimated 2.8 billion in damage and taking the lives of 161 people. The tornado has thrust the City into a redevelopment mode to reconstruct existing businesses, homes, and to further foster new development to replace businesses, jobs, homes, and tax base that was lost due to the storm, while continuing to further the pre-tornado reputation of Joplin as a growing community. The general area proposed for the Redevelopment Area has been an area in "transition" for the past several years. Prior to the construction of I-44, the Area was a residential area, with many homes constructed just after the turn of the century. With the increased traffic from I-44, some businesses developed along the frontage of Hearne's Boulevard, also called Main Street, and State Highway 43. Most all of the commercial development occurred by converting existing residential buildings to commercial use. None of the businesses along the section of Main Street from I-44 to 32nd Street have become or were major or destination type businesses. No major commercial development has occurred within the Area in the past several decades. While outside the proposed Redevelopment Area, it is worthy to mention the conversion of the corner of 32nd Street and Main at the Southeast corner. A new CVS Pharmacy was developed there in 2014. It needs to be noted that while CVS located there to benefit being close to the new Mercy Hospital and capturing the traffic off Main Street, but also the traffic on 32nd Street, which is a major east-west artery within the City. Traffic count averages 17,500 cars per day, depending where a count is taken. The area is located just north of I-44, a major national interstate, which was constructed in the 1950s that has a current traffic count of 30,627 just prior to the exit point on the Interstate onto Main Street from the East. The Count on Main Street just after the exit point from I-44 is 15,532, it then escalates at the 41st traffic light and the Elementary School to 22,839, which would factor in the localized traffic created by the School. The traffic count at the 32nd Street intersection with Main and 32nd Street is 18,244. All traffic count numbers were obtained from the Missouri Department of Transportation 2013 Traffic Volume Maps. These numbers demonstrate that Main Street is a major conduit of traffic from I-44 to other points within the City.

MAJOR DEVELOPMENT THAT MAY OR SHOULD IMPACT THE AREA

A Major development has recently occurred, or in the process of occurring, which is the relocation of the Mercy Hospital campus to just south of the intersection of I-44 and Main Street. The new campus will open in the spring of 2015. The facility will be an estimated 600,000 square feet, which is four times the size of their old facility, which was destroyed by the 2011 tornado. The facility will employ an estimated 1,500 people. The development will have a major impact upon the area, changing traffic patterns and influencing new development. The patients, and family, combined with the employees,

which will traverse to and from the facility will have an impact on retail patterns, both within the neighborhood, and the region. It is anticipated that the facility will attract people from the entire four state region, due to the advanced medical services to be provided. While it is easy to surmise that the entire Redevelopment Area will burst with new retail development due to its geographic close proximity to the new Mercy Hospital, and the projected new traffic which may traverse along Main Street to gain access to the Hospital from the north. There is no question in that there will be increased traffic, and most likely increased demand for services and goods as a result of the opening of the Hospital, however such demand may, or may not, develop within the proposed Redevelopment Area. The employees, patients, and family members will have the free choice of obtaining goods and services outside the proposed Redevelopment Area. Prospective retailers would, or will, most likely prefer to be as close and convenient as possible to the Hospital in order to capture the business generated by the Hospital, however they cannot pay in excess of the financial return of their business for the property and the development of the property. There are, or will be "greenfield choices" available to prospective retailers and developers. Greenfield Developments are defined as new developments, whereby all infrastructure is in place, no demolition or mitigation cost. The proposed Redevelopment Area is currently not a Greenfield Development, due to the need to upgrade infrastructure and demolition of existing structures.

IMPROPER PLATTING AND SUBDIVISION OF AREA

The Area is primarily a neighborhood residential area, however, over the past 20 years or so the area has been in transition with several businesses acquiring property fronting Main Street and converting the residential properties to commercial. Most of the conversions acquiring residential properties and simply changing the use to commercial without major renovations, and not having to comply with building codes in years past that are mandatory today. Since the conversions of most of these businesses, the size of retail properties, design, and building codes have changed substantially. Today the average size lot for a standalone retail store is an estimated 1.5 acres, or an estimated 65.340 square feet. Most buildings are of masonry construction and vary in size from 1,500 to 7,500 square feet, depending on the use. The current building codes also requires that all commercial properties that are open to the general public to be in compliant with the handicap access requirements, and many other safety compliant conditions. Most historic residential conversions to commercial that were converted in years past would not comply with current market or regulatory conditions for commercial use. Additionally, most of the lots were, or are, very small in size. Within the proposed Redevelopment Area there Are 101 total parcels, with a total of 4,418,091 square feet. Two of the 101 parcels contain 21.8 acres, or 949,658 square feet, and two of the smallest parcels combined have 9,424 square feet. If the four parcels described are removed from the total 4,418,091 square feet in order to remove the largest and the smallest parcels in order to reflect a reasonable average parcel size, the average parcel size would be 35,659 square feet, or 0.81 Acres, far from what would be needed for current day commercial properties. If just the frontage along Main Street were considered, then the actual average size would be less than ½ acre, removing property, such as the School property from the total. Within the proposed Redevelopment Area the average age of the residential and commercial structures is 59 years. The total assessed value is $1,460,635 and the appraised value according to the Newton County Assessor is $6,997,699. The proposed Redevelopment Area has a total of 60.742 acres of residential classified property by the Newton County Assessor, 6.67 acres of agricultural property, 11.55 acres that are tax-exempt, both publicly owned, and religious. The is currently only 7.153 acres of commercial property compromising only $351,000 of assessed value or $1,138,945 of appraised value, or 16.3% of the total current value of the proposed Redevelopment Area. When considering locating and or expanding a business prudent business operations use a Return on Assets and or Sales to Capital Employed Ratio when evaluating a business investment. These common ratios are defined as follows.

Return on assets (ROA) is a financial ratio that shows the percentage of profit that a company earns in relation to its overall resources (total assets). Return on assets is a key profitability ratio which measures the amount of profit made by a company per dollar of its assets. It shows the company's ability to generate profits before leverage, rather than by using leverage. Unlike other profitability ratios, such as return on equity (ROE), ROA measurements include all of a company's assets – including those which arise from liabilities to creditors as well as those which arise from contributions by investors. So, ROA gives an idea as to how efficiently management use company assets to generate profit, but is usually of less interest to shareholders than some other financial ratios such as ROE. Return on assets gives an indication of the capital intensity of the company, which will depend on the industry. Capital-intensive industries (such as railroads and thermal power plant) will yield a low return on assets, since they must possess such valuable assets to do business. Shoestring operations (such as software companies and personal services firms) will have a high ROA: their required assets are minimal. The number will vary widely across different industries. This is why, when using ROA as a comparative measure, it is best to compare it against a company's previous ROA figures or the ROA of a similar company.

Calculation (formula)

Return on assets is calculated by dividing a company's **net income** (usually annual **income)** by its total assets, and is displayed as a percentage. There are two acceptable ways to calculate return on assets: using total assets on the *exact date* or *average* total assets: ROA = Net Income after tax / Total assets (or Average Total assets)

Sales to Capital Employed Ratio Definition: Sales to Capital Employed Ratio is used to measure the firm's ability to generate sales revenue by utilizing its assets. A higher ratio is preferable to lower one (retail companies such as supermarkets tend to have higher ratios).

Formula:

Sales to Capital Employed Ratio = (Sales / Capital Employed) * 100%

In summary these common sense terms demonstrate that a business cannot pay or invest more in a facility than the facility can generate in adequate profit to return the funds invested, plus a reasonable profit. When evaluating a location a developer, or business, must factor in all cost and compare such cost with other choices in the market. Unless the Area undergoes a planned Redevelopment, the Area is most likely to remain the same due to the development challenges facing individual businesses and developers. Consider the fact that most businesses will need an estimated 1.5 acres or a minimum of 65,000 square feet of land to construct a new standalone facility. Considering that the average size of existing lots fronting Main Street is only an average of 30,000-38,000 square feet, (Please see the RPA maps, which show the Assessor's map for the Area end the size of each parcel), and the parcels will most likely have aged residential structures upon the site, (See the age listing in the RPA property information). The prospective business will have to be able to acquire a minimum of two lots which are adjoining in order to have a large enough lot. The property will need to be rezoned; the residential structures will need to be demolished, or removed. Most likely existing sewer, water and electric lines will need to be relocated and or upgraded. All of these factors add cost to the location. The purchase price of the parcels is a major factor. Whenever a neighborhood is in transition property owners seem to get a perceived idea of value of their property which exceeds the market. Combining the cost of property with all other cost and complications, it would be an easy choice for developers/businesses to look for other Greenfield sites within the City to locate. While the City may be able to capture a new business that selects a Greenfield site within the City, the condition of the Main Street Area remain the same and not redevelop. Unless new planned development, and new public improvements are made within the proposed Redevelopment Area the adjoining residential neighborhoods will suffer and the deteriorating conditions along the frontage of Main Street will continue to deteriorate, and the tax base will decline. The current average appraised value per square foot in the proposed Redevelopment Are is $1.67 per square foot.

Some of the conditions within the Redevelopment Area which must be corrected before any significant Redevelopment will occur is listed and defined below:

VACANT AND DETERIORATING STRUCTURES: Within the Redevelopment area there are an estimated 70-80 structures, ranging from single family structures with outbuildings, commercial structures, mostly converted residential structures, and some public use structures, such as school buildings and a police sub-station. There is a major apartment complex, and several smaller multi-family structures. The average age is 59 years for the structures, based on an average of the year of construction assigned by the County Assessor. Several structures are vacant and in bad condition. Most all are In RPA 6, (See Map), along 37th Street and fronting Main that are vacant, abandoned, and in poor repair. The total number of single-family homes that are vacant is four. In addition to the single family homes the apartment building known as Village Oaks Apartments, located adjoining the Stapleton Elementary School at 41st & Main. The apartment complex has an estimated 64,000 total square feet of buildings, with 64 total units, however it is estimated that over 50% of the units are vacant. It is clear by observing the outside of apartment building, that aside from imposing a visual eyesore in the Area, it is also imposing a safety issue at a minimum and likely a health issue in addition. The proposed Developer, RKS Development, LLC, purchased a parcel within the Redevelopment Area, known as the Capri Motel, and demolished and removed the old motel property. It was not vacant, but was being used as a hotel/motel where rooms were rented by the week or month. The structure and improvements were in very poor shape. The facility had a local reputation for excessive police calls for various disturbances and crimes. Following is a summary of the past five years of police reports just to the apartment property, which is next door to the Elementary School. In addition, copies of the Fire Marshal Reports on code violations on the apartment buildings are herein provide.

POLICE REPORTS/CALLS TO THE VILLAGE OAKS APARTMENTS AT 3901 SOUTH HEARNE'S BOULEVARD: From 2009 through July of 2014 a total of 135 police/911 calls were received by the Joplin Police Department Dispatcher. Copies of the police calls were obtained and tabulated to determine the crime impact the apartment complex had on the neighborhood. Of the 135 calls, 23 were for theft related activities, 56 were for disturbances of various type, including property damage, 20 were for excessive noise created by other tenants, 13 were for drug and alcohol issues, 23 were for domestic issues, and sex related issues, such as rape, and 23. The peak number of calls came from years 2010, which

had 74 in one year. The calls have tapered off, but so has the occupancy of the complex. It is currently estimated that 50% of the complex is vacant.

FIRE MARSHAL INSPECTIONS OF THE VILLAGE OAK APARTMENTS AT 3901 SOUTH HEARNE'S BOULEVARD: Copies were obtained from the Joplin Fire Marshal of inspection and violation reports of inspections by the Fire Marshal conducted in September of 2013. The violations were issued in June of 2014. Copies of the violation notice is attached below. Violations consist of lack of emergency lighting, building lacking interior and exterior finish, lacking fire extinguishers, smoke detectors, electrical issues, and improper use of units as storage. The complex had 16 separate code violations, with 26 total violations in all.

CITY OF JOPLIN MISSOURI

JOPLIN FIRE RESCUE EMS

FIRE MARSHAL
Dale Brooks
Joplin Fire Department
303 E Third Street
Joplin, Missouri 64801
Phone: 417-674-0820 ext 307
Fax: 417-625-4709

Joplin Violation Notice

Wednesday June 4, 2014

VILLAGE OAKS APARTMENTS
3901 S HEARNES BLVD
Joplin, MO 64804

An inspection of your facility on Thursday September 12,... revealed the violations listed below.

ORDER TO COMPLY: Since these conditions are contrary to law, you must correct them upon receipt of this notice. An inspection to determine compliance with this Notice will be conducted on .

If you fail to comply with this notice before the reinspection date listed, you may be liable for the penalties provided for by law for such violations.

Violation Code	Article	Division	Page	Count
12.111. Exit Signs needed or missing		I	88	1
Building E Emergency light is out Exit Sign is out Building D Exit light is out Exit Sign is out Building C Exit Light is out Exit Sign is out Building B No Exit lights or Signs Building A Exit sign is out Emergency light is out				
12.111. Exit Signs needed or missing		I	88	1
12.110. Exit Illumination/ exit signs not illuminated		I	88	1
12.110. Exit Illumination/ exit signs not illuminated		I	88	1

06/04/20... 08:16 Page 1

CITY OF JOPLIN MISSOURI

JOPLIN FIRE EMS RESCUE

FIRE MARSHAL
Dale Brooks
Joplin Fire Department
303 E Third Street
Joplin, Missouri 64801
Phone: 417-624-0820 ext 307
Fax: 417-625-4709

Joplin Violation Notice

Wednesday June 4, 2014

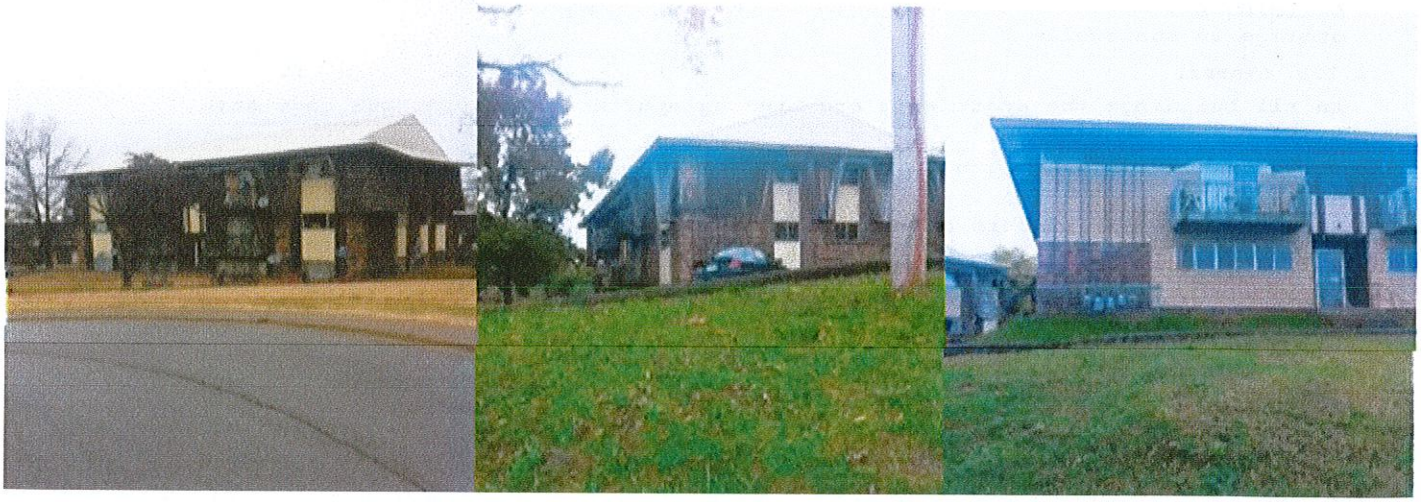
VILLAGE OAKS APARTMENTS
3901 S HEARNES BLVD
Joplin, MO 64804

10.603. Interior Wall and Ceiling Finishes	VI	74	1
Building E wall fire barrier is not intact in laundry room Building B wall fire barrier is not intact in laundry room Building C Drywall/Fire Barrier not intact 2nd and 3rd floors			
10.603. Interior Wall and Ceiling Finishes	VI	74	1
12.106. Emergency lighting missing or not working	I	86	1
Building E outside door entering into building is missing Building A outside door entering into building is missing			
12.108. Exit Corridors	I	88	1
Building D Storage in stairwells Building B Storage in stairwells			
12.201. General	II	89	1
in all buildings the apartments are missing apartment numbers. per code have to be 3 inch in size.			
10.301. Premises Identification	III	62	1
Building D Missing apartment numbers on outside of building			
10.201. General	II	61	1
All building have open eves and missing siding on outside of building			

PHOTOS OF VACANT BUILDINGS, BUILDINGS IN BAD REPAIR, AND DETREATING SITE CONDITIONS



PHOTOS OF APARTMENT COMPLEX CONDITIONS



The presence of vacant buildings certainly places a blighted condition upon an Area according to a study and report by the National Vacant Properties Campaign, The study found that "The costs imposed by a single vacant building are not contained. If left alone, that building can trigger a costly spiral of blight. With each arson or lot filling up with garbage comes further incentive for the remaining residents and businesses to flee. To stem these problems it is important for municipalities to address the issue early. In Renewing the Urban Landscape: The Dilemma of Vacant Housing, the authors describe the issue of vacant and abandoned property as a self-feeding problem. "In blighted neighborhoods that adjoin abandoned ones, existing homeowners face stagnating or declining property values. Unscrupulous real estate agents play on these fears by inducing existing residents to sell cheaply in order to maximize profits at the expense of incoming families. Although this property is still generating revenues for the city, the combination of high resale prices and high tax rates discourage maintenance of such structures. In this way, communities in transition start to look shabby and run-down. Businesses see their profits dwindle and are unlikely to remain in such locales."43 Part of the reason abandonment becomes contagious is that "it makes it harder for people to sell their homes or because it leads banks to lower appraisals or deny loans entirely on blocks with abandoned properties."44

The Report proceeds further and provides and evaluation of the impact upon the City and property owners, a reprint of that segment of the report is reprinted below:

Vacant Properties

The True Costs to Communities

Costs of Municipal Services

Vacant properties have been neglected by their owners, leaving it up to city governments to keep them from becoming crime magnets, fire hazards, or dumping grounds. In some communities, attending to vacant and abandoned properties can overwhelm city resources. The police and fire departments bear the brunt of the responsibility, along with building inspection and code enforcement units. But most municipalities have staff from several departments addressing the care of vacant properties: legal offices, public works, housing, and real estate services all deal with vacant properties. In Philadelphia, at least fifteen public agencies, not including the police and fire departments, have a role in the management of public land.10 Vacant property management also demands coordination among local governments, such as county health departments, tax collectors and assessors.

Crime

Vacant properties often become a breeding ground for crime, tying up an inordinate amount of police resources. The City of Richmond, VA conducted an analysis of citywide crime data from the mid-90s. Of all the economic and demographic variables tested, vacant/abandoned properties had the highest correlation to the incidence of crime.11 Another study focusing on crime in abandoned buildings in Austin, Texas found that crime rates on blocks with open abandoned buildings were twice as high as rates on matched blocks without open buildings. The survey also found that "41 percent of abandoned buildings could be entered without use of force; of these open buildings, 83 percent showed evidence of illegal use by prostitutes, drug dealers, property criminals, and others. Even if 90 percent of the crimes prevented are merely displaced to the surrounding area, securing abandoned buildings appears to be a highly cost-effective crime control tactic for distressed neighborhoods."12 A crime-prevention tactic that has gotten much attention in recent years is directly related to vacant, neglected, and abandoned property. According to George Kelling and James Q. Wilson, "The Broken Window Theory" holds that "If the first broken window in a building is not repaired, then people who like breaking windows will assume that no one cares about the building and more windows will be broken... The disorder escalates, possibly to serious crime." Wilson and Kelling suggest that it is the nature of the physical environment that leads to an increase in criminal activity.13 While the monetary costs of addressing the crime associated with abandoned buildings has not been calculated, it is clear that vacant properties burden police departments.

Arson and Accidental Fires

In 1999, firefighters in Worcester, Massachusetts entered a vacant cold storage building that was aflame to search for a homeless couple reported to have been in the building. Two firefighters became disoriented, and others went to their aid. Six became trapped and died in the fire. The homeless couple had left the premises after the fire began.16 The firefighters' deaths became national news as one of the major costs of vacant properties became all too clear. The US Fire Administration reports that over 12,000 fires in vacant structures are reported each year in the US, resulting in $73 million in property damage annually. Fires are likely in vacant properties because of poor maintenance, faulty wiring, and debris. In the winter, homeless people burn candles for light and heat and may even bring in outdoor grills. But more importantly, vacant buildings are a primary target of arsonists. More than 70 percent of fires in vacant or abandoned

buildings are arson or suspected arson. Such fires strain the resources of fire departments. Because vacant buildings often contain more open shafts, pits, and holes that can be an invisible threat to firefighters, the cost of fighting those fires is more than financial. The National Fire Protection Association (NFPA) estimates that 6,000 firefighters are injured every year in vacant or abandoned building fires.17

Public Nuisances and Health

Vacant and abandoned properties require a disproportionate amount of public maintenance. In addition to securing buildings against criminal activity, local governments must clean and care for them to prevent a buildup of trash, illegal dumping, and rodent infestations. In some cases, abandoned properties contain toxic waste, particularly in the case of abandoned industrial buildings.18 Most municipalities have adopted ordinances that allow them to clean, board, and secure abandoned buildings. For example, in Roanoke, Virginia, the city has taken a tougher stance on properties deemed health and safety hazards. If a property is deemed a hazard by the city the owner is given thirty days to ameliorate the problem. If no action is taken, the city will solicit input from the neighborhood, do asbestos and lead abatement, solicit demolition bids, raze the house, and place a lien on the property to try to recoup the demolition costs.19 Cities spend significant funds on these activities. "In Trenton, New Jersey during the 1990's, these dedicated resources (depending on the amount allocated for demolition) ranged from $500,000 to well over $1 million per year."20 Over a five-year period, St. Louis spent $15.5 million, or nearly $100 per household, to demolish vacant buildings.21 Detroit spends $800,000 each year just to clean vacant lots.22 Demolishing crumbling vacant buildings does not completely eliminate the costs associated with abandonment. The resulting vacant lots still require maintenance. A study of vacant lots in Philadelphia estimated that the city and closely related public agencies spent $1.8 million annually on cleaning vacant lots. At the current level of activity and assuming a three percent inflation rate. This adds up to $49.6 million over the course of twenty years.23 The study only included the costs of five out of the fifteen agencies that have a role in vacant property management.24 Rehabilitation is clearly a better choice. An examination of the St. Paul, Minnesota budget for maintenance and security costs associated with vacant buildings revealed that while demolition saves $4,697,25 the rehabilitation of a vacant building will save an estimated $7,141 in maintenance costs over a twenty-year period. Managing vacant properties ties up the time of municipal employees and the resources of municipal taxpayers. At the same time, these properties depress the value of other properties and generate little or no tax revenue themselves.

Lower Property Values

Vacant properties generate little in taxes – but, perhaps more importantly, they rob surrounding homes and businesses of their value. In a 2001 study, researchers from Philadelphia found that houses within 150 feet of a vacant or abandoned property experienced a net loss of $7,627 in value. Properties within 150 to 300 feet experienced a loss of $6,819 and those within 300 to 450 feet experienced a loss of $3,542 (see diagram below).

Philadelphia researchers also found "that all else being equal, houses on blocks with abandonment sold for $6,715 less than houses on blocks with no abandonment."33 A University of Minnesota study also evaluated the fiscal benefits the city of St. Paul would receive if it renovated abandoned housing. The study found that vacant properties negatively affected neighborhood property values, reducing the city's tax base. While a renovated property did not negatively affect surrounding property values, demolishing a vacant building and leaving a vacant lot in its stead led to "$26,397 in lost property tax revenue over a twenty-year period."34 These lower property values represent a hit in the pocketbook

for both homeowners and the city. But a focused effort to bring vacant properties back can restore value – and taxes – for the city.

Costs to Homeowners

Living in a neighborhood with many vacant and abandoned properties exacts many costs on homeowners. As discussed above, it leads to decreased property values, which can devastate a family's financial security. When neighborhood populations decline and properties become vacant, a smaller number of residents bear a greater proportion of the city's tax burden. This fact is particularly relevant in lower-income neighborhoods and among residents without the resources or the desire to leave their neighborhood. And there are other, less easily measured costs of owning a home in an area with vacant properties – costs that are both fiscal and psychological.

Higher Insurance Premiums

The proximity of vacant and abandoned properties makes obtaining homeowner's insurance, mortgages, and loans for home improvements more difficult. Insurance companies pay attention to what is going on in a neighborhood; this can mean increased premiums or even policy cancellations for those homeowners living close to an abandoned property. Determining how vacant and abandoned properties influence the cost of homeowners insurance is difficult at best. There are a number of variables involved in the setting of premiums and many insurance companies hold their underwriting manuals to be proprietary. An interview with an insurance agent in Washington, DC representing a national insurance company revealed that the presence of a "high hazard" property (which includes condemned properties) within forty feet of a solid masonry building and 100 feet of a non-masonry building would lead to a cancellation or non-renewal of an insurance policy.41

Poorer Quality of Life

Vacant properties degrade quality of life for remaining residents. Genesee County Treasurer Daniel T. Kildee tells the story of a Flint resident. "I met a woman who bought her house a decade ago, so proud to be a new homeowner. She took good care of her home and her family, and has seen the properties on both sides of her home burn and sit abandoned for many years. Finally under our program (see From the State House to Your House on page 8), we took control of the adjacent properties and have scheduled them for demolition and to transfer to her as part of our side-lot program. Sadly, our program was not in place for many years as she watched the neighborhood slowly slip away. This is a woman that saw her single greatest financial investment become valueless – not due to the condition of her home, but due to the neglect of the property that surrounds her. She only had two choices: stay and maintain her home and make her mortgage payments, or abandon the property and ruin her credit and her home. That is a story that has repeated itself in our community a thousand times over, with a far less happy ending."42 With abandoned buildings comes social fragmentation. Individuals who live in communities with an increasing number of vacant buildings begin to feel isolated, weakening the community as a whole. A large number of vacant buildings in a neighborhood symbolizes that no one cares, increasing the likelihood that property values will continue to decline and that further abandonment will set in. In the case of vacant properties, the problem is out in the open, for all to see. The aesthetic impact of abandoned properties, while not easily quantified in dollars, is another cost.

The Spiral of Blight: The Cumulative Impact of Vacant Property

The costs imposed by a single vacant building are not contained. If left alone, that building can trigger a costly spiral of blight. With each arson or lot filling up with garbage comes further incentive for the remaining residents and businesses to flee. To stem these problems it is important for municipalities to address the issue early.in renewing the urban landscape: The Dilemma of Vacant Housing, the authors describe the issue of vacant and abandoned property as a self-feeding problem. "In blighted neighborhoods that adjoin abandoned ones, existing homeowners face stagnating or declining property values. Unscrupulous real estate agents play on these fears by inducing existing residents to sell cheaply in order to maximize profits at the expense of incoming families. Although this property is still generating revenues for the city, the combination of high resale prices and high tax rates discourage maintenance of such structures. In this way, communities in transition start to look shabby and run-down. Businesses see their profits dwindle and are unlikely to remain in such locales."43 Part of the reason abandonment becomes contagious is that "it

makes it harder for people to sell their homes or because it leads banks to lower appraisals or deny loans entirely on blocks with abandoned properties."44

STORM WATER MANAGEMENT-MITIGATION: Any new development, be it a single building, or a large development or redevelopment, such as is proposed for the Redevelopment Area, it is required by the City of Joplin, as it is by most all cities, to manage the storm water runoff from the impervious surfaces created by the development, this entails roof surface as well as concrete and pavement surfaces. Such impervious surfaces will escalate and increase the amount of storm water runoff from the individual property, sine the impervious surfaces created by development prevents the storm water from being absorbed into the soil. The runoff must be managed so as not to increase the storm water runoff on the neighboring properties. A description of storm water runoff and the effect it has on the environment is provided below, a reprint from an informational brochure provide by the Corp of Engineers. The usual process is to construct individual storm water basins, or regional storm water basins to catch and hold the storm water to allow the runoff to either evaporate or allow the runoff to be managed and runoff more slowly into the area storm water sewers, either installed piping or surface ditches. The City, under its regulatory authority will allow for regional storm water basins, underground storm water storage, or even buying out the obligation of installing a storm water basin or control, and contributing to a pool of funds which the City would use the funds to control regional storm water. The proposed Redevelopment Area is within a unique situation. It is located within the drainage area of a stream or streams, which are regulated by the Corp of Engineers. These streams arte called "blue-line streams" by the Corp, since they show up on USGS maps as "blue lines". The Corp of Engineers have regulatory authority over these streams, not to just regulate storm water control, but to preserve the natural streams. Their mission and authority is to preserve and restore urban natural streams and wildlife areas, thus the Corp of Engineers Authority will supersede the authority of the City and regulate the storm water runoff so as to protect the streams. Within the proposed Redevelopment Area there exist the basin of a stream and tributaries that are part of a stream which starts to the far eastern part of the City and runs into a massive stream system within the City and ultimately empties into Shoal Creek. Several arteries of the streams runs within the City. A general map of these streams are provide below for the general Redevelopment Area. The mission and legal obligation of the Corp of Engineers is to preserve the natural stream and restore it, under the "Clean Water Act", including wildlife and vegetation. The Corp of Engineer requires that a 'Mitigation" plan be prepared and submitted for their review and approval of how the stream will be preserve and restored, which includes how the storm water will be managed in the Area, how the stream will be restored, and how the natural habitat will be restored and preserved. Other regulatory agencies, such as the Missouri Department of Natural Recourses and the City will be entitled to review and comment upon the Mitigation Plan, but the Corp of Engineers will have full regulatory authority. Once the Plan has been reviewed and approve, which takes an estimated one year, the Corp will issue a permit to the Developer, granting a period of time to complete the Mitigation Plan. The proposed Developer, RKS Development, LLC, has submitted a mitigation plan to the Corp of Engineers. The Corp has conducted some review, but have not yet approved the mitigation plan submitted. The estimated cost of the mitigation plan is a minimum of $4 million, which is only the direct cost of stream improvements and not the infrastructure to collect and control the storm water. Much of the other storm water cost are included in other cost, such as excavation and site cost.

EGIS, Inc. – Environmental Consulting 314 South Main Street ■ Bentonville, AR 72712
(479) 271-9252 ■ (800) 718-2492 ■ (479) 271-8627 (fax)
www.EgisEnv.com

Aerial Photography

Airport Expansion Studies, EDDA

Alternative Analyses

Aquatic Habitat Restoration

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Environmental Site Assessments

Environmental Impact Statements

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Fisheries & Stream Flow

Flora, Fauna & Habitat Surveys

GPS Survey & Mapping

Indoor Air Quality

Mitigation

Mr. Kuehn;

Please find the attached map that illustrates four streams located on the 34th Street Development area (Streams 1, 2, 3 and 4). These streams have been verified by the Corps of Engineers to be within their jurisdiction. Attached is also a jurisdictional determination letter from the Corps of Engineers addressing that these streams are considered jurisdictional. We are in the middle of the Section 404 permit process *regarding a request for a permit to impact about 3360 linear feet of these low quality* streams to be able to develop the site as planned. This is following the Corps sequencing process of avoidance, minimization and compensation (mitigation). It is anticipated that mitigation will be required to place 3360 linear feet of stream into underground piping system. To mitigate this impact a mitigation plan has been developed that will involve enhancement of approximately 1300 feet of stream on site and 6700 feet of adjacent stream located downstream of the development site. Cost estimates of the stream mitigation work have been estimated at roughly $2.5 to $3.5 million.

Sincerely,

Manuel Barnes, PWS
EGIS



BLUE-LINE" STREAM MAP OF REDEVELOPMENT AREA

DEPARTMENT OF THE ARMY
LITTLE ROCK DISTRICT, CORPS OF ENGINEERS
POST OFFICE BOX 867
LITTLE ROCK, ARKANSAS 72203-0867
www.swl.usace.army.mil/

December 10, 2013

Regulatory Division

FILE No. **SWL-2013-00312**

Mr. Manuel Barnes
EGIS, Inc.
314 South Main
Bentonville, Arkansas 72712

Dear Mr. Barnes:

Please refer to your letter of August 16, 2013 , concerning a waters of the United States determination of a development known as the 34th street project, in sections 22 and 23, T. 27 N., R. 33 W., Joplin, Newton County, Missouri. This letter will provide information on the extent of the waters of the United States, including wetlands, on the property and the Department of the Army permit requirements pursuant to Section 404 of the Clean Water Act (33 U.S. Code 1344).

My site inspection revealed that the property may contain areas that meet the definition of wetlands and waters of the United States, as determined by the 1987 Corps of Engineers Wetlands Delineation Manual and Regional Supplements, appropriate guidance, and Department of the Army regulations. Approximately 5,318 linear feet of stream were identified. No wetlands were observed onsite. The approximate location of these areas is shown on the enclosed map of the site.

This letter contains an Approved Jurisdictional Determination for your subject site. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 Code of Federal Regulations (CFR) Part 331. Enclosed you will find a Notification of Appeals Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA for to the Southwestern Division Office at the following address:

Mr. Elliott Carman
Administrative Appeals Review Officer (CESWD-PD-O)
U.S. Army Corps of Engineers
1100 Commerce Street, Suite 831
Dallas , Texas 75242-1317

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete; that it meets the criteria for appeal under 33 CFR part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP.

It is not necessary to submit an RFA form to the Division Office if you do not object to the determination in this letter.

This approved jurisdictional determination is valid for a period of 5 years from the date of this letter unless new information warrants revision of the determination before the expiration date.

Please be advised that the discharge of dredged or fill material in waters of the United States, including wetlands, requires a Department of the Army permit prior to beginning work in most situations. A permit is required pursuant to Section 404 of the Clean Water Act and Corps of Engineers implementing regulations, 33 Code of Federal Regulations (CFR) 320 - 332. The clearing of wetlands with mechanized equipment; landleveling; construction of ditches, dikes, and dams; placement of fill to raise the elevation of a site; and stabilization of banks are examples of activities that routinely require a permit. All of these activities involve the discharge of dredged or fill material in waters of the United States.

This determination has been conducted to identify the limits of the Corps Clean Water Act jurisdiction for the particular site identified in this request.

Your cooperation in the Regulatory Program is appreciated. If you have any questions, please contact me at (501) 324-5295 and refer to No. **SWL-2013-00312.**

Sincerely,

Lisa Boyle
Project Manager

Enclosures

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

cc:
Table Rock PO, w/cy dwgs
Ch, Regulatory Enf, w/cy dwgs

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: **RKS Development, LLC**	File Number: **2013-00312**	Date: **10-Dec-13**
Attached is:		See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
	PERMIT DENIAL	C
✓	APPROVED JURISDICTIONAL DETERMINATION	D
	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/CECW/Pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT		
REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)		
ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.		
POINT OF CONTACT FOR QUESTIONS OR INFORMATION:		
If you have questions regarding this decision and/or the appeal process you may contact: Lisa Boyle 501-324-5295	If you only have questions regarding the appeal process you may also contact: Mr. Elliott Carman Administrative Appeals Review Officer (CESWD-PD-O) U.S. Army Corps of Engineers 1100 Commerce Street, Suite 831 Dallas , Texas 75242-1317 469-487-7061	
RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.		
_____ Signature of appellant or agent.	Date:	Telephone number:

APPROVED JURISDICTIONAL DETERMINATION FORM
U.S. Army Corps of Engineers

This form should be completed by following the instructions provided in Section IV of the JD Form Instructional Guidebook.

SECTION I: BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): August 16, 2013

B. DISTRICT OFFICE, FILE NAME, AND NUMBER: SWL, Development – 52 acres – Joplin, MO – Hwy 43 b/t 34th and 41st streets, 2013-00312

C. PROJECT LOCATION AND BACKGROUND INFORMATION:

State: Missouri County/parish/borough: Newton City: Joplin
Center coordinates of site (lat/long in degree decimal format): Lat. 37.04717°, Long. -94.51522°
Universal Transverse Mercator: 4101178 Northing, 365261 Easting
Name of nearest waterbody: Unnamed tributary to Shoal Creek
Name of nearest Traditional Navigable Water (TNW) into which the aquatic resource flows: Grand (Neosho) River
Name of watershed or Hydrologic Unit Code (HUC): 11070207

☑ Check if map/diagram of review area and/or potential jurisdictional areas is/are available upon request.

☐ Check if other sites (e.g., offsite mitigation sites, disposal sites, etc…) are associated with this action and are recorded on a different JD form

D. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

☑ Office (Desk) Determination. Date: October 17, 2013

☑ Field Determination. Date(s): July 9-10, 2013 (EGIS, Inc.)

SECTION II: SUMMARY OF FINDINGS

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.
There are no "*navigable waters of the U.S.*" within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area. [*Required*]

☐ Waters subject to the ebb and flow of the tide.

☐ Waters are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce. Explain:

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.
There are "*waters of the U.S.*" within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area. ***[Required]***

1. Waters of the U.S.
a. Indicate presence of waters of U.S. in review area (check all that apply): [1]

☐ TNWs, including territorial seas

☐ Wetlands adjacent to TNWs

☑ Relatively permanent waters[2] (RPWs) that flow directly or indirectly into TNWs

☑ Non-RPWs that flow directly or indirectly into TNWs

☐ Wetlands directly abutting RPWs that flow directly or indirectly into TNWs

☐ Wetlands adjacent to but not directly abutting RPWs that flow directly or indirectly into TNWs

☐ Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs

☐ Impoundments of jurisdictional waters

☐ Isolated (interstate or intrastate) waters, including isolated wetlands

b. Identify (estimate) size of waters of the U.S. in the review area:
Non-wetland waters: 5,318 linear feet: varies from 1.5 ft (stream 4) to 12 ft (stream 1) width (ft) and/or acres.
Wetlands: acres.

c. Limits (boundaries) of jurisdiction based on: Established by OHWM

Elevation of established OHWM (if known):

2. Non-regulated waters/wetlands (check if applicable):[3]

☐ Potentially jurisdictional waters and/or wetlands were assessed within the review area and determined to be not jurisdictional. Explain:

[1] Boxes checked below shall be supported by completing the appropriate sections in Section III below.
[2] For purposes of this form, an RPW is defined as a tributary that is not a TNW and that typically flows year-round or has continuous flow at least "seasonally" (e.g., typically 3 months).
[3] Supporting documentation is presented in Section III.F.

SECTION III: CWA ANALYSIS

A. TNWs AND WETLANDS ADJACENT TO TNWs

Tributary properties with respect to top of bank (estimate):
Average width: 12 feet (Stream 1), 6 feet (Stream 2), 3.5 feet (Stream 3), 1.5 feet (Stream 4)
Average depth: 1.9 feet (Stream 1), 1 feet (Stream 2), 1 feet (Stream 3), 0.7 feet (Stream 4)
Average side slopes:

Primary tributary substrate composition (check all that apply):

☑ Silts	☑ Sands	☐ Concrete
☐ Cobbles	☑ Gravel	☐ Muck
☑ Bedrock	☐ Vegetation. Type/% cover:	
☐ Other. Explain:		

Tributary condition/stability [e.g., highly eroding, sloughing banks]. Explain: moderately stable
Presence of run/riffle/pool complexes. Explain: Most of the aquatic features onsite were dry, so it was difficult to tell if riffle/run/pool complexes are present.
Tributary geometry: Relatively Straight
Tributary gradient (approximate average slope): %

(c) Flow:

Tributary provides for: Intermittent but not Seasonal Flow ; Stream 4 provides for ephemeral flow.
Estimate average number of flow events in review area/year:
Describe flow regime: shallow concentrated flow to channel flow
Other information on duration and volume: Streams 1, 2 and 3 are described as intermittent streams, whereas Stream 4 is defined as an ephemeral stream.
Surface flow is: Confined Characteristics: Water body is incised in the ground.
Subsurface flow: Unknown Explain findings:
☐ Dye (or other) test performed:

Tributary has (check all that apply):
☑ Bed and banks
☑ OHWM[6] (check all indicators that apply):

☑ clear, natural line impressed on the bank	☐ the presence of litter and debris
☐ changes in the character of soil	☑ destruction of terrestrial vegetation
☐ shelving	☐ the presence of wrack line
☐ vegetation matted down, bent, or absent	☑ sediment sorting
☐ leaf litter disturbed or washed away	☐ scour
☐ sediment deposition	☐ multiple observed or predicted flow events
☐ water staining	☐ abrupt change in plant community
☐ other (list):	

☐ Discontinuous OHWM.[7] Explain:

If factors other than the OHWM were used to determine lateral extent of CWA jurisdiction (check all that apply):

☐ High Tide Line indicated by:	☐ Mean High Water Mark indicated by:
☐ oil or scum line along shore objects	☐ survey to available datum;
☐ fine shell or debris deposits (foreshore)	☐ physical markings;
☐ physical markings/characteristics	☐ vegetation lines/changes in vegetation types.
☐ tidal gauges	
☐ other (list):	

(iii) Chemical Characteristics:
Characterize tributary (e.g., water color is clear, discolored, oily film; water quality; general watershed characteristics, etc.).
Explain: Where water was present, water appeared clear. Though the property boundary in this jurisdictional determination is undeveloped and generally wooded, the rest of the drainage basin is heavily developed, including a hospital, commercial areas, and residential areas.
Identify specific pollutants, if known: Shoal Creek is on Missouri's 2012 303d list for *E. coli*.

[6]A natural or man-made discontinuity in the OHWM does not necessarily sever jurisdiction (e.g., where the stream temporarily flows underground, or where the OHWM has been removed by development or agricultural practices). Where there is a break in the OHWM that is unrelated to the waterbody's flow regime (e.g., flow over a rock outcrop or through a culvert), the agencies will look for indicators of flow above and below the break.
[7]Ibid.

(iv) Biological Characteristics. Channel supports (check all that apply):

- ☑ Riparian corridor. Characteristics (type, average width): Much of the stream length is partially to fully shaded, with grass, shrubs, vines and trees composing the riparian zone. However, a sewer line follows much of Stream 1 on one side, reducing or eliminating the riparian buffer on that side.
- ☐ Wetland fringe. Characteristics:
- ☐ Habitat for:
  - ☐ Federally Listed species. Explain findings:
  - ☐ Fish/spawn areas. Explain findings:
  - ☐ Other environmentally-sensitive species. Explain findings:
  - ☐ Aquatic/wildlife diversity. Explain findings:

2. Characteristics of wetlands adjacent to non-TNW that flow directly or indirectly into TNW

(i) Physical Characteristics:

(a) General Wetland Characteristics:
Properties:
Wetland size: acres
Wetland type. Explain:
Wetland quality. Explain:
Project wetlands cross or serve as state boundaries. Explain:

(b) General Flow Relationship with Non-TNW:
Flow is: Explain:

Surface flow is:
Characteristics:

Subsurface flow: Explain findings:
- ☐ Dye (or other) test performed:

(c) Wetland Adjacency Determination with Non-TNW:
- ☐ Directly abutting
- ☐ Not directly abutting
  - ☐ Discrete wetland hydrologic connection. Explain:
  - ☐ Ecological connection. Explain:
  - ☐ Separated by berm/barrier. Explain:

(d) Proximity (Relationship) to TNW
Project wetlands are river miles from TNW.
Project waters are aerial (straight) miles from TNW.
Flow is from:
Estimate approximate location of wetland as within the floodplain.

(ii) Chemical Characteristics:
Characterize wetland system (e.g., water color is clear, brown, oil film on surface; water quality; general watershed characteristics; etc.). Explain:
Identify specific pollutants, if known:

(iii) Biological Characteristics. Wetland supports (check all that apply):
- ☐ Riparian buffer. Characteristics (type, average width):
- ☐ Vegetation type/percent cover. Explain:
- ☐ Habitat for:
  - ☐ Federally Listed species. Explain findings:
  - ☐ Fish/spawn areas. Explain findings:
  - ☐ Other environmentally-sensitive species. Explain findings:
  - ☐ Aquatic/wildlife diversity. Explain findings:

3. Characteristics of all wetlands adjacent to the tributary (if any)
All wetland(s) being considered in the cumulative analysis:
Approximately () acres in total are being considered in the cumulative analysis.

For each wetland, specify the following:

Directly abuts? (Y/N)	Size (in acres)	Directly abuts? (Y/N)	Size (in acres)

Summarize overall biological, chemical and physical functions being performed:

C. SIGNIFICANT NEXUS DETERMINATION

A significant nexus analysis will assess the flow characteristics and functions of the tributary itself and the functions performed by any wetlands adjacent to the tributary to determine if they significantly affect the chemical, physical, and biological integrity of a TNW. For each of the following situations, a significant nexus exists if the tributary, in combination with all of its adjacent wetlands, has more than a speculative or insubstantial effect on the chemical, physical and/or biological integrity of a TNW. Considerations when evaluating significant nexus include, but are not limited to the volume, duration, and frequency of the flow of water in the tributary and its proximity to a TNW, and the functions performed by the tributary and all its adjacent wetlands. It is not appropriate to determine significant nexus based solely on any specific threshold of distance (e.g. between a tributary and its adjacent wetland or between a tributary and the TNW). Similarly, the fact an adjacent wetland lies within or outside of a floodplain is not solely determinative of significant nexus.

Draw connections between the features documented and the effects on the TNW, as identified in the *Rapanos* Guidance and discussed in the Instructional Guidebook. Factors to consider include, for example:

- Does the tributary, in combination with its adjacent wetlands (if any), have the capacity to carry pollutants or flood waters to TNWs, or to reduce the amount of pollutants or flood waters reaching a TNW?
- Does the tributary, in combination with its adjacent wetlands (if any), provide habitat and lifecycle support functions for fish and other species, such as feeding, nesting, spawning, or rearing young for species that are present in the TNW?
- Does the tributary, in combination with its adjacent wetlands (if any), have the capacity to transfer nutrients and organic carbon that support downstream foodwebs?
- Does the tributary, in combination with its adjacent wetlands (if any), have other relationships to the physical, chemical, or biological integrity of the TNW?

Note: the above list of considerations is not inclusive and other functions observed or known to occur should be documented below:

1. **Significant nexus findings for non-RPW that has no adjacent wetlands and flows directly or indirectly into TNWs.** Explain findings of presence or absence of significant nexus below, based on the tributary itself, then go to Section III.D: The drainage area of the non-RPW, Stream 4, includes a residential area, multiple roads, and a church. According to Dr. Jane Frankenberger at Purdue University, "In urban areas, pet wastes can be washed off streets and other impervious surfaces and flow through storm drains directly to lakes and streams," potentially creating a source for *E. coli* and other bacteria. Runoff from the roads and residential lawns may carry pollutants to the stream. Likewise, runoff from residential lawns can carry nutrients, and fallen leaves and branches may provide organic carbon that contributes to downstream foodwebs.

2. **Significant nexus findings for non-RPW and its adjacent wetlands, where the non-RPW flows directly or indirectly into TNWs.** Explain findings of presence or absence of significant nexus below, based on the tributary in combination with all of its adjacent wetlands, then go to Section III.D:

3. **Significant nexus findings for wetlands adjacent to an RPW but that do not directly abut the RPW.** Explain findings of presence or absence of significant nexus below, based on the tributary in combination with all of its adjacent wetlands, then go to Section III.D:

D. DETERMINATIONS OF JURISDICTIONAL FINDINGS. THE SUBJECT WATERS/WETLANDS ARE (CHECK ALL THAT APPLY):

1. **TNWs and Adjacent Wetlands.** Check all that apply and provide size estimates in review area:
   - ☐ TNWs: linear feet width (ft), Or, acres.
   - ☐ Wetlands adjacent to TNWs: acres.

2. **RPWs that flow directly or indirectly into TNWs.**
   - ☐ Tributaries of TNWs where tributaries typically flow year-round are jurisdictional. Provide data and rationale indicating that tributary is perennial: .
   - ☑ Tributaries of TNW where tributaries have continuous flow "seasonally" (e.g., typically three months each year) are jurisdictional. Data supporting this conclusion is provided at Section III.B. Provide rationale indicating that tributary flows seasonally: USGS has designated Stream 1 on this project site as intermittent. Field observations by EGIS, Inc. on July 9 and 10, 2013, indicate that Streams 1, 2 and 3 are likely intermittent.

   Provide estimates for jurisdictional waters in the review area (check all that apply):
   Tributary waters: Stream 1 - 3,462 linear feet 12 width (ft).
   ☑ Stream 2 - 1,174 linear feet 6 width (ft).
   Stream 3 - 291 linear feet 3.5 width (ft).

F. NON-JURISDICTIONAL WATERS, INCLUDING WETLANDS (CHECK ALL THAT APPLY):

- ☐ If potential wetlands were assessed within the review area, these areas did not meet the criteria in the 1987 Corps of Engineers Wetland Delineation Manual and/or appropriate Regional Supplements.
- ☐ Review area included isolated waters with no substantial nexus to interstate (or foreign) commerce.
  - ☐ Prior to the Jan 2001 Supreme Court decision in "*SWANCC*," the review area would have been regulated based solely on the "Migratory Bird Rule" (MBR).
- ☐ Waters do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction. Explain:
- ☐ Other: (explain, if not covered above):

Provide acreage estimates for non-jurisdictional waters in the review area, where the sole potential basis of jurisdiction is the MBR factors (i.e., presence of migratory birds, presence of endangered species, use of water for irrigated agriculture), using best professional judgment (check all that apply):

- ☐ Non-wetland waters (i.e., rivers, streams): linear feet width (ft).
- ☐ Lakes/ponds: acres.
- ☐ Other non-wetland waters: acres. List type of aquatic resource: .
- ☐ Wetlands: acres.

Provide acreage estimates for non-jurisdictional waters in the review area that do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction (check all that apply):

- ☐ Non-wetland waters (i.e., rivers, streams): linear feet width (ft).
- ☐ Lakes/ponds: acres.
- ☐ Other non-wetland waters: acres. List type of aquatic resource: .
- ☐ Wetlands: acres.

SECTION IV: DATA SOURCES.

A. SUPPORTING DATA. Data reviewed for JD (check all that apply - checked items shall be included in case file and, where checked and requested, appropriately reference sources below):

- ☑ Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: see hard copy file
- ☑ Data sheets prepared/submitted by or on behalf of the applicant/consultant.
  - ☑ Office concurs with data sheets/delineation report.
  - ☐ Office does not concur with data sheets/delineation report.
- ☐ Data sheets prepared by the Corps:
- ☐ Corps navigable waters' study:
- ☑ U.S. Geological Survey Hydrologic Atlas:
  - ☑ USGS NHD data.
  - ☐ USGS 8 and 12 digit HUC maps.
- ☑ U.S. Geological Survey map(s). Cite scale & quad name: 1:24K Joplin West
- ☑ USDA Natural Resources Conservation Service Soil Survey. Citation: Missouri_Soils
- ☑ National wetlands inventory map(s). Cite name: National Wetlands Inventory
- ☐ State/Local wetland inventory map(s):
- ☑ FEMA/FIRM maps: Newton County S_Fld_Haz_Ar.shp
- ☐ 100-year Floodplain Elevation is: (National Geodectic Vertical Datum of 1929)
- ☑ Photographs: ☑ Aerial (Name & Date): Bing Maps Hybrid accessed October 23, 2013
  - ☐ or ☐ Other (Name & Date):
- ☐ Previous determination(s). File no. and date of response letter:
- ☐ Applicable/supporting case law:
- ☐ Applicable/supporting scientific literature:
- ☐ Other information (please specify):

B. ADDITIONAL COMMENTS TO SUPPORT JD: Four streams are present on this property. Streams 1-3 are classified as intermittent, and Stream 4 is ephemeral. Soils information indicates that all soils are upland soils, and do not contain hydric inclusions. The National Wetland Inventory supported this. This area is well above a FEMA-designated floodplain.

☐ Other non-wetland waters: acres.
Identify type(s) of waters:

3. **Non-RPWs[8] that flow directly or indirectly into TNWs.**
☑ Waterbody that is not a TNW or an RPW, but flows directly or indirectly into a TNW, and it has a significant nexus with a TNW is jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide estimates for jurisdictional waters within the review area (check all that apply):
☑ Tributary waters: Stream 4 - 391 linear feet 1.5 width (ft).
☐ Other non-wetland waters: acres.
Identify type(s) of waters:

4. **Wetlands directly abutting an RPW that flow directly or indirectly into TNWs.**
☐ Wetlands directly abut RPW and thus are jurisdictional as adjacent wetlands.
☐ Wetlands directly abutting an RPW where tributaries typically flow year-round. Provide data and rationale indicating that tributary is perennial in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW:

☐ Wetlands directly abutting an RPW where tributaries typically flow "seasonally." Provide data indicating that tributary is seasonal in Section III.B and rationale in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW:

Provide acreage estimates for jurisdictional wetlands in the review area: acres.

5. **Wetlands adjacent to but not directly abutting an RPW that flow directly or indirectly into TNWs.**
☐ Wetlands that do not directly abut an RPW, but when considered in combination with the tributary to which they are adjacent and with similarly situated adjacent wetlands, have a significant nexus with a TNW are jurisidictional. Data supporting this conclusion is provided at Section III.C.

Provide acreage estimates for jurisdictional wetlands in the review area: acres.

6. **Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs.**
☐ Wetlands adjacent to such waters, and have when considered in combination with the tributary to which they are adjacent and with similarly situated adjacent wetlands, have a significant nexus with a TNW are jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide estimates for jurisdictional wetlands in the review area: acres.

7. **Impoundments of jurisdictional waters.[9]**
As a general rule, the impoundment of a jurisdictional tributary remains jurisdictional.
☐ Demonstrate that impoundment was created from "waters of the U.S.," or
☐ Demonstrate that water meets the criteria for one of the categories presented above (1-6), or
☐ Demonstrate that water is isolated with a nexus to commerce (see E below).

E. ISOLATED [INTERSTATE OR INTRA-STATE] WATERS, INCLUDING ISOLATED WETLANDS, THE USE, DEGRADATION OR DESTRUCTION OF WHICH COULD AFFECT INTERSTATE COMMERCE, INCLUDING ANY SUCH WATERS (CHECK ALL THAT APPLY):[10]
☐ which are or could be used by interstate or foreign travelers for recreational or other purposes.
☐ from which fish or shellfish are or could be taken and sold in interstate or foreign commerce.
☐ which are or could be used for industrial purposes by industries in interstate commerce.
☐ Interstate isolated waters. Explain:
☐ Other factors. Explain:

Identify water body and summarize rationale supporting determination:

Provide estimates for jurisdictional waters in the review area (check all that apply):
☐ Tributary waters: linear feet width (ft).
☐ Other non-wetland waters: acres.
Identify type(s) of waters:
☐ Wetlands: acres.

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[8] See Footnote # 3.
[9] To complete the analysis refer to the key in Section III.D.6 of the Instructional Guidebook.
[10] Prior to asserting or declining CWA jurisdiction based solely on this category, Corps Districts will elevate the action to Corps and EPA HQ for review consistent with the process described in the Corps/EPA *Memorandum Regarding CWA Act Jurisdiction Following Rapanos.*

What is Storm water Runoff?
Storm water runoff occurs when precipitation from rain or snowmelt flows over the ground. Impervious surfaces like driveways, sidewalks, and streets prevent storm water runoff from naturally soaking into the ground.
Why is storm water runoff a problem?

Lisa Boyle
Project Manager

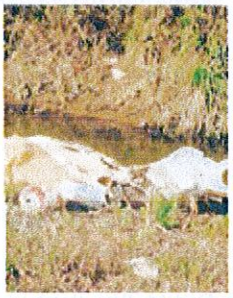
October 24, 2013
Date

Storm water can pick up debris, chemicals, dirt, and other pollutants and flow into a storm sewer system or directly to a lake, stream, river, wetland, or coastal water. Anything that enters a storm sewer system is discharged untreated into the waterbodies we use for swimming, fishing and providing drinking water.

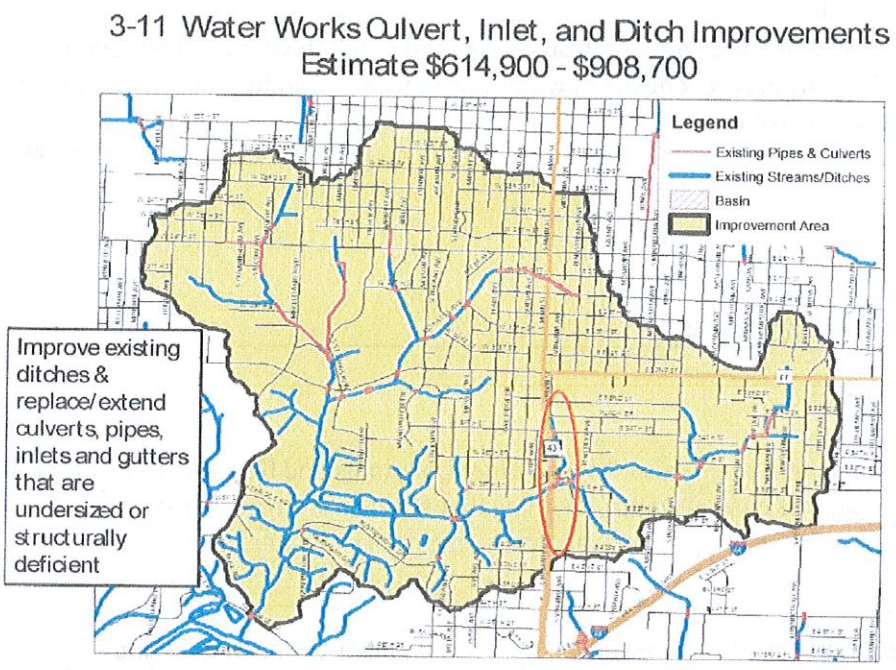
The effects of pollution
Polluted storm water runoff can have many adverse effects on plants, fish, animals and people.



Sediment can cloud the water and make it difficult or impossible for aquatic plants to grown. Sediment also can destroy aquatic habitats.
Excess nutrients can cause algae blooms. When algae die, they sink to the bottom and decompose in a process that removes oxygen from the water. Fish and other aquatic organisms can't exist in water with low dissolved oxygen levels.
Bacteria and other pathogens can wash into swimming areas and create health hazards, often making beach closures necessary.
Debris - plastic bags, six-pack rings, bottles, and cigarette butts - washed into waterbodies can choke, suffocate, or disable aquatic life like ducks, fish, turtles, and birds.



Household hazardous wastes like insecticides, pesticides, paint, solvents, used motor oil, and other auto fluids can poison aquatic life. Land animals and people can become sick from eating diseased fish and shellfish or ingesting polluted water.
Polluted storm water often affects drinking water sources. This, in turn, can affect human health and increase drinking water treatment costs.

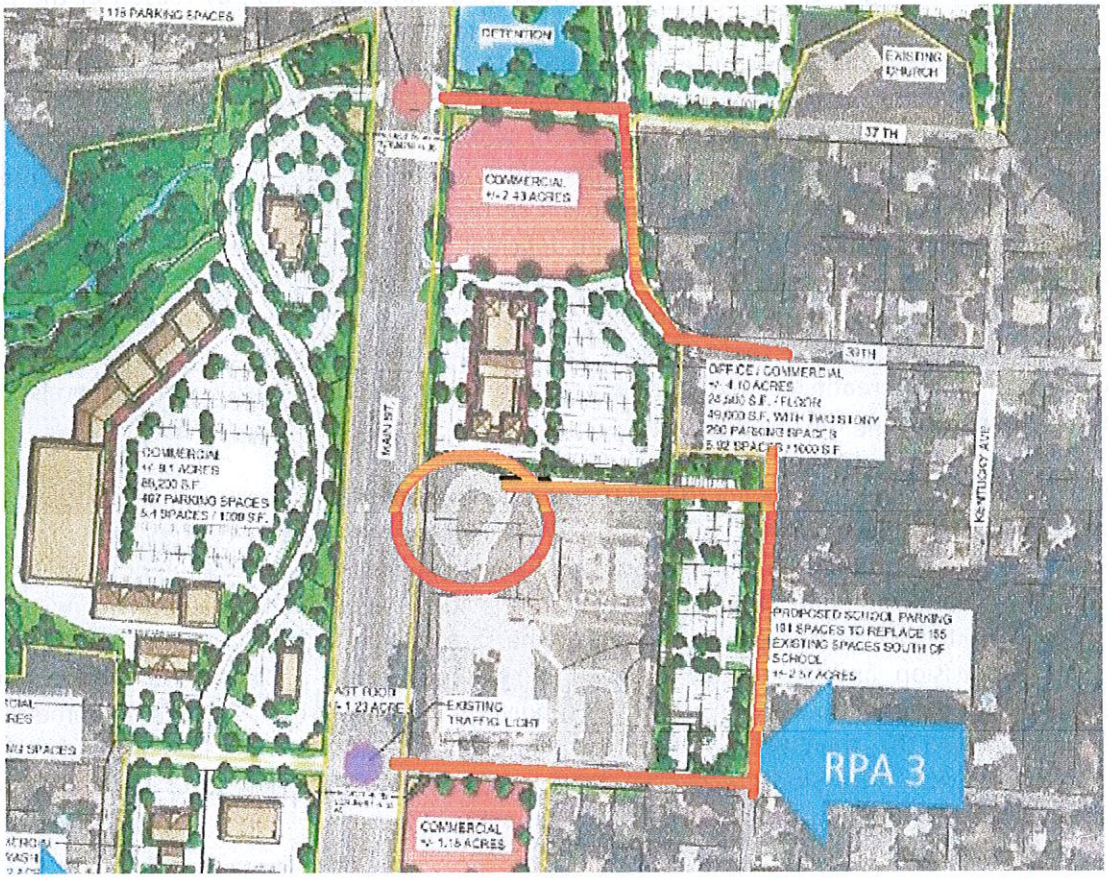


MAP FROM THE CITY OF JOPLIN'S STORM WATER MANAGEMENT PLAN
RED CIRCLE REFLECTS THE GENERAL LOCATION OF THE REDEVELOPMENT AREA

TRANSPORTATION IMPROVEMENTS:

MAIN STREET: As previously discussed, Mercy Hospital will be completed with the construction of their new facility and open in the spring of 2015. The opening of the facility will affect and increase traffic flow in the area. It is uncertain what the exact effect on traffic will be until the Hospital opens and the development patterns of the Area are established, however, a study was done by the Joplin Area Transportation Study Organization (JATSO), which is comprised of the City, County, and other transportation organizations. The Study was completed in July of 2013 by CJW Transportation Consultants, LLC of Springfield, MO. The study reviewed the impact of the new Hospital and the impact upon existing roads and streets in the Area. Based on the study report Main Street north of 50th Street will have an increase traffic of an estimated 2,000 to 8,000 cars per day. The lower amount is just the hospital and the higher amount is with significant development in the area. Currently the traffic volume on Main Street ranges from 17,500 cars per day, as previously outlined in at the beginning of this Blight Study. The Hospital, plus new development in the Area will increase traffic from 12% to 46%. This increased traffic will affect the quality of the usage of the existing street system. The areas east and west of Main Street are residential areas that have significant population, and the transportation artery system relies upon Main Street to be the main collector route of residents from within this residential area. Any increase of traffic on Main Street will affect the quality of service, or the ability to access Main Street from the arteries leading to Main Street. Currently there is only one traffic light between 32nd Street and I-44, it is located at 41st Street to serve Stapleton Elementary School. As traffic increases it will affect the ability to turn onto Main Street from 33rd, 34th, 35th, 36th, 39th, 43rd, and 44th Street, since traffic volumes will slow the ability to access Main. The Redevelopment Plan calls for, and plans, new traffic lights at 34th and 37th Street, which will increase the lighted intersections for residents to access Main from a safe point.

SCHOOL TRAFFIC: Currently all School Buses that use the access point of the buses at Main Street, just north of the 41st Street light, the buses can only access Main Street by using the circle drive and turning back onto Main Street. The bus driveway has a very significant grade for buses to navigate. During icy or slick times it creates a dangerous drive to navigate by the bus drivers, both to turn into, and to drive out of. It is proposed under the Redevelopment Plan to create an access point for the buses to accesses Pennsylvania Avenue, which will then allow buses to access either 41st or a new lighted intersection at 37th Street.



SITE PLAN SHOWING NEW SCHOOL BUS ACCESS TO MAIN STREET
RED CIRCLE HIGHLIGHTS BUS CIRCLE DRIVE
RED LINES REFLECT NEW LIGHTED BUS ACCESS POINTS TO MAIN STREET

DANGEROUS PEDESTRIAN CROSSING: Currently, the School parking lot is located south of 41st Street, while the School buildings are north of 41st Street, This causes anyone parking in the parking lot to cross 41st Street to access the School. There ae no lighted pedestrian crossings on 41st. There have been accidents in the past whereby pedestrians have been hit by cars, according to School officials. The parking lot accommodates mostly teachers and employees. Most of the pedestrian traffic is generated when school starts and end, thus the peak traffic times for 41st Street as people are leaving the parking lot and parents are picking up their children. The Development proposes to create a new parking lot lying east of the School and west of Pennsylvania Avenue, thus allowing all patrons that park in the parking lot to access the School buildings without crossing any street.

GENERAL TRAFFIC FLOW: As previously illustrated, the increase in traffic caused by the Hospital will cause increased traffic congestion and slow the access to Main Street for the area residents. While two new traffic lights are planned at 34th and 37th Street, additional interior streets or upgrades are planned to allow for access to these new lights. Improvements or extensions and upgrades to interior streets will be done, especially Virginia Avenue and 37th Street, which will allow traffic to be collected and directed to lighted intersection.

CONCLUSIONS & SUMMARY: Using the definition from the first page of this Study, which is a reprint of the State Statute 99.810 (1) the definition of Blight is provided. (1) "Blighted area", an area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, 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, morals, or welfare in its present condition and use; Based upon the current transportation improvements the increased traffic which will be imposed upon the area will create a quality and safety issue. It is not an if concerning the Hospital, it is a certainty that traffic will increase, the exact amount is not known, also the current transportation improvements are deficient for the School buses as defined in this report, whereby the School buses have only one access to Main Street, which is not lighted. Due to the size of the average lot or parcel, which is less than one acre in size the subdivision platting is deficient for a conversion to commercial use based on the industry normal lot or parcel size of 1 to 11/2 acre. Conditions within the area created by the vacant and obsolete housing provisions conditions creating a social liability and menace to the public health, safety, morals, or public welfare in the current conditions affecting the neighborhood.

The City Council is required under the TIF Act to find that the Redevelopment Area as a whole is blighted prior to making that determination: "The redevelopment area on the whole is a blighted area, a conservation area, or an economic development area, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing. Such a finding shall include, but not be limited to, a detailed description of the factors that qualify the redevelopment area or project pursuant to this subdivision and an affidavit, signed by the developer or developers and submitted with the redevelopment plan, attesting that the provisions of this subdivision have been met; " Based upon the documented facts provide herein it is believed that the City Council can and should find the Area as a whole is blighted under the definition provided under the TIF Act. The Study recognizes that not every parcel is blighted as defined under the Act, but conditions exist which contribute to the blighted conditions as a whole.

RESUME OF EXPERIENCE OF PRINCIPAL INVESTIGATOR
DARRELL GROSS

EDUCATION: BS Degrees in Political Science, Business Administration, Accounting, School of the Ozarks, Made the Dean's List for 3 of 4 years, graduated with a 3.7 GPA. Was student intern in Circuit City Manager training program for two-years. Graduate work in Public Administration and Economics, Southwest Missouri State University.

PROFESSIONAL EXPERIENCE:

- **Elected County Assessor of Taney County:** Undertook reassessment of County prior to State Mandated Reassessment.
- **Manufacturing Business:** Assisted Brother in building a boat trailer manufacturing company in Mountain Home, AR. Served as CFO and Sales Manager. Was with the company from the beginning and assisted the company through rapid growth. Brother sold the business for $5 million.
- **Director of Community & Economic Development:** Served a five county region in central Missouri through the Council of Local Governments. Assisted communities with economic development and community development issues and programs. Also served as Director of the regions Small Business Administration Certified Development Company, packaging and underwriting SBA 504 loan debentures.
- **Economic Development Loan Officer:** Served as loan officer for United Savings & Loan specializing in SBA, USDA, HUD, and other government backed loan programs. Served 27 branches.
- **Senior Vice President:** Served as Senior Vice President of commercial lending for Landmark Banks. Company had 64 branches in Missouri and Illinois. Was leading producer of commercial loans among all branches.
- **Adjunct Professor of Finance:** Served for 11 years as Adjunct Professor of Finance at Washington University Engineering Graduate School. Assisted the University in applying for a grant through the Department of Education for a special grant to develop a program to offer a joint degree in engineering and project management and finance. The concept was to train engineers in the area of project finance so as to broaden their skills and career opportunities. Program was renewed for ten years by the Department of Education. Developed and taught the finance classes for students. Students learned how to underwrite a project from various finance structures, including tax backed bonds, revenue bonds, and public/private partnerships through the program. During tenure graduated 75 students with a Masters degree in Project Management and Finance. Served on all Master's Thesis committees. Three of the graduates work at the World Bank as underwriters on public projects funded by the World Bank. This was a part time position and was done while operating a private consulting business.
- **Consulting Business:** Since 1989 has owned and operated Gross & Associates an economic development and real estate development consulting business. Has assisted various communities and private developers with economic development projects. Specializes in Tax Increment Financing, Special Taxing Districts, and other incentive programs. Specializes in rural or small town economic development projects and plans.

During the years of providing consulting services to governmental entities and to private developers has developed or assisted in the development of 28 TIF Plans or projects serving as financial advisor, and or drafting of plan. Has developed and be the advisor on the creation of 39 Community Improvement Districts and serves as operations advisor on 28. Have assisted as financial advisor on three Transportation Development Districts, serve as operations advisor on two. Have prepared three city comprehensive plans.

PROFESSIONAL DESIGNATIONS AND HONORS:

- Outstanding Young Men of America
- Certified Business Counselor
- Certified International Financier
- Outstanding International Business Leader
- Small Business Administration: Financial Advocate Award, State of Missouri
- Harry S. Truman Congressional Award

RPA-1 CURRENT PROPERTY OWNERS

EXHIBIT 5 PAGE 1

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
055022001001004000	0.26	GOODSON, ROBERT & DONNA	$17,120	RES	11,887	$90,105	$7.58
056023002001022000	0.325	COLE, MICHAEL B. & DONNA I.	$6,790	RES	14,178	$35,737	$2.52
056023002001023000	0.325	LEWIS, BERT G.	$9,540	RES	14,178	$50,211	$3.54
056023002001024000	0.326	LEGALLY BLONDE INVESTMENTS, LLC	$7,410	RES	14,178	$39,000	$2.75
056023002001025000	0.488	LOYD, KEVIN G.	$9,780	RES	20,891	$51,474	$2.46
056023002001026000	0.489	O'DELL, DION P.	$10,370	RES	199,130	$54,579	$0.27
056023002002021000	0.234	JUDD, MARK A.	$4,670	RES	377,095	$24,579	$0.07
056023002002022000	0.253	DEWEESE, CRYSTAL R.	$17,590	RES	10,200	$92,579	$9.08
056023002002023000	0.882	HECKMASTER, STEVE & DIANA & STEVEN	$28,100	RES	115,750	$147,895	$1.28
056023002002024000	0.253	DENNIS, JEFFREY SCOTT & D'ANN	$13,850	RES	11,040	$72,895	$6.60
056023002002025000	0.172	FISHER, LINDSEY	$11,140	RES	7,493	$58,632	$7.82
056023002005008000	0.333	DOKE, LAVONNE LEEANNE	$16,600	RES	14,500	$87,368	$6.03
056023002005009000	0.666	RUARK, DENNIS L. & MARY JANE	$36,420	RES	25,725	$191,684	$7.45
056023002005010000	0.563	JOPLIN CITY	$0	TAX EXEMPT	45,738	$0	$0.00
056023002005011000	0.22	GILSTRAP, DOROTHY J.	$9,750	RES	9,685	$51,316	$5.30
TOTAL PROJECT 1	**5.789**		**$199,130**		**891,668**	**$1,048,053**	**$1.18**
		SUMMARY BY CLASSIFICATION RPA-1					
RESIDENTIAL	**5.226**		**$199,130**		**845,930**	**$1,048,053**	**$1.24**
TAX EXEMPT	**0.563**		**0**		**45,738**	**0**	**$0.00**
AGRICULTURE	**0**		**0**		**0**	**0**	**$0.00**
COMMERCIAL	**0**		**0**		**0**	**0**	**$0.00**
TOTALS	**5.789**		**$199,130**		**891668**	**$1,048,053**	**$1.18**

RPA-2 CURRENT PROPERTY OWNERS EXHIBIT 5 PAGE 2

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
056023002006001000	0.305	WOOD, WILLIAM K.	$13,430	RES	13,300	$70,684	$5.31
056023002006002000	0.305	WILSON, PHYLLIS K.	$13,240	RES	13,300	$69,684	$5.24
056023002006003000	0.305	CLAFLIN, JOHN	$13,530	RES	13,300	$71,211	$5.35
056023002006004000	0.393	NASH, KENNETH W. & ARLENE	$16,300	RES	17,100	$85,789	$5.02
056023002006005000	0.48	ERMAN, ROBERT MICHAEL	$18,940	RES	20,900	$99,684	$4.77
056023002006006000	2.4	RKS DEVELOPMENT, LLC	$85,470	COM	85,500	$256,667	$3.00
056023002006007000	2.39	RKS DEVELOPMENT, LLC	$91,170	COM	104,000	$273,784	$2.63
056023002006008000	1.2	RKS DEVELOPMENT, LLC & DANIEL ALLGE	$5,890	RES	51,138	$31,000	$0.61
056023002006009000	1.3	DOSS, CLYDE E. JR & ANNA	$10,570	RES	64,575	$55,632	$0.86
056023002006010000	1.8	LUNDSTRUM, BOB	$3,690	RES	80,000	$19,421	$0.24
056023002006011000	2.9	LUNDSTRUM, BOB	$4,790	AGR	127,200	$39,917	$0.31
056023002007012001	7.8	RKS DEVELOPMENT	$9,840	RES	339,768	$51,789	$0.15
26023003002005000	1.11	RKS DEVELOPMENT	$5,850	COM	48,352	$18,281	$0.38
056023003002005000	0.422	RKS DEVELOPMENT, LLC	$31,230	COM	18,400	$93,784	$ 5.10
056023003002006001	0.548	RKS DEVELOPMENT, LLC	$2,770	RES	24,104	$14,579	$ 0.60
056023003002006000	0.843	RDE, LLC	$35,230	RES	35,052	$185,421	$ 5.29
056023003002006002	0.548	RKS DEVELOPMENT, LLC	$2,770	RES	24104	14578.947	$0.60
056023003002005001	0.332	WHITE, KEITH V.	$9,280	RES	14,426	$48,842	$3.39
PT OF 056023003002005002	0.601	WHITE, KEITH V. & DEBBIE A.	$3,105	RES	12,840	$16,342	$1.27
NO PARCEL #	1.5	Missouri Department of Transportation	$0	TAX EXEMPT	65,340	$0	$0.00
TOTALS	**27.48**		**$377,095**		**1,172,699**	**$1,517,090**	**$ 1.29**
		SUMMARY BY CLASSIFICATION RPA-2					
RESIDENTIAL	**17.32**		**$158,585**		**730,129**	**$809,298**	**$1.11**
TAX EXEMPT	**1.5**		**0**		**65,340**	**0**	**$0.00**
AGRICULTURE	**2.9**		**$4,790**		**126,324**	**$39,917**	**$0.32**
COMMERCIAL	**5.76**		**$213,720**		**250,906**	**$667,875**	**$2.66**
TOTALS	**27.48**	**0**	**$377,095**	**0**	**1,172,699**	**$1,517,090**	**$1.29**

RPA-3 PROJECT 3 CURRENT PROPERTY OWNERS

EXHIBIT 5 PAGE 3

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
056023003003002000	2.9	MARCULES, BART AUGUSTIN TRUST	$322,750	RES	124,902	$1,698,684	$ 13.60
056023003003003000	0.6	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	TAX EXEMPT	26,136	$0	$ -
056023003003004000	0.529	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	TAX EXEMPT	23,043	$0	$ -
056023003003004002	0.248	JOPLIN R-VIII SCHOOL DISTRICT	$0	TAX EXEMPT	10,803	$0	$ -
056023003003005000	5.4	JOPLIN R-8 SCHOOL DISTRICT	$0	TAX EXEMPT	235,224	$0	$ -
056023003003012000	0.459	RAINEY, JANE E.	$6,690	RES	20,034	$35,211	$ 1.76
056023003003011000	0.462	RKS Development	$2,240	RES	20,140	$11,789	$ 0.59
056023003003010000	0.441	CRUMBLISS, CAROLYN J.	$6,420	RES	19,200	$33,789	$ 1.76
056023003003009000	0.261	HUNTER, LORI ANN	$6,640	RES	11,328	$34,947	$ 3.09
056023003003008000	0.519	ALTMAN, JEFFREY L.	$9,280	RES	22,581	$48,842	$ 2.16
056023003003007000	0.267	SMITH, ELLA L.	$8,720	RES	11,640	$45,895	$ 3.94
056023003010001000	1.3	SCHOOL DISTRICT 42	$0	TAX EXEMPT	58,220	$0	$ -
056023003010002000	0.386	JOPLIN R-8 SCHOOL DISTRICT	$0	TAX EXEMPT	16,810	$0	$ -
056023003010003000	0.416	JOPLIN R-VIII SCHOOL DISTRICT	$0	TAX EXEMPT	17,733	$0	$ -
056023003010003001	0.537	LOCKE, MICHAEL K. & TANIA R.	$34,470	RES	23,370	$181,421	$ 7.76
TOTALS	**14.73**		**$397,210**		**641,164**	**$2,090,579**	**$ 3.26**

SUMMARY BY CLASSIFICATION RPA-3

RESIDENTIAL	**5.846**		**$397,210**		**254,395**	**$2,090,579**	**$8.22**
TAX EXEMPT	**8.879**		**0**		**386,769**	**0**	**$0.00**
AGRICULTURE	**0**		**$0**		**0**	**$0**	**$0.00**
COMMERCIAL	**0**		**$0**		**0**	**$0**	**$0.00**
TOTALS	**14.73**		**0 $397,210**		**0 641,164**	**$2,090,579**	**$3.26**

RPA 4 CURRENT PROPERTY OWNERS

EXHIBIT 5 PAGE 4

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
560230030110010000	1	RKS DEVELOPMENT, LLC	$7,860	RES	43560	$41,368	$0.95
56023003011002000	1.08	MOFFAT, CLYDE & ELEANOR	$58,200	COM	47,045	$181,875	$ 3.87
56023003011003000	0.52	SHEPHERD, SCOTT S.	$14,010	RES	22,651	$73,737	$ 3.26
56023003011004000	0.18	RKS DEVELOPMENT, LLC	$10,230	RES	7,841	$53,842	$ 6.87
56023003016001000	0.35	KIENZLE, GARY L. & CARLENE	$16,700	RES	15,246	$87,895	$ 5.77
56023003016002000	0.2	BIBENS, HARRY A. & DEBORAH	$6,010	RES	8,712	$31,632	$ 3.63
560230030160030000	0.07	GONZALEZ, OSCAR H. & LAURA	$670	RES	3,049	$3,526	$ 1.16
56023003016004000	0.21	PERRY MANAGEMENT, LP	$2,070	RES	9,148	$10,895	$ 1.19
TOTALS	**3.61**		**$115,750**		**157,252**	**$ 484,770**	**$ 3.08**
		SUMMARY BY CLASSIFICATION RPA-4					
RESIDENTIAL	**2.53**		**$57,550**		**110,207**	**$302,895**	**$2.75**
TAX EXEMPT	**0**		**0**		**0**	**0**	**$0.00**
AGRICULTURE	**0**		**$0**		**0**	**$0**	**$0.00**
COMMERCIAL	**1.08**		**$58,200**		**47,045**	**$181,875**	**$3.87**
TOTALS	**3.61**		**0 $115,750**	**0**	**157,252**	**$484,770**	**$3.08**

RPA 5 CURRENT PROPERTY OWNERS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
055022004011001000	0.28	OX, L.L.C.	$6,750	RES	12,188	$35,526	$ 2.91
055022004011002000	0.157	LUCAS, DAVID E.	$6,290	RES	6,825	$33,105	$ 4.85
055022004011003000	0.413	SOOTER, KEVIN	$13,040	RES	17,871	$68,632	$ 3.84
055022004011003001	0.604	GARRISON, GEORGE O. & BARBARA	$9,820	RES	25,067	$51,684	$ 2.06
055022004011003002	0.198	REYNOLDS, BONNIE	$19,820	RES	8,640	$104,316	$ 12.07
055022004011003003	0.247	HEISLER, DORIS	$17,670	RES	10,100	$93,000	$ 9.21
055022004011003004	0.198	STERNES, ELIZABETH A.	$5,980	RES	8,640	$31,474	$ 3.64
055022004011004000	0.436	VOLK, RICHARD E. & DIANE M.	$26,210	COM	19,110	$137,947	$ 7.22
055022004011005000	0.513	BOTTOROFF, JERRY R. & JUDITH ANN	$13,250	RES	25,774	$69,737	$ 2.71
055022004011006000	0.436	WILLIAMS, DAVID S.	$9,310	RES	18,915	$49,000	$ 2.59
TOTALS	**3.482**		**$128,140**		**153,130**	**$ 674,421**	**$ 4.40**
		SUMMARY BY CLASSIFICATION RPA-5					
RESIDENTIAL	**3.046**		**$101,930**		**134,020**	**$536,474**	**$4.00**
TAX EXEMPT	**0**		**0**		**0**	**0**	**$0.00**
AGRICULTURE	**0**		**$0**		**0**	**$0**	**$0.00**
COMMERCIAL	**0.436**		**$26,210**		**19,110**	**$137,947**	**$7.22**
TOTALS	**3.482**		**0 $128,140**	**0**	**153,130**	**$674,421**	**$4.40**

RPA 6 CURRENT PROPERTY OWNERS

EXHIBIT 5 PAGE 5

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
055022004003005002	0.203	WOLTJER, DONALD D.	$21,350	RES	8,832	$112,368	$ 12.72
055022004003005001	0.206	WOLTJER, DONALD D.	$22,680	RES	8,832	$119,368	$ 13.52
055022004003005000	0.381	WOLTJER, DONALD D.	$44,370	RES	16,650	$233,526	$ 14.03
055022004003004000	0.814	RKS DEVELOPMENT III, LLC	$10,680	RES	35,520	$56,211	$ 1.58
055022004003006000	0.344	RENT JOPLIN.COM LLC	$9,310	RES	15,000	$49,000	$ 3.27
055022004003006001	0.146	LANDIS, ROBERT C. & BARBARA R.	$24,340	RES	6,375	$128,105	$ 20.09
055022004003006002	0.146	CARDEN, MAX & INA	$21,300	RES	6,375	$112,105	$ 17.59
055022004003007000	0.425	RKS DEVELOPMENT, LLC	$16,230	COM	18,500	$48,739	$ 2.63
055022004003008000	0.51	RKS DEVELOPMENT, LLC	$3,550	RES	18,500	$18,684	$ 1.01
055022004003009000	0.212	RKS DEVELOPMENT , LLC	$1,480	RES	27,750	$7,789	$ 0.28
055022004003009001	0.212	POTTER, JAMES L.	$1,480	RES	9,250	$7,789	$ 0.84
055022004003010000	0.425	POTTER, JAMES L.	$10,330	RES	18,500	$54,368	$ 2.94
055022004003002000	2.7	RKS DEVELOPMENT, LLC	$3,410	RES	117,612	$17,947	$ 0.15
055022004005002000	17.77	RKS DEVELOPMENT, LLC	$8,280	AGR	164,221	$69,000	$ 0.42
055022001033001000	1.51	RKS DEVELOPMENT, LLC	$1,290	RES	65,777	$6,789	$ 0.10
055022004003001000	0.425	RKS DEVELOPMENT, LLC	$13,640	RES	18,513	$71,789	$ 3.88
055022004001001000	1.7	RKS DEVELOPMENT LLC	$4,100	RES	74,052	$21,579	$ 0.29
055022004002002000	0.448	RKS DEVELOPMENT, LLC	$1,960	RES	19,514	$10,316	$ 0.53
TOTALS	######		**$219,780**		649,773	$1,145,476	$ 1.76
		SUMMARY BY CLASSIFICATION RPA-6					
RESIDENTIAL	**10.38**		**$195,270**		**467,052**	**$1,027,737**	**$2.20**
TAX EXEMPT	**0**		**0**		**0**	**0**	**$0.00**
AGRICULTURE	**17.77**		**$8,280**		**164,221**	**$69,000**	**$0.00**
COMMERCIAL	**0.425**		**$16,230**		**18,500**	**$48,739**	**$2.63**
TOTALS	######		**$219,780**		**649,773**	**$1,145,476**	**$1.76**

SUMMARY OF ALL PROJECTS

RESIDENTIAL	**44.35**		**$1,109,675**	**0**	**2541733**	**$5,815,035**	**$19.52**
TAX EXEMPT	**10.94**		**$0**	**0**	**497847**	**$0**	**$0.00**
AGRICULTURE	**20.67**		**$13,070**	**0**	**290545**	**$108,917**	**$0.32**
COMMERCIAL	**7.701**		**$314,360**	**0**	**335560**	**$1,036,436**	**$16.38**

EXHIBIT 6

BUT FOR ANALYSIS

As required by State Law, the City must undergo what is known as a "but for" analysis. This is a burden which the City must impose on all projects, which means the City must be confident that the project would not be able financially to proceed without the assistance of TIF funds. In order to do this the primary assumption to be made is to analyze the profit or return on investment to the Developer, with and without the use of TIF funds to give a comparison.
The same project cost are used in these assumptions as were used for project cost as reported in Exhibit 3 of the TIF Plan. Exhibit 3 has separated out the Reimbursable Cost from the Developer Cost. Exhibit 3 has estimates for building cost and additional site work that would not be eligible under the TIF, such as parking lots, finish grading and other final improvements. The building and other site cost are estimates based on the land planners projected highest and best of the site. The final building size and type will depend on the final user's size, design and specification.
This return on investment analysis removeas the varibles of the finish site cost and buildings so as to calculate the return on investment as if all land will be sold as a land development. Developer plans on doing both.

SUMMARY OF ALL PROJECT COST USED IN PLAN

COST WERE USED FROM EXHIBIT 3 AND ESTIMATES FOR LAND ONLY SALES		
PROJECT COST AS REPORTED EXHIBIT 3 REIMBURSABLE PROJECT COST		$30,867,495
LAND COST: Includes cost of 45 acres the Developer now owns, plus estimated cost of an additional 35-40 more*		$19,886,713
Marketing Cost	Advertising, Leasing commissions-Sales Commissions-Land only	$1,645,568
INTEREST CARRY COST 16 YEARS	Estimate for financing site cost above land sales revenue	$14,500,000
TOTAL PROJECT COST ADJUSTED TO ACTUAL PROJECTED COST-NO TIF ASSISTANCE		$66,899,776

Of the estimated 35-40 acres the Developer needs to purchase, it consist of 52 different owners that are mostly single family homes.

Of the estimated 45 acres the Developer now owns most all of it were large tracts an undeveloped.

RETURN ON INVESTMENT NO TIF ASSISTANCE

AVERAGE COST PER ACRE 63 ACRES OF NET SELLABLE AND USABLE LAND		$1,061,901
AVERAGE COST PER SQUARE FOOT OF LAND	2744280 Total Sq Ft	$24.38
ESTIMATED LAND VALUE PER SQUARE FOOT DEPENDING ON LOCATION*		$11.00
TOTAL ESTIMATED REVENUE FROM SELLING LAND		$30,187,080
LOSS ON INVESTMENT IN 83 ACRES WITH NET 63 ACRES ABLE TO BE SOLD USING AVERAGE SELLING PRICE		($36,712,696)
ESTIMATED PERCENTAGE LOSS ON INVESTMENT WITHOUT TIF ASSISTANCE		-55%

The market selling price for the area is not known at this time. Because of the improvements projected and the demand for the sites created by the redevelopment the value of the land in the future has not been established, however in the real estate business values for property have a general range due to the maximum retailers and business can pay for property in competition with other locations. Although the Developer will be, or projects to purchase a total of an estimated 83 acres the net sellable amount is an estimated

63 acres. The estimated 20 acres will be used for walking trails, streets and public right of ways, and storm detention areas.
The estimated price per square foot that the commercial frontage will sell for is about $10-12 per Sq Ft, for the second tier locations it will be less.
Some of the office land in the rear and apartment land will sell in the range of $4.00 per square foot. An average of $10.00 is used in the estimates.
See Exhibit 2 Site plan for useable land and public use and Exhibit 9.

RETURN ON INVESTMENT WITH TIF ASSISTANCE

COST TO DEVELOPER			$66,899,776
REIMBURSABLE PROJECT COST	See Exhibit 3		($30,867,495)
REIMBURSEMENT OF INTEREST FROM TIF	See Exhibit 3	See (2) note below	($7,151,579)
REIMBURSEMENT OF INTEREST FROM CID	See Exhibit 3		($9,149,469)
ADJUSTED COST TO DEVELOPER WITH TIF ASSISTANCE			$19,731,233
AVERAGE COST PER ACRE FOR 63 SELLABLE ACRES			$313,194
AVERAGE COST PER SQUARE FOOT OF LAND			$7.19
AVERAGE SELLING PRICE OF LAND PER SQUARE FOOT			$10
TOTAL ESTIMATED REVENUE FROM SELLING LAND			$30,187,080
TOTAL ESTIMATED PROFIT FROM SELLING LAND WITH TIF ASSISTANCE			$10,455,847
PROFIT MARGIN IN INVESTMENT TOTAL WITH TIF REIMBURSEMENT			15.63%

The Return on investment above uses the total Cost to Developer as the investment amount rather than the adjusted cost to the Developer since the Developer must invest the total cost and the reimburrsement portion from the TIF will be paid over time and is contiengent upon the TIF revnue, thus the true return on investment is calculated by using the Total cost to the Developer as the investment amount.

PROJECTED INVESTMENT WITH BUILDINGS

REIMBURSABLE PROJECT COST		TIF	$30,867,495
Land Cost		NON-TIF	$19,886,713
Buildings with infill		NON-TIF	$100,362,930
Apartment Building RPA 6		NON-TIF	$3,840,000
Site Prep Cost		NON-TIF	$8,405,238
Marketing Cost		NON-TIF	$14,588,032
Contingency		Part TIF	$3,757,634
(1)Interest Cost-6% 48 Months-Buildings-non TIF Cost(1)		NON-TIF	36,201,731
Interest on TIF Portion-14 yrs (2)	See Exhibit 15	Part -TIF	19,997,890
TOTAL			$237,907,663

(1) Interest is calculated for the construction period on the buildings and other private cost over a 48 month period. Assumptions are that they will be sold and or converted to a long term mortgage whereby the lease income would then fund interest cost.

(2) This is the estimated total carrying cost for the TIF reimbursable cost, which the Developer will have to totally fund. The amount that is reimburseable is being limited however to $7,151,579 from the TIF and the balance of $9,149,469 from the CID

EXHIBIT 7

DEVELOPER AFFIDAVIT

AFIDAVIT

STATE OF MISSOURI)
)ss
COUNTY OF Jasper)

The undersigned RKS Development, LLC. (the "Developers"), hereby attest as follows:

1. They have a contact to acquire certain real property located within the City limits of Joplin, Missouri, legally described and attached as Exhibit A.

2. On November 14, 2014, the Developers submitted a project proposal to the Tax Increment Financing Commission of the City of Joplin requesting the rights to develop the property in accordance with the proposal submitted and to negotiate a development agreement with the TIF Commission and the City of Joplin, where by a share of the new tax increments may be captured to fund excessive cost to redevelop the property described herein.

3. Without the financial assistance of the Tax Increment Financing Commission of the City of West Joplin, it is not reasonably anticipated that the Developers would undertake and complete the commercial development described in the project proposal.

By:_____
RKS Development, LLC.

IN WITNESS WHEREOF. Before has appeared Rodney Spriggs, known to me personally and/or has provided me sufficient documentation to confirm his identity and to be the person so authorized to sign this document. I have hereunto subscribed my name and affixed my official seal this 24th day of November, 2014.

By:_____
Notary Public

My commission expires:
11/27/2016

PRISCILLA CARDEN
Notary Public - Notary Seal
State of Missouri, Jasper County
My Commission Expires Nov. 27, 2016
Commission # 12418228

MAIN STREET TIF & CID EXHIBIT 8

FINANCIAL IMPACT ON TAXING DISTRICTS-SUMMARY

ALL RPAs END IN 16 YEARS TIF ENDS IN 16 YEARS

CUMULATIVE TOTAL OF TAX REVENUE BY TAXING DISTRICT PAID TOWARD TOTAL PROJECT COST-LIFE OF TIF

TAX REVENUE PAID BY DISTRICT TAX REVENUE PAID FOR PROJECT COST	PROPERTY TAX CUM-TOTAL	SALES TAX CUM-TOTAL	TOTAL ALL TAXES CUM-TOTAL	PERCENTAGE OF TOTAL TAXES
Newton County	$0	$4,770,303	$4,770,303	**10.13%**
Newton County Fair	$38,327	$0	$38,327	**0.08%**
Newton County Health Department	$191,634	$0	$191,634	**0.41%**
Newton County Mental Health	$316,209	$0	$316,209	**0.67%**
Joplin Special Road District	$849,361	$0	$849,361	**1.80%**
Joplin School District	$14,028,226	$0	$14,028,226	**29.80%**
SB 40-Sheltered Workshop	$229,978	$0	$229,978	**0.49%**
SOUTH MAIN STREET CID	$0	$13,885,570	$13,885,570	**29.50%**
City of Joplin	$1,633,945	$11,130,706	$12,764,651	**27.12%**
TOTAL	**$17,287,680**	**$29,786,579**	**$47,074,259**	**100.00%**

CUMULATIVE TOTAL OF TAX REVENUE BY DISTRICT COLLECTED BY DISTRICTS-NOT CAPTURED BY TIF

TAX REVENUE COLLECTED BY DISTRICT TAXES RETAINED BY TAXING DISTRICTS	PROPERTY TAX CUM-TOTAL	SALES TAX CUM-TOTAL	TOTAL ALL TAXES CUM-TOTAL	PERCENTAGE OF TOTAL TAXES
Newton County	$0	$5,089,529	$5,089,529	**23.35%**
Newton County Fair	$10,730	$0	$10,730	**0.05%**
Newton County Health Department	$53,652	$0	$53,652	**0.25%**
Newton County Mental Health	$88,526	$0	$88,526	**0.41%**
Joplin Special Road District	$237,755	$0	$237,755	**1.09%**
Joplin School District	$3,927,320	$0	$3,927,320	**18.02%**
SB 40-Sheltered Workshop	$64,382	$0	$64,382	**0.30%**
SOUTH MAIN STREET CID	$0	$0	$0	**0.00%**
City of Joplin	$457,436	$11,870,565	$12,328,001	**56.55%**
TOTAL	**$4,839,801**	**$16,960,094**	**$21,799,895**	**100.00%**

CUMULATIVE TOTAL OF TAX REVENUE BY DISTRICT PROJECTION OF REVENUE-NO TIF ASSUMPTION

TAX REVENUE COLLECTED BY DISTRICT NO TIF IN PLACE-16 YEAR PERIOD	PROPERTY TAX CUM-TOTAL	SALES TAX CUM-TOTAL	TOTAL ALL TAXES CUM-TOTAL	PERCENTAGE OF TOTAL TAXES
Newton County	$0	$98,046	$98,046	**6.52%**
Newton County Fair	$2,668	$0	$2,668	**0.18%**
Newton County Health Department	$13,340	$0	$13,340	**0.89%**
Newton County Mental Health	$22,011	$0	$22,011	**1.46%**
Joplin Special Road District	$59,123	$0	$59,123	**3.93%**
Joplin School District	$976,493	$0	$976,493	**64.90%**
SB 40-Sheltered Workshop	$16,008	$0	$16,008	**1.06%**
SOUTH MAIN STREET CID	$0	$0	$0	**0.00%**
City of Joplin	$113,737	$203,224	$316,961	**21.07%**
TOTAL	**$1,203,380**	**$301,270**	**$1,504,650**	**100.00%**

EXHIBIT 9

BUILD OUT SCHEDULE OF DEVELOPMENT

Development Schedule estimates total build out by 2018

	RPA 1 is anticipated to be developed in 2018			LAND CALCULATIONS			IMPROVEMENT VALUES					SALES			JOBS
RPA-1 NORTH OF 34TH STREET EAST OF MAIN							OFFICE	RETAIL	BUILDING	IMPRVT	TOTAL	ASSESSED	SALES	ANNUAL	
LISTING OF SITES FOR DEVELOPMENT				LAND	LAND	LAND	BUILDING	BUILDING		$7,700,000	VALUE	VALUE	SQ FT	SALES	
SITE #	USAGE	ACRES	DESCRIPTION	SQ FT	PRICE	VALUE	SQ FT	SQ FT	SQ FT						
1	Commercial Lot	1.74	Commercial	75,794	$ 5.00	$ 378,972		15000	$175	$ 2,625,000	$ 3,003,972	$961,271	$200	$3,000,000	15
2	Commercial Lot	1.55	Commercial	67,518	$ 5.00	$12,570,924		13500	$175	$ 2,362,500	$ 14,933,424	$4,778,696	$200	$2,700,000	14
3	Commercial Lot	1.19	Commercial	51,836	$ 5.00	$ 259,182		10000	$175	$ 1,750,000	$ 2,009,182	$642,938	$200	$2,000,000	10
4	TAX EXEMPT	1.05	Police Station	45,738											
	STREETS	0.25	STREETS	10,890						$ -	$ -				
TOTAL RPA-1		**5.78**		**251,777**		**$ 13,209,078**	**0**	**38500**		**$6,737,500**	**$19,946,578**	**$6,382,905**		**$7,700,000**	**39**
	RPA-2 is anticipated to be developed in 2016														
RPA-1 SOUTH OF 34TH & NORTH OF 37TH STREET EAST OF MAIN															
5	Commercial Lot	1.32	C-Store	57,499	$ 5.00	$287,496		7500	$175	$1,312,500	$1,599,996	$511,999	$250	$1,875,000	7.5
6	Commercial Lot	1.26	Retail	54,886	$ 5.00	$274,428		10000	$175	$1,750,000	$2,024,428	$647,817	$200	$2,000,000	10
7	Commercial Lot	1.27	Retail	55,321	$ 5.00	$276,606		10000	$175	$1,750,000	$2,026,606	$648,514	$200	$2,000,000	10
8	Commercial Lot	1.58	Restaurant	68,825	$ 5.00	$344,124		9500	$175	$1,662,500	$2,006,624	$642,120	$250	$2,375,000	10
9	Detention Area	1	Retail	43,560	$ 5.00			0	$0	$0	$0	$0	$0	$0	
10	Commercial Lot	15.5	Retail & Office 3 stor	675,180	$ 3.50	$2,363,130	108000	60933	$150	$25,339,950	$27,703,080	$8,864,986	$100	$6,093,300	331
11	Commercial Lot	2.43	Commercial	105,851	$ 4.00	$423,403		20000	$175	$3,500,000	$3,923,403	$1,255,489	$200	$4,000,000	20
	STREETS	1.5	STREETS	65,340											
TOTAL RPA 2		**25.86**		**1126461.6**		**3969187.2**	**108000**	**117933**		**35314950**	**$39,284,137**	**$12,570,924**		**$18,343,300**	**388**
	RPA-3 is anticipated to be developed in 2017														
RPA-3 SOUTH OF 37TH & NORTH OF 42ND STREET EAST OF MAIN															
12	Commercial Lot	4.1	Commercial 2 story	178,596	$ 3.50	$625,086	24500	24500	$150	$7,350,000	$7,975,086	$2,552,028	$200	$4,900,000	86
13	Commercial Lot	1.18	C-Store	51,401	$ 5.00	$257,004		5000	$125	$625,000	$882,004	$282,241	$300	$1,500,000	5
14	Commercial Lot	1.25	Restaurant	54,450	$ 5.00	$272,250		3500	$175	$612,500	$884,750	$283,120	$400	$1,400,000	3.5
	Parking-School	2.57	Parking Lost	111,949	$ -			0	$0	$0	$0	$0	$0	$0	
	School Property	6.75		294,030	$ -	$0	0	0	$0	$0	$0	$0	$0	$0	
TOTAL RPA 3		**15.85**		**690,426**		**$1,154,340**	**$24,500**	**$33,000**		**$8,587,500**	**$9,741,840**	**$3,117,389**		**$7,800,000**	**502**

RPA 4 is anticipated to be developed in 2019

RPA 4 NORTH OF 44TH SOUTH OF 42ND EAST OF MAIN

15	Commercial Lot	1.05	C-Store-Rest	45,738	$	5.00	$228,690		7500	$175	$1,312,500	$1,541,190	$493,181	$325	$2,437,500	8
16	Commercial Lot	1.32	Retail	57,499	$	5.00	$287,496		5000	$175	$875,000	$1,162,496	$371,999	$200	$1,000,000	5
17	Commercial Lot	1.04	Office-Retail	45,302	$	5.00	$226,512		5000	$175	$875,000	$1,101,512	$352,484	$100	$500,000	5
TOTAL RPA 4		**3.41**		**148539.6**			**$742,698**	**0**	**17500**		**$3,062,500**	**$3,805,198**	**$1,217,663**		**$3,937,500**	**18**

RPA 5 is anticipated to be developed in 2017

RPA 5 NORTH OF 42ND SOUTH OF 41ST WEST OF MAIN

18	Commercial Lot	1.14	C-Store-Rest	49,658	$	5.00	$248,292		7500	$175	$1,312,500	$1,560,792	$499,453	$325	$2,437,500	8
19	Commercial Lot	1	Retail	43,560	$	5.00	$217,800		5000	$175	$875,000	$1,092,800	$349,696	$200	$1,000,000	5
20	Commercial Lot	1	Office-Retail	43,560	$	5.00	$217,800		5000	$175	$875,000	$1,092,800	$349,696	$100	$500,000	5
21	Commercial Lot	0.52	Car Wash	22,651	$	5.00	$113,256		3000	$100	$300,000	$413,256	$132,242	$0	$0	3
TOTAL RPA 5		**3.66**		**159429.6**			**$797,148**	**0**	**20500**		**$3,362,500**	**$4,159,648**	**$1,331,087**		**$3,937,500**	**21**

RPA 6 is anticipated to be developed in 2016

RPA 6 NORTH OF 41ST STREET SOUTH OF 36TH COMMERCIAL WEST OF MAIN

22	Commercial Lot	0.96	Commercial	41,818	$	6.00	$250,906		2500	$175	$437,500	$688,406	$220,290	$200	$500,000	3
23	Commercial Lot	1.23	Fast Food	53,579	$	5.00	$267,894		3500	$175	$612,500	$880,394	$281,726	$400	$1,400,000	4
24	Commercial Lot	9.1	Retail Center	396,396	$	3.50	$1,387,386		86200	$125	$10,775,000	$12,162,386	$3,891,964	$200	$17,240,000	86
25	Commercial Lot	2.15	Restaurant	93,654	$	5.00	$468,270		7500	$175	$1,312,500	$1,780,770	$569,846	$400	$3,000,000	8
0	STREETS	3	STREETS	130,680												
26	Residential Lot	5.66	Apartments	246,550	$	2.50	$616,374		96	$40,000	$3,840,000	$4,456,374	$935,839	$0	$0	4
	OPEN SPACE	7.89	Walking Trail	343,688			$0			$0	$0		$0	$0	$0	
TOTAL RPA 6		**29.99**		**1,306,364**			**$2,990,830**	**0**	**99700**		**$16,977,500**	**$19,968,330**	**$5,899,664**		**$22,140,000**	**104**

TOTALS	ACRES	SQ FT	LAND VALUE	SQ FT	SQ FT	IMROV VALUE	TOTAL VALUE	ASSESSED VALUE	RETAIL SALES	JOBS
RPA 1	5.78	251,777	$ 13,209,078	0	38500	$6,737,500	$19,946,578	$6,382,905	$7,700,000	39
RPA 2	25.86	1126461.6	$3,969,187	108000	117933	$35,314,950	$39,284,137	$12,570,924	$18,343,300	388
RPA 3	15.85	690426	$1,154,340	24500	33000	$8,587,500	$9,741,840	$3,117,389	$7,800,000	502
RPA 4	3.41	148539.6	$742,698	0	17500	$3,062,500	$3,805,198	$1,217,663	$3,937,500	18
RPA 5	3.66	159429.6	$797,148	0	20500	$3,362,500	$4,159,648	$1,331,087	$3,937,500	21
RPA 6	29.99	1,306,364	$2,990,830	0	99700	$16,977,500	$19,968,330	$5,899,664	$22,140,000	104
TOTALS	84.55	3682998	$22,863,281	132500	327133	$74,042,450	$96,905,731	$30,519,633	$63,858,300	1070

TOTAL LAND VALUE AND IMPROVEMENT VALUES ARE BASED ON ESTIMATED VALUES WHICH MAY BE USED BY THE COUNTY ASSESSOR, USING CURRENT VALUES FOR LIKE IMPROVEMENTS.

ACTUAL COST OF IMPROVEMENTS AND LAND IS ESTIMATED TO BE HIGHER. TOTAL ACTUAL LAND AND IMPROVEMENT COST IS ESTIMATED AT $210,000,000. SEE EXHIBIT 6 FOR DETAILS.

MAIN STREET TIF ECONOMIC IMPACT

EXHIBIT 10

NO TIF

Property Taxes

Projections reflect an annual growth rate of .018% in value increase. The past five year average.

COMMERCIAL AREAS	CURRENT ASSESSED VALUE	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
RPA 1 ASSESSED VALUE	$199,130	$199,130	$202,714	$206,363	$210,078	$213,859	$217,709	$221,627	$225,617	$229,678	$233,812	$238,021
RPA 2 ASSESSED VALUE	$377,095	$377,095	$383,883	$390,793	$397,827	$404,988	$412,278	$419,699	$427,253	$434,944	$442,773	$450,743
RPA 3 ASSESSED VALUE	$397,210	$397,210	$404,360	$411,638	$419,048	$426,591	$434,269	$442,086	$450,044	$458,144	$466,391	$474,786
RPA 4 ASSESSED VALUE	$115,750	$115,750	$117,834	$119,955	$122,114	$124,312	$126,549	$128,827	$131,146	$133,507	$135,910	$138,356
RPA 5 ASSESSED VALUE	$128,140	$128,140	$130,447	$132,795	$135,185	$137,618	$140,095	$142,617	$145,184	$147,797	$150,458	$153,166
RPA 6 ASSESSED VALUE	$219,780	$219,780	$223,736	$227,763	$231,863	$236,037	$240,285	$244,610	$249,013	$253,496	$258,059	$262,704
TOTAL ALL ASSESSED VALUE	$1,437,105	$1,437,105	$1,462,973	$1,489,306	$1,516,114	$1,543,404	$1,571,185	$1,599,467	$1,628,257	$1,657,566	$1,687,402	$1,717,775
TOTAL RESIDENTIAL & AGRICULTURAL ASSESSED VALUE	$1,128,025	$1,128,025	$1,148,329	$1,174,663	$1,201,470	$1,228,761	$1,256,542	$1,284,823	$1,313,614	$1,342,922	$1,372,758	$1,403,132
COMMERCIAL ASSESSED VALUE	$309,080	$309,080	$314,643	$314,643	$314,643	$314,643	$314,643	$314,643	$314,643	$314,643	$314,643	$314,643

Projections reflect an annual growth rate of .00925% in levy increases. The past five year average.

CURRENT TAX LEVIES												
COUNTY SUR CHARGE	$0.4000	$0.4000	$0.4037	$0.4074	$0.4112	$0.4150	$0.4188	$0.4227	$0.4266	$0.4306	$0.4346	$0.4386
TOTAL LEVY OF DISTRICTS	$4.5104	$4.5104	$4.5521	$4.5942	$4.6367	$4.6796	$4.7229	$4.7666	$4.8107	$4.8552	$4.9001	$4.9454
TOTAL TAX LEVY	**$4.9104**	**$4.9104**	**$4.9558**	**$5.0017**	**$5.0479**	**$5.0946**	**$5.1417**	**$5.1893**	**$5.2373**	**$5.2858**	**$5.3346**	**$5.3840**
TOTAL REVENUE TO TAXING DISTRICTS												
SURCHARGE ON COMMERCIAL PORTION	$0.4000	$1,236.32	$1,270.22	$1,281.97	$1,293.82	$1,305.79	$1,317.87	$1,330.06	$1,342.36	$1,354.78	$1,367.31	$1,379.96
BASELINE TAXES	$4.5104	$64,819.18	$66,596.30	$68,422.14	$70,298.03	$72,225.36	$74,205.52	$76,239.98	$78,330.21	$80,477.75	$82,684.17	$84,951.08
TOTAL TAX REVENUE	**$4.9104**	**$66,055.5**	**$67,866.5**	**$69,704.1**	**$71,591.9**	**$73,531.1**	**$75,523.4**	**$77,570.0**	**$79,672.6**	**$81,832.5**	**$84,051.5**	**$86,331.0**

TAX REVENUE TO EACH TAXING DISTRICT	LEVY	PERCENTAGE										
Newton County Fair	**$0.01**	**0.2217%**	$146.45	$150.47	$154.54	$158.73	$163.03	$167.44	$171.98	$176.64	$181.43	$186.35	$191.40
Newton County Health Department	**$0.05**	**1.1085%**	$732.26	$752.33	$772.70	$793.63	$815.13	$837.21	$859.90	$883.21	$907.15	$931.75	$957.02
Newton County Mental Health	**$0.0825**	**1.8291%**	$1,208.23	$1,241.35	$1,274.96	$1,309.49	$1,344.96	$1,381.40	$1,418.84	$1,457.30	$1,496.80	$1,537.39	$1,579.09
Joplin Special Road District	**$0.2216**	**4.9131%**	$3,245.37	$3,334.34	$3,424.63	$3,517.37	$3,612.65	$3,710.53	$3,811.09	$3,914.39	$4,020.51	$4,129.52	$4,241.52
Joplin School District	**$3.66**	**81.1458%**	$53,601.26	$55,070.82	$56,561.95	$58,093.78	$59,667.44	$61,284.06	$62,944.83	$64,650.95	$66,403.66	$68,204.25	$70,054.01
SB 40 Sheltered Workshop	**$0.06**	**1.3303%**	$878.71	$902.80	$927.25	$952.36	$978.15	$1,004.66	$1,031.88	$1,059.85	$1,088.58	$1,118.10	$1,148.43
City of Joplin	**$0.4263**	**9.4515%**	$6,243.23	$6,414.40	$6,588.08	$6,766.50	$6,949.79	$7,138.09	$7,331.52	$7,530.25	$7,734.39	$7,944.12	$8,159.57
TOTAL	**$4.5104**	**100.0000%**	**$66,055.50**	**$67,866.51**	**$69,704.10**	**$71,591.86**	**$73,531.15**	**$75,523.39**	**$77,570.04**	**$79,672.58**	**$81,832.53**	**$84,051.48**	**$86,331.04**
ESTIMATED TAX COLLECTED BY LOCAL TAXING DISTRICTS ANNUALLY			**$66,055.50**	**$67,866.51**	**$69,704.10**	**$71,591.86**	**$73,531.15**	**$75,523.39**	**$77,570.04**	**$79,672.58**	**$81,832.53**	**$84,051.48**	**$86,331.04**
ANNUAL INCREASE IN PROPERTY TAXES-1.8% ANNUAL INCREASE-NO TIF			**$0.00**	**$1,811.01**	**$1,837.59**	**$1,887.75**	**$1,939.29**	**$1,992.25**	**$2,046.65**	**$2,102.54**	**$2,159.96**	**$2,218.95**	**$2,279.56**

AN ANNUAL AVERAGE INCREASE OF $3,331 PER YEAR.

MAIN STREET TIF ECONOMIC IMPACT

EXHIBIT 10

NO TIF Property Taxes

Projections reflect an annual growth rate of .018% in value increase. The past five year average.

COMMERCIAL AREAS		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	CUMULATIVE TOTAL
RPA 1 ASSESSED VALUE		$242,305	$246,666	$251,106	$255,626	$260,228	$264,912	$269,680	$274,534	$279,476	$284,507	$289,628	$294,841	$5,612,116
RPA 2 ASSESSED VALUE		$458,856	$467,115	$475,523	$484,083	$492,796	$501,667	$510,697	$519,889	$529,247	$538,774	$548,472	$558,344	$10,627,736
RPA 3 ASSESSED VALUE		$483,332	$492,032	$500,889	$509,905	$519,083	$528,427	$537,938	$547,621	$557,478	$567,513	$577,728	$588,127	$11,194,640
RPA 4 ASSESSED VALUE		$140,847	$143,382	$145,963	$148,590	$151,265	$153,987	$156,759	$159,581	$162,453	$165,378	$168,354	$171,385	$3,262,203
RPA 5 ASSESSED VALUE		$155,923	$158,730	$161,587	$164,495	$167,456	$170,470	$173,539	$176,663	$179,843	$183,080	$186,375	$189,730	$3,611,392
RPA 6 ASSESSED VALUE		$267,432	$272,246	$277,146	$282,135	$287,213	$292,383	$297,646	$303,004	$308,458	$314,010	$319,662	$325,416	$6,194,099
TOTAL ALL ASSESSED VALUE		$1,748,695	$1,780,171	$1,812,215	$1,844,834	$1,878,041	$1,911,846	$1,946,259	$1,981,292	$2,016,955	$2,053,261	$2,090,219	$2,127,843	$40,502,186
TOTAL RESIDENTIAL & AGRICULTURAL ASSESSED VALUE		**$1,428,388**	**$1,454,099**	**$1,480,273**	**$1,506,918**	**$1,534,042**	**$1,561,655**	**$1,589,765**	**$1,618,380**	**$1,647,511**	**$1,677,166**	**$1,707,355**	**$1,738,088**	**$32,798,679**
COMMERCIAL ASSESSED VALUE		**$320,307**	**$326,073**	**$331,942**	**$337,917**	**$343,999**	**$350,191**	**$356,495**	**$362,912**	**$369,444**	**$376,094**	**$382,864**	**$389,755**	**$7,703,507**
CURRENT TAX LEVIES		Projections reflect an annual growth rate of .00925% in levy increases. The past five year average.												
COUNTY SUR CHARGE		$0.4426	$0.4467	$0.4509	$0.4550	$0.4592	$0.4635	$0.4678	$0.4721	$0.4765	$0.4809	$0.4853	$0.4898	
TOTAL LEVY OF DISTRICTS		$4.9912	$5.0373	$5.0839	$5.1309	$5.1784	$5.2263	$5.2747	$5.3234	$5.3727	$5.4224	$5.4725	$5.5232	
TOTAL TAX LEVY		$5.4338	$5.4841	$5.5348	$5.5860	$5.6377	$5.6898	$5.7424	$5.7955	$5.8492	$5.9033	$5.9579	$6.0130	
TOTAL REVENUE TO TAXING DISTRICTS														
SURCHARGE ON COMMERCIAL PORTION		$1,417.79	$1,456.66	$1,496.60	$1,537.63									$20,389.15
BASELINE TAXES		$87,280.14	$89,673.06	$92,131.58	$94,657.51									$1,182,992.03
TOTAL TAX REVENUE		**$88,697.94**	**$91,129.72**	**$93,628.18**	**$96,195.14**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$1,203,381.18**
TAX REVENUE TO EACH TAXING DISTRICT														CUMULATIVE TOTALS-15 YRS
	PERCENTAGE													
Newton County Fair	0.2217%	$196.65	$202.04	$207.58	$213.27	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,668.01
Newton County Health Department	1.1085%	$983.26	$1,010.22	$1,037.91	$1,066.37	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$13,340.07
Newton County Mental Health	1.8291%	$1,622.38	$1,666.86	$1,712.56	$1,759.51	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$22,011.12
Joplin Special Road District	4.9131%	$4,357.81	$4,477.29	$4,600.04	$4,726.15	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$59,123.20
Joplin School District	81.1458%	$71,974.65	$73,947.94	$75,975.33	$78,058.31	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$976,493.24
SB 40 Sheltered Workshop	1.3303%	$1,179.91	$1,212.26	$1,245.50	$1,279.64	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$16,008.09
City of Joplin	9.4515%	$8,383.28	$8,613.12	$8,849.26	$9,091.87	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$113,737.45
TOTAL	100.0000%	**$88,697.94**	**$91,129.72**	**$93,628.18**	**$96,195.14**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$1,203,381.18**
		$88,698	**$91,130**	**93,628.18**	**96,195.14**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**$1,203,381.18**
		$2,367	**$2,432**	**2,498.46**	**2,566.96**	**-96,195.14**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**-$66,055.50**

MAIN STREET TIF ECONOMIC IMPACT

EXHIBIT 11

WITH TIF Property Taxes/PILOTs

Projections reflect an annual growth rate of .018% in assessed value

Newton County Fair COMMERCIAL AREAS	$0.0	$250.93	CURRENT ASSESSED VALUE	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
RPA 1 ASSESSED VALUE			$199,130	$199,130	$202,714	$206,363	$210,078	$5,981,148	$6,088,809	$6,198,407	$6,309,979	$6,423,558	$6,539,182	$6,656,887
RPA 2 ASSESSED VALUE			$377,095	$377,095	$383,883	$12,570,924	$12,773,316	$13,003,236	$13,237,294	$13,475,565	$13,718,125	$13,965,052	$14,216,422	$14,472,318
RPA 3 ASSESSED VALUE			$397,210	$397,210	$404,360	$411,638	$3,117,389	$3,173,502	$3,230,625	$3,288,776	$3,347,974	$3,408,238	$3,469,586	$3,532,039
RPA 4 ASSESSED VALUE			$115,750	$115,750	$117,834	$119,955	$122,114	$1,287,359	$1,310,531	$1,334,121	$1,358,135	$1,382,582	$1,407,468	$1,432,803
RPA 5 ASSESSED VALUE			$128,140	$128,140	$130,447	$132,795	$1,331,087	$1,355,047	$1,379,437	$1,404,267	$1,429,544	$1,455,276	$1,481,471	$1,508,137
RPA 6 ASSESSED VALUE			$219,780	$219,780	$225,934	$5,899,664	$6,005,858	$6,113,963	$6,224,015	$6,336,047	$6,450,096	$6,566,198	$6,684,389	$6,804,708
TOTAL ALL ASSESSED VALUE			$1,437,105	$1,437,105	$1,465,171	$19,341,339	$23,559,841	$30,914,255	$31,470,711	$32,037,184	$32,613,853	$33,200,903	$33,798,519	$34,406,892
LESS BASELINE ASSESSED VALUE				$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105
NET INCREASE IN ASSESSED VALUE TO TIF				$0	$5,563	$17,904,234	$22,122,736	$29,477,150	$30,033,606	$30,600,079	$31,176,748	$31,763,798	$32,361,414	$32,969,787
TOTAL RESIDENTIAL & AGRICULTURAL ASSESSED VALUE			$1,128,025	$1,128,025	$1,150,527	$1,150,527	$1,128,025	$1,128,025	$1,128,025	$1,128,025	$1,128,025	$1,128,025	$1,128,025	$1,128,025
COMMERCIAL ASSESSED VALUE			$309,080	$309,080	$314,643	$17,563,947	$22,337,824	$29,978,416	$30,518,027	$31,067,351	$31,626,564	$32,195,842	$32,775,367	$33,365,324

Under the conditions of the TIF Plan, all assessed value on any residential property, partial or full will go to the taxing districts.

Projections reflect an annual growth rate of .00925% in levy increases. (TIF does not capture increase in levy) (State Law)

CURRENT TAX LEVIES														
COUNTY SUR CHARGE			$0.4000	$0.4000	$0.4037	$0.4074	$0.4112	$0.4150	$0.4188	$0.4227	$0.4266	$0.4306	$0.4346	$0.4386
TOTAL LEVY OF DISTRICTS			$4.5104	$4.5104	$4.5521	$4.5942	$4.6367	$4.6796	$4.7229	$4.7666	$4.8107	$4.8552	$4.9001	$4.9454
TOTAL TAX LEVY			**$4.9104**	**$4.9104**	**$4.9558**	**$5.0017**	**$5.0479**	**$5.0946**	**$5.1417**	**$5.1893**	**$5.2373**	**$5.2858**	**$5.3346**	**$5.3840**
TOTAL REVENUE TO TAXING DISTRICTS														
SURCHARGE ON COMMERCIAL PORTION			$0.4000	$1,236.32	$1,270.22	$71,561.53	$91,853.80	$124,412.41	$127,823.36	$131,327.83	$134,928.38	$138,627.64	$142,428.33	$146,333.22
TOTAL TAXES & PILOTS				$64,819.18	$66,696.35	$888,585.25	$1,092,405.03	$1,446,667.98	$1,486,330.55	$1,527,080.53	$1,568,947.74	$1,611,962.79	$1,656,157.17	$1,701,563.20
LESS INCREASE GOING TO TIF				$0.00	$250.93	$765,342.47	$955,613.81	$1,287,327.27	$1,311,665.91	$1,336,442.64	$1,361,665.35	$1,387,342.07	$1,413,480.97	$1,440,090.38
NET TAXES TO DISTRICTS, NOT INCLUDING SURCHARGE			$4.5104	$64,819.18	$66,445.41	$123,242.79	$136,791.22	$159,340.71	$174,664.65	$190,637.90	$207,282.39	$224,620.72	$242,676.20	$261,472.83
TOTAL TAX REVENUE TO TAXING DISTRICTS			**$4.9104**	**$66,055.5**	**$67,715.6**	**$194,804.3**	**$228,645.0**	**$283,753.1**	**$302,488.0**	**$321,965.7**	**$342,210.8**	**$363,248.4**	**$385,104.5**	**$407,806.0**
TAXES COLLECTED BY TIF				**$0.00**	**$250.93**	**$765,342.47**	**$955,613.81**	**$1,287,327.27**	**$1,311,665.91**	**$1,336,442.64**	**$1,361,665.35**	**$1,387,342.07**	**$1,413,480.97**	**$1,440,090.38**
TAX REVENUE TO EACH TAXING DISTRICT														
	LEVY	**PERCENTAGE**												
Newton County Fair	**$0.01**	**0.2217%**		$146.45	$150.13	$431.90	$506.93	$629.11	$670.65	$713.83	$758.71	$805.36	$853.81	$904.15
Newton County Health Department	**$0.05**	**1.1085%**		$732.26	$750.66	$2,159.50	$2,534.64	$3,145.54	$3,353.23	$3,569.15	$3,793.57	$4,026.79	$4,269.07	$4,520.73
Newton County Mental Health	**$0.0825**	**1.8291%**		$1,208.23	$1,238.59	$3,563.18	$4,182.16	$5,190.15	$5,532.83	$5,889.09	$6,259.40	$6,644.20	$7,043.97	$7,459.21
Joplin Special Road District	**$0.2216**	**4.9131%**		$3,245.37	$3,326.93	$9,570.91	$11,233.54	$13,941.05	$14,861.51	$15,818.47	$16,813.12	$17,846.72	$18,920.53	$20,035.88
Joplin School District	**$3.66**	**81.1458%**		$53,601.26	$54,948.39	$158,075.51	$185,535.82	$230,253.73	$245,456.30	$261,261.65	$277,689.65	$294,760.78	$312,496.13	$330,917.46
SB 40 Sheltered Workshop	**$0.06**	**1.3303%**		$878.71	$900.79	$2,591.40	$3,041.57	$3,774.65	$4,023.87	$4,282.98	$4,552.29	$4,832.14	$5,122.89	$5,424.88
City of Joplin	**$0.4263**	**9.4515%**		$6,243.23	$6,400.14	$18,411.91	$21,610.36	$26,818.90	$28,589.62	$30,430.56	$32,344.02	$34,332.38	$36,398.12	$38,543.75
TOTAL	**$4.5104**	**100.0000%**		**$66,055.50**	**$67,715.63**	**$194,804.31**	**$228,645.02**	**$283,753.12**	**$302,488.01**	**$321,965.73**	**$342,210.77**	**$363,248.37**	**$385,104.53**	**$407,806.04**
ESTIMATED TAX COLLECTED BY LOCAL TAXING DISTRICTS				**$66,055.50**	**$67,715.63**	**$194,804.31**	**$228,645.02**	**$283,753.12**	**$302,488.01**	**$321,965.73**	**$342,210.77**	**$363,248.37**	**$385,104.53**	**$407,806.04**
				$0.00	**$1,660.12**	**$128,748.81**	**$162,589.52**	**$217,697.62**	**$236,432.50**	**$255,910.22**	**$276,155.26**	**$297,192.86**	**$319,049.02**	**$341,750.54**

ANNUAL INCREASE IN PROPERTY TAXES-245% WITH TIF OVER EXHIBIT 10 PROJECTIONS WITH NO TIF. TOTAL INCREASE IS PROJECTED TO BE $3,452,237 OR AN ANNUAL AVERAGE OF $215,765.

Increase is resulting from levy increases and reclassification of property to commercial, thus granting taxing districts the ability to collect the Sur-Charge. TIF cannot collect Sur Charge or any increase in the tax levies.

MAIN STREET TIF ECONOMIC IMPACT

EXHIBIT 11 **EXHIBIT 11 PAGE 2**

WITH TIF **Property Taxes/PILOTs**

Projections reflect an annual growth rate of .018% in assessed value

COMMERCIAL AREAS		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	CUMULATIVE TOTAL
RPA 1 ASSESSED VALUE		$6,776,711	$6,898,692	$7,022,869	$7,149,280	$7,277,967	$7,408,971	$7,542,332	$7,678,094	$7,816,300	$7,956,993	$8,100,219	$8,246,023	$134,890,709
RPA 2 ASSESSED VALUE		$14,732,820	$14,998,011	$15,267,975	$15,542,798	$15,822,569	$16,107,375	$16,397,308	$16,692,459	$16,992,923	$17,298,796	$17,610,174	$17,927,158	$317,583,594
RPA 3 ASSESSED VALUE		$3,595,615	$3,660,336	$3,726,222	$3,793,294	$3,861,574	$3,931,082	$4,001,842	$4,073,875	$4,147,204	$4,221,854	$4,297,848	$4,375,209	$75,467,293
RPA 4 ASSESSED VALUE		$1,458,593	$1,484,848	$1,511,575	$1,538,783	$1,566,481	$1,594,678	$1,623,382	$1,652,603	$1,682,350	$1,712,632	$1,743,460	$1,774,842	$29,332,878
RPA 5 ASSESSED VALUE		$1,535,284	$1,562,919	$1,591,051	$1,619,690	$1,648,845	$1,678,524	$1,708,737	$1,739,495	$1,770,806	$1,802,680	$1,835,128	$1,868,161	$32,096,968
RPA 6 ASSESSED VALUE		$6,927,193	$7,051,882	$7,178,816	$7,308,035	$7,439,580	$7,573,492	$7,709,815	$7,848,592	$7,989,866	$8,133,684	$8,280,090	$8,429,132	$149,400,828
TOTAL ALL ASSESSED VALUE		$35,026,216	$35,656,688	$36,298,508	$36,951,882	$37,617,016	$38,294,122	$38,983,416	$39,685,117	$40,399,450	$41,126,640	$41,866,919	$42,620,524	$738,772,269
LESS BASELINE ASSESSED VALUE		$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,342,653,829
NET INCREASE IN ASSESSED VALUE TO TIF		$33,589,111	$34,219,583	$34,861,403	$35,514,777	$36,179,911	$36,857,017	$37,546,311	$38,248,012	$38,962,345	$39,689,535	$40,429,814	$41,183,419	$2,367,724,065
TOTAL RESIDENTIAL & AGRICULTURAL ASSESSED VALUE		**$1,139,305**	**$1,159,812**	**$1,180,689**	**$1,201,942**	**$1,223,576**	**$1,245,601**	**$1,268,022**	**$1,290,846**	**$1,314,081**	**$1,337,735**	**$1,361,814**	**$1,386,327**	**$26,294,350**
COMMERCIAL ASSESSED VALUE		**$33,886,911**	**$34,496,876**	**$35,117,819**	**$35,749,940**	**$36,393,439**	**$37,048,521**	**$37,715,394**	**$38,394,271**	**$39,085,368**	**$39,788,905**	**$40,505,105**	**$41,234,197**	**$712,516,696**
		Under the conditions of the TIF Plan, all assessed value on any residential property, partial or full will go to the taxing districts.												
CURRENT TAX LEVIES		Projections reflect an annual growth rate of .00925% in levy increases. (TIF does not capture increase in levy) (State Law)												
COUNTY SUR CHARGE		$0.4426	$0.4467	$0.4509	$0.4550	$0.4592	$0.4635	$0.4678	$0.4721	$0.4765	$0.4809	$0.4853	$0.4898	
TOTAL LEVY OF DISTRICTS		$4.9912	$5.0373	$5.0839	$5.1309	$5.1784	$5.2263	$5.2747	$5.3234	$5.3727	$5.4224	$5.4725	$5.5232	
TOTAL TAX LEVY		$5.4338	$5.4841	$5.5348	$5.5860	$5.6377	$5.6898	$5.7424	$5.7955	$5.8492	$5.9033	$5.9579	$6.0130	
TOTAL REVENUE TO TAXING DISTRICTS														
SURCHARGE ON COMMERCIAL PORTION		$149,995.53	$154,107.88	$158,332.98	$162,673.92									$1,738,370.44
TOTAL TAXES & PILOTS		$1,748,214.11	$1,796,144.02	$1,845,388.01	$1,895,982.09									
LESS INCREASE GOING TO TIF		$1,463,616.06	$1,491,127.89	$1,519,134.94	$1,547,646.12									$17,295,469.63
NET TAXES TO DISTRICTS, NOT INCLUDING SURCHARGE		$284,598.05	$305,016.13	$326,253.07	$348,335.97									$3,101,474.39
TOTAL TAX REVENUE TO TAXING DISTRICTS		**$434,593.58**	**$459,124.01**	**$484,586.05**	**$511,009.89**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	$4,839,844.83
TAXES COLLECTED BY TIF		**$1,463,616.06**	**$1,491,127.89**	**$1,519,134.94**	**$1,547,646.12**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	$17,295,469.63
TAX REVENUE TO EACH TAXING DISTRICT														
	PERCENTAGE													
Newton County Fair	0.2217%	$963.54	$1,017.92	$1,074.37	$1,132.96									$10,730.41
Newton County Health Department	1.1085%	$4,817.68	$5,089.62	$5,371.87	$5,664.80									$53,652.06
Newton County Mental Health	1.8291%	$7,949.18	$8,397.87	$8,863.59	$9,346.91									$88,525.90
Joplin Special Road District	4.9131%	$21,351.97	$22,557.17	$23,808.15	$25,106.37									$237,785.92
Joplin School District	81.1458%	$352,654.42	$372,559.84	$393,221.21	$414,663.04									$3,927,330.63
SB 40 Sheltered Workshop	1.3303%	$5,781.22	$6,107.54	$6,446.25	$6,797.75									$64,382.47
City of Joplin	9.4515%	$41,075.57	$43,394.06	$45,800.60	$48,298.05									$457,437.45
TOTAL	100.0000%	**$434,593.58**	**$459,124.01**	**$484,586.05**	**$511,009.89**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$4,839,844.83**
ESTIMATED TAX COLLECTED BY LOCAL TAXING DISTRICTS		**$434,593.58**	**$459,124.01**	**$484,586.05**	**$511,009.89**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	$4,839,844.83
ANNUAL INCREASE IN PROPERTY TAXES-245% WITH TIF OVER EXHIBIT 10 PROJE		**$368,538.08**	**$393,068.51**	**$418,530.54**	**$444,954.38**									$3,849,012.28

ASSUMPTIONS-NO TIF ASSUMPTIONS-City Tax Levies not renewed by Voters

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF .25% IS NOT RENEW BY VOTERS IN 2021 & the CAPITAL IMPROVEMENT tax of .375% in 2025

YEARS		CURRENT	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
REDEVELOPMENT PROJECT AREA I ONLY		ANNUAL	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy
ACTIVATED TIF AREA		SALES	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.375%	2.375%	2.375%	2.000%
RPA 1	Projected Sales at 1% Annual Grow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 2	Projected Sales at 1% Annual Grow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 3	Projected Sales at 1% Annual Grow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 4	Projected Sales at 1% Annual Grow	$0	$500,000	$505,000	$510,050	$515,151	$520,302	$525,505	$530,760	$536,068	$541,428	$546,843	$552,311	$557,834
RPA 5	Projected Sales at 1% Annual Grow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 6	Projected Sales at 1% Annual Grow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL SALES		**$0**	**$500,000**	**$505,000**	**$510,050**	**$515,151**	**$520,302**	**$525,505**	**$530,760**	**$536,068**	**$541,428**	**$546,843**	**$552,311**	**$557,834**

PROJECTED EATS WHICH THE TIF WILL CAPTURE (50% OF THE INCREASE OVER THE BASELINE)													
CITY OF JOPLIN	**NONE**	**INCREASE ONLY**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NEWTON COUNTY	**NONE**	**INCREASE ONLY**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MAIN STREET CID	**NONE**	**INCREASE ONLY**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL CAPTURED BY TIF			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

TOTAL SALES TAX REVENUE RETAINED BY THE TAXING DISTRICTS											
CITY OF JOPLIN	**1.75% TO 2.625%**	$13,256	$13,389	$13,523	$13,658	$13,795	$13,932	$14,072	$12,859	$12,988	$13,117	$11,157
NEWTON COUNTY	**1.125%**	$5,681	$5,738	$5,795	$5,853	$5,912	$5,971	$6,031	$6,091	$6,152	$6,213	$6,276
MAIN STREET CID	**NOT ACTIVATED**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL RETAINED BY TAXING DISTRICTS		**$18,938**	**$19,127**	**$19,318**	**$19,511**	**$19,706**	**$19,904**	**$20,103**	**$18,950**	**$19,139**	**$19,331**	**$17,432**

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.375 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue without the renewal of the taxes.

ASSUMPTIONS-City Tax Levies not renewed by Voters

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF .25% IS NOT RENEW BY VOTERS IN 2022													CUMULATIVE
YEARS		**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**TOTALS**
REDEVELOPMENT PROJECT AREA I ONLY		City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	
ACTIVATED TIF AREA		2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	
RPA 1	Projected Sales at 1% Annual Growth	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 2	Projected Sales at 1% Annual Growth	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 3	Projected Sales at 1% Annual Growth	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 4	Projected Sales at 1% Annual Growth	$563,413	$569,047	$574,737	$580,484	$586,289	$592,152	$598,074	$604,054	$610,095	$616,196	$622,358	$628,582	$13,486,732
RPA 5	Projected Sales at 1% Annual Growth	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 6	Projected Sales at 1% Annual Growth	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NET NEW SALES SUBJECT TO TIF		**$563,413**	**$569,047**	**$574,737**	**$580,484**	**$586,289**	**$592,152**	**$598,074**	**$604,054**	**$610,095**	**$616,196**	**$622,358**	**$628,582**	$13,486,732
														$0
PROJECTED EATS WHICH THE TIF WILL CAPTURE (50% OF THE INCREASE OVER THE BASELINE)														$0
CITY OF JOPLIN	**NONE**													$0
NEWTON COUNTY	**NONE**													$0
MAIN STREET CID	**NONE**													$0
TOTAL CAPTURED BY TIF		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$0
														$0
TOTAL SALES TAX REVENUE RETAINED BY THE TAXING DISTRICTS														$0
CITY OF JOPLIN	**1.75% TO 2.625%**	$11,268	$11,381	$11,495	$11,610	$11,726								$203,224
NEWTON COUNTY	**1.125%**	$6,338	$6,402	$6,466	$6,530	$6,596								$98,046
MAIN STREET CID	**NOT ACTIVATED**													$0
TOTAL RETAINED BY TAXING DISTRICTS		**$17,607**	**$17,783**	**$17,961**	**$18,140**	**$18,322**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$301,271
														$0

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.25 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue without the renewal of the taxes.

ASSUMPTIONS-TIF activated in 2015-no levy renewal by City Voters

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF .25% IS NOT RENEWED BY VOTERS IN 2021 & THE CAPITAL IMPROVEMENT TAX of .375% IN 2025.

YEARS		CURRENT	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
REDEVELOPMENT PROJECT AREA I ONLY	ANNUAL	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy
ACTIVATED TIF AREA	SALES	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.375%	2.375%	2.375%	2.000%
RPA 1	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$0	$7,700,000	$7,777,000	$7,854,770	$7,933,318	$8,012,651	$8,092,777	$8,173,705
RPA 2	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$14,343,300	$14,486,733	$14,631,600	$14,777,916	$14,925,695	$15,074,952	$15,225,702	$15,377,959	$15,531,739
RPA 3	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$11,800,000	$11,918,000	$12,037,180	$12,157,552	$12,279,127	$12,401,919	$12,525,938	$12,651,197
RPA 4	Projected Sales at 1% Annual Grov	$0	$500,000	$505,000	$510,050	$515,151	$520,302	$3,937,500	$3,976,875	$4,016,644	$4,056,810	$4,097,378	$4,138,352	$4,179,736
RPA 5	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$3,937,500	$3,976,875	$4,016,644	$4,056,810	$4,097,378	$4,138,352	$4,179,736	$4,221,533
RPA 6	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$22,140,000	$22,361,400	$22,585,014	$22,810,864	$23,038,973	$23,269,363	$23,502,056	$23,737,077	$23,974,447
LESS 2014 BASE LINE	Projected Baseline Gross Sales	$0	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000
NET NEW SALES SUBJECT TO TIF		**$0**	**$0**	**$5,000**	**$10,050**	**$36,498,451**	**$52,605,935**	**$64,248,989**	**$64,896,479**	**$65,550,444**	**$66,210,948**	**$66,878,058**	**$67,551,839**	**$68,232,357**

PROJECTED EATS WHICH THE TAXING DISTRICTS WILL RETAIN (BASELINE PLUS 50% OF INCREASE)

CITY OF JOPLIN	2.625% current levy	base plus 50% of increas	$13,191	$13,257	$492,167	$703,578	$856,393	$864,891	$873,475	$798,130	$806,052	$814,053	$692,324
NEWTON COUNTY	1.125% current levy	base plus 50% of increas	$5,653	$5,682	$210,929	$301,533	$367,026	$370,668	$374,346	$378,062	$381,814	$385,604	$389,432
MAIN STREET CID	1% projected levy	50% of increase	$0	$50	$182,492	$263,030	$321,245	$324,482	$327,752	$331,055	$334,390	$337,759	$341,162
TOTAL CAPTURED BY TIF			**$18,844**	**$18,989**	**$885,588**	**$1,268,141**	**$1,544,663**	**$1,560,041**	**$1,575,573**	**$1,507,246**	**$1,522,256**	**$1,537,416**	**$1,422,917**

PROJECTED EATS TO BE CAPTURE BY TIF (50% OF INCREASE)

CITY OF JOPLIN	2.625% CURRENT LEVY	$131	$132	$479,042	$690,453	$843,268	$851,766	$860,350	$744,873	$752,378	$759,958	$597,033
NEWTON COUNTY	1.125% CURRENT LEVY	$56	$57	$205,304	$295,908	$361,401	$365,043	$368,721	$372,437	$376,189	$379,979	$383,807
MAIN STREET CID	PROJECTED 1% LEVY IF ACTIVATED	$0	$50	$182,492	$263,030	$321,245	$324,482	$327,752	$331,055	$334,390	$337,759	$341,162
TOTAL RETAINED BY TAXING DISTRICTS		**$188**	**$239**	**$866,838**	**$1,249,391**	**$1,525,913**	**$1,541,291**	**$1,556,823**	**$1,448,364**	**$1,462,958**	**$1,477,696**	**$1,322,002**

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.375 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue without the renewal of the taxes.

SALES TAX REVENUE-WITH TIF-NO RENEWAL OF CITY LEVIES

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF .25% IS NOT RENEWED BY VOTERS IN 2021 & THE CAPITAL IMPROVEMENT TAX of .375% IN 2025.

YEARS		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	CUMULATIVE TOTALS
REDEVELOPMENT PROJECT AREA I ONLY		City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	
ACTIVATED TIF AREA		2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	
RPA 1	Projected Sales at 1% Annual Growth	$8,255,442	$8,337,997	$8,421,377	$8,505,590	$8,590,646	$8,676,553	$8,763,318	$8,850,951	$8,939,461	$9,028,856	$9,119,144	$9,210,336	$160,243,892
RPA 2	Projected Sales at 1% Annual Growth	$15,687,056	$15,843,927	$16,002,366	$16,162,389	$16,324,013	$16,487,253	$16,652,126	$16,818,647	$16,986,834	$17,156,702	$17,328,269	$17,501,552	$333,326,732
RPA 3	Projected Sales at 1% Annual Growth	$12,777,709	$12,905,486	$13,034,541	$13,164,886	$13,296,535	$13,429,501	$13,563,796	$13,699,434	$13,836,428	$13,974,792	$14,114,540	$14,255,686	$259,824,247
RPA 4	Projected Sales at 1% Annual Growth	$4,221,533	$4,263,748	$4,306,386	$4,349,450	$4,392,944	$4,436,874	$4,481,242	$4,526,055	$4,571,315	$4,617,028	$4,663,199	$4,709,831	$84,493,402
RPA 5	Projected Sales at 1% Annual Growth	$4,263,748	$4,306,386	$4,349,450	$4,392,944	$4,436,874	$4,481,242	$4,526,055	$4,571,315	$4,617,028	$4,663,199	$4,709,831	$4,756,929	$86,699,828
RPA 6	Projected Sales at 1% Annual Growth	$24,214,192	$24,456,334	$24,700,897	$24,947,906	$25,197,385	$25,449,359	$25,703,853	$25,960,891	$26,220,500	$26,482,705	$26,747,532	$27,015,007	$514,515,756
LESS 2014 BASE LINE S	Projected Baseline Gross Sales	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$12,000,000
NET NEW SALES SUBJECT TO TIF		**$68,919,680**	**$69,613,877**	**$70,315,016**	**$71,023,166**	**$71,738,398**	**$72,460,782**	**$73,190,390**	**$73,927,294**	**$74,671,567**	**$75,423,282**	**$76,182,515**	**$76,949,340**	$1,427,103,857
														$0
PROJECTED EATS WHICH THE TAXING DISTRICTS WILL RETAIN (BASELINE PLUS 50% OF INCREASE)														$0
CITY OF JOPLIN	**2.625% current levy** base plus 50%	$699,197	$706,139	$713,150	$720,232									$9,766,227
NEWTON COUNTY	**1.125% current levy** base plus 50%	$393,298	$397,203	$401,147	$405,130									$4,767,527
MAIN STREET CID	**1% projected levy** 50% of increas	$344,598	$348,069	$351,575	$355,116									$4,162,776
TOTAL CAPTURED BY TIF		**$1,437,093**	**$1,451,411**	**$1,465,872**	**$1,480,478**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$18,696,531
														$0
PROJECTED EATS TO BE CAPTURE BY TIF (50% OF INCREASE)														$0
CITY OF JOPLIN	**2.625% CURRENT LEVY**	$603,047	$609,121	$615,256	$621,453									$9,028,262
NEWTON COUNTY	**1.125% CURRENT LEVY**	$387,673	$391,578	$395,522	$399,505									$4,683,180
MAIN STREET CID	**1.125% CURRENT LEVY**	$344,598	$348,069	$351,575	$355,116									$4,162,776
TOTAL RETAINED BY TAXING DISTRICTS		**$1,335,319**	**$1,348,769**	**$1,362,353**	**$1,376,074**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$17,874,219
														$0

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.375 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue without the renewal of the taxes.

ASSUMPTIONS-TIF activated in 2015-levies renewal by City Voters

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF 1/4% IS RENEW BY VOTERS IN 2021 & THE TRANSPORTATION TAX IN 2025

YEARS		CURRENT	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
REDEVELOPMENT PROJECT AREA I ONLY	ANNUAL	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy
ACTIVATED TIF AREA	SALES	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%
RPA 1	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$0	$7,700,000	$7,777,000	$7,854,770	$7,933,318	$8,012,651	$8,092,777	$8,173,705
RPA 2	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$14,343,300	$14,486,733	$14,631,600	$14,777,916	$14,925,695	$15,074,952	$15,225,702	$15,377,959	$15,531,739
RPA 3	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$11,800,000	$11,918,000	$12,037,180	$12,157,552	$12,279,127	$12,401,919	$12,525,938	$12,651,197
RPA 4	Projected Sales at 1% Annual Grov	$0	$500,000	$505,000	$510,050	$515,151	$520,302	$3,937,500	$3,976,875	$4,016,644	$4,056,810	$4,097,378	$4,138,352	$4,179,736
RPA 5	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$3,937,500	$3,976,875	$4,016,644	$4,056,810	$4,097,378	$4,138,352	$4,179,736	$4,221,533
RPA 6	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$22,140,000	$22,361,400	$22,585,014	$22,810,864	$23,038,973	$23,269,363	$23,502,056	$23,737,077	$23,974,447
LESS 2014 BASE LINE	Projected Baseline Gross Sales	$0	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000
NET NEW SALES SUBJECT TO TIF		**$0**	**$0**	**$5,000**	**$10,050**	**$36,498,451**	**$52,605,935**	**$64,248,989**	**$64,896,479**	**$65,550,444**	**$66,210,948**	**$66,878,058**	**$67,551,839**	**$68,232,357**

PROJECTED EATS WHICH THE TAXING DISTRICTS WILL RETAIN													
CITY OF JOPLIN	2.625% current levy	base plus 50% of increas	$13,125	$13,257	$492,167	$703,578	$856,393	$864,891	$873,475	$880,894	$889,650	$898,493	$907,425
NEWTON COUNTY	1.125% current levy	base plus 50% of increas	$5,625	$5,682	$210,929	$301,533	$367,026	$370,668	$374,346	$378,062	$381,814	$385,604	$389,432
MAIN STREET CID	1% projected levy	50% of increase 5% allowance for	$0	$2,423	$175,743	$252,253	$307,558	$310,633	$313,740	$316,877	$320,046	$323,246	$326,479
TOTAL CAPTURED BY TIF			**$18,750**	**$21,361**	**$878,839**	**$1,257,364**	**$1,530,976**	**$1,546,192**	**$1,561,560**	**$1,575,832**	**$1,591,509**	**$1,607,343**	**$1,623,335**

PROJECTED EATS TO BE CAPTURE BY TIF												
CITY OF JOPLIN	2.625% CURRENT LEVY	$131	$132	$479,042	$690,453	$843,268	$851,766	$860,350	$869,019	$877,775	$886,618	$895,550
NEWTON COUNTY	1.125% CURRENT LEVY	$56	$57	$205,304	$295,908	$361,401	$365,043	$368,721	$372,437	$376,189	$379,979	$383,807
MAIN STREET CID	1% projected levy	$0	$2,550	$184,992	$265,530	$323,745	$326,982	$330,252	$333,555	$336,890	$340,259	$343,662
TOTAL RETAINED BY TAXING DISTRICTS		**$188**	**$2,739**	**$869,338**	**$1,251,891**	**$1,528,413**	**$1,543,791**	**$1,559,323**	**$1,575,010**	**$1,590,854**	**$1,606,856**	**$1,623,018**

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.375 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue with the renewal of the taxes.

ASSUMPTIONS-TIF activated in 2015-levies renewal by City Voters

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF 1/4% IS RENEW BY VOTERS IN 2022

YEARS		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	TOTALS
REDEVELOPMENT PROJECT AREA I ONLY		City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	
ACTIVATED TIF AREA		2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	
RPA 1	Projected Sales at 1% Annual Growth	$8,255,442	$8,337,997	$8,421,377	$8,505,590	$8,590,646	$8,676,553	$8,763,318	$8,850,951	$8,939,461	$9,028,856	$9,119,144	$9,210,336	$97,655,273
RPA 2	Projected Sales at 1% Annual Growth	$15,687,056	$15,843,927	$16,002,366	$16,162,389	$16,324,013	$16,487,253	$16,652,126	$16,818,647	$16,986,834	$17,156,702	$17,328,269	$17,501,552	$214,395,348
RPA 3	Projected Sales at 1% Annual Growth	$12,777,709	$12,905,486	$13,034,541	$13,164,886	$13,296,535	$13,429,501	$13,563,796	$13,699,434	$13,836,428	$13,974,792	$14,114,540	$14,255,686	$162,950,071
RPA 4	Projected Sales at 1% Annual Growth	$4,221,533	$4,263,748	$4,306,386	$4,349,450	$4,392,944	$4,436,874	$4,481,242	$4,526,055	$4,571,315	$4,617,028	$4,663,199	$4,709,831	$52,487,858
RPA 5	Projected Sales at 1% Annual Growth	$4,263,748	$4,306,386	$4,349,450	$4,392,944	$4,436,874	$4,481,242	$4,526,055	$4,571,315	$4,617,028	$4,663,199	$4,709,831	$4,756,929	$54,374,229
RPA 6	Projected Sales at 1% Annual Growth	$24,214,192	$24,456,334	$24,700,897	$24,947,906	$25,197,385	$25,449,359	$25,703,853	$25,960,891	$26,220,500	$26,482,705	$26,747,532	$27,015,007	$330,935,908
LESS 2014 BASE LINE S	Projected Baseline Gross Sales	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$8,500,000
NET NEW SALES SUBJECT TO TIF		**$68,919,680**	**$69,613,877**	**$70,315,016**	**$71,023,166**	**$71,738,398**	**$72,460,782**	**$73,190,390**	**$73,927,294**	**$74,671,567**	**$75,423,282**	**$76,182,515**	**$76,949,340**	$904,298,688
														$0
PROJECTED EATS WHICH THE TAXING DISTRICTS WILL RETAIN														$0
CITY OF JOPLIN	**2.625% current levy** base plus 50%	$917,696	$926,807	$936,010	$945,304	$751,404								$11,870,568
NEWTON COUNTY	**1.125% current levy** base plus 50%	$393,298	$397,203	$401,147	$405,130	$322,030								$5,089,529
MAIN STREET CID	**1% projected levy**	$329,743	$333,041	$336,371	$339,735	$645,187	$729,608	$736,904	$744,273	$751,716	$759,233	$766,825	$538,964	$9,660,597
TOTAL CAPTURED BY TIF		**$1,640,737**	**$1,657,051**	**$1,673,528**	**$1,690,169**	**$1,718,622**	**$729,608**	**$736,904**	**$744,273**	**$751,716**	**$759,233**	**$766,825**	**$448,692**	$21,593,171
														$0
PROJECTED EATS TO BE CAPTURE BY TIF														$0
CITY OF JOPLIN	**2.625% CURRENT LEVY**	$904,571	$913,682	$922,885	$932,179	$203,287								$11,130,706
NEWTON COUNTY	**1.125% CURRENT LEVY**	$387,673	$391,578	$395,522	$399,505	$87,123								$4,770,303
MAIN STREET CID	1% projected levy	$347,098	$350,569	$354,075	$357,616	$77,197								$4,274,973
TOTAL RETAINED BY TAXING DISTRICTS		**$1,639,342**	**$1,655,830**	**$1,672,482**	**$1,689,300**	**$367,607**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$20,175,983
														$0

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.375 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue with the renewal of the taxes.

* The amount which is projected for the CID to retain is based on 50% of the total revenue, less operating cost, which is estimated to be 1.25%.

COMBINED TIF REVENUE AND OTHER REVENUE SOURCES
PROFORMA CASH FLOW OF REIMBURSABLE PROJECT COST

REVENUE SOURCES		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
PILOT'S (Property Tax)		$0.00	$346.20	$765,342.47	$955,613.81	$1,287,327.27	$1,311,665.91	$1,336,442.64	$1,361,665.35	$1,387,342.07	$1,413,480.97	$1,440,090.38
EAT'S (Sales Tax 50% of increase)	$0.00	$188.00	$2,739.00	$869,338.00	$1,251,891.00	$1,528,413.00	$1,543,791.00	$1,569,323.00	$1,575,010.00	$1,590,854.00	$1,606,856.00	$1,623,018.00
TOTAL TIF REVENUE	**$0.00**	**$188.00**	**$3,085.20**	**$1,634,680.47**	**$2,207,504.81**	**$2,815,740.27**	**$2,855,456.91**	**$2,905,765.64**	**$2,936,675.35**	**$2,978,196.07**	**$3,020,336.97**	**$3,063,108.38**
ADDITIONAL REVENUE-NON-TIF												
MAIN STREET CID 50% NOT CAPTURED BY TIF	$0.00	$0.00	$2,500.00	$184,992.00	$265,530.00	$323,745.00	$326,982.00	$330,252.00	$316,877.00	$320,046.00	$323,246.00	$326,479.00
TOTAL NON-TIF REVENUE	**$0.00**	**$0.00**	**$2,500.00**	**$184,992.00**	**$265,530.00**	**$323,745.00**	**$326,982.00**	**$330,252.00**	**$316,877.00**	**$320,046.00**	**$323,246.00**	**$326,479.00**
TOTAL REVENUE TO PAY PROJECT COST	**$0.00**	**$188.00**	**$5,585.20**	**$1,819,672.47**	**$2,473,034.81**	**$3,139,485.27**	**$3,182,438.91**	**$3,236,017.64**	**$3,253,552.35**	**$3,298,242.07**	**$3,343,582.97**	**$3,389,587.38**
100% OF REIMBURSABLE COST			RPA 2-6 COST & AREA COST	RPA 3-5 COST	RPA 1-4 COST							
REIMBURSABLE PROJECT COST	$0.00		$22,510,164	$5,397,222	$2,960,110							
ACCRUED INTEREST 5.5% 10 YEARS	$0.00	$0	$1,125,508	$1,181,504	$1,419,457	$1,514,784	$1,433,549	$1,346,104	$1,251,608	$1,151,511	$1,044,175	$929,204
LESS PAYMENTS	$0.00	$0	($5,585)	($1,819,672)	($2,473,035)	($3,139,485)	($3,182,439)	($3,236,018)	($3,253,552)	($3,298,242)	($3,343,583)	($3,389,587)
CUMULATIVE BALANCE	**$0.00**	**$0**	**$23,630,087**	**$28,389,141**	**$30,295,673**	**$28,670,971**	**$26,922,081**	**$25,032,168**	**$23,030,224**	**$20,883,493**	**$18,584,084**	**$16,123,701**

REVENUE SOURCES	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	CUM-TOTALS
PILOT'S (Property Tax)	$1,467,178.75	$1,494,754.71	$1,522,827.07	$1,551,404.57				$0.00	$0.00	$0.00	$0.00	$0.00	$17,295,482.17
EAT'S (Sales Tax 50% of increase)	$1,639,342.00	$1,655,830.00	$1,672,482.00	$1,689,300.00	$367,607.00			$0.00	$0.00	$0.00	$0.00	$0.00	$20,185,982.00
TOTAL TIF REVENUE	**$3,106,520.75**	**$3,150,584.71**	**$3,195,309.07**	**$3,240,704.57**	**$367,607.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$37,481,464.17**
ADDITIONAL REVENUE-NON-TIF													
MAIN STREET CID 50% NOT CAPTURED BY TIF	$323,743.00	$333,041.00	$336,371.00	$339,735.00	$629,474.00	$729,608.00	$736,904.08	$744,273.12	$751,715.85	$759,233.01	$766,825.34	$538,964.10	$9,710,536.51
TOTAL REVENUE TO REPAY PROJECT COST	**$323,743.00**	**$333,041.00**	**$336,371.00**	**$339,735.00**	**$629,474.00**	**$729,608.00**	**$736,904.08**	**$744,273.12**	**$751,715.85**	**$759,233.01**	**$766,825.34**	**$538,964.10**	**$9,710,536.51**
TOTAL REVENUE TO PAY PROJECT COST	**$3,430,263.75**	**$3,483,625.71**	**$3,531,680.07**	**$3,580,439.57**	**$997,081.00**	**$729,608.00**	**$736,904.08**	**$744,273.12**	**$751,715.85**	**$759,233.01**	**$766,825.34**	**$538,964.10**	**$47,192,000.68**
100% OF REIMBURSABLE COST													
REIMBURSABLE PROJECT COST													$30,867,496.00
ACCRUED INTEREST 5.65% 10 YRS	$910,989.12	$768,650.10	$615,253.98	$450,475.91	$273,632.96	$232,758.15	$204,686.13	$174,615.81	$126,044.40	$94,760.83	$61,537.22	$13,507.76	$16,324,316.68
LESS PAYMENTS	($3,430,263.75)	($3,483,625.71)	($3,531,680.07)	($3,580,439.57)	($997,081.00)	($729,608.00)	($736,904.08)	($744,273.12)	($751,715.85)	($759,233.01)	($766,825.34)	($538,964.10)	-$47,191,812.68
CUMULATIVE BALANCE	**$13,604,426.60**	**$10,889,450.99**	**$7,973,024.90**	**$4,843,061.24**	**$4,119,613.20**	**$3,622,763.34**	**$3,090,545.39**	**$2,520,888.09**	**$1,895,216.64**	**$1,230,744.46**	**$525,456.34**	**$0.00**	**$295,876,814.39**

This Impact Analysis was prepared to show the combined impact of both EAT's and PILOT's, total TIF revenue, and the additional 50% of CID revenue from within the Redevelopment Area. The revenue was taken from EXHIBIT 8 for property tax or PILOTs and EXHIBIT 11 for sales tax or EATs.
The impact reflects total cash flow of the TIF for both 100% of the Reimbursable Project cost plus interest based on cost reflected in Exhibit 3. CID is contributing the other 50% of their revenue, not captured by the TIF to pay project cost..

City of Joplin

City Council Agenda Item

REQUESTED COUNCIL MEETING DATE: AUGUST 17, 2015

ITEM: COUNCIL BILL NO. 2015-523
ORIGINATING DEPARTMENT: FINANCE DEPARTMENT

Department Head: Leslie Haase
City Attorney: Peter Edwards
City Manager: Sam Anselm
Planning Director: Troy Bolander

INTRODUCTION:
This Council Bill approves the South Main Street TIF Redevelopment Project 6.

DISCUSSION:
Developer Rodney Spriggs, representing RKS Development, brought forward a proposed TIF (tax increment financing) plan several months ago. The South Main TIF, which proposes the redevelopment of approximately 83 acres of land in an area on both sides of Main Street, south of 32nd Street and north of Interstate 44. Under the TIF Plan, the Redevelopment Area will be redeveloped as six separate Redevelopment Projects with mixed use retail and commercial facilities. Improvements necessary to redevelop the Redevelopment Area include construction of streets, utility improvements, sidewalks, storm water improvements, and other site improvements. A significant portion of the project will require adherence to the Clean Water Act requiring wetland and stream mitigation.

With this ordinance, staff is asking Council to introduce Redevelopment Project 6 and consider it on first reading, then postpone further action to adopt the ordinance until the Developer and City are ready for TIF to be activated on this project. As a result, further council action will be required in the future to activate this Project and the other Redevelopment Projects. The TIF Plan includes a budget for the entire Redevelopment Area. Since the Redevelopment Projects will be activated at different times, the TIF Contract makes provisions to ensure an appropriate level of public assistance is provided for each Redevelopment Project. Prior to activating each Redevelopment Project, an individual budget for that Redevelopment Project will be required, as well as proof that sufficient property within each project has been secured in order to allow the project to proceed with development.

RECOMMENDATION:
City Staff recommends this Council Bill be passed on first reading and then further action postponed until the Developer and the City are ready to activate TIF for this project.

COUNCIL BILL NO. 2015-523 ORDINANCE NO.

AN ORDINANCE approving Redevelopment Project 6 of the South Main Street Tax Increment Financing Plan and adopting Tax Increment Financing therein.

WHEREAS, on _____, 2015, the City of Joplin, Missouri (the "City") adopted the South Main Street Tax Increment Financing Plan (the "Redevelopment Plan") including Redevelopment Project 6 included therein by Ordinance No. 2015-___, and designated the Redevelopment Area, described therein, as a blighted area, all pursuant to the provisions of the Real Property Tax Increment Allocation Act, Sections 99.800 to 99.865, RSMo (the "Act"); and

WHEREAS, the Redevelopment Plan contemplates implementation through six Redevelopment Projects designated as Redevelopment Projects 1, 2, 3, 4, 5, and 6, and the adoption of tax increment financing in the area selected for each Redevelopment Project.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. That the area selected for Redevelopment Project 6 legally described in Exhibit A attached hereto is approved and designated as a Redevelopment Project (hereinafter referred to as "Redevelopment Project 6"). Redevelopment Project 6 includes only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project improvements therein.

Section 2. That tax increment allocation financing is hereby adopted for taxable real property in the above-described area selected for Redevelopment Project 6. Pursuant to the Act, after the total equalized assessed valuation of the taxable real property in Redevelopment Project 6 exceeds the certified total initial equalized assessed valuation of the taxable real property in Redevelopment Project 6, the ad valorem taxes, and payments in lieu of taxes, if any, arising from the levies upon the taxable real property in Redevelopment Project 6 by taxing districts and tax rates determined in the manner provided in subsection 2 of Section 99.855 of the Act, as amended, each year after the effective date of the ordinance until redevelopment project costs have been paid shall be divided as follows:

a. That portion of taxes, penalties and interest levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized value of each such taxable lot, block, tract or parcel of property in the area selected for Redevelopment Project 6 shall be allocated to and, when collected, shall be paid by the Newton County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

b. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in the area selected for Redevelopment Project 6, and any applicable penalty and interest over and above the initial equalized assessed value of each such unit of property shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payment in lieu of taxes into a special fund called the "Special Allocation Fund" of the City for the purpose of paying redevelopment project costs and any obligations incurred in the payment thereof; provided that payments in lieu of taxes shall be subject to the provisions of Section 99.845.1(3) of the Act, as amended, regarding the blind pension fund tax and the merchants' and manufacturers' inventory replacement tax.

Section 3. That in addition to the payments in lieu of taxes described in subsection b of Section 2 above, fifty percent (50%) of the total additional revenue from taxes, penalties and interest which are imposed by the City or taxing districts, and which are generated by economic activities within the area selected for Redevelopment Project 6 over the amount of such taxes generated by economic activities within such area in the calendar year prior to the adoption of this ordinance, while tax increment financing remains in effect, but excluding those taxes, licenses, fees, or special assessments identified in subsection 3 of Section 99.845 RSMo, other than payments in lieu of taxes, and penalties and interest thereon shall be allocated to, and paid by the local political subdivision collecting officer to the City Treasurer or other designated financial officer of the City, who shall deposit such funds in a separate segregated account within the Special Allocation Fund.

Section 4. That this ordinance shall be in full force and effect from and after its passage and approval by the Mayor and City Council.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2015.

_____
Michael L. Seibert, Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

Exhibit A

Legal Description of Redevelopment Project 6

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022004003005002	0.203	WOLTJER, DONALD D.	$21,350	1993-RES
Legal Description:		FREEMAN GROVE 5 BEG SE COR LOT 508 W 92.47' N 96.41' E 92.43' S 95.73' TO POB	BOOK 355 PAGE 04569	
055022004003005001	0.206	WOLTJER, DONALD D.	$22,680	1993-RES
Legal Description:		FREEMAN GROVE 5 BEG SW COR LOT 508 N 97.10' E 92.43' S 96.41' W 92.47' TO POB	BOOK 355 PAGE 04569	
055022004003005000	0.381	WOLTJER, DONALD D.	$44,370	1993-RES
Legal Description:		FREEMAN GROVE 5 (UNRECORDED) BEG NE COR LOT 495 S 89.73' W 184.87' N 91.09' E 184.82' TO POB	BOOK 355 PAGE 04569	
Address:		PO BOX 20 NEOSHO, MO 64850		
055022004003004000	0.814	RKS DEVELOPMENT III, LLC	$10,680	1950-RES
Legal Description:		M-14 PT NE1/4 SE1/4 BEING LOTS 494-497-506 & 509 FREEMAN GROVE 5 UNRECORDED	BOOK 285 PAGE 00399	
055022004003007000	0.425	RKS DEVELOPMENT, LLC	$16,800	1950-COM
Legal Description:		M-10 PT NE1/4 SE1/4 BEG 30' W & 400.6' SSE COR W 185' ETC A/K/A LOTS 464 & 473 FREEMAN GROVE 5 UNRECORDED ETC OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK 0362 PAGE 04585	
055022004003008000	0.510	RKS DEVELOPMENT, LLC	$3,550	Vacant-RES
Legal Description:		LOTS 454 & 463	BOOK 0362 PAGE 04585	
055022004003009000	0.212	RKS DEVELOPMENT , LLC	$1,480	1928-RES
Legal Description:		FREEMAN GROVE 5: LOT 453, 444 & 445	BOOK 0362 PAGE 04585	
055022004003002000	2.700	RKS DEVELOPMENT, LLC	$3,410	Vacant-RES
Legal Description:		PT NE & SE1/4 BEING LOTS 432-433-436-437-440- 443-446-452-455-462 465-472-475-482 & 485 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK 0362 PAGE 04582	
055022004005002000	17.770	RKS DEVELOPMENT, LLC	$8,280	Vacant-RES
Legal Description:		FREEMAN GROVE 5: LOTS 388-389-390-391-392-393 394-398-399-400-401-402-403-404-416-417-418-419-420 - 441-442-447-448-449-450-451-456-457-458-459-460-461-466-467-468-469-470-471-476-455-478-479-480-481-487-488-489-490- 491-492-493 & PT LOTS 486-498-499	BOOK 0362 PAGE 04582	

055022001033001000	1.510	RKS DEVELOPMENT, LLC	$1,290	Vacant-RES
Legal Description:		FREEMAN GROVE 4: LOT A-425 LY E OF ST	BOOK PAGE	0362 04582
055022004003001000	0.425	RKS DEVELOPMENT, LLC	$13,640	1940-RES
Legal Description:		N1/2 M-8 PT NE1/4 SE1/4 BEING LOTS 431 & 434 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04780
055022004001001000	1.700	RKS DEVELOPMENT LLC	$4,100	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOTS 422-423-424-426-427 & 428 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04582
055022004002002000	0.448	RKS DEVELOPMENT, LLC	$1,960	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOTS 429 & 430 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04582
Address:		202 E. 32ND JOPLIN, MO 64804		
055022004003006000	0.344	RENT JOPLIN.COM LLC	$9,310	1929-RES
Address:		530 S. VIRGINIA JOPLIN, MO 64801		
Legal Description:		PT NE1/4 SE1/4 LOTS 474-483 & 484 EX W 85' FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	354 06256
055022004003006001	0.146	LANDIS, ROBERT C. & BARBARA R.	$24,340	1952-RES
Address:		2820 IRON GATES ROAD JOPLIN, MO 64804		
Legal Description:		WITMERS 1: PT LOT 4 BEG 115' W NE COR W 80' S 135' E 80' N 135' TO POB	BOOK PAGE	0359 2434
055022004003006002	0.146	CARDEN, MAX & INA	$21,300	1992-RES
Address:		1615 W. ASH ROGERS, AR 72758		
Legal Description:		FREEMAN GROVE 5: W 85' LOT 484 & W 85' S1/2 LOT 483	BOOK PAGE	355 01690
055022004003009001	0.212	POTTER, JAMES L.	$1,480	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOT 439 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	351 12099
055022004003010000	0.425	POTTER, JAMES L.	$10,330	1940-RES
Legal Description:		S1/2 M-8 PT NE1/4 SE1/4 LOTS 435 & 438 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	351 12099
Address:		3806 S. MAIN JOPLIN, MO 64804		
TOTALS	**28.577 ACRES**		**$220.350 ASSESSED VALUE**	

STREET RIGHT OF WAY TO BE INCLUDED

THE RPA WILL INCLUDE THE RIGHT OF WAY OF JOPLIN AVENUE LYING SOUTH OF 36TH STREET AND NORTH OF 41ST STREET. ALSO WILL INCLUDE THE RIGHT OF WAY OF 37TH AND 38TH STREET LYING WEST OF HEARNE'S BOULEVARD AND EAST OF JOPLIN AVENUE. ALSO INCLUDES ANY PORTION OF 38TH STREET WHICH HAS BEEN VACATED. ALSO INCLUDING THE RIGHT OF WAY OF SOUTH JOPLIN AVENUE LYING SOUTH OF 36TH STREET AND NORTH OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF 39TH STREET LYING WEST OF HEARNE'S BOULEVARD AND NORTH OF 41ST STREET. ALSO INCLUDES ALL ALLEYS WITHIN THE RPA SHOWN ON THE ABOVE MAP, VACATED OR OTHERWISE. ALSO INCLUDES THE VACATED PORTIONS OF PEARL AVENUE AND OAKRIDGE AVENUE SHOWN ON THE ABOVE MAP.

B.

SOUTH MAIN

TAX INCREMENT FINANCING PLAN

JOPLIN, MISSOURI

May 15, 2015 4th Draft

PREPARED BY:
Gross & Associates
8270 West Farm Road 160
Republic, MO 65738
(417) 425-9460

PENDING APPROVALS

1. Tax Increment Financing Commission Public Hearing & Recommendation to City Council
2. City Council Approval

C.

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RE: Changes to the Main Street TIF Redevelopment Plan April 15, 2015 3rd Draft

Draft #3 dated April 15, 2015 was submitted to the TIF Commission. The public hearing was held on April 30, 2015. The hearing was held and continued to May 28, 2015 to allow for some changes to the Plan. I Am the consultant to the Developer and have prepared the plan, thus I am providing you a summary of the changes in accordance with Section 99.825 of the TIF Act, which requires a notice to the affected taxing districts at least seven days prior to the conclusion of the public hearing. I have attached copies of certain exhibits that have been changed. Following is a summary of the changes to the Plan.

1. The Developer has agreed to limit the term of the TIF to 16 years for each Redevelopment Project Area (RPA). There are six RPAs in the plan. The prior plan allowed for each RPA to run for the entire 23 year term as allowed by the TIF Act. This means that by the 16th year of any RPA the TIF will be terminated for that RPA regardless if the Developer has been fully reimbursed or not. If the Developer is fully reimbursed prior to the 16 years the TIF will terminate sooner.
2. The Reimbursable Project Cost has not changed, except the interest allowance request has been increased by $442,429.
3. The total project Cost has increased by $7,598,157, of which $7,155,728 is not reimbursable.
4. The But For Analysis has changed as a result of the changes in project cost. The But For analysis attached was prepared by myself for the Developer. The City has hired a third party to prepare a third party review of the But For, and may vary from the attached one prepared by and for the Developer.
5. RPA 2 & 3 have been changed. Property inn RPA 3 has been moved to RPA 2. No changes in total property, just a switch in project areas.
6. As a result of the changes, the projected cash flows of the TIF indicate that the TIF will be totally reimbursed by 2030.

This is a summary of the changes in the TIF Plan as of this date. Should further changes be made you will receive further notice of such changes. The TIF Commission may or may not make their recommendations on May 28, 2015. The Commission can continue the hearing, or close the hearing if not changes are made. The Plan is not yet approved. The changes are just a report of the changes to date from the prior version of the Plan. The TIF Commission will make a recommendation to the City Council, whom will have the authority to approve or reject the Plan.

I. SUMMARY OF PLAN

Following is a brief summary of the herein proposed Tax Increment Finance Plan and Redevelopment Area. The intent of this Summary is to acquaint the reader of this Plan with the overall intent and concept of the Plan. It will give a summary of the various terms of the proposed Plan. Readers are advised to read the entire Plan and not use the Summary to conclude any specific terms. Efforts in the drafting of the Summary to be all inclusive and correct, but the actual terms of the TIF Plan and Redevelopment Area are specified within the Plan and not within the Summary. The final adoption of this Plan will be the adoption of the Plan that is specified within the remainder of this Document and not the Summary Section.

The proposed Redevelopment Area is an estimated 83 acres of land, which generally lies on both sides of Main Street and south of 32nd Street, and north of I-44, in Joplin, Missouri. It more specifically lies east of Main Street from 36th Street north of 34th Street to the south side of the CVS Pharmacy Property, and both on the east and west side of Main Street from 36th Street south to 42nd Street, and East of Main Street from 42nd Street south to just north of 44th Street. The eastern and western boundaries vary. The Redevelopment Area is divided into six (6) Redevelopment Areas. The Redevelopment Area is broken up into RPA's in order to allow a developer to focus on the areas based on market conditions. The Plan calls for all six Redevelopment Areas to be activated different times/ RPAs 2 & 6 would be activated in 2015, RPAs 3 & 5 is projected to be activated in 2017, and RPAs 1 & 4 are projected to be activated in 2018. Market conditions may alter the activation of RPAs 3, 5, 1, & 4, but RPAs 2 & 6 would be activated upon approval of the Redevelopment Plan. Each RPA will terminate upon payment of all of the Redevelopment Project cost, or 16 years from the date of activation of the RPA, whichever comes first. The Developer is proposed to be RKS Development, LLC, which is comprised of Rodney Spriggs, Ken Caviness and Steve Wilcox, whom own and operate Vintage Stock, a retail operation with 45 stores nationwide and headquartered in Joplin. All three are Joplin natives. To date they have acquired an estimated 45 acres, or 54% of the total Redevelopment Area, they propose to possibly purchase an estimated total of 77 of the acres. The estimated Reimbursable project cost total is an estimated $37 million, including interest, or only 16% of total $230 million estimated project cost. It is proposed, as part of the Plan, that the Developer will create a "community improvement district" (CID), and impose an added 1% sales tax and contribute 100% of the sales tax revenue to fund Reimbursable Project Cost, 29.4%, thus reducing the cost to the current local taxing districts to 16%. Currently 78% of the redevelopment area is classified residential or agricultural, thus the County Sur-charge, or merchants and manufacturers tax is not imposed or collected on these properties. The County Sur-Charge is currently $.40 per $100 of assessed value. The funds derived from this tax is paid to all taxing districts based on the proportionate share of the total levy. The total revenue from the surcharge in the Redevelopment Area on the commercial classified property of $351,000, or 24% of the total assessed value of the Redevelopment Area, is currently $1,460,635, See Exhibit 5 for details. The Redevelopment plan will cause 96% of all of the property to be classified as commercial, thus the Sur-Charge will be imposed. Currently The TIF Act prohibits a TIF from capturing any of the County Sur-Charge. This will give the taxing districts a significate increase in taxes during the term of the TIF, estimated to be an additional $114,691 per year (average over 15 years) above the current $1,236.32. The total taxes estimated to be collected by the taxing districts if no TIF is approved is $1.4 million annually over a 15 year period, and that is with calculating an annual increase in assessed value of 0.018%, and an annual growth in tax levies of .00925%, which grants a combined annual growth rate of 0.0273%, which is based on historic growth in the area over the past five years. See Exhibit 10 for details. The total estimated increase in property taxes to the taxing districts over the 16 years is a combined $53,297, or $3,331 per year if no redevelopment occurs and the previous five-year growth is applied. See Exhibit 10 for details. No property taxes will be captured by the TIF from property classified as residential, if the Redevelopment Plan is approved. The only projected residential is in RPA 6, with the possible development of a new apartment building. The projected assessed value on that parcel is $935,839, and it is calculated in Exhibit 11 to go to the taxing districts. Any funds generated from residential assessments will be declared as a surplus and repaid to the taxing districts on a pro-rata bases based on their levy. If the Redevelopment Plan is approved, and TIF is imposed in accordance with the Plan, an estimated $4,856,417 in property tax revenue would be generated and paid to the taxing districts during the estimated 15-year term of the TIF, which would be a

total increase of $3,633,666 over the same period with no TIF, which is a 297% increase, or an annual average increase of $242,244. See Exhibit 8 for details. This is after the TIF captures the PILOT's as proposed under the Plan. See Exhibit 10 & 11 for details. The two taxing districts, which collect sales tax, the City and the County, would collect an estimated $301,271 over 16 years, or an annual average of $18,829 assuming no TIF is approved. With the TIF, it is estimated they will collect $16,900,988 over the 15-year period, after paying the 50% share of new taxes to the TIF.

E.+

II INTRODUCTION

Eminent domain will not be utilized for the redevelopment itself. It is anticipated that the Developer selected will be obligated to demonstrate that the Redeveloper can or will acquire ownership of the substantial majority of the land within the Redevelopment Area without the assistance of eminent domain. However, it is possible that eminent domain may be required to complete the upgrading and widening of the streets, utilities, and storm water easements and which will benefit the neighboring residential areas, in the normal manner which the City uses Eminent Domain in such cases. The current zoning is a mixture of residential and commercial. Future land use is projected to be mostly commercial. The 2012

The Redevelopment Area qualifies as a "Blighted Area," as defined by the Act and as evidenced by the information provided in the "Blight Study" attached to this Plan as Exhibit 4. The Area is considered a neighborhood in transition from residential to commercial. Since the development of I-44 the frontage property along Main Street, also known as "Hearne's Boulevard", has attempted to move from a residential area to a commercial usage. Most attempts to convert the usage consisted of converting existing residential buildings to commercial usage. This conversion effort has left commercial use properties along Main Street, which are in many cases in buildings that would not meet current commercial building codes, and the site is smaller than the current industry demand for new stand-alone commercial properties. Few productive and active commercial businesses are operational south of 32nd Street. The cost of acquiring various small residential or commercial parcels sufficient to construct new and modern standalone buildings will likely exceed the value of the property and force prospective developers to seek "greenfield" property outside the Redevelopment Area, thus leaving the area to further deteriorate in condition and value. The Area also has an elementary school, Stapleton Elementary, which suffers from a poor layout and land use, due to a parking lot south of the school that requires employees and patrons to cross 41st Street without traffic controls to get to the school buildings. The area also has an older multifamily apartment building, Village Oaks, which is in terrible interior and exterior condition. A significant amount of the buildings are vacant and boarded up. The presence of the apartment building in the area deters new investment due to the condition of the property and the increased police calls. The property has a long history of police calls to the property, 135 in the past five years, thus being next to the elementary school creates a safety condition for the students. The area has blue line streams in the low portion of the area, which captures the storm water drainage for the area and captures the run off for a significant portion of property outside the area. In order to develop or redevelop the property a mitigation plan must be approved by the Corp or Engineers. A significant amount of property will be consumed to allow for the mitigation. With these current conditions, it is unlikely that the area will develop in the proper manner. With the construction of the new Mercy Hospital south of I-44 and east of Main, the area will have significant traffic flow increase and should develop a demand for commercial property since the traffic will no longer be transit in nature. The Redevelopment Area is substantially underutilized, thus providing the City substantially less than its full measure of property taxes, sales taxes and employment opportunities for its residents. The property has not been subject to significant growth or development through investment by private enterprise. The Redevelopment Area cannot be reasonably anticipated to be redeveloped without the adoption of tax increment financing to defray, among other things, the costs of rectifying the conditions causing the Redevelopment Area to qualify as a Blighted Area.

This Plan anticipates that the Redevelopment Area will be redeveloped in segments or phases, referred to as "Redevelopment Project Areas." A total of six Redevelopment Project Areas are projected. Each Redevelopment Project Area (RPA) will have its own project, referred to as a "Redevelopment Project." The development of the entire Redevelopment Area, by the Developer selected, is estimated to take approximately (4) to (6) years. The Redevelopment Projects shall be implemented no later than ten (10) years from the adoption of the ordinance approving the Redevelopment Plan. It is understood that the approval and future development of any Redevelopment Project will not impair the ability to subsequently approve other Redevelopment Projects. It is proposed that RPAs 2 & 6 will be activated in 2015, RPAs 3 & 5 in 2017, and RPAs 1 & 4 in 2018. It may take the 4-6 years to fully develop each RPA, but it is anticipated that the "energy" of each RPA that is activated and developed will spur new activity and growth.

Comprehensive Plan specifically identifies the South Main to Downtown Corridor. The Plan specifies and encourages the development of mixed use commercial along the frontage of Main Street with residential behind the frontage. The Redevelopment Plan does comply since all of the frontage will be mixed use commercial and new residential is being developed behind the commercial in RPA 6.

With the adoption of Tax Increment Financing, each of the RPA areas that are activated, within the Redevelopment Area and adjacent thereto will enjoy increased sales, thereby strengthening and extending the useful economic life of both the subject tracts and neighboring tracts and businesses. Additionally, the assessed value of the Area will increase because of the private investment by the Developer, thus increasing the property tax base of the area and surrounding areas. Therefore, the City and other taxing districts will receive increased sales and other taxes from this area as a direct result of the Tax Increment Financing Plan and the new development. Currently within the Redevelopment Area, there are 83.117 acres (see Exhibit 5 for details) of which 645.02 acres or 78% of the land is classified residential and/or agricultural and only 7.153 acres are commercial or 8.6% of the total. The remaining 10.94 acres is tax exempt, or 13.2%. The Redevelopment Plan calls for redevelopment of the area whereby the end result will produce 93% of the area in commercial classification, see Exhibit 9 "Development Schedule Build-Out for details. This is extremely relevant and important to the taxing districts, which collect property taxes. Under the TIF Act, the County Sur-charge, or merchants and manufacturers tax, cannot be captured by the TIF. This tax is collected and paid to the taxing districts, even on any increase in assessed value. Based on the projections of the Redevelopment, this will generate an estimated $115,000 per year in new tax revenue, over the estimated 15 years of the TIF, based on the current levy of $.40 per $100 of assessed value, or an estimated $1.8 million in new tax revenue over the estimated 15 year term the TIF is proposed to capture property tax, thus the Redevelopment of the area into a viable commercial area will benefit the taxing districts during the TIF period as well as after the termination of the TIF. See Exhibit 13 for details.

The redevelopment of this district will also provide the City of Joplin with better utilization of facilities and infrastructure. As experienced by many cities, often developers choose to develop in "green fields" at the edges of existing development. Development in these "green field" areas are less expensive and quicker as there are commonly no assembly of land issues, neighbors who have concerns, storm water runoff issues, existing buildings and utilities to remove, or possible environmental concerns from asbestos, petro carbons and other contaminants. Greenfields are defined as new undeveloped areas with all infrastructure in place, usually a new commercial development area. As residents move outward, cities must extend utilities and infrastructure at increased expense. Moreover, departing residents and businesses leave cities with that common concept of the "donut hole" in parts of the city. In contrast, the redevelopment of this area will retard the deterioration of surrounding areas, both residential and commercial; provide jobs and less utility extensions.

The Blight study, as supplemented, attached as Exhibit 4 finds the area to be a Blighted Area within the definitions of the Tax Increment Financing statutes.

At approximately the time the required notices are provided to the taxing districts, a Request for Proposal will also be published to solicit a Developer. The City will then select a Developer from among the proposals. The chosen Developer shall document the new jobs within the Redevelopment Area. It is anticipated that any proposal shall include numerous new jobs, thereby strengthening the economic and employment base within the City of Joplin.

The Redevelopment Project will include and consist of site preparation, design and construction of a number of individual commercial developments ("Redevelopment Project Areas") within the Redevelopment Area. The proposed legal descriptions of the Individual Project Areas will be set forth within Exhibit 1. Redevelopment Project Areas may be redefined, resized and renumbered at the discretion of the Developer to meet market conditions and development demand subject to the approval of the City's governing body. Some Individual Project Areas are likely to be developed before others. A Preliminary Site Plan for the Redevelopment Projects as determined by the chosen Developer will be attached as Exhibit 2,

and will graphically depict the location of the proposed Project Areas. In connection with the planned developments for the Redevelopment Area, the Developer will be required to demolish most existing structures in the Redevelopment Areas upon property which the Developer takes ownership, which will be obtained and accomplished on a best efforts basis, and construct the buildings and improvements described on the Preliminary Site Plan, as may be modified. The Plan, as approved, will require the chosen Developer to construct and upgrade the development with enhanced quality of construction. As set out in greater detail below, the costs of the following categories shall be treated as and considered to be Reimbursable Project Costs pursuant to this Plan:

Street Improvements. The following street improvements will be accomplished: A new traffic light is proposed to be installed at 33rd Street and 39th Street, subject to MoDOT and City approval, complete with turn and stacking lanes. Turn and stacking lanes are proposed to be added at the current traffic light at 41st Street. Virginia Avenue will be extended from 39th Street to 33rd street. Joplin Avenue will be extended from 41st street to intersect with 36th Street. Pennsylvania Avenue will be upgraded to handle the increased traffic from the new proposed parking lot for the School. Streets will be reconstructed and upgraded to City/MoDOT standards (including removal of old street materials from the site where needed) and dedicated to the City, or MoDOT, to the extent feasible and acceptable to the City and MoDOT. Utilities in the ROW will need to be relocated to more appropriate locations. Way finding signs will be replaced and reinstalled at the perimeter entrances to the new intersections to increase awareness and speed up traffic flow. Streets and driveways into the various Redevelopment Project Areas will be constructed to MoDOT/City standards, depth, composition, etc. Within the Redevelopment Area it is estimated that $7.5 million in street and street related improvements will be needed. See Exhibit 3 for details.

Utilities Installation, Relocation, Upgrades: Due to the extensive amount of demolition of outdated structures, it is anticipated that the potable water, sewer, and other utilities will need to be relocated, extended, and or upgraded throughout the Redevelopment Area. There are two large tracts of land within the Redevelopment that have no utilities extended. Within RPA-2 there is an estimated seven acre tract, that is undeveloped, and within RPA-6 there is an estimated 18 acre tract that is undeveloped. All of the utility services will need to be extended within these two tracts. All utilities will be extended and upgraded in accordance with the guidelines of the Utility companies. The total estimated cost for Utility work is estimated at $3 million.

Extraordinary Land/Site Preparation Costs. The following will be accomplished: demolition and/or removal of the existing buildings on most property acquired by the Developer (on a best efforts basis to acquire the properties), and parking areas; demolition and removal of building materials and old asphalt paving materials to an appropriate off-site location or site fill where needed and approved; removal of any hazardous or environmental contaminating materials to an appropriate off-site location; removal and relocation of all utilities associated with demolition, insuring that neighboring owner's utilities are not interrupted. The total estimated cost is $10 million.

Storm Water Improvements/Mitigation Cost. The following will be accomplished: Current on-site storm water drainage is handled by flow into the low point of the area west of Main Street and south of 36th Street, located in the center of the Redevelopment Area, and the low point within the Redevelopment Area. The area is within the Flood plain of the Shoal Creek Basin. The streams are blue line streams, which are regulated by the Corp of Engineers and upon consultation with them, have determined that the area must be mitigated in order to allow any new storm water runoff. Plans have been

submitted to the Corp for approval which mitigates the area sufficiently to handle any new run off and manage existing runoff in the area. The mitigation plans calls for the preservation of the streams. Certain areas may require surface detention area to be constructed to slow down the runoff. The cost of mitigation and related cost is estimated at $3.9 million. Some storm water work, such as drainage for streets, will be covered in the Street Budget.

Additional Building Enhancements. The following will be accomplished: All new buildings to be masonry construction with combinations of brick/stone/block; variations in color and materials will be used to enhance appearance and style; no new metal buildings will be constructed, with the exception of the rear of buildings which will not have street visibility or neighbor visibility; all rooftop units/HVAC and roof-mounted equipment will be screened from the ground and street level in all directions (this is particularly important because of the elevation changes within the Redevelopment Area. All utilities will be underground or screened as code permits; loading docks and trash compactor areas will be screened as feasible; building entrances will be sheltered with canopies, awnings, etc., as permitted by tenant's prototypical building design; all external emergency exits and service doors will have contrasting frames and lintels on the exterior. There has been no Reimbursable Project Cost included for reimbursement of any specific enhancement to any private building. The Developers just intend to enforce all construction to adhere to these guidelines, except underground utilities.

Property Acquisition Cost: The Developer does not seek reimbursement for all land acquisition, which is an eligible cost under the TIF Act, but does seek the authority to be reimbursed for a portion of certain property cost, which exceeds the value of the property, or is extraordinary. As the Blight Study points out in a transitional neighborhood, whereby older residential property is, or needs to transcend to commercial classification, property owners often have an unrealistic idea of value, or the land site size is so small, that the residential property owner needs more than the property is worth to replace it. It is proposed that the Developer would have the ability to be reimbursed the cost above the appraised value on certain properties, with the City having the authority to approve each request, which the Developer proposes to be reimbursed. Following are the proposed rules relating to this provision; When the Developer identifies a property to purchase, they will notify the City of the offer and negotiations. If negotiations with the property owner breaks down and a price cannot be established, the Developer will request approval from the City to pay a specific price, with Reimbursement of a specific number. That number would be established by the City, but the Developer must pay the cost of an MAI commercial appraiser to conduct an appraisal of the value of the property as is, then one, with all demolition done. The appraisal will provide the Developer and City sufficient evidence to establish the true value or amount, which the TIF could, or should legitimately reimburse the Developer for excessive property cost. In all cases, the Developer must provide all funds to pay the property owner. No eminent Domain will be used. The City will not be a party to the transaction with the property owner, but will have final determination as to the final amount, which the TIF could reimburse the Developer. Developer will conduct all negotiations and provide the City with all requested information. The Appraiser will be hired by the City, but paid for by the Developer. The Developer will attempt to purchase all property without this incentive. No one will be forced out of their property if they wish to not sell. The estimated budget for total land acquisition cost for both public use and excess cost is $3.2 million, all of which is subject to the approval by the City for each property in which assistance is requested by the Developer.

Professional Fees & Contingencies & Interest: Costs of the Developer related to studies, surveys, plans and specifications, professional services and a budget contingency (such as legal fees, including those related to the costs for preparation of this Plan and a Developer's Proposal and special consultant fees), estimated at $1.6 million. Financing Costs, and any City and Commission expenses charged to the Developer, shall also be Reimbursable Project Costs, but is capped at $6,709,150 over the term of the TIF. The CID will fund any cost above the total cap of the TIF.

Total Reimbursable Project Cost is estimated at $37 million with interest. See Exhibit 3 for details.

Except for those costs for enhancements listed above and described below in greater detail, the costs of construction of the buildings and improvements themselves shall not be reimbursable pursuant to this Plan. Only those costs which are above those that would be required in "greenfield development" will be reimbursed and excessive cost of land acquisition, subject to approval by the City. Improvements to serve the public may be constructed, and dedicated to the

City for public use, as agreed upon by the City and the Developer.

It is estimated that construction of the Redevelopment Projects will create approximately 100 full-time jobs during the construction period for the Redevelopment Projects. Upon completion of all of the Redevelopment Projects, it is estimated that within the entire Redevelopment Area more than 662 full-time permanent workers will be employed, based on an estimate of one employee for every 1,000 square feet of retail space and one employee for every 400 square feet of office space. (See Exhibit 9 for details) The proposed new apartment building will have an estimated four employees. Salary and educational levels will range from entry level to higher paid executive level positions.

The aggregate Reimbursable Redevelopment Project costs are estimated at approximately Thirty million eight hundred eighty seven four hundred ninety five Dollars ($30,887,495), including professional service costs (including architect, engineer, special consultant and attorney fees) and a contingency budget financing costs (Interest) See Exhibit 3 for details.

All property owners within the Redevelopment Area under this Redevelopment Plan shall pay all current taxes now assessed upon the current property and make payments in lieu of taxes ("PILOTS") as set forth in the Act upon the increase in assessed value over the current value, which PILOTS shall be available for use to reimburse Reimbursable Project Costs on an "as-collected" basis. All PILOTs collected on the increase in assessed value upon any property, or any portion of a property, which is classified as "Residential" by the Newton County Assessor, shall be declared a surplus and paid to the taxing districts based upon each individual levy. Based on projections, and the TIF will terminate in 15 years after all cost are paid, but the TIF must terminate in 23 years in accordance with the TIF Statutes. See Exhibit 15 for a combined cash flow projection of both property and sales tax.

The most recent total equalized assessed value of the real estate within the Redevelopment Area is $1,434,905, as illustrated in Exhibit 1 & 5 by Project Area, however this number is only an estimate and is not official, since the Newton County Assessor is required to certify the true and actual number after the TIF Plan is approved in accordance with the TIF Act. It is estimated that the total equalized assessed value of the real estate within the Redevelopment Area will be an approximate additional ($32,350,469) when all of the Phases of the Redevelopment Project are completed in 2019, or an estimated 2,254% increase in assessed value, resulting from new construction. See Exhibit 9 for detailed estimates by Project Areas and Exhibit 11 to see the projected assessed value in the 15th year. The total Payments in Lieu of Taxes (which, as more thoroughly described in Section II, (which exclude the surtax or merchant and manufacturer's tax and personal property taxes) anticipated to be generated by the Redevelopment Project during the years of operation of the Redevelopment Project is shown in Exhibit 11 of the "Cost-Benefit Analysis, which consist of Exhibits 8 & 10 thru 15, and cannot precisely be determined at this time due to the uncertainty of the final size of each building, and uses. However, the total of PILOTs is estimated to be approximately $22 million, over the 15 years, which the TIF will captures $17 million of that total, and the taxing districts benefiting from collecting $5 million during the same 15 year period. See Exhibit 8 for details. The projected assessed value of the Redevelopment Area at the end of the 15 years is $38 million from which the estimated local property taxes generated would be $2 million based on the projected levy at that time. See Exhibit 11 for details.

The total Economic Activity Taxes anticipated to be generated by the Redevelopment Project during the 15 years of operation of the Redevelopment Project is projected in Exhibit 14, and are estimated to total $40 million during the projected 15 years of the TIF. Of that, total, and estimated $20 million will be captured by the TIF to pay Reimbursable Project Cost. Under the terms of the TIF Plan, the Main Street CID, to be created and impose an additional 1% sales tax shall agree to contribute the 50% of the sales tax not captured by the TIF to assist in paying

Reimbursable Project Cost, which will be another $10 million to assist with the payment of Reimbursable Project Cost. Combining the portion captured by the TIF and the additional CID contribution a total of $30 million will be captured and used to pay Reimbursable Project Cost. It is projected that the City and the County will collect, and retain, a total of $17 million in sales taxes during the estimated 15 years of the TIF. See Exhibit 8 and 12 thru 14 for details.

Thus, the total of PILOTs and EATs available for Tax Increment Financing is estimated to be approximately $40 million, which equals 100% of the commercial property PILOTs for, and 50% of the EATs, and the other 50% of the CID sales tax not captured by the TIF over a projected 15 year period needed to repay all Reimbursable Project Cost, however the TIF could, and must end in 16 years, if for some reason revenues are not sufficient to repay the Reimbursable Project Cost in the 15 year period. The total reimbursable amount from the TIF is caped based on the approved total in Exhibit 3, regardless of time. During the term of the TIF, Taxing Districts will also receive the taxes generated from the baseline-assessed value of the Redevelopment Area as of the time the Redevelopment Area is approved and activated. Also the taxing Districts will receive 100% of all tax revenues generated from the "Sur-Charge", or Merchant's and Manufacturer's Tax levied on all commercial property, property taxes generated from ALL personal property within the Redevelopment Area, and any increase in the tax levies above the levy amount at the time the Redevelopment Area is approved. See Exhibit 8 of the Cost Benefit Analysis.

It is anticipated that the Maximum Reimbursable Project Costs for the Redevelopment Project will be fully reimbursed in approximately the year 2030. It is required that the Developer file a petition with the City of Joplin to create a Community Improvement District to assist with the funding of eligible project cost. The Developer must seek amendments to the CID to add additional property as it is acquired by them during the term of the TIF. The detail of project costs provides a breakdown between the costs to be reimbursed and those borne by the Developer.

III DEFINITIONS

As used in this Plan, the following terms shall mean:

A. Act: The Real Property Tax Increment Allocation Redevelopment Act, Section 99.800, et seq., Revised Statutes of Missouri, as amended.

B. Approved Site Plan: The actual site plan as approved by the City for the applicable Redevelopment Project Area.

C. Blighted Area: An area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, 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, morals or welfare in its present condition and use.

D. City: Joplin, Missouri.

E. City Council: The governing body of Joplin, Missouri.

F. City Director of Finance: The Chief Financial Officer of Joplin, Missouri.

G. Conservation Area: An area within the boundaries of a redevelopment area located within the territorial limits of a municipality in which fifty percent or more of the structures in the area have an age of thirty-five years or more. Such an area is not yet a blighted area but is detrimental to the public health, safety, morals, or welfare and may become a blighted area because of anyone or more

of the following factors: Dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning. A Conservation Area shall meet at least three of the; factors provided in this definition.

H. County Assessor: The Assessor of Newton County, Missouri.

I. County Collector: The Collector of Newton; County, Missouri.

J. Debt Service: The amount required for the payment of interest and principal on Obligations or loan(s) as they come due, for the payment of mandatory or optional redemption payments, and for payments to reserve funds required by the terms of Obligations.

K. Developer: The person or entity selected by the TIF Commission to implement the TIF Plan, including construction of the Redevelopment Project, pursuant to the Development Agreement.

L. Development Agreement: The agreement to be executed by the City and the Developer setting forth the rights and obligations of Developer relating to the redevelopment of the Redevelopment Area, the construction of the Redevelopment Project and the payment and/or reimbursement of Reimbursable Project Costs.

M. Distribution Date: Monthly while this Plan remains in effect.

N. Economic Activity Account: The separate segregated account within the Special Allocation Fund into which Economic Activity Taxes are to be deposited.

O. Economic Activity Taxes: Fifty percent (50) of the total additional revenue from taxes, penalties and interest which are imposed by the City or other Taxing Districts, and which are generated by economic activities within the Redevelopment Project Area, over the amount of such taxes generated by economic activities within the Redevelopment Project Area in the calendar year prior to the adoption of the Redevelopment Project for the Redevelopment Project Area by Ordinance, while tax increment financing remains in effect, but excluding personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, taxes levied pursuant to Section 70.500, R.S.Mo., taxes levied for the purpose of public transportation pursuant to Section 94.660, R.S.MO., licenses, fees or special assessments other than Payments In Lieu of Taxes and penalties and interest thereon. If a retail establishment relocates within one year from one facility to another facility within the same county and the governing body of the city finds that the relocation is a direct beneficiary of tax increment financing, then for purposes of this definition, the Economic Activity Taxes generated by the retail establishment shall

equal the total additional revenues from Economic Activity Taxes, which are imposed by a municipality, or other Taxing District over the amount of Economic Activity Taxes generated by the retail establishment in the calendar year prior to its relocation to the Redevelopment Area.

P. Economic Development Area: Any area or portion of an area located within the city, which does not meet the standards of a blighted area or conservation area pursuant to Section 99.805(1) and (2),

R.S.MO., and in which the city council finds that redevelopment is in the public interest because it will: (a) discourage commerce, industry or manufacturing from relocating to a different state; (b) result in increased employment within the city; (c) or preserve or enhance the city's tax base. In Economic Development Areas, reimbursement may fund only infrastructure projects and may not include buildings.

Q. Financing Costs: Those costs incurred by the Developer, the TIF Commission, or the City as a result of issuing one or more series of Obligations or loan(s) to pay all or any portion of Reimbursable Project Costs incurred or estimated to be incurred, including but not limited to interest, loan fees, capitalized interest, financial advisor fees, legal fees, broker fees or discounts, original purchaser's discount, printing and other costs related to such financing. Interest shall be computed at the annual rate which the Developer, TIF Commission, or City are charged by a qualified lender. Financing Costs will be the actual cost documented and evidenced by the Developer, but will not exceed 10% per annum.

R. Obligations: Bonds, loans, debentures, notes, special certificates or other evidences of indebtedness issued by the TIF Commission or the City to pay or reimburse all or any portion of Reimbursable Project Costs incurred or estimated to be incurred, to finance the cost of issuing such Obligations, to establish reserves to refund or secure such Obligations, to finance the interest costs associated with such Obligations or to refund, redeem or defiance outstanding Obligations. Also defines obligations to the Developer for approved cost they have incurred and funded on behalf of the Redevelopment Plan, with the intent to repay on a pay as you go basis.

S. Ordinance: An ordinance enacted by the City Council of the City of Joplin.

T. Payments in Lieu of Taxes: Revenues from real property taxes in the Redevelopment Project Area selected for the Redevelopment Project which are to be used to reimburse the Reimbursable Project Costs, which Taxing Districts would have received had the City not adopted tax increment allocation financing, and which result from levies made after the time of the adoption of tax increment allocation financing within the Redevelopment Project Area. and during the time the current equalized value of real property in the Redevelopment Project Area, until the designation is terminated pursuant to this Plan which shall not be later than twenty-three (23) years after the Redevelopment Project for the applicable Redevelopment Project Area is approved, excluding, however, the blind pension funds tax levied under the authority of Article 111, Section 38(b) of the Missouri Constitution, and the merchant's and manufacturer's inventory replacement tax levied under the authority of Article X, Section 6(2) of the Missouri Constitution.

U. PILOT Account: The separate segregated account within the Special Allocation Fund into which Payments in Lieu of Taxes are to be deposited.

V. Plan: This Tax Increment Financing Plan.

W. Preliminary Site Plan: The preliminary site plan for the Redevelopment Project Area attached as Exhibit 2.

X. Redevelopment Area: The real property legally described in Exhibit 1.

Y. Redevelopment Project: Individual components of the Redevelopment Area and Project, each of which is distinguished from the others by type and/or location within the Redevelopment Project Area, and each of which shall further the objectives of the Plan, be designated with its individual legal description, and satisfy the requirements of a "redevelopment project" as that term is used within the Act.

Z. Redevelopment Project Area: That portion of the Redevelopment Area of a given Individual Redevelopment Project as defined in the Plan. As identified in Exhibit 1.

AA Public Improvements: Those Redevelopment Project Costs that will be dedicated to any public entity.

BB Redevelopment Project: The design and construction (including site preparation) of a commercial development containing approximately 13 parcels of retail and commercial space, as well as related infrastructure, within the Redevelopment Project Area in accordance with this Plan and the Preliminary Site Plan.

CC Redevelopment Project Area: That portion of the Redevelopment Area selected for the Redevelopment Project, which, in this case, is the entire Redevelopment Area and is legally described on Exhibit 1 and outlined on Exhibit 2.

DD. Redevelopment Project Costs: The sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Plan or the Redevelopment Project, including those of any and all Individual Redevelopment Projects, as applicable. Such costs include, but are not limited to, the following:

1. Costs of studies, surveys, plans and specifications;
2. Professional service costs, including. but not limited to, architectural, engineering, legal, marketing, financial, planning or special services (except for reasonable administrative costs of the Commission, such costs shall be allowed only as an initial expense, and are included in the costs set forth in this Plan for the Redevelopment Project);
3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land;
4. Costs of rehabilitation, reconstruction, or repair or remodeling of existing buildings and fixtures;
5. Initial costs for an economic development area (as defined in the Act);
6. Costs of construction of public works or improvements;
7. Financing Costs, including, but not limited to, all necessary and incidental expenses related to the issuance of Obligations, and which may include payment of interest on any Obligations or loans issued hereunder accruing during the estimated period of construction of the Redevelopment Project or afterwards, during the time of operation of the Plan, and including reasonable reserves related thereto;
8. Relocation costs to the extent that the City determines that relocation costs shall be paid or are required to be paid by federal or state law; and
9. Payments in lieu of taxes.

EE. Reimbursable Project Costs: The actual amount of Redevelopment Project Costs that have been or are incurred for (a) the activities and services whose estimated costs are listed on the attached Exhibit 3 under the column entitled "TIF Reimbursable Costs" (except that for any listed activity or service for which only a portion of its estimated cost is designated as "TIF Reimbursable Costs," the Reimbursable Project Costs shall be the proportion of all of the costs incurred for the activity, based upon the ratio of the estimated "TIF Reimbursable Costs" for the item to the estimated "Total ALL Costs"; (b) professional service costs
incurred by the Developer in the development and implementation of the Plan, but not to exceed the amount on Exhibit 3; (c) Plan Administration costs incurred by the City in the administration of the Plan; and (d) Financing Costs for these items.

FF. Special Allocation Fund: The fund, which contains two separate segregated accounts, maintained by the City Director of Finance, into which, as required by the Act, all Payments in Lieu of Taxes and

Economic Activity Taxes are to be deposited.

GG. Taxing District: Any political subdivision of the State of Missouri located wholly or partially within the Redevelopment Area having the power to levy taxes.

HH. TIF Commission: The Tax Increment Financing Commission of Joplin, Missouri.

II. TIF Revenues: Payments in Lieu of Taxes and Economic Activity Taxes.

JJ. Total Initial Equalized Assessed Value: That amount certified by the County Assessor, which equals the most recently ascertained equalized assessed value of each taxable lot, block, tract, or parcel of real property within the Redevelopment Project Area immediately after tax increment financing for the Redevelopment Project Area has been approved by the City Council by an Ordinance.

IV. TAX INCREMENT FINANCING

This plan is adopted pursuant to the Act. The Act enables municipalities to finance Redevelopment Project Costs with the revenue generated from payments in Lieu of Taxes resulting from increased assessed valuation on new development and, subject to annual appropriations, from Economic Activity Taxes resulting from increased economic activities in the Redevelopment Project Area. Immediately after the City Council approves a Redevelopment Project and adopts tax increment financing for the Redevelopment Project Area, the County Assessor shall certify the Total Initial Equalized Assessed Value of the Redevelopment Project Area. Real estate taxes (including penalties and interest thereon) resulting from: (1) all taxes levied on the Total Initial Equalized Assessed Value for the Redevelopment Project Area; and (2) the merchant's and manufacturer's inventory replacement tax levied under the authority of Article X, Section 6(2) of the Missouri Constitution, will be payable to Taxing Districts as if tax increment financing were not adopted. Payments in Lieu of Taxes (including applicable penalties and interest) collected from owners of property within the Redevelopment Project Area will be paid by the County Collector to the City Director of Finance and deposited in the PILOTS Account within the Special Allocation Fund. As a special provision of this Plan, any Payment in Lieu of Taxes (PILOT's) derived from the value of any real property, or any portion of real property, within the Redevelopment Area which is classified residential by the County Assessor after the redevelopment of that parcel shall be declared as surplus. Any Payment in Lieu of Taxes (PILOT's) that are derived from an increase in property tax levies resulting from a voter approved increase after the adoption of the TIF Plan shall be declared as surplus by the City. Any funds received as defined herein shall be declared as surplus any year such funds are collected during the term of the TIF. Such surpluses shall be refunded to all affected taxing districts imposing property taxes in the manner set forth in Section 99.820.1(12) of the TIF Act. The City shall calculate and determine the surplus amount, if any, each year on or before January 31st of each year, and shall provide such information in the annual report to the TIF Commission. In addition, following annual appropriation by the appropriate Taxing District, the Economic Activity Taxes generated within the particular Redevelopment Project Area shall be paid by the collecting Taxing District to the City Director of Finance who shall deposit such funds in the Economic Activity Account within the Special Allocation Fund. The plan allows the six redevelopment project areas to be activated at various times during the term of the TIF, however once any redevelopment project area (RPA) is activated the term which the RPA shall exist and tax increment financing is granted shall be limited to sixteen years from the date of the activation by the Joplin City Council.

V. EXISTING CONDITIONS IN THE REDEVELOPMENT AREA

Specific and detailed information concerning the existing conditions within the Redevelopment Area is attached as Exhibit 4. The information presented in Exhibit 4 and at the public hearing on the Plan support the finding that the

Redevelopment Area overall is a "blighted area" within the meaning of the Act.

VI. REDEVELOPMENT PLAN OBJECTIVES

The Developer, who shall be responsible for the design and construction of the Redevelopment Project, will implement this Plan. The objectives of this Plan are outlined below.

A. General Plan Objectives. The general objectives of this Plan are:

1. To enhance the tax base of the City and other Taxing Districts by development of the Redevelopment Area to its highest and best use and encouraging private investment in the surrounding area.
2. To discourage commerce, industry and manufacturing from moving operations to another state.
3. To increase employment in the City.
4. To eliminate adverse conditions in the Redevelopment Area and prevent them from spreading.
5. To provide for improved public infrastructure in and around the Redevelopment Area.
6. To enhance the aesthetics of the Redevelopment Area.

B. Specific Plan Objectives. Specific objectives of this Plan are:

1. To design and construct a commercial development and related infrastructure in the Redevelopment Project Area in accordance with this Plan and the Preliminary Site Plan for the Redevelopment Project Area, and to design and construct the private improvements proposed.
2. To cause roadway improvements as may be required by the Missouri Department of Transportation or the City of Joplin.
3. To install, repair, construct, reconstruct and relocate streets, utilities, and sidewalk improvements; essential to the preparation of the Redevelopment Area.
4. To install, repair, construct. reconstruct and relocate storm water detention and runoff facilities to underground locations;
5. To vacate any existing public rights-of-way inconsistent with the Plan and to make them a part of the Redevelopment Plan.
6. To expand the tax base of the City by encouraging private investment in the Redevelopment Area.
7. To provide development/business opportunities in the Redevelopment Area and surrounding areas.
8. To stimulate development which would not occur without tax increment financing assistance.
9. To increase the employment opportunities for the City's residents.
10. To encourage quality retail tenants to locate within the Redevelopment Project Area.

VII. DEVELOPER

A. Developer Selection. The City shall select a developer or developers in accordance with the TIF Act and City polices. This Plan has been submitted by RKS Development, LLC seeking to be the developer for the project.

VIII. PLAN IMPLEMENTATION

A. Site Acquisition. In the event that the Developer selected by the TIF Commission and City Council does not currently own all property within the Redevelopment Area, such Developer shall be encouraged, to the extent commercially reasonable, to acquire all such property voluntarily. The exercise of eminent domain shall not be used in the acquisition of any substantial portion of the Redevelopment Area.

C.General Land Use. The general land uses to apply in the Redevelopment Area are indicated on the Preliminary Site Plan. The Redevelopment Project shall be subject to the applicable provisions of Ordinances as well as other applicable codes.

D.Schedule of Development. It is anticipated that the construction of the improvements pursuant to the phasing will commence immediately after approval of the Plan. The exact commencement and completion dates of construction of each of the Individual Redevelopment Projects within the Redevelopment Project Area will be dependent on many factors, including market conditions, weather, availability of materials and other events beyond the control of the Developer, and may be earlier or later than the anticipated dates. Estimated dates will be provided by the Developer at the time of submission of its proposal, but in no instance shall any redevelopment project area term exceed sixteen years.

XI. FINANCING PLAN

A. Projected Redevelopment Project Costs. The total Redevelopment Project Costs (exclusive of Financing Costs) are estimated to be approximately $37 million. See Exhibit 3 for details. The total Redevelopment Project Costs inclusive of Financing Costs are estimated to be $230 million, The TIF Reimbursable Costs (inclusive of Financing Costs) amounting to an estimated $37 million represents approximately 16% of the total Project Costs. The CID will fund an estimated $9,149,469 of the Reimbursable Cost, above the estimated maximum amount of $37 million. See Exhibit 6, "But-For Analysis". Of the total maximum TIF Reimbursable Cost, the local taxing districts are funding 70%, while the CID, a special taxing district within the Redevelopment Area only is funding 30% of the cost. The actual Redevelopment Project Costs and the Reimbursable Project Costs may vary from those estimated in this Plan due to many factors, including but not limited to the actual final configuration of the Redevelopment Project and of the Individual Redevelopment Projects, unforeseen site conditions, actual costs of acquisition of real property (if not initially owned by the Developer) and fluctuation in the cost of labor and materials. Only the Reimbursable Project Costs are subject to TIF reimbursement, not other cost of the Developer.

B .Source of Funds. It is anticipated that the Developer through the proceeds of loans and/or equity will fund all of the Redevelopment Project Costs described herein. The City will pledge the TIF Revenues generated in the Redevelopment Area for the repayment of the Reimbursable Project Costs. It is estimated that the Reimbursable Project Costs that will be subject to reimbursement under this Plan will be those listed and described on Exhibit 3, to be included in the Developer proposal and as may be agreed by the City. It is anticipated that TIF Revenues generated by the completed Redevelopment Project will be sufficient to pay the Maximum Reimbursable Project Costs, and that the Reimbursable Project Cost will be fully repaid in approximately the year 2030.

C. Evidence of Commitments to Finance. The Developer will provide evidence of financial ability sufficient to satisfy the City they have the ability to undertake the project financially and complete it.

D. Issuance, Nature and Term of Obligations. It is not anticipated that Obligations will be issued to finance Reimbursable Project Costs. It is proposed that the Developer will furnish all funds to fund Reimbursable Project Cost, as well as private non-reimbursable cost, and will be reimbursed by the TIF on a "pay-as-you-go-basis" from TIF revenue when and if collected.

E. Prerequisite to Reimbursement to Developer. In order for Developer to be entitled to reimbursement of Reimbursable Project Costs, sufficient portions of the Redevelopment Project Area shall have been completed as necessary to provide PILOTs and EATs necessary to fund the Reimbursable Project Costs. Reimbursable Project Costs are payable/reimbursable solely from PILOTs and EATs collected and deposited into the Special Allocation Fund. Disbursements from the Special Allocation Fund shall be in accordance with the Plan and the Development Agreement. From time-to-time, the Developer shall provide to the City a cost-incurred certificate, certified by the Developer's architect, that specific matters whose costs are itemized on Exhibit 3 as "TIF Reimbursable Costs" have been partially or fully completed. For matters involving improvements, which are to be dedicated to the City, or for public roads, the cost-

incurred certificate shall include information that such improvements have been accepted by the City, MODOT or other appropriate governmental authority. The cost-incurred certificate shall include the actual costs of the Reimbursable Project Costs incurred to date, including any financing costs incurred, less any costs, which have been previously included in a Certificate of Completion, as described below. The City may ask for any additional documentation they may need to evidence the cost submitted by the Developer. Once the City has been satisfied that the listed reimbursable improvements have been completed and have been accepted by the architect, and has reviewed or audited the cost information to its satisfaction, it shall provide to the Developer a Certificate of Completion, which shall not be unreasonably withheld or delayed. The Certificate of Completion shall constitute the agreement of the City to reimburse those Reimbursable Project Costs, which are the subject of the Certificate of Completion, subject to collection of sufficient revenues and annual appropriation.

F. Projected TIF Revenues. The total amount of Payments in Lieu of Taxes projected to be generated by the Redevelopment Project is approximately $17.2 Million Dollars over the 15 years projected to capture such funds of the Redevelopment Project. The total amount of Economic Activity Taxes projected to be captured by the TIF from within the Redevelopment Project is approximately $24 Million Dollars over the 15 years of capture of such funds of the Redevelopment Project Area, including the 50% ($4 million) of the Main Street CID funds that are pledged to the TIF. These projections and the specific assumptions used in such projections are set forth in the TIF Revenues Projections is attached as Exhibit 11 & 14 of the Cost Benefit Analysis.

G. Payments in Lieu of Taxes. Calculation of anticipated Payments in Lieu of Taxes are based on current and projected future real property assessed valuations and the best available information concerning future property tax levy rates, both of which are subject to change due to many factors, including statewide reassessment, the effects of real property classification for real property tax purposes, and the rollback in tax levies resulting from reassessment or reclassification. Under the TIF Act, any taxes derived from an increase in the current levies will be paid to the taxing district, which has increased the levy.

1. Equalized Assessed Valuations. According to the records of the County Assessor, the Total Initial Equalized Assessed Value of the Redevelopment Area for which tax increment financing is to be adopted is approximately One Million Four Hundred Thirty Four Thousand Nine Hundred Five Dollars ($1,434,905). The current ad valorem tax levy rate in the Redevelopment Area is $4.5104 per $100 of assessed valuation, not including the State levy of $.03, or the $.40 County Sur-Charge. The Current Assessed Value will, and must be attested and certified by the County Assessor.

2. Anticipated Assessed Valuation. Property tax assessment for each Redevelopment Project Area is anticipated to occur in the year following completion of each Redevelopment Project Area. In the final year of the Plan, based on projections, which is 9 years earlier than the 23 year limit, the estimated assessed value in 2030, the year following projected end of the TIF, is $38,295,743. It is estimated that the Redevelopment Area will annually yield in excess of $2 Million in ad valorem property taxes annually upon the termination of the TIF. It is anticipated that during the term of the TIF a total of $2.5 million, or an estimated $182,000 annually paid to the taxing districts in new taxes excluding the estimated current $70,000 annual being collected from within the Redevelopment Area now, which the Districts will collect as well. The Taxing Districts will benefit from the collection of the County Sur-Charge imposed upon all commercial classified property, which the amount is estimated at an average of $127,000 over the 15 years. Exhibit 10 provides projections of property tax assuming no TIF is approved. Exhibit 11 provides projections of property taxes assuming the TIF is approved.

H.Economic Activity Taxes. Economic Activity Taxes to be generated in the Redevelopment Area consist of sales taxes and utility taxes incidental to construction of the Redevelopment Project and operation of the Redevelopment Project. The current local sales tax rate for the Taxing Districts is 3.75% (2.625 City, 1.125 County. The "City-Parks and Storm water"

tax ($.25) is estimated to sunset in 2022. The Capital Improvement Sales Tax was just reapproved by the voters for 10 more years, but is up for re-approval in 2025 ($.375) No Economic Activity Taxes attributable to the construction of the Redevelopment Project have been projected, none are anticipated. Exhibit 12 provides a projection of EATs if no TIF is approve. Exhibit 13 provides a projection of EATs showing the impact if the two taxes of the City are not renewed when they sunset and the TIF is approved. Exhibit 14 provides a projection of EATs assuming both taxes are renewed when they sunset and the TIF is approved.

I. Special Allocation Fund. The City Director of Finance shall establish and maintain the Special Allocation Fund, which shall contain two separate segregated accounts. Payments in Lieu of Taxes shall be deposited into the (PILOTs) Account within the Special Allocation Fund and (Eats) Economic Activity Taxes shall be deposited into the Economic Activity Account within the Special Allocation Fund. TIF Revenues so deposited and any interest earned on such deposits will be used for and are pledged for the payment of Reimbursable Project Costs and upon payment of all Reimbursable Project Costs, the Plan will be terminated and any excess funds will be distributed to the Taxing Districts, in the manner set forth in Article IX of this Plan.

X. DISBURSEMENTS FROM SPECIAL ALLOCATION FUND

All disbursements from the Special Allocation Fund will be made by the City Director of Finance out of the two separate segregated accounts maintained within the Special Allocation Fund for Payments in Lieu of Taxes and Economic Activity Taxes in proportion to their respective balances at the time of making a disbursement. On each Distribution Date, the City Director of Finance shall make disbursements from the Special Allocation Fund in the following manner and order of preference, subject to appropriation and approval of the City Council.

First, all PILOTs collected on any residential assessment shall be shall be declared a surplus and paid to the County Collector to be disbursed back to the taxing districts based on the taxing districts prorate levies.

Second, to pay City any Redevelopment Project Costs or administrative cost;

Third, to pay reimbursements of Developer advances;

Fourth, following the payment of all Reimbursable Project Costs, funds remaining in the Special Allocation Fund shall be disbursed by the City Director of Finance to the appropriate Taxing Districts in accordance with the Act.

XI. COST-BENEFIT ANALYSIS

The amount of all revenues estimated to be received by the Taxing Districts directly from the Redevelopment Project during the 15 years of operations of the respective Redevelopment Project are set out in the direct tax impact analyses attached as Exhibit 8 & 10 thru 15. These Exhibits combine constitute the Cost Benefit Analysis required by the Statues. The Cost benefit show that without the TIF the taxing Districts will only capture an estimated $1.5 million in taxes over the 15 years, or an estimated $106,000 per year in both sale and property taxes. With the TIF it is estimated that the taxing districts will capture $19.6 million in taxes, even after paying the share to the TIF, thus generating $18.1 in new taxes during the 15-year period. The TIF will not cost any taxing district funds or lost revenue. Once the TIF is over the annual tax revenue to the districts is projected to be in excess of $4.7 million annually in sales and property taxes. The cost-benefit analysis shows the impact on tax revenues in the event that the Redevelopment Project is built pursuant to the Plan, and if the Redevelopment Project is not built. The cost benefit analysis, together with the direct tax impact analysis, illustrates the fiscal

impact on every Taxing District. The information attached provides sufficient information to evaluate and support the financial feasibility of the Redevelopment Project, as proposed.

XII. PROVISIONS FOR AMENDING THE PLAN

This Plan may be amended only pursuant to the provisions of the Act.

XIII. TERMINATION OF TAX INCREMENT FINANCING

Tax increment financing for the Redevelopment Area shall remain in effect until the Redevelopment Project has been constructed and all Reimbursable Project Costs have been reimbursed or 23 years, whichever comes first, after the adoption of tax increment financing for such Individual Redevelopment Project Area by Ordinance. When it is time to do so under this Plan, tax increment financing shall be terminated for the Redevelopment Project Area or for any Individual Redevelopment Project by the adoption of an Ordinance of the City Councilor by any other method authorized by the Act. It is anticipated that all Reimbursable Project Costs will be reimbursed and that the tax increment financing for and the designation of the Redevelopment Project Area will be terminated by Ordinance by 2031.

XIV. REQUIRED STATUTORY FINDINGS

With the approval of this Plan, the TIF Commission and the City Council have, as required by the Act, made the findings set forth below, based upon the record of the public hearing on the Plan, including but not limited to concluding that the Redevelopment Project Area qualifies as a Blighted Area under the Tax Increment Financing statutes, based upon the information attached as Exhibit 4, the information elicited during the public hearing(s) and the But For Analysis done in Exhibit 6 and the affidavit of the prospective Developer to be attached as Exhibit 7, attesting that without the TIF the project would not be feasible..

Blighted Area. The Redevelopment Area overall is a Blighted Area. (See Exhibit 4)

A. But for determination: The Council must determine that without the TIF assistance the Redevelopment will not occur. The "But For" analysis provided as Exhibit 6 and the Developer's Affidavit attesting that without the TIF assistance the project would not be feasible.

B. Expectations for Development. The Redevelopment Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing due to the substantial cost to ameliorate the conditions causing the Redevelopment Area to qualify as a Blighted Area and that the Redevelopment Area will not be solely used for development of commercial businesses, which unfairly compete in the local economy. Further, the adoption of this Tax Increment Financing Plan is in the public interest because this development will result in the installation of needed infrastructure improvements, increased employment in the municipality, and will result in preservation or enhancement of the tax base of the city.

C. Conforms to Comprehensive Plan of City. The City's Comprehensive Plan indicates that the Redevelopment Area should be developed for commercial use. This Plan is in conformance with the City's Comprehensive. .

D. Date to Adopt Redevelopment Project. No Ordinance approving any Individual Redevelopment Project Area for TIF financing within the Redevelopment Project Area will be adopted later than ten years after the adoption

of this Plan.

E. Date of Complete Redevelopment. The estimated date to complete, including the reimbursement of all reimbursable project cost, including interest, of the Redevelopment Project Area has been projected to be 16 years, however the date cannot exceed 23 years from the adoption of the Ordinance approving any Individual Redevelopment Project Area, in accordance with the TIF Act.

F. Cost- Benefit Analysis. The cost benefit analysis attached as a part of Exhibit 8 & 10-15 shows the economic impact of this Plan on Each Taxing District. The analyses shows the impact if the Redevelopment Project is built, and if the Redevelopment Project is not built, pursuant to this Plan. The analyses includes a fiscal impact study on every Taxing District, and sufficient information to evaluate whether the Redevelopment Project as proposed is financially feasible.

G. Gambling Establishment. This Plan does not include the initial development or redevelopment of any gambling establishment as defined in the Act.

H. Reporting Requirements. The Commission/City shall report to the Director of the Department of Economic Development for the State of Missouri by the last day of February of each year the name, address, phone number and primary line of business of any business, which relocates to the Redevelopment Area. Pursuant to the Act, the Director for the Department of Economic Development is required to compile and report the same to the governor, the speaker of the house and the president pro tempore of the Senate on the last day of April of each year.

I. Redevelopment Project Area. The Redevelopment Project Area selected for the Redevelopment Project includes only those parcels of real property and improvements directly and substantially benefitted by the proposed Redevelopment Project.

XV. RELOCATION PLAN

A Definitions. The following terms, whenever used or referred to herein, shall have the following meanings:

(1) Designated Occupants. "Designated Occupants" shall mean handicapped displaced occupants and those displaced occupants who are 65 years of age or older at the time of the notice to vacate or who have an income less than the average median income for the metropolitan area as certified annually by the Missouri Housing Development Commission based upon standards established by the Housing and Urban Development Department.

(ii) Displaced Business. "Displaced Business" shall mean any business that moves from real property within the development area as a result of the acquisition of such property, or as a result of written notice to vacate such property, or in conjunction with the demolition, alteration or repair of said property by the Tax Increment Financing Commission pursuant to RSMo. 99.800 et. Seq., as amended.

(iii) Displaced Occupant. "Displaced Occupant" shall mean any occupant who moves from real property within the development area as a result of the acquisition of such property, or as a result of written notice to vacate such property, or in connection with the demolition, alteration or repair of said property, by the Tax Increment Financing Commission pursuant to RSMo. 99.800 et. Seq., as amended.

(iv) Handicapped Occupant. "Handicapped Occupant" shall mean any occupant who is deaf, legally blind, or orthopedically disabled to the extent that acquisition of another residence presents a greater burden than other occupants would encounter or that modification to the residence would be necessary.

(v) Occupant. "Occupant" shall mean a residential occupant of a building having lawful possession thereof, and further shall include any person in lawful possession, whether related by blood or marriage to any other occupant. If there is a document of a residential unit, the first-named person shall be the occupant for purposes hereunder.

(vi) Person. "Person" shall mean any individual, firm, partnership, joint venture, association, limited liability company, limited liability partnership, corporation, estate, trust, receiver or trustee appointed by any state or federal court, syndicate, or any other group or combination acting as a unit and any life insurance company organized und the laws of, or admitted to do business in the State of Missouri, undertaking a redevelopment project in an Individual Redevelopment Project Area.

E. Benefits. Every Person approved by the Commission as a developer of property subject to being acquired by the Tax Increment Financing Commission in furtherance of a Tax Increment Financing Plan shall provide relocations benefits as follows:

(i) There shall be a payment to all eligible Displaced Occupants and Displaced Businesses in occupancy at least thirty (30) days prior to the date said Displaced Occupant or Displaced Business is required to vacate the premises by the Developer, its assigns or any Person seeking acquisition powers under the Tax Increment Financing Plan pursuant to RSMo. 99.800 et. Seq., as amended; and

(ii) There shall be a program for identifying needs of eligible Displaced Occupants and Displaced Businesses with special consideration given to income, age, size of family, nature of business, availability of suitable replacement facilities, and vacancy rates of affordable facilities; and

(iii) There shall be a program for referrals of eligible Displaced Occupants and Displaced Businesses with provisions for a minimum of three (3) suitable referral sites, a minimum of ninety (90) days of referral sites for handicapped Displaced Occupants and thirty (30) days' notice for all other Displaced Occupants and Displaced Businesses, prior to the date such Displaced Occupant or Displaced Business is required to vacate the premises. Arrangements for transportation to inspect referral sites shall be provided to eligible Displaced Occupants; and (iv) All eligible Displaced Occupants shall be provided with relocation payments based upon one of the following, at the option of the Displaced Occupant:

(A) A $500.00 payment; or
(B) Actual reasonable costs of relocation, including actual moving costs, utility deposits, storage of personal property up to one month, utility transfer and connection fees, and other initial rehousing deposits, provided that the rent shall not exceed 150% of the current rent.

(iv) In addition to the payments provided for in subsection (iv) above, an additional payment shall be provided to Handicapped Occupants which shall equal the amount, if any, to adapt a replacement dwelling to substantially conform with the access ability and usability of such Handicapped Occupant's prior residence, such amount not to exceed $400.00.

(v) All eligible Displaced Businesses shall be provided relocation payments based upon the following, at the option of the Displaced Business:

(A) A $1,500.00 payment; or

BB.

(B) Actual reasonable costs of moving including costs for packing, crating, disconnecting, dismantling, reassembling and installing all personal equipment and costs for re-lettering signs and replacement stationary.

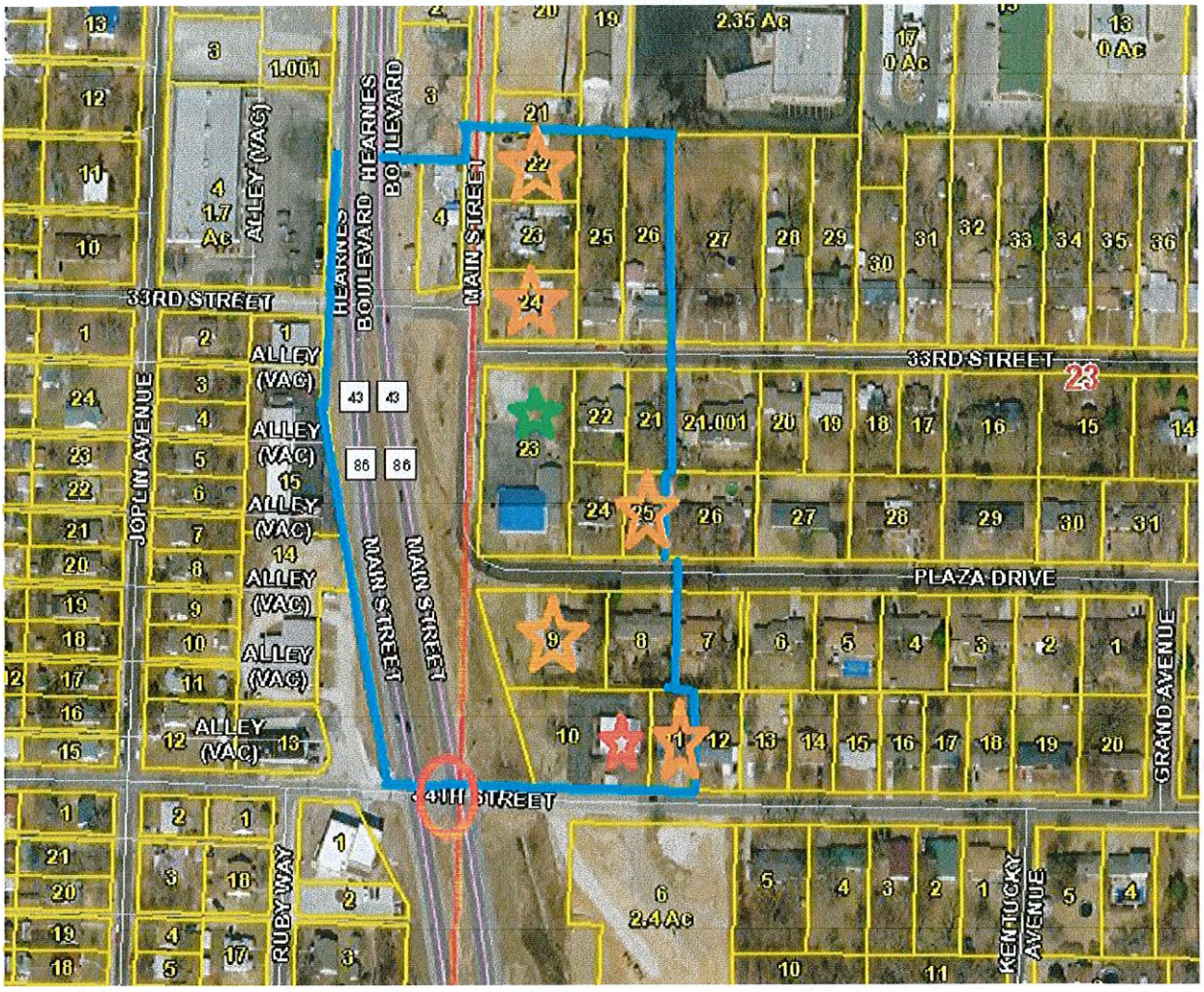
(vi) Any Displaced Occupant or Displaced Business may waive their relocation payment in writing.

(viii) All eligible Displaced Occupants and Displaced Businesses shall be notified in writing of the availability of the relocation benefits and assistance described herein.

(ix) Any Developer provided assistance with land acquisition by the Tax Increment Financing Commission shall provide a certification to the Commission of compliance with this relocation plan.

EXHIBIT 1-LEGAL DESCRIPTION & MAP OF REDEVELOPMENT AREAS (6 RPAs TOTAL)

REDEVELOPMENT PROJECT AREA 1



INDEX TO MAP

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022001001004000	0.260	GOODSON, ROBERT & DONNA 3227 MAIN JOPLIN, MO 64804	$17,120	1945-RES
Address:				
Legal Description:		FREEMAN GROVE 1 & 6: LOTS 8-9-10 & 11 EX W 50'	BOOK PAGE	324 02670
056023002001022000	0.325	COLE, MICHAEL B. & DONNA I. 6895 Beef Branch Road Joplin, MO 64804	$6,790	1945-RES
Address:				

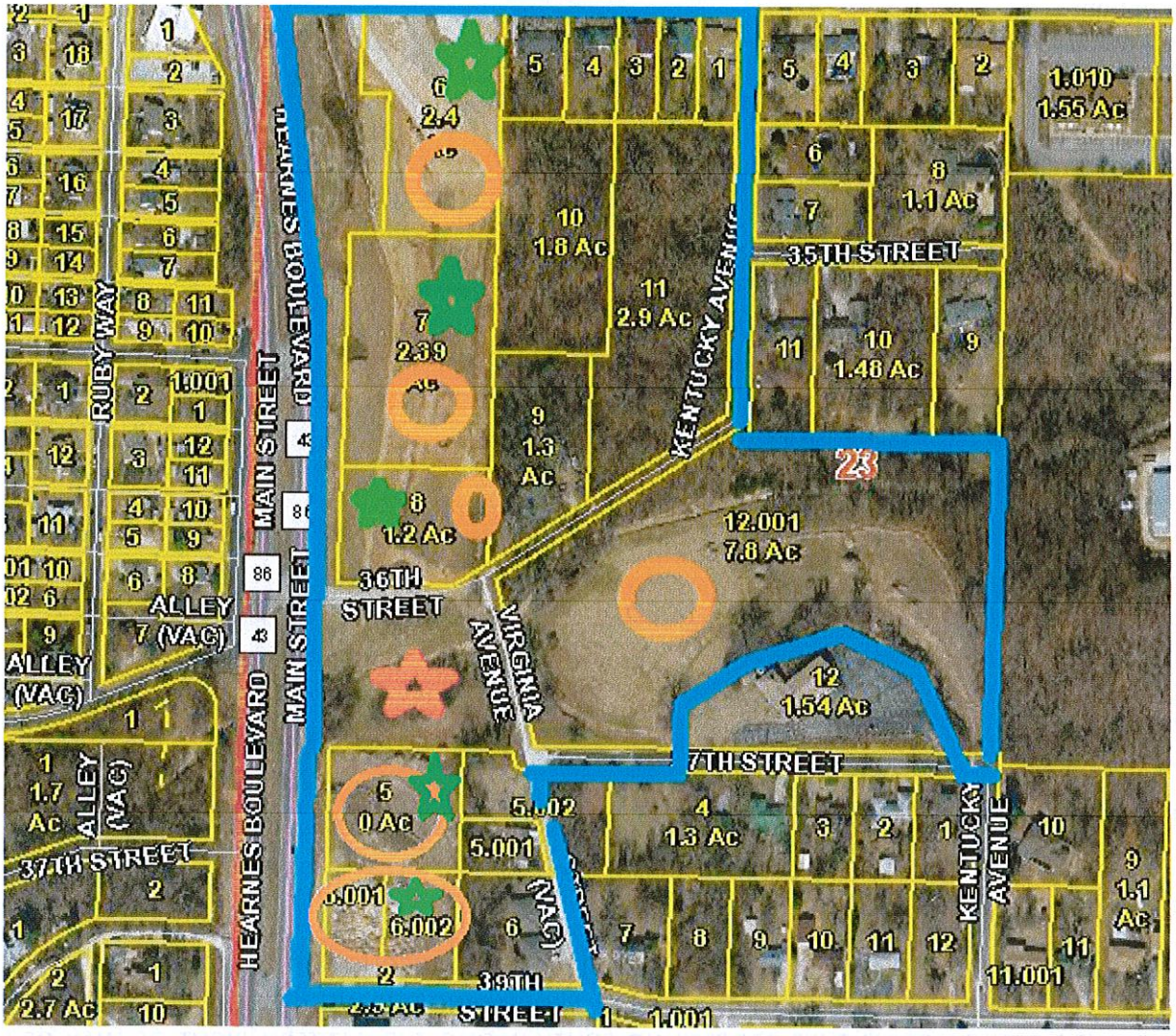
Legal Description:		COLLINS: N 102' LOT 10	BOOK PAGE	342 02769
056023002001023000	0.325	LEWIS, BERT G. 3235 S MAIN JOPLIN, MO 64804	$9,540	1945-RES
Address:				
Legal Description:		COLLINS: PT LOT 10 BEG 102' S NW COR E 139' S 102' W 139' N 102' TO POB	BOOK PAGE	354 01958
056023002001024000	0.326	LEGALLY BLONDE INVESTMENTS, LLC P. O. BOX 249 SAGINAW, MO 64864	$7,410	1945-RES
Address:				
Legal Description:		COLLINS: S1/3 LOT 10	BOOK PAGE	0360 01057
056023002001025000	0.488	LOYD, KEVIN G. 129 E. 33RD JOPLIN, MO 64804	$9,780	1945-RES
Address:				
Legal Description:		COLLINS: W1/2 LOT 11	BOOK PAGE	353 08014
056023002001026000	0.489	O'DELL, DION P. 133 E. 33RD JOPLIN, MO 64804	$10,370	1945-RES
Address:				
Legal Description:		COLLINS: E1/2 LOT 11	BOOK PAGE	0359 1864
056023002002021000	0.234	JUDD, MARK A. 132 E. 33RD JOPLIN, MO 64804	$4,670	??-RES
Address:				
Legal Description:		COLLINS: E 59' OF N 150' LOT 20 & W 9' OF N 150' LOT 21	BOOK PAGE	350 09332
056023002002022000	0.253	DEWEESE, CRYSTAL R. 120 E. 33RD JOPLIN, MO 64804	$17,590	1950-RES
Address:				
Legal Description:		COLLINS: N 138' OF W 80' LOT 20	BOOK PAGE	356 04629
056023002002023000	0.882	HECKMASTER, STEVE & DIANA & STEVEN SMITH 2607 WISCONSIN AVENUE Joplin, MO 64804	$28,100	??-COM
Address:				
Legal Description:		COLLINS: LOT 19	BOOK PAGE	0360 03991
056023002002024000	0.253	DENNIS, JEFFREY SCOTT & D'ANN 101 POINDEXTER PINEVILLE, MO 64856	$13,850	1956-RES
Address:				
Legal Description:		COLLINS: W 80' LOT 20 EX N 138'	BOOK PAGE	0362 05661
056023002002025000	0.172	FISHER, LINDSEY	$11,140	??-RES
Address:		121 PLAZA DRIVE		

		JOPLIN, MO 64804		
Legal Description:		COLLINS: E 59' LOT 20 EX N 150' & EX S 30'	BOOK PAGE	0361 08484
056023002005008000	0.333	DOKE, LAVONNE LEEANNE	$16,600	1970-RES
Address:		P.O. BOX 1137 JOPLIN, MO 64802-1137		
Legal Description:		PARK PLAZA 1: LOT 3	BOOK PAGE	346 02905
056023002005009000	0.666	RUARK, DENNIS L. & MARY JANE	$36,420	1976-RES
Address:		3506 SILVER CREEK ROAD JOPLIN, MO 64804-5348		
Legal Description:		PARK PLAZA 1: LOTS 1 & 2	BOOK PAGE	300 01198
056023002005010000	0.563	JOPLIN CITY	$0	1971-EXEMPT
Address:		602 S. MAIN JOPLIN, MO 64804		
Legal Description:		PARK PLAZA 1: LOT 22 EX E 32' & ALL LOTS 23 & 24	BOOK PAGE	358 01024
056023002005011000	0.220	GILSTRAP, DOROTHY J.	$9,750	1964-RES
Address:		9386 ELM DRIVE JOPLIN, MO 64804		
Legal Description:		PARK PLAZA 1: W 33.7' LOT 21 & E 32' LOT 22	BOOK PAGE	0361 07849
			$199,130	
TOTAL PROJECT 1	**5.789 Acres**		**Assessed Value**	

STREET RIGHT OF WAY TO BE INCLUDED.

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF PARCEL # 056023002001024000, BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL, PROCEEDING DUE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD, THENCE PROCEEDING SOUTH ALONG THE WESTERN RIGHT OF WAY OF HEARNE'S BOULEVARD TO THE NORTHWEST CORNER OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD AND 34TH STREET. ALSO INCLUDING THE RIGHT OF WAY OF MAIN STREET THAT LIES SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF PARCEL # 056023002002022000, THENCE PROCEEDING WEST TO THE WESTERN RIGHT OF WAY OF MAIN STREET. INCLUDES ALL OF THE RIGHT OF WAY OF MAIN STREET SOUTH OF THAT LINE TO A 90 DEGREE CURVE IN THE STREET AT TO THE POINT THE STREET BECOMES PLAZA DRIVE. ALSO INCLUDING THE RIGHT OF WAY OF PLAZA DRIVE BEGINNING AT THE SOUTHWEST CORNER OF PARCEL #056023002001026000, THENCE PROCEEDING SOUTH TO THE SOUTHERN RIGHT OF WAY OF PLAZA DRIVE. INCLUDES ALL OF PLAZA DRIVE FROM THAT POINT TO THE 90 DEGREE CURVE AT THE POINT WHERE THE STREET BECOMES MAIN STREET.

REDEVELOPMENT PROJECT AREA 2



INDEX TO MAP

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
056023002006001000	0.305	WOOD, WILLIAM K.	$13,430	1974-RES
Address:		326 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: LOT 26 EX W 140' & N 10'	BOOK PAGE	338 04078
056023002006002000	0.305	WILSON, PHYLLIS K.	$13,240	??-RES
ADDRESS:		318 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: E 70' OF W 140' LOT 26	BOOK PAGE	338 03974

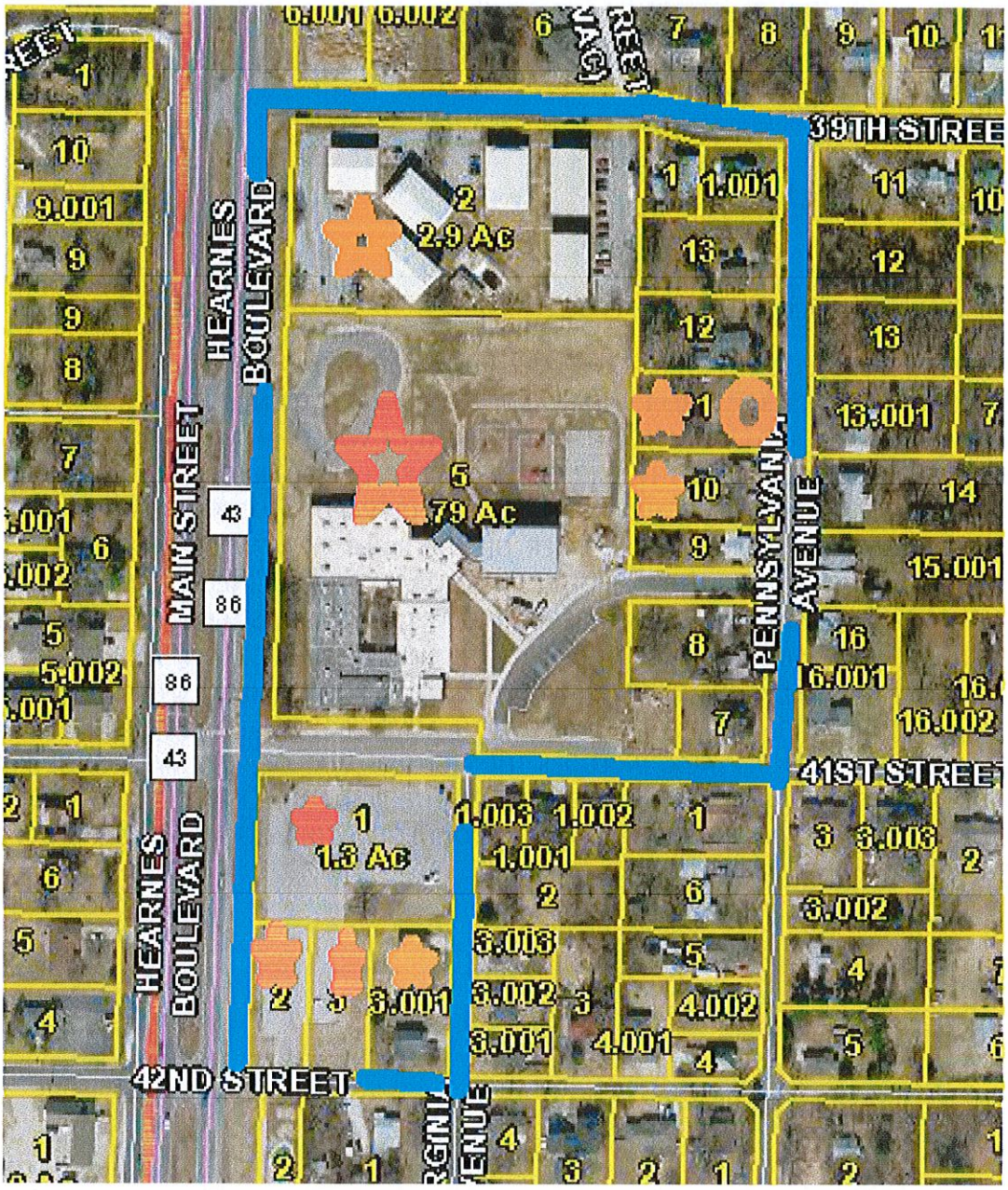
056023002006003000	0.305	CLAFLIN, JOHN	$13,530	??-RES
Address:		314 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: W 70' LOT 26 EX N 10'	BOOK PAGE	358 02558
056023002006004000	0.393	NASH, KENNETH W. & ARLENE	$16,300	??-RES
Address:		310 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: E 90' LOT 25	BOOK PAGE	291 00074
056023002006005000	0.480	ERMAN, ROBERT MICHAEL	$18,940	??-RES
Address:		302 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: W 110' LOT 25	BOOK PAGE	0360 6257
056023002006006000	2.400	RKS DEVELOPMENT, LLC	$85,470	Vacant-COM
Legal Description:		MODOC ACRES: LOTS 6 & 7 EX N 10' & S 150' OF N 160' OF E 50' LOT 5	BOOK PAGE	0361 06840
056023002006007000	2.390	RKS DEVELOPMENT, LLC	$91,170	Vacant-COM
Legal Description:		MODOC ACRES: E 260' LOTS 8-9-10 & 11	BOOK PAGE	0361 07848
056023002007012001	7.800	RKS DEVELOPMENT	$9,840	Vacant-RES
Legal Description:		MODOC ACRES: LOTS 15-16-17-18-31-32-33-34-35-36- 37 & 38 EX N 300' LOTS 31-32-33 & 34 ETC	BOOK PAGE	0362 07379
Address:		202 E. 32ND JOPLIN, MO 64804		
056023002006008000	1.200	RKS DEVELOPMENT, LLC & DANIEL ALLGE	$5.890	Vacant-COM
Address:		202 E. 32ND JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: LOTS 12 & 13 EX W 140'	BOOK PAGE	0361 08862
056023002006009000	1.300	DOSS, CLYDE E. JR & ANNA	$10,570	1940-RES
Address:		3529 VIRGINIA JOPLIN, MO 64801		
Legal Description:		MODOC ACRES: LOT 20	BOOK PAGE	0181 0441
056023002006010000	1.800	LUNDSTRUM, BOB	$3,690	Vacant-AGR
Legal Description:		MODOC ACRES: W 200' LOTS 21-22-23 & 24	BOOK PAGE	0362 01710
056023002006011000	2.900	LUNDSTRUM, BOB	$4,790	Vacant-AGR
Legal Description:		MODOC ACRES: LOT 19 & E 210' LOTS 21-22 23 & 24	BOOK PAGE	245 00467
Address:		711 E. 33RD JOPLIN, MO 64804		

NO PARCEL #	1.500	Missouri Department of Transportation P.O. 868	$0	Vacant-EXEMPT
Address:		Springfield, Mo 65801		
Legal Description:		An estimated 1.5 Acres lying south of 36th Street, east of Virginia Avenue, west of main and north of Newton County Parcel # 056023003002005000 and 056023003002005001 in Section 23 Township 27 Range 33 of Newton County, except that part used for right of way for Main Street and 36th Street.	BOOK PAGE	NA
056023003002005000	1.110	RKS DEVELOPMENT, LLC	$5,850	Vacant-COM
Legal Description:		PT NW1/4 SW1/4 BEG 246.21' E NW COR E 409.92' S 208.71' W 409.92' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB S 14* E 92.55' W 169.90' W 90' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	BOOK PAGE	0362 02326
056023003002006001	0.422	RKS DEVELOPMENT, LLC	$31,230	Vacant-COM
Legal Description:		PT NW1/4 SW1/4 BEG 208.71' S & 171.29' E NW SEC COR E 100' S 183.71' W 100' N 183.71' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	BOOK PAGE	0362 02327
056023003002006002	0.548	RKS DEVELOPMENT, LLC	$2,770	Vacant-COM
Legal Description:		W 129.83' OF: BEG 208.71' S & 271.29' E NW COR SW1/4 S 183.71' E 329.83' N 183. 71' W 329.83' TO POB	BOOK PAGE	0362 02327
Address:		202 E. 32ND JOPLIN, MO 64804		
PT OF 056023003002005001	0.332	WHITE, KEITH V.	$9,280	1940-RES
Legal Description		BEG 517.15' E & S 14* E 122.08' NW COR NW1/4 SW1/4 S 14* E 92.55' W 169.90' N 90' E 146.17' TO POB & EASEMENT OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY LYING WEST OF VIRGINIA AVENUE.	BOOK PAGE	0347 04478
056023003002005002	0.601	WHITE, KEITH V. & DEBBIE A.	$3,105	Vacant-RES
Legal Description:		PT NW1/4 SW1/4 BEG 402.29' E OF NW COR E 253.84' S 208.71' W 253.84' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	BOOK PAGE	355 06307
Address:		3706 VIRGINIA AVENUE JOPLIN, MO 64804		
056023003002006000	0.843	RDE, LLC	$35,230	1993-RES
Address:		817 MAIDEN LANE JOPLIN, MO 64801		

Legal Description	PT NW1/4 SW1/4 BEG 208.71' S & 271.29' E NW COR SW1/4 W 183.71' E 329.83' N 183.71' W 329.83' TO POB EX W 129.83' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	0362 3730
TOTAL	**27.48**		**$377,095**

STREET RIGHT OF WAY TO BE INCLUDED IN RPA

RPA WILL INCLUDE THAT PART OF HEARNE'S BOULEVARD LYING SOUTH OF A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF 34TH STREET AND HEARNE'S BOULEVARD, THENCE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. INCLUDES ALL OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD SOUTH OF THIS LINE TO A LINE, WHICH BEGINS AT THE NORTHWEST CORNER OF PARCEL #056023003002005000, THENCE PROCEEDING WESTERLY TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. ALSO INCLUDING THE RIGHT OF WAY OF 34TH STREET BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF 34TH STREET AND HEARNE'S BOULEVARD, THENCE SOUTH TO THE SOUTHERN RIGHT OF WAY OF 34TH STREET. INCLUDES ALL OF THE RIGHT OF WAY OF 34TH STREET LYING EAST OF THIS LINE TO A LINE BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF KENTUCKY AVENUE AND 34TH STREET, THENCE NORTH TO THE NORTH RIGHT OF WAY LINE OF 34TH STREET. ALSO INCLUDES ALL OF KENTUCKY STREET LYING SOUTH OF 34TH STREET TO A POINT WHERE KENTUCKY CONNECTS WITH 36TH STREET. ALSO INCLUDES ALL OF 36TH STREET LYING EAST OF HEARNE'S BOULEVARD TO A POINT WHERE 36TH STREET CONNECTS WITH KENTUCKY AVENUE. ALSO INCLUDES THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF WHERE IT CONNECTS WITH 36TH AND KENTUCKY STREET TO THE POINT IT CONNECTS WITH 37TH STREET. ALSO INCLUDING ALL OF 37TH STREET LYING EAST OF THE POINT IT CONNECTS WITH VIRGINIA AVENUE TO A POINT WHERE IT CONNECTS WITH KENTUCKY AVENUE.



REDEVELOPMENT PROJECT AREA 3

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

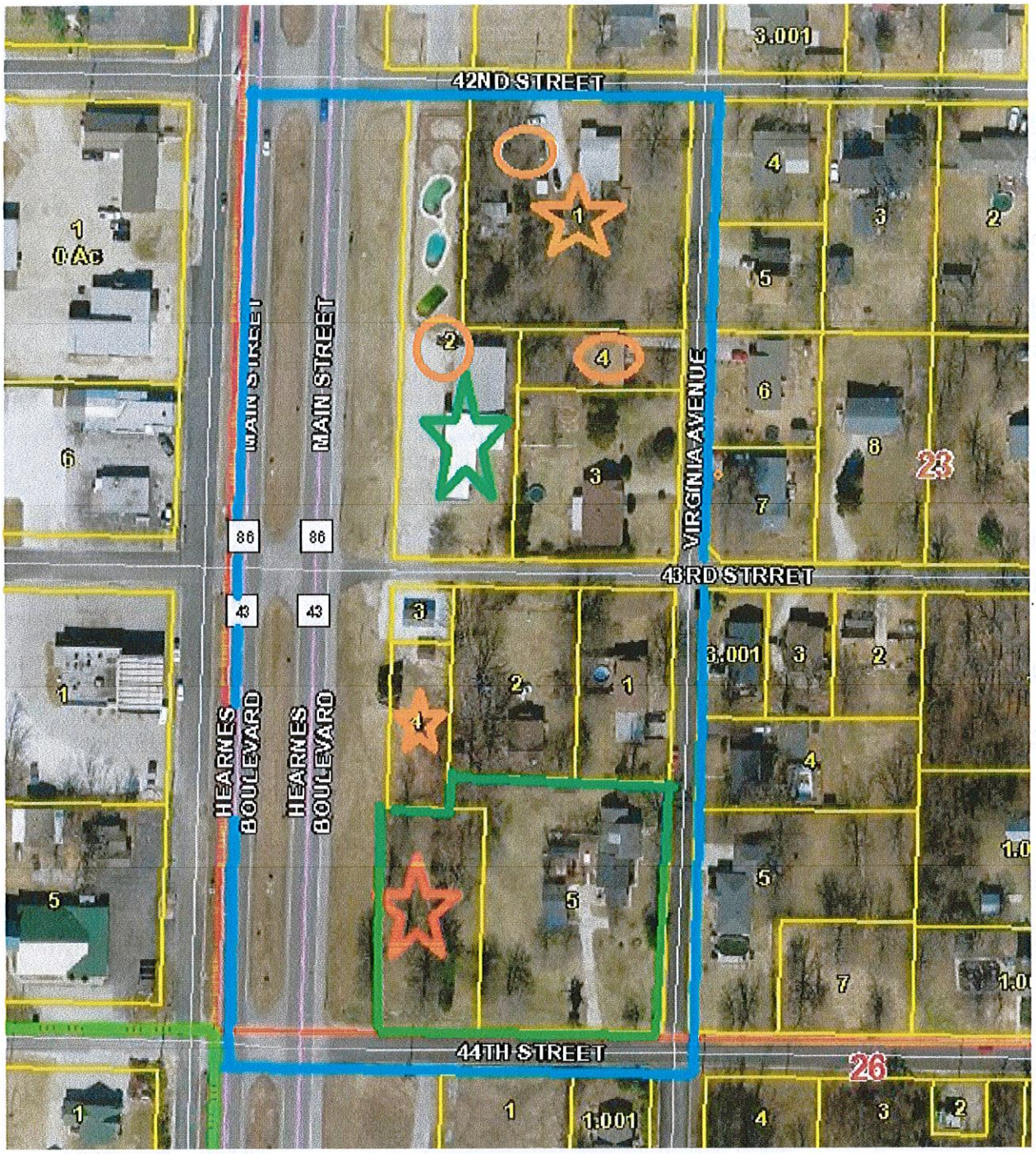
PARCEL NUMBER	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
056023003003002000	2.900	MARCULES, BART AUGUSTIN TRUST	$322,750	Apt-RES
Address:		988 E. CEMETERY ROAD GRANBY, MO 64844		
Legal Description:		PT NW1/4 SW1/4 BEG 170' E & 612.56' N SW COR N 257.20' E 486.13' S 257.20' W 486.13' TO P	BOOK PAGE	0362 05967

056023003003003000	0.600	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	EXEMPT
Legal Description:		SCHOOL PROPERTY-BEG 492.56' N & 170' E SW COR NW1/4 SW1/4 N 120' E 223' S 120' W 223' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	352 12512
056023003003004000	0.529	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	EXEMPT
Legal Description:		SCHOOL PROPERTY-BEG SW COR M-15 E 176.47' N 127.61' W 180' S 125.56' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	352 14889
056023003003004002	0.248	JOPLIN R-VIII SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-BEG 140' S & 180' E NW COR M-15 S 127.61' E 85' N 127.61' W 85' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	353 00708
056023003003005000	5.400	JOPLIN R-8 SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-W 73.7' OF S 97' OF: BEG 656.13' E & 15' N SW COR NW1/4 SW1/4 N 97' E 73.7' S 97' TO 15' N OF S LN W 73.7' TO POB & W 656.13' OF S 347' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	350 09703
056023003010001000	1.300	SCHOOL DISTRICT 42	$0	EXEMPT
Legal Description:		SCHOOL-LOTS 5 & 6 STAPLES & PABST 2 & BEG NE COR LOT 5 E 130' W 130' N 205' TO POB	BOOK PAGE	240 00566
056023003010002000	0.386	JOPLIN R-8 SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-PT LOT 7 STAPLES & PABST 2	BOOK PAGE	324 02870
056023003010003000	0.416	JOPLIN R-VIII SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-LOT 8 EX E 114' STAPLES & PABSTS 2	BOOK PAGE	353 02365
Address:		P.O. BOX 128 JOPLIN, MO 64802		
056023003003012000	0.459	RAINEY, JANE E.	$6,690	1920-RES
Address:		3922 S. PENNSYLVANIA JOPLIN, MO 64804		
Legal Description:		JONES: LOT 23	BOOK PAGE	0361 03456
056023003003011000	0.462	RKS DEVELOPMENT, LLC	$2,240	Vacant-RES
Address:				
Legal Description:		JONES: LOT 24	BOOK PAGE	0359 05017
056023003003010000	0.441	CRUMBLISS, CAROLYN J.	$6,420	1920-RES
Address:		1913 W. 10TH ST. JOPLIN, MO 64801		
Legal Description:		PT NW1/4 SW1/4 BEG 656.13' E & 332.4' N SW COR N 100' E 190.6' S 100' W TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	349 03014

056023003003009000	0.261	HUNTER, LORI ANN	$6,640	1900-RES
Address:		318 E. 41ST JOPLIN, MO 64804		
Legal Description:		TR M-19 PT NW1/4 SW1/4 BEG 656.13' E & 228.4' N SW COR N 104' E 208.7' S 104' W 208.7' TO POB EX S 45' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	351 05812
056023003003008000	0.519	ALTMAN, JEFFREY L.	$9,280	1945-RES
Address:		4016 PENNSYLVANIA JOPLIN, MO 64804		
Legal Description:		TR M-18 PT NW1/4 SW1/4 BEG 656.13' E & 112' N SW COR N 116.5' E 208.7' S 116.5' W 208.7' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	355 04106
056023003003007000	0.267	SMITH, ELLA L.	$8,720	1942-RES
Address:		4030 PENNSYLVANIA AVENUE JOPLIN, MO 64804		
Legal Description:		PT M-17 BEG 656.13' E & 15' N SW COR NW1/4 SW1/4 N 97' E 208.7' S 97' W 208.7' TO POB EX W 73.7' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	0360 04606
056023003010003001	0.537	LOCKE, MICHAEL K. & TANIA R.	$34,470	1996-RES
Address:		P.O. BOX 2004 JOPLIN, MO 64803-2004		
Legal Description:		GRIFFIN: LOTS 1-2 & 3	BOOK PAGE	345 01069
			$397,210	
TOTALS	**14.73 ACRES**		**ASSESSED VALUE**	

STREET RIGHT OF WAY TO BE INCLUDED

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD WHICH LIES SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF PARCEL #056023003002005000, THENCE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. INCLUDES ALL OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF THIS LINE TO A LINE WHICH BEGINS AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 42ST STREET AND HEARNE'S BOULEVARD, THENCE EAST TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ST STREET AND HEARNE'S BOULEVARD. ALSO INCLUDING THE RIGHT OF WAY OF 39TH STREET WHICH LIES EAST OF THE POINT WHICH 39TH STREET CONNECTS WITH HEARNE'S BOULEVARD TO A LINE WHICH BEGINS AT THE NORTHEAST CORNER OF PARCEL #056023003003002000, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 39TH STREET. ALSO INCLUDES A VACATED STREET WHICH LIES EAST OF PARCELS #056023003002005001AND #056023003002006000, SOUTH OF 37TH STREET AND NORTH OF 39TH STREET. ALSO INCLUDES THE RIGHT OF WAY OF PENNSYLVANIA LYING SOUTH OF 39TH STREET AND NORTH OF 41ST STREET. ALSO INCLUDES THE RIGHT OF WAY OF 41ST STREET LYING EAST OF THE POINT IT CONNECTS WITH HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND PENNSYLVANIA, THENCE SOUTH TO THE SOUTHERN RIGHT OF WAY LINE OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF 41ST STREET AND NORTH OF 42ND STREET. ALSO INCLUDING THE RIGHT OF WAY OF 42ND STREET WHICH LIES EAST OF THE RIGHT OF WAY OF THE POINT IT CONNECTS WITH HEARNE'S BOULEVARD AND AT A NORTH SOUTH LINE BETWEEN THE NORTHEAST CORNER AND THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ND STREET AND VIRGINIA AVENUE.



REDEVELOPMENT PROJECT AREA 4

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

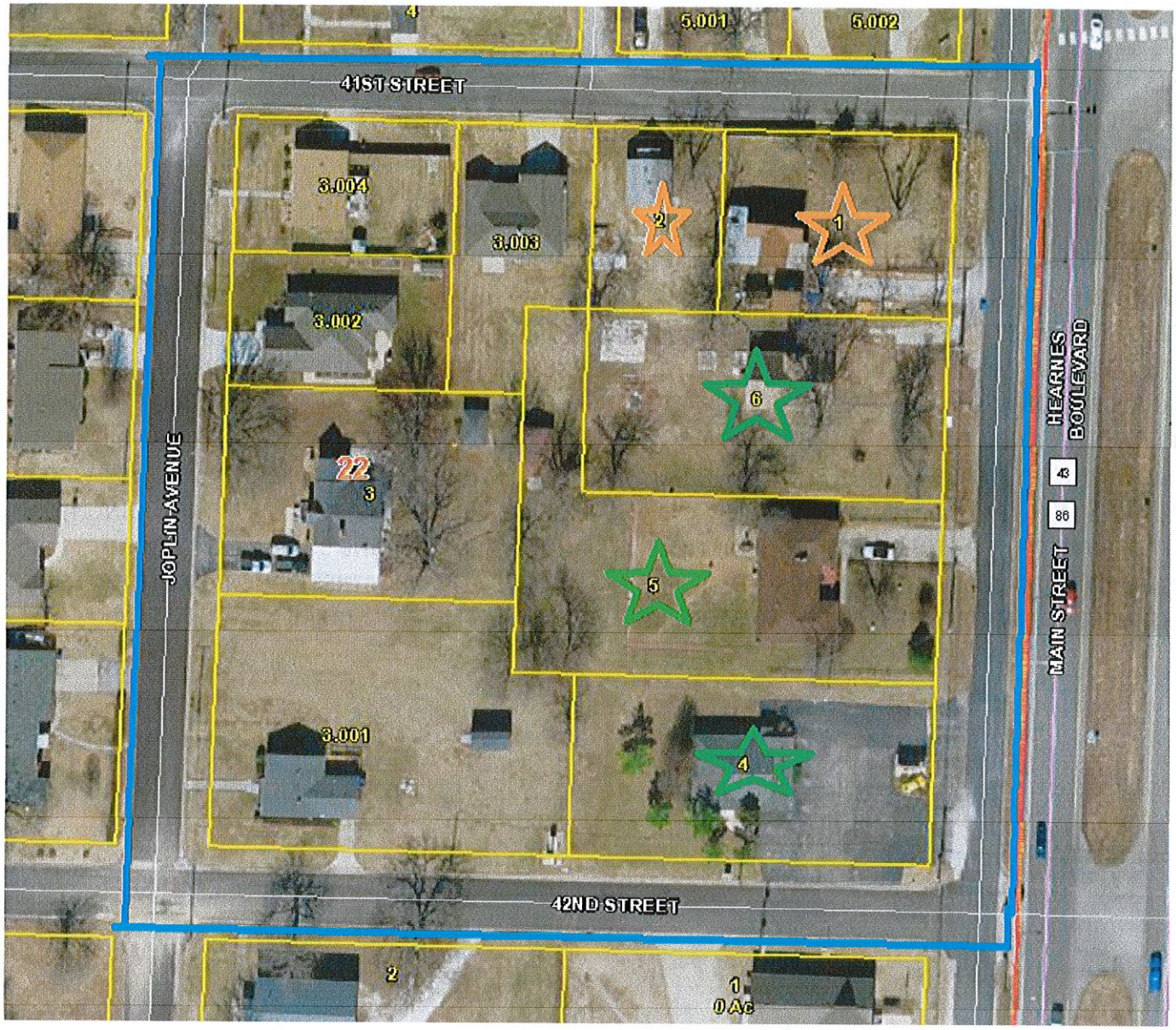
0560230030110010000	1.000	RKS Development, LLC.	$7,860-R	1936-RES
Address:		4029 MISSOURI JOPLIN, MO 64804		

Legal Description:		Lot 1,2,3 of Hughes Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	358 09788
056023003011002000	1.080	RKS DEVELOPMENT, LLC	$58,200-C	1986-COM
Address:				
Legal Description:		East 62' of Lots 18 & 19 and the West 52' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	328 02165
056023003011003000	0.520	SHEPHERD, SCOTT S.	$14.010-R	1945-RES
Address:		4230 VIRGINIA JOPLIN, MO 64804		
Legal Description:		Beginning at the SE Corner of Lot 20 of the Staples & Pabst 2 Subdivision, thence west 150', thence north 153.7, thence east 150', thence south 153.7 to POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	356 02415
056023003011004000	0.180	RKS DEVELOPMENT, LLC	$10,230-R	1967-RES
Address:		202 EAST 32ND JOPLIN, MO 64804		
Legal Description:		The east 150' and the north 53.7' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	362 04583
056023003016001000	0.350	KIENZLE, GARY L. & CARLENE	$16,700-R	1979-RES
Address:		4306 Virginia JOPLIN, MO 64804		
Legal Description:		The north 174' of Lot 29, except the west 115' of the north 174' of Lot 29 of Staples & Pabst 2 Subdivision of Section 23 Township 27 Range 33 of Newton County	BOOK PAGE	314 00269
056023003016002000	0.200	BIBENS, HARRY A. & DEBORAH	$6,010-R	1945-RES
Address:		108 EAST 43RD JOPLIN, MO 64804		
Legal Description:		The WEST 115' OF THE NORTH 174' OF Lot 29 of Staples & Pabst 2 Subdivision of Section 23 Township 27 Range 33 of Newton County	BOOK PAGE	301 00951
056023003016003000	0.070	GONZALEZ, OSCAR H. & LAURA	$670-R	Vacant-RES
Address:		4301 MAIN JOPLIN, MO 64804		
Legal Description:		North 50' of Lot 30 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	355 00783
056023003016004000	0.210	PERRY MANAGEMENT, LP	$2,070-R	Vacant-RES
Address:		P.O. BOX 514 CARTHAGE, MO 64836		
Legal Description:		East 62' of THE SOUTH 150' OF Lot 30 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	351 06683

		$115,750
	3.610	**ASSESSED**
TOTALS	**ACRES**	**VALUE**

STREET RIGHT OF WAY TO BE INCLUDED

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF A LINE BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND HEARNE'S BOULEVARD THENCE WESTWARD TO THE SOUTHWEST CORNER OF 41ST STREET AND HEARNE'S BOULEVARD, ALL OF THE RIGHT OF WAY LYING SOUTH TO A LINE WHICH BEGINS AT THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 43TH STREET AND HEARNE'S BOULEVARD, THENCE PROCEEDING EASTERLY TO THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 43TH STREET AND HEARNE'S BOULEVARD. ALSO INCLUDING ALL OF THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF 42ND STREET AND NORTH OF 43TH STREET. ALSO INCLUDING THE RIGHT OF WAY OF 43RD STREET LYING EAST OF HEARNE'S BOULEVARD AND WEST OF VIRGINIA AVENUE. ALSO INCLUDING THE RIGHT OF WAY OF 43TH STREET LYING EAST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF VIRGINIA AVENUE AND 44TH STREET, THENCE SOUTH TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF VIRGINIA AVENUE AND 43TH STREET.



REDEVELOPMENT PROJECT AREA 5

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

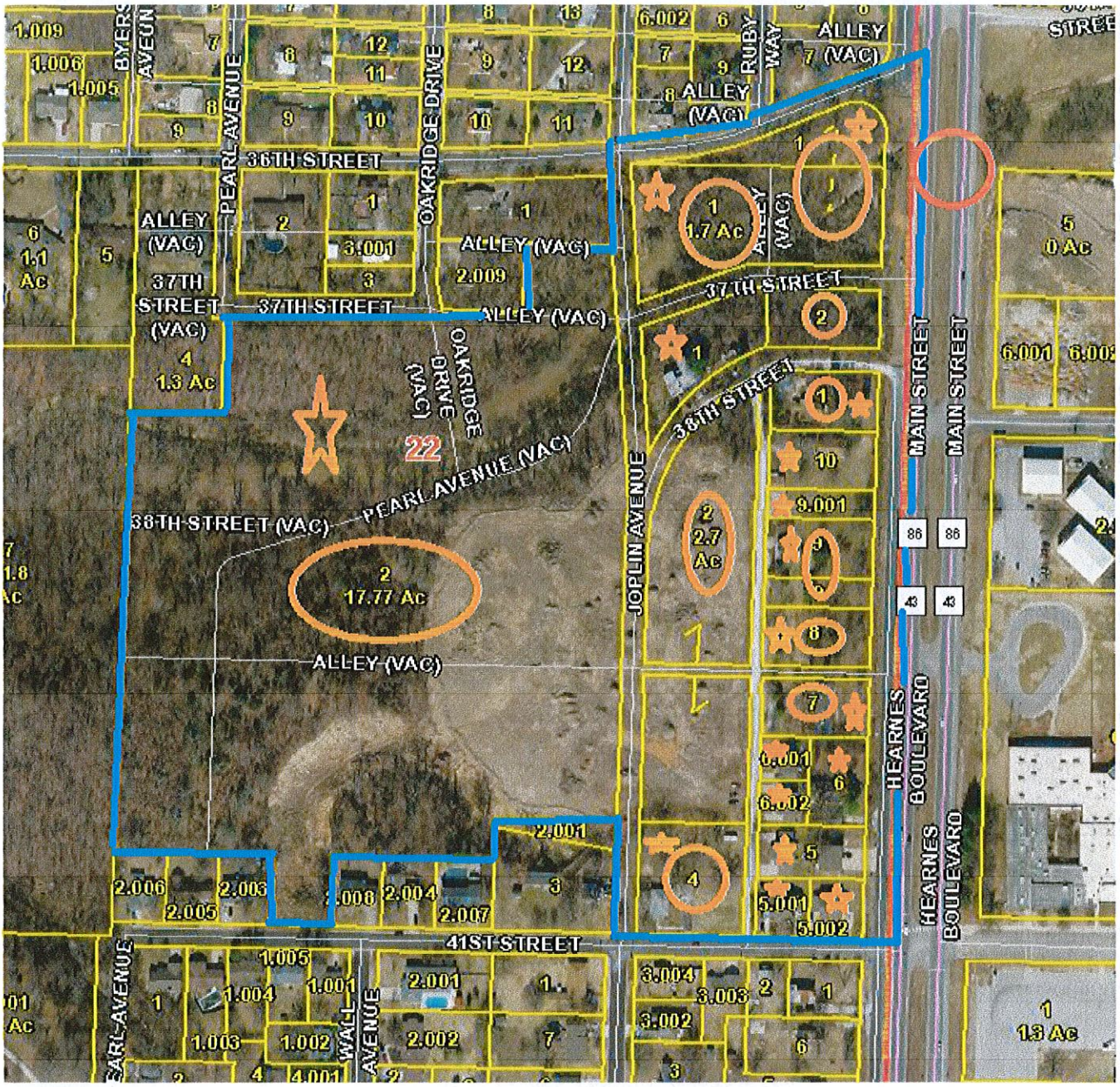
PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022004011001000	0.280	OX, L.L.C.	$6,750	1902-RES
Address:		1505-A W. 10TH JOPLIN, MO 64801		
Legal Description:		STAPLES & PABST 1: N1/2 LOT 1 EX W 70'	BOOK PAGE	0360 07635
055022004011002000	0.157	LUCAS, DAVID E.	$6,290	1920-RES

Address:		% HARLAN DAVID SMITH- TS2013 STELLA, MO 64867		
Legal Description:		STAPLES & PABST 1: W 70' N1/2 LOT 1	BOOK PAGE	356 03047
055022004011003000	0.413	SOOTER, KEVIN	$13,040	1930-RES
Address:		4115 JOPLIN JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: PT LOTS 2 & 11 BEG NW COR LOT 2 S 143.61' E 161.22' N 46.37' E 34.03' N 97.62' W 195' TO POB	BOOK PAGE	356 05572
055022004011003001	0.604	GARRISON, GEORGE O. & BARBARA	$9,820	1951-RES
Address:		4145 JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABSTS: BEG SW COR LOT 11 N ALG W LOT LN 134.88' E 161' S 37.38' E 34' S 97.50' W 195' TO POB	BOOK PAGE	352 08017
055022004011003002	0.198	REYNOLDS, BONNIE	$19,820	Vacant-RES
Address:		4107 S. JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST: PT LOT 2 BEG NW COR E 195' S 97.22' W 34.03' S 46.37' W 161.22' N 143.61' TO POB EX BEG 120' E OF NW COR E 75' S 97.62' W 34.03' S 46.37' W 41.22' N 143.58' TO POB ETC.	BOOK PAGE	0360 4170
055022004011003003	0.247	HEISLER, DORIS	$17,670	2008-RES
Address:		118 W. 41ST JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST BEG NW COR LOT 2 E 1200' TO POB E 75' S 97.62' W 34.03' S 46.37' W 41.22' N 143.58' TO POB	BOOK PAGE	358 02178
055022004011003004	0.198	STERNES, ELIZABETH A.	$5,980	1951-RES
Address:		4105 S. JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST'S: BEG NW COR LOT 2 E 120' S 71.81' W 120' N 71.81' TO POB	BOOK PAGE	360 3905
055022004011004000	0.436	VOLK, RICHARD E. & DIANE M.	$26,210	1972-COM
Address:		4130 HEARNE'S BLVD. JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: S1/2 LOT 12	BOOK PAGE	343 06795
055022004011005000	0.513	BOTTOROFF, JERRY R. & JUDITH ANN	$13,250	1965-COM
Address:		4118 S. MAIN JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: N1/2 LOT 12 & E 34' OF N 97.5' LOT 11 & E 34' OF S 97.5' LOT 2	BOOK PAGE	283 00228
055022004011006000	0.436	WILLIAMS, DAVID S.	$9,310	1900-COM
Address:		4601 HICKORY LANE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: S1/2 LOT 1	BOOK PAGE	0360 4973

		$128,140
	3.482	**ASSESSED**
TOTALS	**ACRES**	**VALUE**

STREET RIGHT OF WAY TO BE INCLUDED

THE RPA WILL INCLUDE THE RIGHT OF WAY OF 41ST STREET LYING WEST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHWEST CORNER OF THE POINT WHERE 41ST STREET CONNECTS WITH JOPLIN AVENUE, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF JOPLIN AVENUE LYING SOUTH OF 41ST STREET AND NORTH OF 42ND STREET. ALSO INCLUDING THE RIGHT OF WAY OF 42ND STREET LYING WEST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ND STREET AND JOPLIN AVENUE, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 42ND STREET. ALSO WILL INCLUDING THE RIGHT OF WAY OF SOUTH JOPLIN AVENUE LYING SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND SOUTH JOPLIN AVENUE, THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF SOUTH JOPLIN AVENUE. ALL OF THE RIGHT OF WAY SOUTH OF SAID LINE TO A LINE BEGINNING AT THE SOUTHWEST CORNER OF 42ND STREET AND SOUTH JOPLIN AVENUE, THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF SOUTH JOPLIN AVENUE.



REDEVELOPMENT PROJECT AREA 6

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022004003005002	0.203	WOLTJER, DONALD D.	$21,350	1993-RES
Legal Description:		FREEMAN GROVE 5 BEG SE COR LOT 508 W 92.47' N 96.41' E 92.43' S 95.73' TO POB	BOOK PAGE	355 04569

055022004003005001	0.206	WOLTJER, DONALD D.	$22,680	1993-RES
Legal Description:		FREEMAN GROVE 5 BEG SW COR LOT 508 N 97.10' E 92.43' S 96.41' W 92.47' TO POB	BOOK PAGE	355 04569
055022004003005000	0.381	WOLTJER, DONALD D.	$44,370	1993-RES
Legal Description:		FREEMAN GROVE 5 (UNRECORDED) BEG NE COR LOT 495 S 89.73' W 184.87' N 91.09' E 184.82' TO POB	BOOK PAGE	355 04569
Address:		PO BOX 20 NEOSHO, MO 64850		
055022004003004000	0.814	RKS DEVELOPMENT III, LLC	$10,680	1950-RES
Legal Description:		M-14 PT NE1/4 SE1/4 BEING LOTS 494-497-506 & 509 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	285 00399
055022004003007000	0.425	RKS DEVELOPMENT, LLC	$16,800	1950-COM
Legal Description:		M-10 PT NE1/4 SE1/4 BEG 30' W & 400.6' SSE COR W 185' ETC A/K/A LOTS 464 & 473 FREEMAN GROVE 5 UNRECORDED ETC OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04585
055022004003008000	0.510	RKS DEVELOPMENT, LLC	$3,550	Vacant-RES
Legal Description:		LOTS 454 & 463	BOOK PAGE	0362 04585
055022004003009000	0.212	RKS DEVELOPMENT , LLC	$1,480	1928-RES
Legal Description:		FREEMAN GROVE 5: LOT 453, 444 & 445	BOOK PAGE	0362 04585
055022004003002000	2.700	RKS DEVELOPMENT, LLC	$3,410	Vacant-RES
Legal Description:		PT NE & SE1/4 BEING LOTS 432-433-436-437-440- 443-446-452-455-462 465-472-475-482 & 485 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04582
055022004005002000	17.770	RKS DEVELOPMENT, LLC	$8,280	Vacant-RES
Legal Description:		FREEMAN GROVE 5: LOTS 388-389-390-391-392-393 394-398-399-400-401-402-403-404-416-417-418-419-420 - 441-442-447-448-449-450-451-456-457-458-459-460-461-466-467-468-469-470-471-476-455-478-479-480-481-487-488-489-490- 491-492-493 & PT LOTS 486-498-499	BOOK PAGE	0362 04582
055022001033001000	1.510	RKS DEVELOPMENT, LLC	$1,290	Vacant-RES
Legal Description:		FREEMAN GROVE 4: LOT A-425 LY E OF ST	BOOK PAGE	0362 04582
055022004003001000	0.425	RKS DEVELOPMENT, LLC	$13,640	1940-RES
Legal Description:		N1/2 M-8 PT NE1/4 SE1/4 BEING LOTS 431 & 434 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04780
055022004001001000	1.700	RKS DEVELOPMENT LLC	$4,100	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOTS 422-423-424-	BOOK	0362

		426-427 & 428 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	PAGE	04582
Legal Description:		PT NE1/4 SE1/4 LOTS 429 & 430 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04582
Address:		202 E. 32ND JOPLIN, MO 64804		
055022004003006000	0.344	RENT JOPLIN.COM LLC	$9,310	1929-RES
Address:		530 S. VIRGINIA JOPLIN, MO 64801		
Legal Description:		PT NE1/4 SE1/4 LOTS 474-483 & 484 EX W 85' FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	354 06256
055022004003006001	0.146	LANDIS, ROBERT C. & BARBARA R.	$24,340	1952-RES
Address:		2820 IRON GATES ROAD JOPLIN, MO 64804		
Legal Description:		WITMERS 1: PT LOT 4 BEG 115' W NE COR W 80' S 135' E 80' N 135' TO POB	BOOK PAGE	0359 2434
055022004003006002	0.146	CARDEN, MAX & INA	$21,300	1992-RES
Address:		1615 W. ASH ROGERS, AR 72758		
Legal Description:		FREEMAN GROVE 5: W 85' LOT 484 & W 85' S1/2 LOT 483	BOOK PAGE	355 01690
055022004003009001	0.212	POTTER, JAMES L.	$1,480	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOT 439 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	351 12099
055022004003010000	0.425	POTTER, JAMES L.	$10,330	1940-RES
Legal Description:		S1/2 M-8 PT NE1/4 SE1/4 LOTS 435 & 438 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	351 12099
Address:		3806 S. MAIN JOPLIN, MO 64804		
TOTALS	**28.577 ACRES**		**$219,780 ASSESSED VALUE**	

STREET RIGHT OF WAY TO BE INCLUDED

THE RPA WILL INCLUDE THE RIGHT OF WAY OF JOPLIN AVENUE LYING SOUTH OF 36TH STREET AND NORTH OF 41ST STREET. ALSO WILL INCLUDE THE RIGHT OF WAY OF 37TH AND 38TH STREET LYING WEST OF HEARNE'S BOULEVARD AND EAST OF JOPLIN AVENUE. ALSO INCLUDES ANY PORTION OF 38TH STREET WHICH HAS BEEN VACATED. ALSO INCLUDING THE RIGHT OF WAY OF SOUTH JOPLIN AVENUE LYING SOUTH OF 36TH STREET AND NORTH OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF 39TH STREET LYING WEST OF HEARNE'S BOULEVARD AND NORTH OF 41ST STREET. ALSO INCLUDES ALL ALLEYS WITHIN THE RPA SHOWN ON THE ABOVE MAP, VACATED OR OTHERWISE. ALSO INCLUDES THE VACATED PORTIONS OF PEARL AVENUE AND OAKRIDGE AVENUE SHOWN ON THE ABOVE MAP.

TOTAL ACRES ALL RPAs 83.67 TOTAL ASSESSED VALUE ALL RPAs $1,437,105

NOTICE & DISCLAIMER: The assessed values listed in this exhibit, and part of the Redevelopment Plan, are listing of the assessed values as best known at the time the Redevelopment Plan was drafted. In accordance with the Missouri Revised Statutes 99.855, the county assessor shall certify the assessed value of the Redevelopment Area, after adoption the Plan, and the imposing of Tax Increment Financing within the Redevelopment Area. Any values listed prior to the certification by the County Assessor, is an estimate only.

COPY OF LETTER TO PROPERTY OWNERS ADVISING THEM OF TIF, AND ASKING IF THEY WISHED TO NOT BE INCLUDED. ONLY ONE PROPERTY OWNER OPTED TO BE REMOVED FROM THE DISTRICT, WHICH THEY HAVE BEEN REMOVED.

RKS Development, LLC

202 EAST 32ND STREET
JOPLIN, MO 64804
417-623-1550

December 31, 2014

RE: YOUR PROPERTY BEING INCLUDED IN A TIF DISTRICT

Dear Property Owner,

This letter is to advise you that you own property located within an area of the City of Joplin, south of 32nd Street and north of 44th Street, which my partners and I are proceeding with a "Tax Increment Finance District" (TIF). The TIF is being proposed by RKS Development, LLC, which consist of myself Rodney Spriggs, Ken Caviness and Steve Wilcox, owners of Vintage Stock, a national company located in Joplin. RKS has been buying land in the area for the past three years with the intent of bringing new development to the area. We currently own about 46 acres, or an estimated ½ of the proposed redevelopment area. The TIF is needed to assist in funding the estimated $31 million dollars in public improvements, such as roads, sewer, water, and stream mitigation cost imposed by the Corp of Engineers. It is important that you be advised before we proceed with requesting the City to approve the Plan. Here are some specific issues we want to explain and answer questions for you.

1. **WILL YOU BE REQUIRED TO SELL YOUR PROPERTY IN THE AREA?** We have attached a drawing of the area site plan and our "preliminary plans". Your property is within and a part of the current plan. We may, or may not, be interested in buying your property now or in the future. This is a "preliminary plan", which is subject to change. We have made a commitment, and agreement, with the City that we will **not** forcefully take any property via eminent domain. We will **only** buy properties in which the price is fair and reasonable. We do not want you to get the idea that we MUST buy property, thus the price can go up. If the numbers are not right, we will change our "preliminary plan" and develop property we now own or can buy at a reasonable price.

2. **WILL THE TIF INCREASE YOUR TAXES OR COST YOU ANY MONEY TO BE IN THE TIF?** The answer is NO! The TIF will collect any increase in sales and property taxes, if any, generated by any retail business that locates upon the property, and any property taxes generated from any increase in assessed value, and those funds will be used to pay for the public improvements. The Assessor will, and must, value the property the same if it is in or out of a TIF.

3. **WILL THE TIF BE PAYING FOR THE PRIVATE COST OF THE DEVELOPMENT?** The answer is NO. RKS will fund the estimated $220 million dollars to do the project. We will have to pay for ALL costs, including the public improvements, up front. The TIF can only reimburse us for the eligible public improvement costs, which are estimated at $31 million and only from the new taxes, if any, as they are generated during the term of the TIF, which is estimated to exist for 16 years. We are taking the risk. If no, or not, enough new taxes are generated by the area, we will not be reimbursed any amount still unpaid at the end of the TIF.

4. **CAN YOUR PROPERTY BE TAKEN OUT OF THE TIF?** The answer is YES. You can request to not be included and we will take all proper actions to not include you. However, if you do request to take your property out of the TIF, we will not be able to buy your property, reason is the TIF Plan would have to be amended again to include

it. Being in the TIF will not affect the value of your property one way or the other. Please contact the TIF Consultant preparing the Plan, Darrell Gross, at the contact information listed below if you wish to be removed. If you wish to discuss it with me, please contact me at my information below. If you leave the property in, you will be getting another letter from the City advising you of the same just so you know.

5. **OTHER QUESTIONS?** Please contact Darrell Gross, our consultant, if you have any questions about TIFs and the TIF Plan. He has over 25 years' experience in Missouri working with TIF districts. Darrell's contact information is listed at the end of this letter. The final TIF Plan will be ready for review shortly. If you would like a copy, Darrell can email or mail you a copy.

On behalf of myself, Ken and Steve, we wish to assure you that our efforts and investment in this TIF project reflects our long term commitment to the City of Joplin. We all 3 grew up in the area, graduated from MSSU, raised our families and are proud to have our Vintage Stock corporate headquarters in Joplin. Please contact me or Darrell if you have any questions. Aside from the Site Plan, we have also attached a complete list of owners and an enlarged Assessor's map of each Redevelopment Project Area. We have identified six areas within the larger Redevelopment Area. The smaller maps make it easier to identify the various properties.

Respectfully,

Rodney Spriggs

Rodney Spriggs, Managing Partner
202 E. 32nd St., Joplin, MO 64804
Cell: 417-439-6785
Email: Rodney.spriggs@vintagestock.com

Darrell Gross, TIF Consultant
Gross & Associates
8270 West Farm Road 160
Republic, MO 65738
417-425-9460 PHONE
Email: Grossasc@mowisp.net

ENCLOSURES

COPY OF LETTER TO PROPERTY OWNERS CALLING FOR A NEIGHBORHOOD MEETING TO ANSWER QUESTIONS-NO PROPERTY OWNER REQUESTED TO BE REMOVED-SIGN IN SHEET ATTACHED

RKS Development, LLC

202 EAST 32ND STREET
JOPLIN, MO 64804
417-623-1550

May 4, 2015

RE: Proposed TIF District and Development

Dear Property Owner,

This letter is to advise you that I am holding a property owner's meeting on Thursday May 14th, 2015 at 5:30 at the Southside Community Church of God at 309 East 37th Street. The purpose of the meeting is to try to answer any additional questions relating to the development in the area by me that property owners may have, whether or not you are interested in selling your property or not. We want you to understand our plans for redeveloping the area. The City held a public hearing last Thursday, and have continued the hearing in order to allow us time to try to answer more questions from the property owners. We stress, as was stressed in the hearing that we will not be using eminent domain, thus if you do not wish to sell you do not have to do so, ever. We sent letters out in December and only had one property owner indicate that they had no interest in selling and wanted to be removed from the TIF, which we did. We will do our best to answer all your questions. We will also extend the invitation to City representatives to be there and answer question that may be directed at the City.

On behalf of myself, Ken and Steve, my partners in this project as well as Vintage Stock, the company we own and operate in Joplin. We wish to assure you that our efforts and investment in this TIF project reflects our long-term commitment to the City of Joplin. We all 3 grew up in the area, graduated from MSSU, raised our families and are proud to have our Vintage Stock corporate headquarters in Joplin. If you have questions please come to the meeting. We will have some handouts of maps and try to discuss our plans in greater detail.

Respectfully,

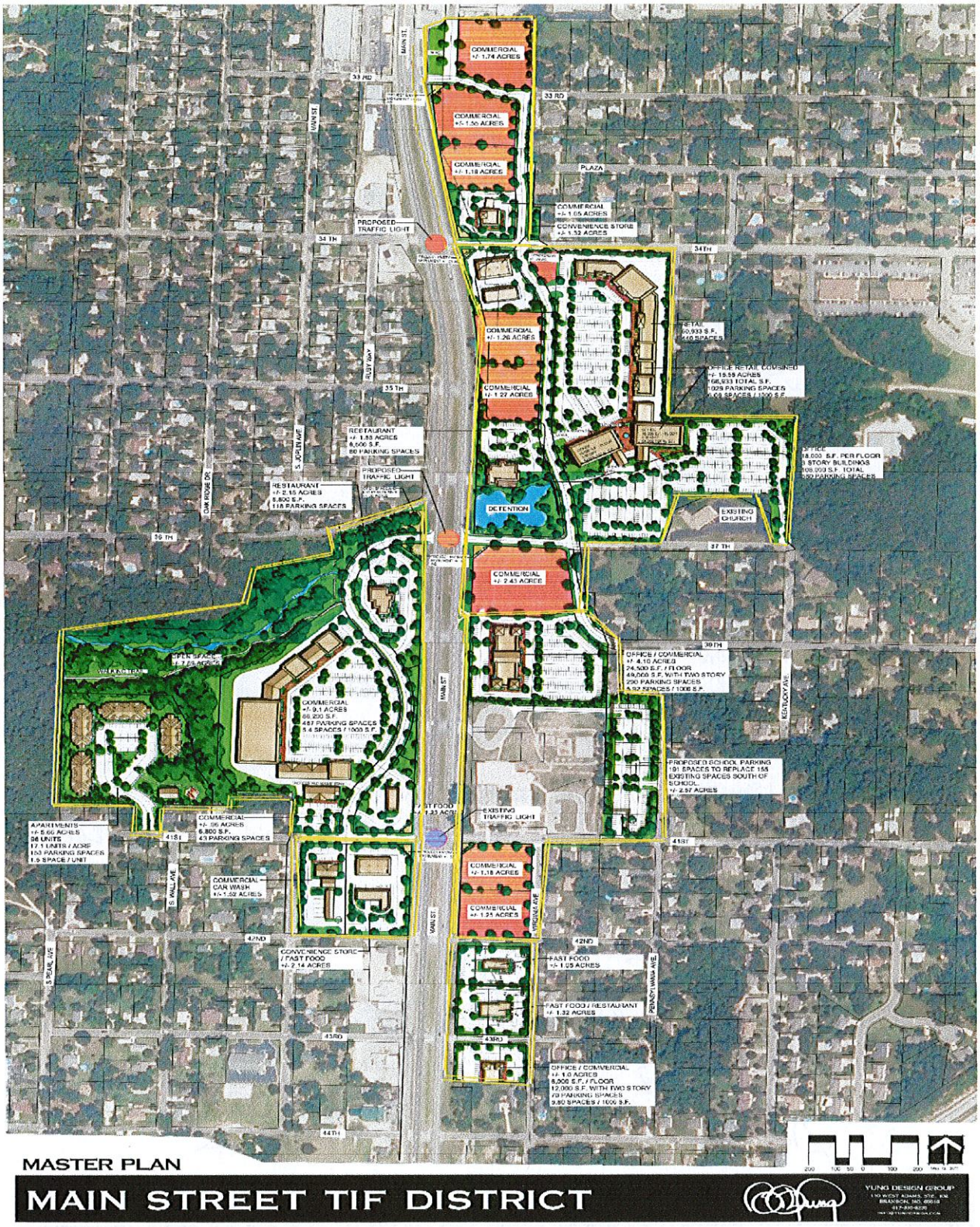
Rodney Spriggs

Rodney Spriggs, Managing Partner
202 E. 32nd St., Joplin, MO 64804
Cell: 417-439-6785
Email: Rodney.spriggs@vintagestock.com

BKS Development
Property Owners Meeting
May 14, 2015
SouthSide Com Church of God
5:30 PM

Name	Address
[illegible]	8270 W Fir Rd 160 Republic
Bob + Donna Goodson	4405 Middleton Dr 64804
Doris Heisler	118 W 41st Joplin 64804
Dan + Denise Ackerson	100 Christiana; Seneca, MO
Carlene Kimzle	4306 Virginia
Jim Potter	3506 S. Main
Liz Sternes	4105 S. Joplin
Jenny + Dion O'Dell	133 E 33rd st
Carden	4028 S. Main St. Joplin
Steve Hackmaster	101 Plaza Drive
Crystal DeWeese	120 E. 33rd
Jane Rainey	3922 Pennsylvania
Mary Bibbs	108 east 43 Rd
[illegible]	3235 S MAIN ST KD
Bert Lewis	
Stephenie Willis	115 E 33rd
Phil Edson	PO Box 2705
Dean H. Gonzalez	4701 S WALL
Scott Dennis	117 PLAZA

REDEVELOPMENT PROJECT AREA CONSIST OF (6-RPAs)
SITE PLAN EXHIBIT 2



PROJECT COST EXHIBIT 3

DESCRIPTION	TOTAL ALL PROJECT COSTS	TIF REIMBURSABLE COSTS	CID COST
PROPERTY ACQUISITION			
PRIMARY SITE COST 83 Acres	$19,886,713	$3,200,000	
SUB-TOTAL	**$19,886,713**	**$3,200,000**	
LAND PREPARATION			
DEMOLITION & UTILITY REMOVAL	$759,100	$759,100	
EXTRAORDINARY SITE COSTS-IMPORT FILL	$9,462,479	$9,462,479	
SUB-TOTAL	**$10,221,579**	**$10,221,579**	
CONSTRUCTION COSTS			
RPA-1 BUILDINGS	$8,085,000		
RPA-1 SITE PREP-SITE IMPROVEMENTS	$595,204		
RPA-2 BUILDINGS	$43,245,930		
RPA-2 SITE PREP-SITE IMPROVEMENTS	$2,780,718		
RPA-3 BUILDINGS	$16,275,000		
RPA-3 SITE PREP-SITE IMPROVEMENTS	$1,190,408		
RPA-4 BUILDINGS	$3,675,000		
RPA-4 SITE PREP-SITE IMPROVEMENTS	$453,046		
RPA-5 BUILDINGS	$4,305,000		
RPA-5 SITE PREP-SITE IMPROVEMENTS	$432,276		
RPA-6 BUILDINGS	$24,777,000		
RPA-6 SITE PREP-SITE IMPROVEMENTS	$2,953,586		
MARKETING COST	**$14,588,032**		
SUB-TOTAL	**$123,356,200**		
PROFESSIONAL FEES			
ARCHITECTURAL & ENGINEERING	$800,000	$800,000	
LEGAL & PROFESSIONAL	$275,000	$275,000	
SUB-TOTAL	**$1,075,000**	**$1,075,000**	
TOTAL PRIVATE-BLIGHT COSTS	**$154,539,492**	**$14,496,579**	
PUBLIC IMPROVEMENTS			
UTILITY INSTALLATION	$2,949,512	$2,949,512	
STREET IMPROVEMENTS/APPROACHES/CURB	$7,553,294	$7,553,294	
SCHOOL PARKING LOT	$770,500	$770,500	
MITIGATION COST	$3,860,000	$3,860,000	
STORM WATER CONTROL	$700,000	$700,000	
SUB-TOTAL	**$15,833,306**	**$15,833,306**	
TOTAL ALL HARD COST	**$170,372,798**	**$30,329,885**	
CONTINGENCY	**$3,757,634**	**$537,610**	
TOTAL HARD COST WITH CONTINGENCY	**$174,130,432**	**$30,867,495**	
TOTAL FINANCING COSTS	**$56,199,621**	**$7,151,579**	**$9,149,469**
GRAND TOTAL	**$230,330,053**	**$37,481,464**	**$9,149,469**
PERCENTAGES	100%	16%	3.97%
CID FUNDING OF COST		$9,601,356	$9,149,469
LOCAL TAXING DISTRICTS PORTION		$27,880,108	
PERCENTAGES		12.10%	

NOTE: This amount is the unpaid principal and interest estimated to remain at the end of 15 years of capturing TIF Revenue based on projections.

The maximum term the TIF can exist is 16 years per RPA, it is projected to take 15 years to pay back the maximum TIF Reimbursable, as illustrated in the Plan.

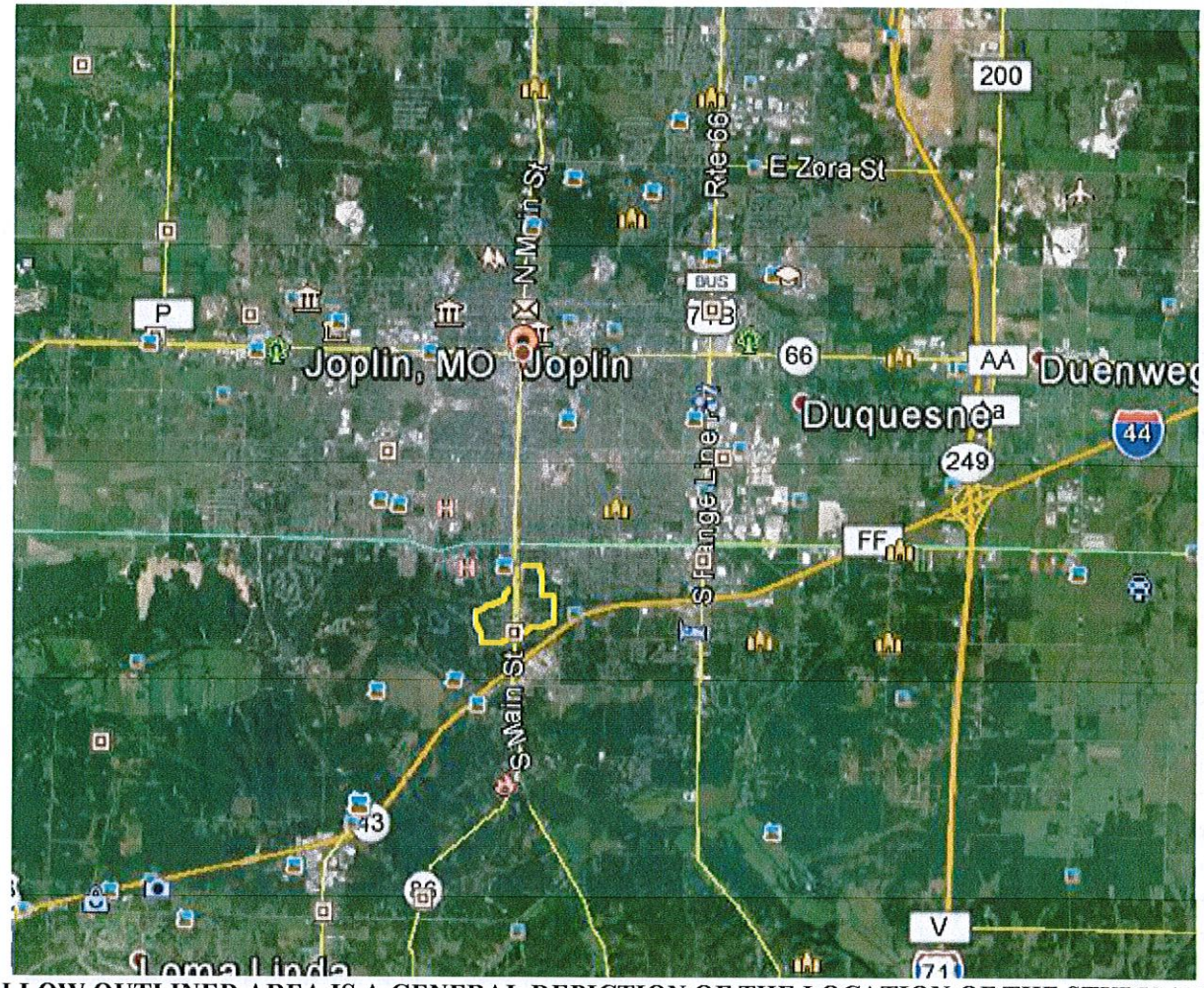
The South Main Street CID, which is a special taxing district established only within the Redevelopment Area, collects a 1% additional tax.

The South Mains Street CID will continue to operate to pay any unpaid balance after the TIF, or pay the cost above the Maximum TIF Budget of $37,481,464

CID payments will not affect any other taxing district. Estimated CID will run for an additional 7 years to pay this amount.

EXHIBIT 4
BLIGHT STUDY
MAIN STREET TIF DISTRICT
CITY OF JOPLIN, MISSOURI

This Study is being conducted and prepared on behalf of RKS Development, LLC, a proposed Developer for a proposed Redevelopment Area generally located south of 32nd Street and north of I-44 lying on both the east and west sides of Main Street from 36th Street south to 42nd Street, on the east side of Main Street from 36th Street to just south of 32nd Street, not including the CVS Site, and the east side of Main Street from 42nd Street to 44th Street in the City of Joplin, Missouri. The Redevelopment Area contains approximately 83 acres. A general location map is provided below. It is described in Exhibit 1, including maps, of the Redevelopment Plan. The Study has been prepared by Gross & Associates. . An inspection of the Area was conducted on December 17, 2014 by Darrell Gross, the principal investigator.



YELLOW OUTLINED AREA IS A GENERAL DEPICTION OF THE LOCATION OF THE STUDY AREA

In accordance with the MoRS 99.810 of the Tax Increment Finance Act that No redevelopment plan shall be adopted by a municipality without findings that:

(1) The redevelopment area on the whole is a blighted area, a conservation area, or an economic development area, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing. Such a finding shall include, but not be limited to, a detailed description of the factors that qualify the redevelopment area or project pursuant to this subdivision and an affidavit, signed by the developer or developers and submitted with the redevelopment plan, attesting that the provisions of this subdivision have been met;

In accordance with the TIF Act, Section 99.810.1 a Redevelopment Plan must find or contain a Blighted Area, Conservation Area, and Economic Development Area are defined as follows in Section 99.805 of the TIF Act:

SECTION 99.805. As used in sections 99.800 to 99.865, unless the context clearly requires otherwise, the following terms shall mean: The numbering below is the same as used in the TIF Act Definitions.

(1) "Blighted area", an area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, 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, morals, or welfare in its present condition and use;

(3) "Conservation area", any improved area within the boundaries of a redevelopment area located within the territorial limits of a municipality in which fifty percent or more of the structures in the area have an age of thirty-five years or more. Such an area is not yet a blighted area but is detrimental to the public health, safety, morals, or welfare and may become a blighted area because of any one or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning. A conservation area shall meet at least three of the factors provided in this subdivision for projects approved on or after December 23, 1997;

(5) "Economic development area", any area or portion of an area located within the territorial limits of a municipality, which does not meet the requirements of subdivisions (1) and (3) of this section, and in which the governing body of the municipality finds that redevelopment will not be solely used for development of commercial businesses which unfairly compete in the local economy and is in the public interest because it will:

While the Governing Body of the City of Joplin, i.e. the City Council, certainly has the knowledge and ability to assess the conditions of the neighborhood within the proposed Redevelopment Area, and are aware of the conditions therein, this Study is intended to provide documentation of such conditions for the record of actions and steps the Council takes in considering the adoption of Tax Increment Financing within the proposed Redevelopment Area.

CURRENT PROPERTY OWNER-CURRENT USE AND PROPERTY INFORMATION

The ownership make-up of the study Area consist of 60.742 acres of residential classified property, which is primarily single-family homes. An estimated 6.67 acres is classified as agricultural, which are mostly vacant larger tracts of land. Within the study area only 7.153 acres is classified as commercial, and these are primarily converted single-family homes that front the highway. Also within the Redevelopment Area is an estimated 11.55 acres of tax exempt property, which is primarily a major elementary school, and the City has a police station in the area. As discussed in detail within the study there exist some vacant structures, abandoned buildings, and an apartment building that has numerous building codes. The average age on the structures within the study area is an estimated 59 years based on the age assigned by the County Assessor. Some new structures, primarily rental property has been constructed within the last two decades on the west side of Main Street. Limited new commercial growth has occurred along Main Street from I-44 to 32nd street, only a few conversions from residential use to commercial. Since the construction of I-44 the area has been in transition with limited success. The construction of the new Mercy Hospital is expected to improve the prospects for redeveloping the area. It is clear from the lack of redevelopment over the past fifty years since I-44 was constructed, which should have stimulated redevelopment of the area, since Main street leads to the downtown area.

In the process of the study the records of the codes violations of the apartment building has been obtain, and police reports. No significant records were available for other properties within the area, for few have changed hands in several years, and little new development has occurred. Following is a site development plan that was used to establish the study area. It is broken down into six-redevelopment area, which are shown in more detail following the site plan, with maps and property information on each parcel.

SITE DEVELOPMENT PLAN OF THE REDEVELOPMENT AREA

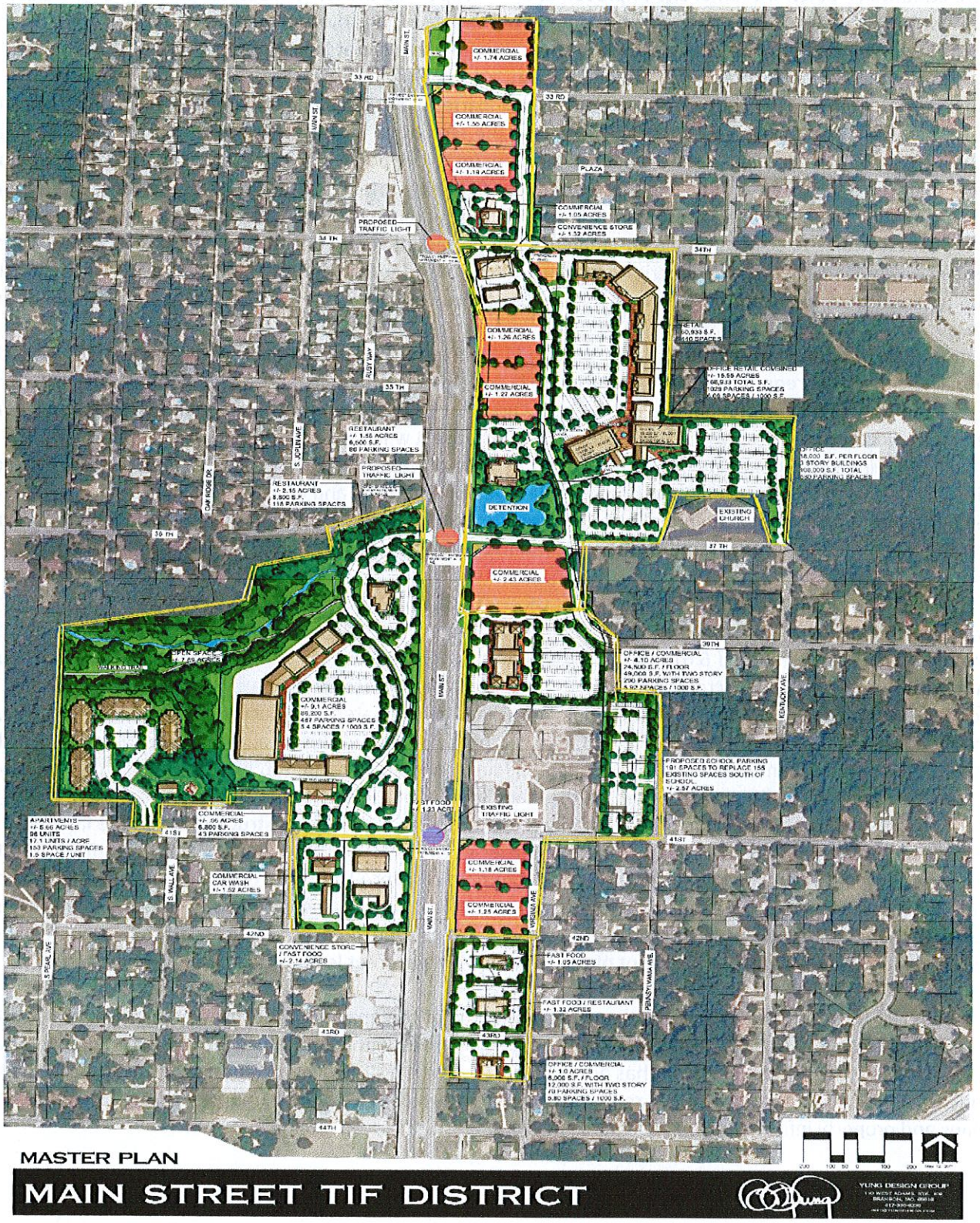
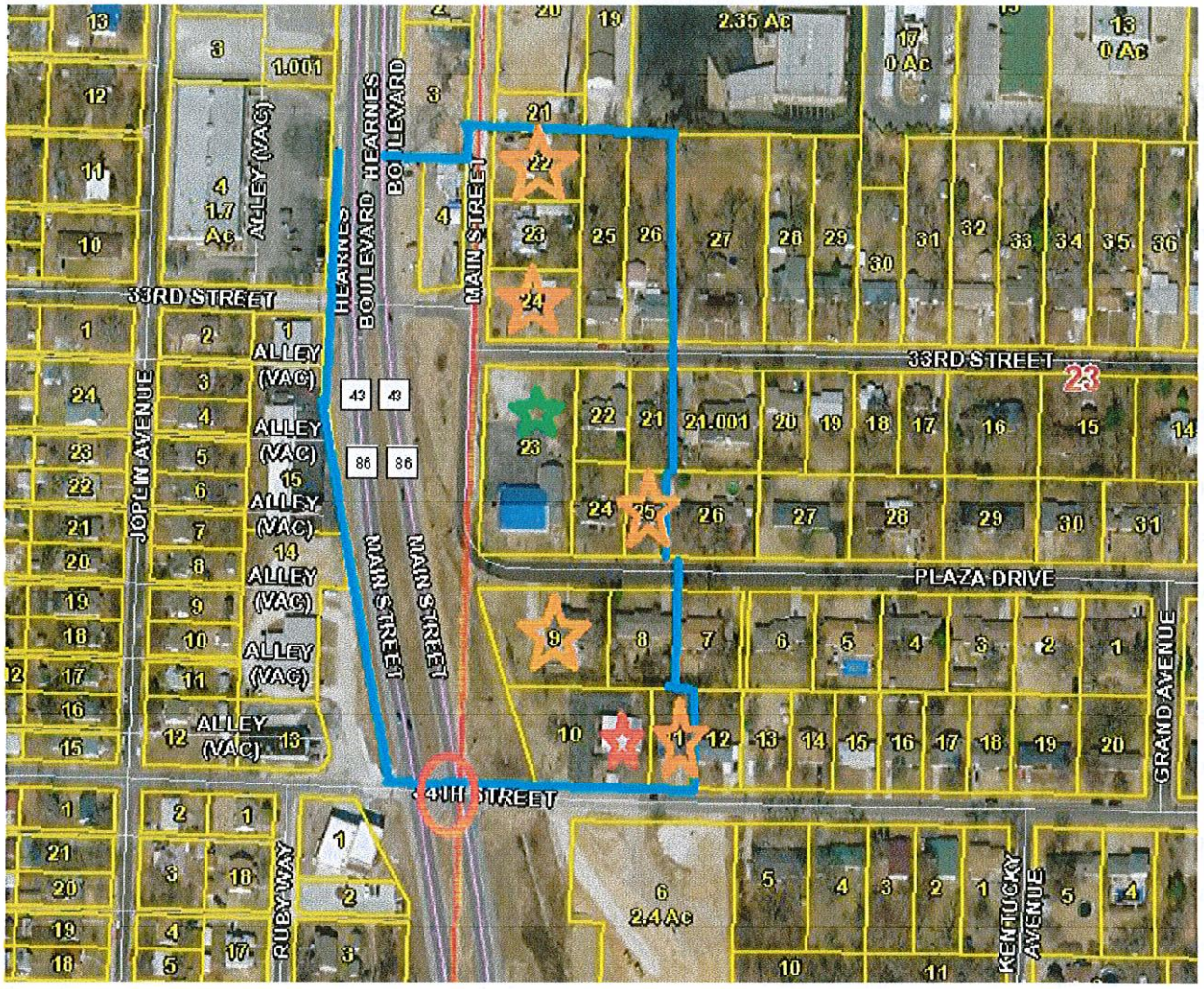


EXHIBIT 1-LEGAL DESCRIPTION & MAP OF REDEVELOPMENT AREAS (6 RPAs TOTAL)

REDEVELOPMENT PROJECT AREA 1



INDEX TO MAP

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
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ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022001001004000	0.260	GOODSON, ROBERT & DONNA 3227 MAIN JOPLIN, MO 64804	$17,120	1945-RES
Address:				
Legal Description:		FREEMAN GROVE 1 & 6: LOTS 8-9-10 & 11 EX W 50'	BOOK PAGE	324 02670
056023002001022000	0.325	COLE, MICHAEL B. & DONNA I. 6895 Beef Branch Road Joplin, MO 64804	$6,790	1945-RES
Address:				

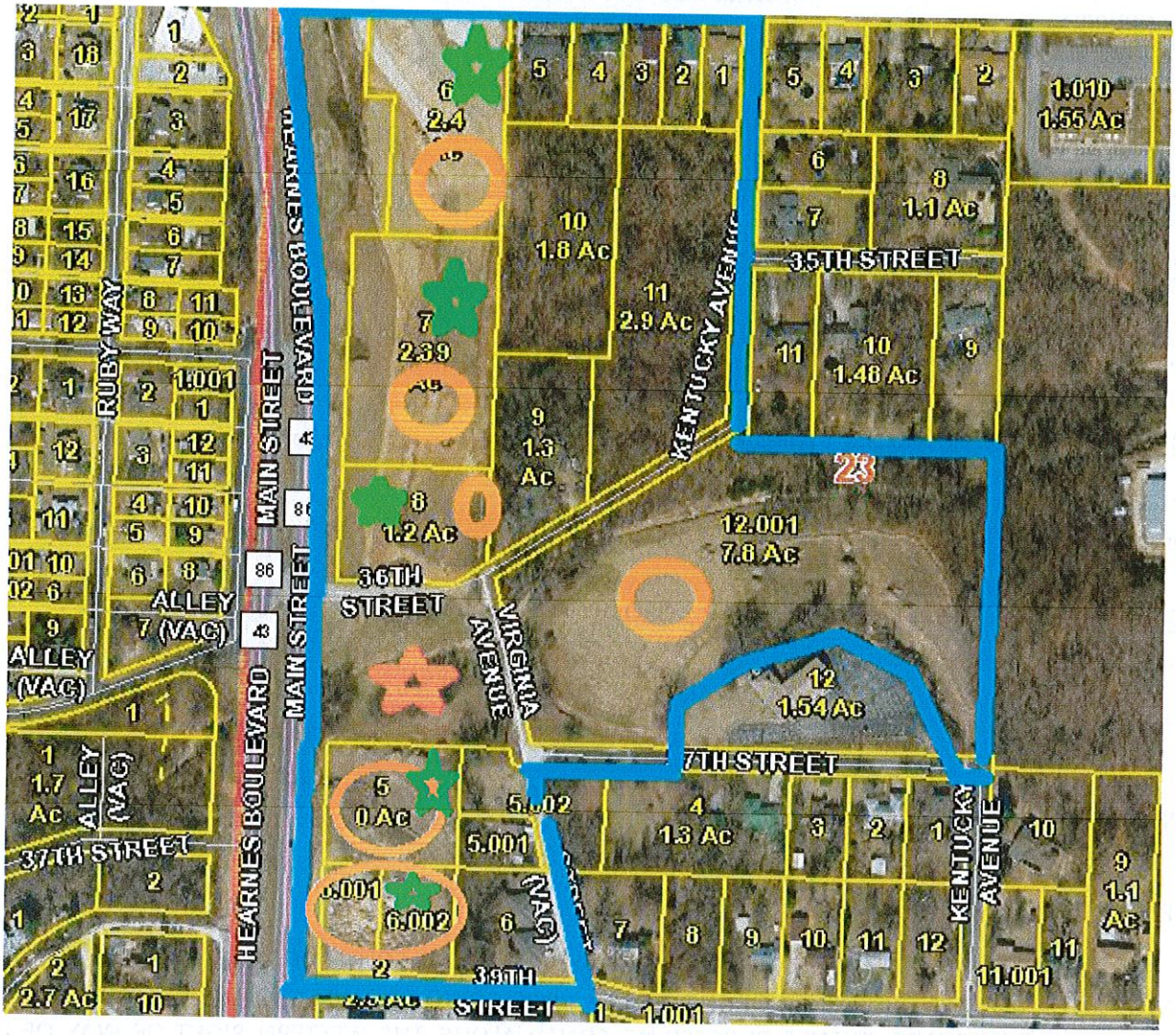
Legal Description:		COLLINS: N 102' LOT 10	BOOK PAGE	342 02769
056023002001023000	0.325	LEWIS, BERT G.	$9,540	1945-RES
Address:		3235 S MAIN JOPLIN, MO 64804		
Legal Description:		COLLINS: PT LOT 10 BEG 102' S NW COR E 139' S 102' W 139' N 102' TO POB	BOOK PAGE	354 01958
056023002001024000	0.326	LEGALLY BLONDE INVESTMENTS, LLC	$7,410	1945-RES
Address:		P. O. BOX 249 SAGINAW, MO 64864		
Legal Description:		COLLINS: S1/3 LOT 10	BOOK PAGE	0360 01057
056023002001025000	0.488	LOYD, KEVIN G.	$9,780	1945-RES
Address:		129 E. 33RD JOPLIN, MO 64804		
Legal Description:		COLLINS: W1/2 LOT 11	BOOK PAGE	353 08014
056023002001026000	0.489	O'DELL, DION P.	$10,370	1945-RES
Address:		133 E. 33RD JOPLIN, MO 64804		
Legal Description:		COLLINS: E1/2 LOT 11	BOOK PAGE	0359 1864
056023002002021000	0.234	JUDD, MARK A.	$4,670	??-RES
Address:		132 E. 33RD JOPLIN, MO 64804		
Legal Description:		COLLINS: E 59' OF N 150' LOT 20 & W 9' OF N 150' LOT 21	BOOK PAGE	350 09332
056023002002022000	0.253	DEWEESE, CRYSTAL R.	$17,590	1950-RES
Address:		120 E. 33RD JOPLIN, MO 64804		
Legal Description:		COLLINS: N 138' OF W 80' LOT 20	BOOK PAGE	356 04629
056023002002023000	0.882	HECKMASTER, STEVE & DIANA & STEVEN SMITH	$28,100	??-COM
Address:		2607 WISCONSIN AVENUE Joplin, MO 64804		
Legal Description:		COLLINS: LOT 19	BOOK PAGE	0360 03991
056023002002024000	0.253	DENNIS, JEFFREY SCOTT & D'ANN	$13,850	1956-RES
Address:		101 POINDEXTER PINEVILLE, MO 64856		
Legal Description:		COLLINS: W 80' LOT 20 EX N 138'	BOOK PAGE	0362 05661
056023002002025000	0.172	FISHER, LINDSEY	$11,140	??-RES
Address:		121 PLAZA DRIVE		

		JOPLIN, MO 64804		
Legal Description:		COLLINS: E 59' LOT 20 EX N 150' & EX S 30'	BOOK PAGE	0361 08484
056023002005008000	0.333	DOKE, LAVONNE LEEANNE	$16,600	1970-RES
Address:		P.O. BOX 1137 JOPLIN, MO 64802-1137		
Legal Description:		PARK PLAZA 1: LOT 3	BOOK PAGE	346 02905
056023002005009000	0.666	RUARK, DENNIS L. & MARY JANE	$36,420	1976-RES
Address:		3506 SILVER CREEK ROAD JOPLIN, MO 64804-5348		
Legal Description:		PARK PLAZA 1: LOTS 1 & 2	BOOK PAGE	300 01198
056023002005010000	0.563	JOPLIN CITY	$0	1971-EXEMPT
Address:		602 S. MAIN JOPLIN, MO 64804		
Legal Description:		PARK PLAZA 1: LOT 22 EX E 32' & ALL LOTS 23 & 24	BOOK PAGE	358 01024
056023002005011000	0.220	GILSTRAP, DOROTHY J.	$9,750	1964-RES
Address:		9386 ELM DRIVE JOPLIN, MO 64804		
Legal Description:		PARK PLAZA 1: W 33.7' LOT 21 & E 32' LOT 22	BOOK PAGE	0361 07849
			$199,130 Assessed Value	
TOTAL PROJECT 1	**5.789 Acres**			

STREET RIGHT OF WAY TO BE INCLUDED.

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF PARCEL # 056023002001024000, BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL, PROCEEDING DUE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD, THENCE PROCEEDING SOUTH ALONG THE WESTERN RIGHT OF WAY OF HEARNE'S BOULEVARD TO THE NORTHWEST CORNER OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD AND 34TH STREET. ALSO INCLUDING THE RIGHT OF WAY OF MAIN STREET THAT LIES SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF PARCEL # 056023002002022000, THENCE PROCEEDING WEST TO THE WESTERN RIGHT OF WAY OF MAIN STREET. INCLUDES ALL OF THE RIGHT OF WAY OF MAIN STREET SOUTH OF THAT LINE TO A 90 DEGREE CURVE IN THE STREET AT TO THE POINT THE STREET BECOMES PLAZA DRIVE. ALSO INCLUDING THE RIGHT OF WAY OF PLAZA DRIVE BEGINNING AT THE SOUTHWEST CORNER OF PARCEL #056023002001026000, THENCE PROCEEDING SOUTH TO THE SOUTHERN RIGHT OF WAY OF PLAZA DRIVE. INCLUDES ALL OF PLAZA DRIVE FROM THAT POINT TO THE 90 DEGREE CURVE AT THE POINT WHERE THE STREET BECOMES MAIN STREET.

REDEVELOPMENT PROJECT AREA 2



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OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
056023002006001000	0.305	WOOD, WILLIAM K.	$13,430	1974-RES
Address:		326 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: LOT 26 EX W 140' & N 10'	BOOK PAGE	338 04078
056023002006002000	0.305	WILSON, PHYLLIS K.	$13,240	??-RES
ADDRESS:		318 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: E 70' OF W 140' LOT 26	BOOK PAGE	338 03974

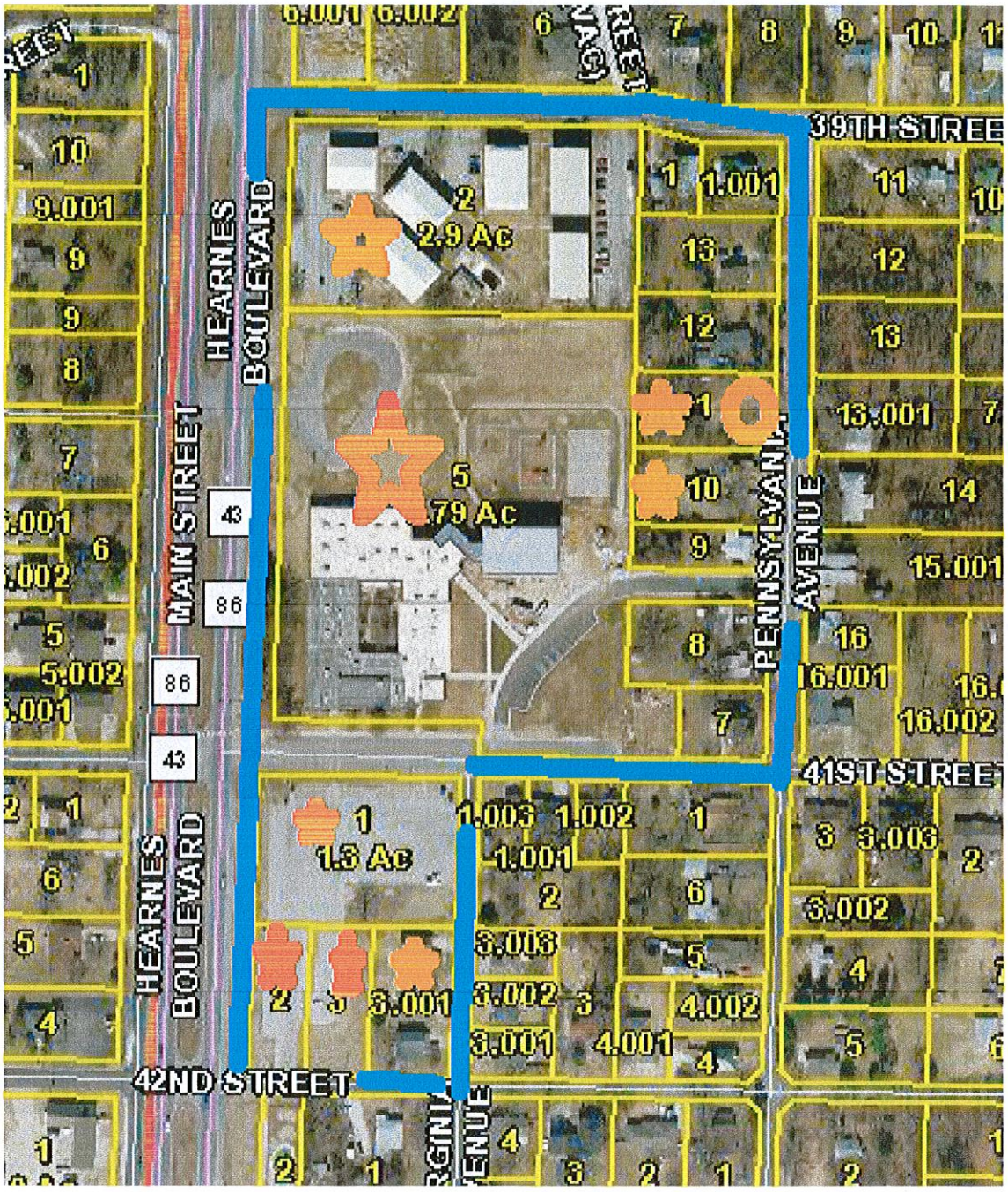
056023002006003000	0.305	CLAFLIN, JOHN	$13,530	??-RES
Address:		314 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: W 70' LOT 26 EX N 10'	BOOK PAGE	358 02558
056023002006004000	0.393	NASH, KENNETH W. & ARLENE	$16,300	??-RES
Address:		310 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: E 90' LOT 25	BOOK PAGE	291 00074
056023002006005000	0.480	ERMAN, ROBERT MICHAEL	$18,940	??-RES
Address:		302 E. 34TH JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: W 110' LOT 25	BOOK PAGE	0360 6257
056023002006006000	2.400	RKS DEVELOPMENT, LLC	$85,470	Vacant-COM
Legal Description:		MODOC ACRES: LOTS 6 & 7 EX N 10' & S 150' OF N 160' OF E 50' LOT 5	BOOK PAGE	0361 06840
056023002006007000	2.390	RKS DEVELOPMENT, LLC	$91,170	Vacant-COM
Legal Description:		MODOC ACRES: E 260' LOTS 8-9-10 & 11	BOOK PAGE	0361 07848
056023002007012001	7.800	RKS DEVELOPMENT	$9,840	Vacant-RES
		MODOC ACRES: LOTS 15-16-17-18-31-32-33-34-35-36- 37 & 38 EX N 300' LOTS 31-32-33 & 34 ETC		
Legal Description:			BOOK PAGE	0362 07379
Address:		202 E. 32ND JOPLIN, MO 64804		
056023002006008000	1.200	RKS DEVELOPMENT, LLC & DANIEL ALLGE	$5.890	Vacant-COM
Address:		202 E. 32ND JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: LOTS 12 & 13 EX W 140'	BOOK PAGE	0361 08862
056023002006009000	1.300	DOSS, CLYDE E. JR & ANNA	$10,570	1940-RES
Address:		3529 VIRGINIA JOPLIN, MO 64801		
Legal Description:		MODOC ACRES: LOT 20	BOOK PAGE	0181 0441
056023002006010000	1.800	LUNDSTRUM, BOB	$3,690	Vacant-AGR
Legal Description:		MODOC ACRES: W 200' LOTS 21-22-23 & 24	BOOK PAGE	0362 01710
056023002006011000	2.900	LUNDSTRUM, BOB	$4,790	Vacant-AGR
Legal Description:		MODOC ACRES: LOT 19 & E 210' LOTS 21-22 23 & 24	BOOK PAGE	245 00467
Address:		711 E. 33RD JOPLIN, MO 64804		

NO PARCEL #	1.500	Missouri Department of Transportation P.O. 868 Springfield, Mo 65801	$0	Vacant-EXEMPT
Address:		An estimated 1.5 Acres lying south of 36th Street, east of Virginia Avenue, west of main and north of Newton County Parcel # 056023003002005000 and 056023003002005001 in Section 23 Township 27 Range 33 of Newton County, except that part used for right of way for Main Street and 36th Street.		
Legal Description:			BOOK PAGE	NA
056023003002005000	1.110	RKS DEVELOPMENT, LLC PT NW1/4 SW1/4 BEG 246.21' E NW COR E 409.92' S 208.71' W 409.92' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB S 14* E 92.55' W 169.90' W 90' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	$5,850	Vacant-COM
Legal Description:			BOOK PAGE	0362 02326
056023003002006001	0.422	RKS DEVELOPMENT, LLC PT NW1/4 SW1/4 BEG 208.71' S & 171.29' E NW SEC COR E 100' S 183.71' W 100' N 183.71' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	$31,230	Vacant-COM
Legal Description:			BOOK PAGE	0362 02327
056023003002006002	0.548	RKS DEVELOPMENT, LLC W 129.83' OF: BEG 208.71' S & 271.29' E NW COR SW1/4 S 183.71' E 329.83' N 183. 71' W 329.83' TO POB 202 E. 32ND JOPLIN, MO 64804	$2,770	Vacant-COM
Legal Description:			BOOK PAGE	0362 02327
Address:				
PT OF 056023003002005001	0.332	WHITE, KEITH V. BEG 517.15' E & S 14* E 122.08' NW COR NW1/4 SW1/4 S 14* E 92.55' W 169.90' N 90' E 146.17' TO POB & EASEMENT OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY LYING WEST OF VIRGINIA AVENUE.	$9,280	1940-RES
Legal Description			BOOK PAGE	0347 04478
056023003002005002	0.601	WHITE, KEITH V. & DEBBIE A. PT NW1/4 SW1/4 BEG 402.29' E OF NW COR E 253.84' S 208.71' W 253.84' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY. 3706 VIRGINIA AVENUE JOPLIN, MO 64804	$3,105	Vacant-RES
Legal Description:			BOOK PAGE	355 06307
Address:				
056023003002006000	0.843	RDE, LLC 817 MAIDEN LANE JOPLIN, MO 64801	$35,230	1993-RES
Address:				

Legal Description	PT NW1/4 SW1/4 BEG 208.71' S & 271.29' E NW COR SW1/4 W 183.71' E 329.83' N 183.71' W 329.83' TO POB EX W 129.83' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	0362 3730
TOTAL	**27.48**		**$377,095**

STREET RIGHT OF WAY TO BE INCLUDED IN RPA

RPA WILL INCLUDE THAT PART OF HEARNE'S BOULEVARD LYING SOUTH OF A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF 34TH STREET AND HEARNE'S BOULEVARD, THENCE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. INCLUDES ALL OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD SOUTH OF THIS LINE TO A LINE, WHICH BEGINS AT THE NORTHWEST CORNER OF PARCEL #056023003002005000, THENCE PROCEEDING WESTERLY TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. ALSO INCLUDING THE RIGHT OF WAY OF 34TH STREET BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF 34TH STREET AND HEARNE'S BOULEVARD, THENCE SOUTH TO THE SOUTHERN RIGHT OF WAY OF 34TH STREET. INCLUDES ALL OF THE RIGHT OF WAY OF 34TH STREET LYING EAST OF THIS LINE TO A LINE BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF KENTUCKY AVENUE AND 34TH STREET, THENCE NORTH TO THE NORTH RIGHT OF WAY LINE OF 34TH STREET. ALSO INCLUDES ALL OF KENTUCKY STREET LYING SOUTH OF 34TH STREET TO A POINT WHERE KENTUCKY CONNECTS WITH 36TH STREET. ALSO INCLUDES ALL OF 36TH STREET LYING EAST OF HEARNE'S BOULEVARD TO A POINT WHERE 36TH STREET CONNECTS WITH KENTUCKY AVENUE. ALSO INCLUDES THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF WHERE IT CONNECTS WITH 36TH AND KENTUCKY STREET TO THE POINT IT CONNECTS WITH 37TH STREET. ALSO INCLUDING ALL OF 37TH STREET LYING EAST OF THE POINT IT CONNECTS WITH VIRGINIA AVENUE TO A POINT WHERE IT CONNECTS WITH KENTUCKY AVENUE.



REDEVELOPMENT PROJECT AREA 3

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL NUMBER	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
056023003003002000	2.900	MARCULES, BART AUGUSTIN TRUST	$322,750	Apt-RES
Address:		988 E. CEMETERY ROAD GRANBY, MO 64844		

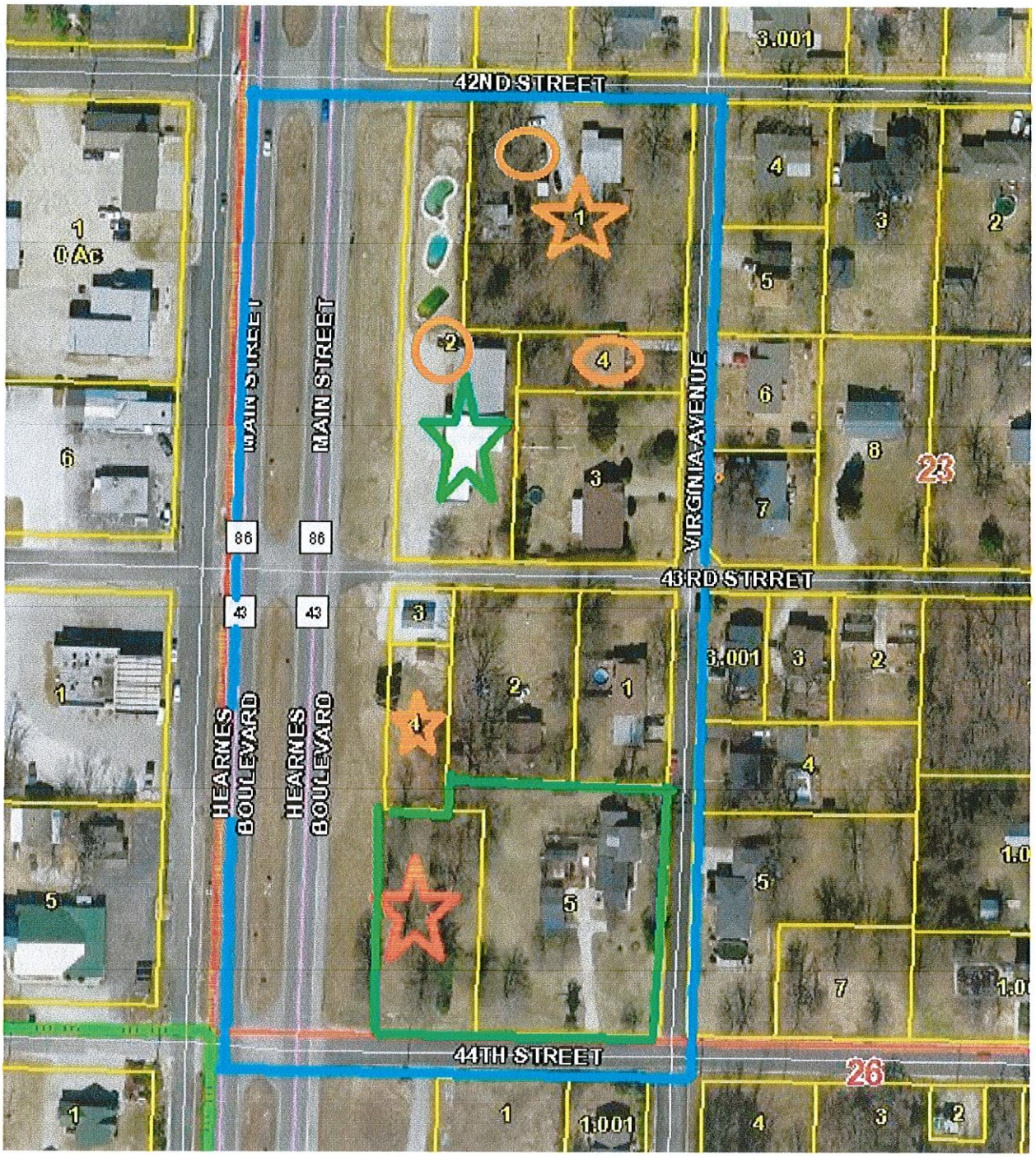
Legal Description:		PT NW1/4 SW1/4 BEG 170' E & 612.56' N SW COR N 257.20' E 486.13' S 257.20' W 486.13' TO P	BOOK PAGE	0362 05967
056023003003003000	0.600	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	EXEMPT
Legal Description:		SCHOOL PROPERTY-BEG 492.56' N & 170' E SW COR NW1/4 SW1/4 N 120' E 223' S 120' W 223' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	352 12512
056023003003004000	0.529	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	EXEMPT
Legal Description:		SCHOOL PROPERTY-BEG SW COR M-15 E 176.47' N 127.61' W 180' S 125.56' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	352 14889
056023003003004002	0.248	JOPLIN R-VIII SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-BEG 140' S & 180' E NW COR M-15 S 127.61' E 85' N 127.61' W 85' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	353 00708
056023003003005000	5.400	JOPLIN R-8 SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-W 73.7' OF S 97' OF: BEG 656.13' E & 15' N SW COR NW1/4 SW1/4 N 97' E 73.7' S 97' TO 15' N OF S LN W 73.7' TO POB & W 656.13' OF S 347' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	350 09703
056023003010001000	1.300	SCHOOL DISTRICT 42	$0	EXEMPT
Legal Description:		SCHOOL-LOTS 5 & 6 STAPLES & PABST 2 & BEG NE COR LOT 5 E 130' W 130' N 205' TO POB	BOOK PAGE	240 00566
056023003010002000	0.386	JOPLIN R-8 SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-PT LOT 7 STAPLES & PABST 2	BOOK PAGE	324 02870
056023003010003000	0.416	JOPLIN R-VIII SCHOOL DISTRICT	$0	EXEMPT
Legal Description:		SCHOOL-LOT 8 EX E 114' STAPLES & PABSTS 2	BOOK PAGE	353 02365
Address:		P.O. BOX 128 JOPLIN, MO 64802		
056023003003012000	0.459	RAINEY, JANE E.	$6,690	1920-RES
Address:		3922 S. PENNSYLVANIA JOPLIN, MO 64804		
Legal Description:		JONES: LOT 23	BOOK PAGE	0361 03456
056023003003011000	0.462	RKS DEVELOPMENT, LLC	$2,240	Vacant-RES
Address:				
Legal Description:		JONES: LOT 24	BOOK PAGE	0359 05017
056023003003010000	0.441	CRUMBLISS, CAROLYN J.	$6,420	1920-RES
Address:		1913 W. 10TH ST. JOPLIN, MO 64801		

Legal Description:		PT NW1/4 SW1/4 BEG 656.13' E & 332.4' N SW COR N 100' E 190.6' S 100' W TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	349 03014
056023003003009000	0.261	HUNTER, LORI ANN	$6,640	1900-RES
Address:		318 E. 41ST JOPLIN, MO 64804		
Legal Description:		TR M-19 PT NW1/4 SW1/4 BEG 656.13' E & 228.4' N SW COR N 104' E 208.7' S 104' W 208.7' TO POB EX S 45' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	351 05812
056023003003008000	0.519	ALTMAN, JEFFREY L.	$9,280	1945-RES
Address:		4016 PENNSYLVANIA JOPLIN, MO 64804		
Legal Description:		TR M-18 PT NW1/4 SW1/4 BEG 656.13' E & 112' N SW COR N 116.5' E 208.7' S 116.5' W 208.7' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	355 04106
056023003003007000	0.267	SMITH, ELLA L.	$8,720	1942-RES
Address:		4030 PENNSYLVANIA AVENUE JOPLIN, MO 64804		
Legal Description:		PT M-17 BEG 656.13' E & 15' N SW COR NW1/4 SW1/4 N 97' E 208.7' S 97' W 208.7' TO POB EX W 73.7' OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	0360 04606
056023003010003001	0.537	LOCKE, MICHAEL K. & TANIA R.	$34,470	1996-RES
Address:		P.O. BOX 2004 JOPLIN, MO 64803-2004		
Legal Description:		GRIFFIN: LOTS 1-2 & 3	BOOK PAGE	345 01069
TOTALS	**14.73 ACRES**		**$397,210 ASSESSED VALUE**	

STREET RIGHT OF WAY TO BE INCLUDED

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD WHICH LIES SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF PARCEL #056023003002005000, THENCE WEST TO THE WESTERN RIGHT OF WAY LINE OF HEARNE'S BOULEVARD. INCLUDES ALL OF THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF THIS LINE TO A LINE WHICH BEGINS AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 42ST STREET AND HEARNE'S BOULEVARD, THENCE EAST TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ST STREET AND HEARNE'S BOULEVARD. ALSO INCLUDING THE RIGHT OF WAY OF 39TH STREET WHICH LIES EAST OF THE POINT WHICH 39TH STREET CONNECTS WITH HEARNE'S BOULEVARD TO A LINE WHICH BEGINS AT THE NORTHEAST CORNER OF PARCEL #056023003003002000, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 39TH STREET. ALSO INCLUDES A VACATED STREET WHICH LIES EAST OF PARCELS #056023003002005001AND #056023003002006000, SOUTH OF 37TH STREET AND NORTH OF 39TH

STREET. ALSO INCLUDES THE RIGHT OF WAY OF PENNSYLVANIA LYING SOUTH OF 39TH STREET AND NORTH OF 41ST STREET. ALSO INCLUDES THE RIGHT OF WAY OF 41ST STREET LYING EAST OF THE POINT IT CONNECTS WITH HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND PENNSYLVANIA, THENCE SOUTH TO THE SOUTHERN RIGHT OF WAY LINE OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF 41ST STREET AND NORTH OF 42ND STREET. ALSO INCLUDING THE RIGHT OF WAY OF 42ND STREET WHICH LIES EAST OF THE RIGHT OF WAY OF THE POINT IT CONNECTS WITH HEARNE'S BOULEVARD AND AT A NORTH SOUTH LINE BETWEEN THE NORTHEAST CORNER AND THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ND STREET AND VIRGINIA AVENUE.



REDEVELOPMENT PROJECT AREA 4

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

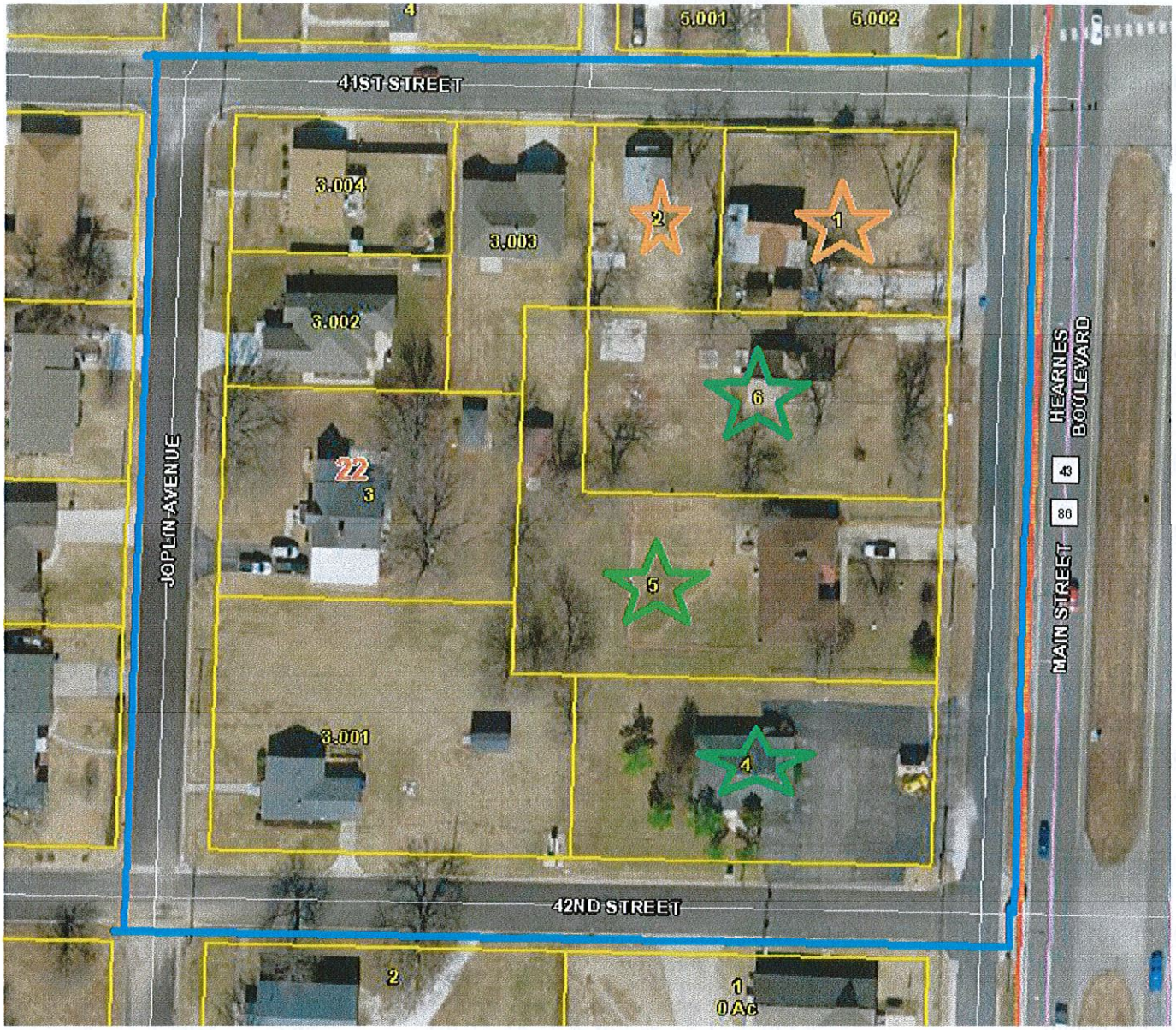
0560230030110010000	1.000	RKS Development, LLC.	$7,860-R	1936-RES
Address:		4029 MISSOURI JOPLIN, MO 64804		

Legal Description:		Lot 1,2,3 of Hughes Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	358 09788
056023003011002000	1.080	RKS DEVELOPMENT, LLC	$58,200-C	1986-COM
Address:				
Legal Description:		East 62' of Lots 18 & 19 and the West 52' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	328 02165
056023003011003000	0.520	SHEPHERD, SCOTT S.	$14.010-R	1945-RES
Address:		4230 VIRGINIA JOPLIN, MO 64804		
Legal Description:		Beginning at the SE Corner of Lot 20 of the Staples & Pabst 2 Subdivision, thence west 150', thence north 153.7, thence east 150', thence south 153.7 to POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	356 02415
056023003011004000	0.180	RKS DEVELOPMENT, LLC	$10,230-R	1967-RES
Address:		202 EAST 32ND JOPLIN, MO 64804		
Legal Description:		The east 150' and the north 53.7' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	362 04583
056023003016001000	0.350	KIENZLE, GARY L. & CARLENE	$16,700-R	1979-RES
Address:		4306 Virginia JOPLIN, MO 64804		
Legal Description:		The north 174' of Lot 29, except the west 115' of the north 174' of Lot 29 of Staples & Pabst 2 Subdivision of Section 23 Township 27 Range 33 of Newton County	BOOK PAGE	314 00269
056023003016002000	0.200	BIBENS, HARRY A. & DEBORAH	$6,010-R	1945-RES
Address:		108 EAST 43RD JOPLIN, MO 64804		
Legal Description:		The WEST 115' OF THE NORTH 174' OF Lot 29 of Staples & Pabst 2 Subdivision of Section 23 Township 27 Range 33 of Newton County	BOOK PAGE	301 00951
056023003016003000	0.070	GONZALEZ, OSCAR H. & LAURA	$670-R	Vacant-RES
Address:		4301 MAIN JOPLIN, MO 64804		
Legal Description:		North 50' of Lot 30 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	355 00783
056023003016004000	0.210	PERRY MANAGEMENT, LP	$2,070-R	Vacant-RES
Address:		P.O. BOX 514 CARTHAGE, MO 64836		
Legal Description:		East 62' of THE SOUTH 150' OF Lot 30 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	351 06683

		$115,750
	3.610	**ASSESSED**
TOTALS	**ACRES**	**VALUE**

STREET RIGHT OF WAY TO BE INCLUDED

RPA WILL INCLUDE THE RIGHT OF WAY OF HEARNE'S BOULEVARD LYING SOUTH OF A LINE BEGINNING AT THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND HEARNE'S BOULEVARD THENCE WESTWARD TO THE SOUTHWEST CORNER OF 41ST STREET AND HEARNE'S BOULEVARD, ALL OF THE RIGHT OF WAY LYING SOUTH TO A LINE WHICH BEGINS AT THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 43TH STREET AND HEARNE'S BOULEVARD, THENCE PROCEEDING EASTERLY TO THE SOUTHEAST CORNER OF THE RIGHT OF WAY OF 43TH STREET AND HEARNE'S BOULEVARD. ALSO INCLUDING ALL OF THE RIGHT OF WAY OF VIRGINIA AVENUE LYING SOUTH OF 42ND STREET AND NORTH OF 43TH STREET. ALSO INCLUDING THE RIGHT OF WAY OF 43RD STREET LYING EAST OF HEARNE'S BOULEVARD AND WEST OF VIRGINIA AVENUE. ALSO INCLUDING THE RIGHT OF WAY OF 43TH STREET LYING EAST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHEAST CORNER OF THE RIGHT OF WAY OF VIRGINIA AVENUE AND 44TH STREET, THENCE SOUTH TO THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF VIRGINIA AVENUE AND 43TH STREET.



REDEVELOPMENT PROJECT AREA 5

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

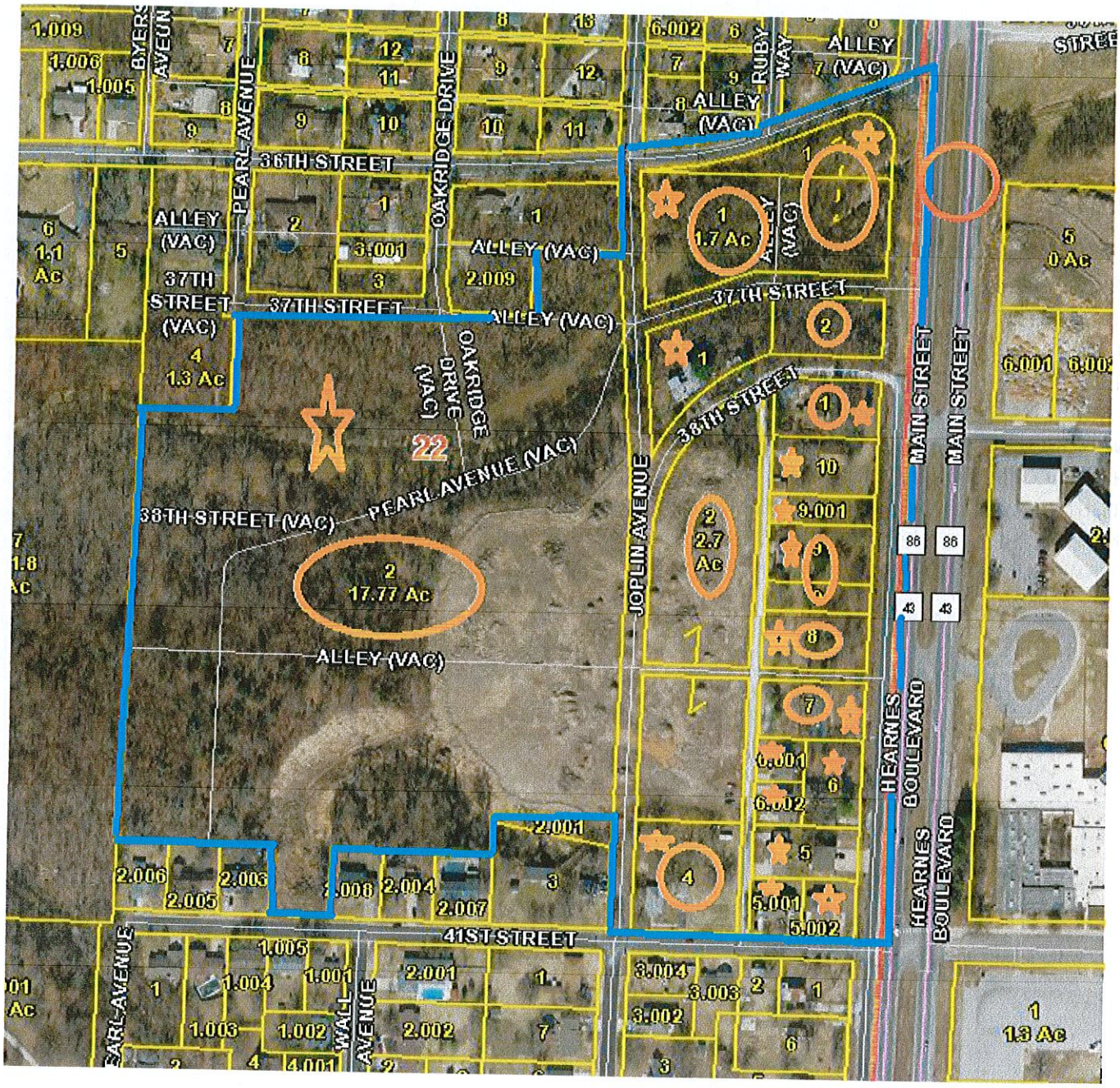
PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022004011001000	0.280	OX, L.L.C.	$6,750	1902-RES
Address:		1505-A W. 10TH JOPLIN, MO 64801		
Legal Description:		STAPLES & PABST 1: N1/2 LOT 1 EX W 70'	BOOK 0360 PAGE 07635	
055022004011002000	0.157	LUCAS, DAVID E.	$6,290	1920-RES

Address:		% HARLAN DAVID SMITH- TS2013 STELLA, MO 64867		
Legal Description:		STAPLES & PABST 1: W 70' N1/2 LOT 1	BOOK PAGE	356 03047
055022004011003000	0.413	SOOTER, KEVIN	$13,040	1930-RES
Address:		4115 JOPLIN JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: PT LOTS 2 & 11 BEG NW COR LOT 2 S 143.61' E 161.22' N 46.37' E 34.03' N 97.62' W 195' TO POB	BOOK PAGE	356 05572
055022004011003001	0.604	GARRISON, GEORGE O. & BARBARA	$9,820	1951-RES
Address:		4145 JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABSTS: BEG SW COR LOT 11 N ALG W LOT LN 134.88' E 161' S 37.38' E 34' S 97.50' W 195' TO POB	BOOK PAGE	352 08017
055022004011003002	0.198	REYNOLDS, BONNIE	$19,820	Vacant-RES
Address:		4107 S. JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST: PT LOT 2 BEG NW COR E 195' S 97.22' W 34.03' S 46.37' W 161.22' N 143.61' TO POB EX BEG 120' E OF NW COR E 75' S 97.62' W 34.03' S 46.37' W 41.22' N 143.58' TO POB ETC.	BOOK PAGE	0360 4170
055022004011003003	0.247	HEISLER, DORIS	$17,670	2008-RES
Address:		118 W. 41ST JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST BEG NW COR LOT 2 E 1200' TO POB E 75' S 97.62' W 34.03' S 46.37' W 41.22' N 143.58' TO POB	BOOK PAGE	358 02178
055022004011003004	0.198	STERNES, ELIZABETH A.	$5,980	1951-RES
Address:		4105 S. JOPLIN AVENUE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST'S: BEG NW COR LOT 2 E 120' S 71.81' W 120' N 71.81' TO POB	BOOK PAGE	360 3905
055022004011004000	0.436	VOLK, RICHARD E. & DIANE M.	$26,210	1972-COM
Address:		4130 HEARNE'S BLVD. JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: S1/2 LOT 12	BOOK PAGE	343 06795
055022004011005000	0.513	BOTTOROFF, JERRY R. & JUDITH ANN	$13,250	1965-COM
Address:		4118 S. MAIN JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: N1/2 LOT 12 & E 34' OF N 97.5' LOT 11 & E 34' OF S 97.5' LOT 2	BOOK PAGE	283 00228
055022004011006000	0.436	WILLIAMS, DAVID S.	$9,310	1900-COM
Address:		4601 HICKORY LANE JOPLIN, MO 64804		
Legal Description:		STAPLES & PABST 1: S1/2 LOT 1	BOOK PAGE	0360 4973

		$128,140 ASSESSED VALUE
TOTALS	**3.482 ACRES**	

STREET RIGHT OF WAY TO BE INCLUDED

THE RPA WILL INCLUDE THE RIGHT OF WAY OF 41ST STREET LYING WEST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE NORTHWEST CORNER OF THE POINT WHERE 41ST STREET CONNECTS WITH JOPLIN AVENUE, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF JOPLIN AVENUE LYING SOUTH OF 41ST STREET AND NORTH OF 42ND STREET. ALSO INCLUDING THE RIGHT OF WAY OF 42ND STREET LYING WEST OF HEARNE'S BOULEVARD TO A LINE BEGINNING AT THE SOUTHWEST CORNER OF THE RIGHT OF WAY OF 42ND STREET AND JOPLIN AVENUE, THENCE NORTH TO THE NORTHERN RIGHT OF WAY LINE OF 42ND STREET. ALSO WILL INCLUDING THE RIGHT OF WAY OF SOUTH JOPLIN AVENUE LYING SOUTH OF A LINE BEGINNING AT THE NORTHWEST CORNER OF THE RIGHT OF WAY OF 41ST STREET AND SOUTH JOPLIN AVENUE, THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF SOUTH JOPLIN AVENUE. ALL OF THE RIGHT OF WAY SOUTH OF SAID LINE TO A LINE BEGINNING AT THE SOUTHWEST CORNER OF 42ND STREET AND SOUTH JOPLIN AVENUE, THENCE EASTERLY TO THE EAST RIGHT OF WAY LINE OF SOUTH JOPLIN AVENUE.



REDEVELOPMENT PROJECT AREA 6

BLUE LINES: Outer Boundary of RPA
GREEN STAR: Commercial Property
RED CIRCLE: Proposed Traffic Light
RED STAR: Tax Exempt Property
ORANGE STAR: Rental or Vacant Property
ORANGE CIRCLE: Property belonging to Developer

OWNERSHIP, LEGALS, ASSESSED VALUE, AGE OF PROPERTY DETAILS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	AGE & CLASS
055022004003005002	0.203	WOLTJER, DONALD D.	$21,350	1993-RES
Legal Description:		FREEMAN GROVE 5 BEG SE COR LOT 508 W 92.47' N 96.41' E 92.43' S 95.73' TO POB	BOOK PAGE	355 04569

055022004003005001	0.206	WOLTJER, DONALD D.	$22,680	1993-RES
Legal Description:		FREEMAN GROVE 5 BEG SW COR LOT 508 N 97.10' E 92.43' S 96.41' W 92.47' TO POB	BOOK PAGE	355 04569
055022004003005000	0.381	WOLTJER, DONALD D.	$44,370	1993-RES
Legal Description:		FREEMAN GROVE 5 (UNRECORDED) BEG NE COR LOT 495 S 89.73' W 184.87' N 91.09' E 184.82' TO POB	BOOK PAGE	355 04569
Address:		PO BOX 20 NEOSHO, MO 64850		
055022004003004000	0.814	RKS DEVELOPMENT III, LLC	$10,680	1950-RES
Legal Description:		M-14 PT NE1/4 SE1/4 BEING LOTS 494-497-506 & 509 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	285 00399
055022004003007000	0.425	RKS DEVELOPMENT, LLC	$16,800	1950-COM
Legal Description:		M-10 PT NE1/4 SE1/4 BEG 30' W & 400.6' SSE COR W 185' ETC A/K/A LOTS 464 & 473 FREEMAN GROVE 5 UNRECORDED ETC OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04585
055022004003008000	0.510	RKS DEVELOPMENT, LLC	$3,550	Vacant-RES
Legal Description:		LOTS 454 & 463	BOOK PAGE	0362 04585
055022004003009000	0.212	RKS DEVELOPMENT , LLC	$1,480	1928-RES
Legal Description:		FREEMAN GROVE 5: LOT 453, 444 & 445	BOOK PAGE	0362 04585
055022004003002000	2.700	RKS DEVELOPMENT, LLC	$3,410	Vacant-RES
Legal Description:		PT NE & SE1/4 BEING LOTS 432-433-436-437-440- 443-446-452-455-462 465-472-475-482 & 485 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04582
055022004005002000	17.770	RKS DEVELOPMENT, LLC	$8,280	Vacant-RES
Legal Description:		FREEMAN GROVE 5: LOTS 388-389-390-391-392-393 394-398-399-400-401-402-403-404-416-417-418-419-420 - 441-442-447-448-449-450-451-456-457-458-459-460-461-466-467-468-469-470-471-476-455-478-479-480-481-487-488-489-490- 491-492-493 & PT LOTS 486-498-499	BOOK PAGE	0362 04582
055022001033001000	1.510	RKS DEVELOPMENT, LLC	$1,290	Vacant-RES
Legal Description:		FREEMAN GROVE 4: LOT A-425 LY E OF ST	BOOK PAGE	0362 04582
055022004003001000	0.425	RKS DEVELOPMENT, LLC	$13,640	1940-RES
Legal Description:		N1/2 M-8 PT NE1/4 SE1/4 BEING LOTS 431 & 434 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04780
055022004001001000	1.700	RKS DEVELOPMENT LLC	$4,100	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOTS 422-423-424-	BOOK	0362

		426-427 & 428 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	PAGE	04582
Legal Description:		PT NE1/4 SE1/4 LOTS 429 & 430 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04582
Address:		202 E. 32ND JOPLIN, MO 64804		
055022004003006000	0.344	RENT JOPLIN.COM LLC	$9,310	1929-RES
Address:		530 S. VIRGINIA JOPLIN, MO 64801		
Legal Description:		PT NE1/4 SE1/4 LOTS 474-483 & 484 EX W 85' FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	354 06256
055022004003006001	0.146	LANDIS, ROBERT C. & BARBARA R.	$24,340	1952-RES
Address:		2820 IRON GATES ROAD JOPLIN, MO 64804		
Legal Description:		WITMERS 1: PT LOT 4 BEG 115' W NE COR W 80' S 135' E 80' N 135' TO POB	BOOK PAGE	0359 2434
055022004003006002	0.146	CARDEN, MAX & INA	$21,300	1992-RES
Address:		1615 W. ASH ROGERS, AR 72758		
Legal Description:		FREEMAN GROVE 5: W 85' LOT 484 & W 85' S1/2 LOT 483	BOOK PAGE	355 01690
055022004003009001	0.212	POTTER, JAMES L.	$1,480	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOT 439 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	351 12099
055022004003010000	0.425	POTTER, JAMES L.	$10,330	1940-RES
Legal Description:		S1/2 M-8 PT NE1/4 SE1/4 LOTS 435 & 438 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	351 12099
Address:		3806 S. MAIN JOPLIN, MO 64804		
TOTALS	**28.577 ACRES**		**$219,780 ASSESSED VALUE**	

STREET RIGHT OF WAY TO BE INCLUDED

THE RPA WILL INCLUDE THE RIGHT OF WAY OF JOPLIN AVENUE LYING SOUTH OF 36TH STREET AND NORTH OF 41ST STREET. ALSO WILL INCLUDE THE RIGHT OF WAY OF 37TH AND 38TH STREET LYING WEST OF HEARNE'S BOULEVARD AND EAST OF JOPLIN AVENUE. ALSO INCLUDES ANY PORTION OF 38TH STREET WHICH HAS BEEN VACATED. ALSO INCLUDING THE RIGHT OF WAY OF SOUTH JOPLIN AVENUE LYING SOUTH OF 36TH STREET AND NORTH OF 41ST STREET. ALSO INCLUDING THE RIGHT OF WAY OF 39TH STREET LYING WEST OF HEARNE'S BOULEVARD AND NORTH OF 41ST STREET. ALSO INCLUDES ALL ALLEYS WITHIN THE RPA SHOWN ON THE ABOVE MAP, VACATED OR OTHERWISE. ALSO INCLUDES THE VACATED PORTIONS OF PEARL AVENUE AND OAKRIDGE AVENUE SHOWN ON THE ABOVE MAP.

TOTAL ACRES ALL RPAs 83.67 TOTAL ASSESSED VALUE ALL RPAs $1,437,105

NOTICE & DISCLAIMER: The assessed values listed in this exhibit, and part of the Redevelopment Plan, are listing of the assessed values as best known at the time the Redevelopment Plan was drafted. In accordance with the Missouri Revised Statutes 99.855, the county assessor shall certify the assessed value of the Redevelopment Area, after adoption the Plan, and the imposing of Tax Increment Financing within the Redevelopment Area. Any values listed prior to the certification by the County Assessor, is an estimate only.

CURRENT CONDITIONS

LAND USE & TRANSPORTATION

The City of Joplin, Missouri had a population of an estimated 49,526 in 2012, as estimated by the State Demographer. The population growth since the 2000 census is estimated at 8.8%. The median household income was $35,884 in 2012, compared to the State average of $45,321, and the per-capita income was $22,671. The City has experienced one of the worst natural disasters in US history in 2011, when an F-5 tornado ripped through the City causing an estimated 2.8 billion in damage and taking the lives of 161 people. The tornado has thrust the City into a redevelopment mode to reconstruct existing businesses, homes, and to further foster new development to replace businesses, jobs, homes, and tax base that was lost due to the storm, while continuing to further the pre-tornado reputation of Joplin as a growing community. The general area proposed for the Redevelopment Area has been an area in "transition" for the past several years. Prior to the construction of I-44, the Area was a residential area, with many homes constructed just after the turn of the century. With the increased traffic from I-44, some businesses developed along the frontage of Hearne's Boulevard, also called Main Street, and State Highway 43. Most all of the commercial development occurred by converting existing residential buildings to commercial use. None of the businesses along the section of Main Street from I-44 to 32nd Street have become or were major or destination type businesses. No major commercial development has occurred within the Area in the past several decades. While outside the proposed Redevelopment Area, it is worthy to mention the conversion of the corner of 32nd Street and Main at the Southeast corner. A new CVS Pharmacy was developed there in 2014. It needs to be noted that while CVS located there to benefit being close to the new Mercy Hospital and capturing the traffic off Main Street, but also the traffic on 32nd Street, which is a major east-west artery within the City. Traffic count averages 17,500 cars per day, depending where a count is taken. The area is located just north of I-44, a major national interstate, which was constructed in the 1950s that has a current traffic count of 30,627 just prior to the exit point on the Interstate onto Main Street from the East. The Count on Main Street just after the exit point from I-44 is 15,532, it then escalates at the 41st traffic light and the Elementary School to 22,839, which would factor in the localized traffic created by the School. The traffic count at the 32nd Street intersection with Main and 32nd Street is 18,244. All traffic count numbers were obtained from the Missouri Department of Transportation 2013 Traffic Volume Maps. These numbers demonstrate that Main Street is a major conduit of traffic from I-44 to other points within the City.

MAJOR DEVELOPMENT THAT MAY OR SHOULD IMPACT THE AREA

A Major development has recently occurred, or in the process of occurring, which is the relocation of the Mercy Hospital campus to just south of the intersection of I-44 and Main Street. The new campus will open in the spring of 2015. The facility will be an estimated 600,000 square feet, which is four times the size of their old facility, which was destroyed by the 2011 tornado. The facility will employ an estimated 1,500 people. The development will have a major impact upon the area, changing traffic patterns and influencing new development. The patients, and family, combined with the employees,

which will traverse to and from the facility will have an impact on retail patterns, both within the neighborhood, and the region. It is anticipated that the facility will attract people from the entire four state region, due to the advanced medical services to be provided. While it is easy to surmise that the entire Redevelopment Area will burst with new retail development due to its geographic close proximity to the new Mercy Hospital, and the projected new traffic which may traverse along Main Street to gain access to the Hospital from the north. There is no question in that there will be increased traffic, and most likely increased demand for services and goods as a result of the opening of the Hospital, however such demand may, or may not, develop within the proposed Redevelopment Area. The employees, patients, and family members will have the free choice of obtaining goods and services outside the proposed Redevelopment Area. Prospective retailers would, or will, most likely prefer to be as close and convenient as possible to the Hospital in order to capture the business generated by the Hospital, however they cannot pay in excess of the financial return of their business for the property and the development of the property. There are, or will be "greenfield choices" available to prospective retailers and developers. Greenfield Developments are defined as new developments, whereby all infrastructure is in place, no demolition or mitigation cost. The proposed Redevelopment Area is currently not a Greenfield Development, due to the need to upgrade infrastructure and demolition of existing structures.

IMPROPER PLATTING AND SUBDIVISION OF AREA

The Area is primarily a neighborhood residential area, however, over the past 20 years or so the area has been in transition with several businesses acquiring property fronting Main Street and converting the residential properties to commercial. Most of the conversions acquiring residential properties and simply changing the use to commercial without major renovations, and not having to comply with building codes in years past that are mandatory today. Since the conversions of most of these businesses, the size of retail properties, design, and building codes have changed substantially. Today the average size lot for a standalone retail store is an estimated 1.5 acres, or an estimated 65.340 square feet. Most buildings are of masonry construction and vary in size from 1,500 to 7,500 square feet, depending on the use. The current building codes also requires that all commercial properties that are open to the general public to be in compliant with the handicap access requirements, and many other safety compliant conditions. Most historic residential conversions to commercial that were converted in years past would not comply with current market or regulatory conditions for commercial use. Additionally, most of the lots were, or are, very small in size. Within the proposed Redevelopment Area there Are 101 total parcels, with a total of 4,418,091 square feet. Two of the 101 parcels contain 21.8 acres, or 949,658 square feet, and two of the smallest parcels combined have 9,424 square feet. If the four parcels described are removed from the total 4,418,091 square feet in order to remove the largest and the smallest parcels in order to reflect a reasonable average parcel size, the average parcel size would be 35,659 square feet, or 0.81 Acres, far from what would be needed for current day commercial properties. If just the frontage along Main Street were considered, then the actual average size would be less than ½ acre, removing property, such as the School property from the total. Within the proposed Redevelopment Area the average age of the residential and commercial structures is 59 years. The total assessed value is $1,460,635 and the appraised value according to the Newton County Assessor is $6,997,699. The proposed Redevelopment Area has a total of 60.742 acres of residential classified property by the Newton County Assessor, 6.67 acres of agricultural property, 11.55 acres that are tax-exempt, both publicly owned, and religious. The is currently only 7.153 acres of commercial property compromising only $351,000 of assessed value or $1,138,945 of appraised value, or 16.3% of the total current value of the proposed Redevelopment Area. When considering locating and or expanding a business prudent business operations use a Return on Assets and or Sales to Capital Employed Ratio when evaluating a business investment. These common ratios are defined as follows.

Return on assets (ROA) is a financial ratio that shows the percentage of profit that a company earns in relation to its overall resources (total assets). Return on assets is a key profitability ratio which measures the amount of profit made by a company per dollar of its assets. It shows the company's ability to generate profits before leverage, rather than by using leverage. Unlike other profitability ratios, such as return on equity (ROE), ROA measurements include all of a company's assets – including those which arise from liabilities to creditors as well as those which arise from contributions by investors. So, ROA gives an idea as to how efficiently management use company assets to generate profit, but is usually of less interest to shareholders than some other financial ratios such as ROE. Return on assets gives an indication of the capital intensity of the company, which will depend on the industry. Capital-intensive industries (such as railroads and thermal power plant) will yield a low return on assets, since they must possess such valuable assets to do business. Shoestring operations (such as software companies and personal services firms) will have a high ROA: their required assets are minimal. The number will vary widely across different industries. This is why, when using ROA as a comparative measure, it is best to compare it against a company's previous ROA figures or the ROA of a similar company.

Calculation (formula)

Return on assets is calculated by dividing a company's **net income** (usually annual **income)** by its total assets, and is displayed as a percentage. There are two acceptable ways to calculate return on assets: using total assets on the *exact date* or *average* total assets: ROA = Net Income after tax / Total assets (or Average Total assets)

Sales to Capital Employed Ratio Definition: Sales to Capital Employed Ratio is used to measure the firm's ability to generate sales revenue by utilizing its assets. A higher ratio is preferable to lower one (retail companies such as supermarkets tend to have higher ratios).

Formula:

Sales to Capital Employed Ratio = (Sales / Capital Employed) * 100%

In summary these common sense terms demonstrate that a business cannot pay or invest more in a facility than the facility can generate in adequate profit to return the funds invested, plus a reasonable profit. When evaluating a location a developer, or business, must factor in all cost and compare such cost with other choices in the market. Unless the Area undergoes a planned Redevelopment, the Area is most likely to remain the same due to the development challenges facing individual businesses and developers. Consider the fact that most businesses will need an estimated 1.5 acres or a minimum of 65,000 square feet of land to construct a new standalone facility. Considering that the average size of existing lots fronting Main Street is only an average of 30,000-38,000 square feet, (Please see the RPA maps, which show the Assessor's map for the Area end the size of each parcel), and the parcels will most likely have aged residential structures upon the site, (See the age listing in the RPA property information). The prospective business will have to be able to acquire a minimum of two lots which are adjoining in order to have a large enough lot. The property will need to be rezoned; the residential structures will need to be demolished, or removed. Most likely existing sewer, water and electric lines will need to be relocated and or upgraded. All of these factors add cost to the location. The purchase price of the parcels is a major factor. Whenever a neighborhood is in transition property owners seem to get a perceived idea of value of their property which exceeds the market. Combining the cost of property with all other cost and complications, it would be an easy choice for developers/businesses to look for other Greenfield sites within the City to locate. While the City may be able to capture a new business that selects a Greenfield site within the City, the condition of the Main Street Area remain the same and not redevelop. Unless new planned development, and new public improvements are made within the proposed Redevelopment Area the adjoining residential neighborhoods will suffer and the deteriorating conditions along the frontage of Main Street will continue to deteriorate, and the tax base will decline. The current average appraised value per square foot in the proposed Redevelopment Are is $1.67 per square foot.

Some of the conditions within the Redevelopment Area which must be corrected before any significant Redevelopment will occur is listed and defined below:

VACANT AND DETERIORATING STRUCTURES: Within the Redevelopment area there are an estimated 70-80 structures, ranging from single family structures with outbuildings, commercial structures, mostly converted residential structures, and some public use structures, such as school buildings and a police sub-station. There is a major apartment complex, and several smaller multi-family structures. The average age is 59 years for the structures, based on an average of the year of construction assigned by the County Assessor. Several structures are vacant and in bad condition. Most all are In RPA 6, (See Map), along 37th Street and fronting Main that are vacant, abandoned, and in poor repair. The total number of single-family homes that are vacant is four. In addition to the single family homes the apartment building known as Village Oaks Apartments, located adjoining the Stapleton Elementary School at 41st & Main. The apartment complex has an estimated 64,000 total square feet of buildings, with 64 total units, however it is estimated that over 50% of the units are vacant. It is clear by observing the outside of apartment building, that aside from imposing a visual eyesore in the Area, it is also imposing a safety issue at a minimum and likely a health issue in addition. The proposed Developer, RKS Development, LLC, purchased a parcel within the Redevelopment Area, known as the Capri Motel, and demolished and removed the old motel property. It was not vacant, but was being used as a hotel/motel where rooms were rented by the week or month. The structure and improvements were in very poor shape. The facility had a local reputation for excessive police calls for various disturbances and crimes. Following is a summary of the past five years of police reports just to the apartment property, which is next door to the Elementary School. In addition, copies of the Fire Marshal Reports on code violations on the apartment buildings are herein provide.

POLICE REPORTS/CALLS TO THE VILLAGE OAKS APARTMENTS AT 3901 SOUTH HEARNE'S BOULEVARD: From 2009 through July of 2014 a total of 135 police/911 calls were received by the Joplin Police Department Dispatcher. Copies of the police calls were obtained and tabulated to determine the crime impact the apartment complex had on the neighborhood. Of the 135 calls, 23 were for theft related activities, 56 were for disturbances of various type, including property damage, 20 were for excessive noise created by other tenants, 13 were for drug and alcohol issues, 23 were for domestic issues, and sex related issues, such as rape, and 23. The peak number of calls came from years 2010, which

had 74 in one year. The calls have tapered off, but so has the occupancy of the complex. It is currently estimated that 50% of the complex is vacant.

FIRE MARSHAL INSPECTIONS OF THE VILLAGE OAK APARTMENTS AT 3901 SOUTH HEARNE'S BOULEVARD: Copies were obtained from the Joplin Fire Marshal of inspection and violation reports of inspections by the Fire Marshal conducted in September of 2013. The violations were issued in June of 2014. Copies of the violation notice is attached below. Violations consist of lack of emergency lighting, building lacking interior and exterior finish, lacking fire extinguishers, smoke detectors, electrical issues, and improper use of units as storage. The complex had 16 separate code violations, with 26 total violations in all.

CITY OF JOPLIN MISSOURI

JOPLIN FIRE RESCUE EMS

FIRE MARSHAL
Dale Brooks
Joplin Fire Department
303 E Third Street
Joplin, Missouri 64801
Phone: 417-674-0820 ext 307
Fax: 417-625-4709

Joplin Violation Notice

Wednesday June 4, 2014

VILLAGE OAKS APARTMENTS
3901 S HEARNES BLVD
Joplin, MO 64804

An inspection of your facility on Thursday September 12,... revealed the violations listed below.

ORDER TO COMPLY: Since these conditions are contrary to law, you must correct them upon receipt of this notice. An inspection to determine compliance with this Notice will be conducted on .

If you fail to comply with this notice before the reinspection date listed, you may be liable for the penalties provided for by law for such violations.

Violation Code	Article	Division	Page	Count
12.111. Exit Signs needed or missing		I	88	1
Building E Emergency light is out Exit Sign is out Building D Exit light is out Exit Sign is out Building C Exit Light is out Exit Sign is out Building B No Exit lights or Signs Building A Exit sign is out Emergency light is out				
12.111. Exit Signs needed or missing		I	88	1
12.110. Exit Illumination/ exit signs not illuminated		I	88	1
12.110. Exit Illumination/ exit signs not illuminated		I	88	1

06/04/20... 08:16 Page 1

CITY OF JOPLIN MISSOURI

JOPLIN FIRE EMS RESCUE

FIRE MARSHAL
Dale Brooks
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303 E Third Street
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Phone: 417-624-0820 ext 307
Fax: 417-625-4709

Joplin Violation Notice

Wednesday June 4, 2014

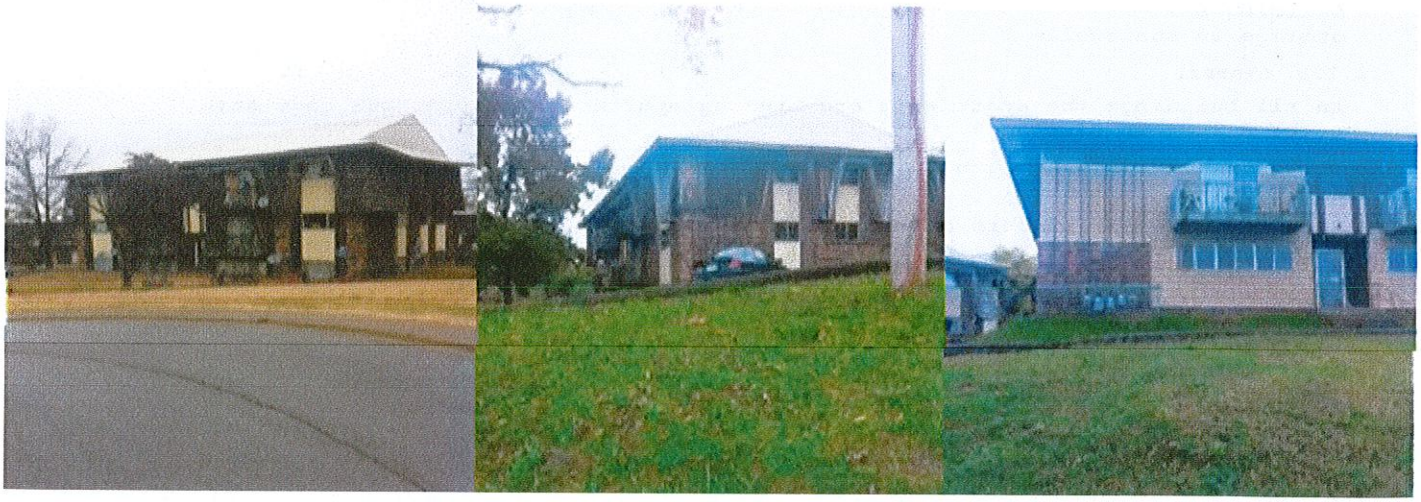
VILLAGE OAKS APARTMENTS
3901 S HEARNES BLVD
Joplin, MO 64804

10.603. Interior Wall and Ceiling Finishes	VI	74	1
Building E wall fire barrier is not intact in laundry room Building B wall fire barrier is not intact in laundry room Building C Drywall/Fire Barrier not intact 2nd and 3rd floors			
10.603. Interior Wall and Ceiling Finishes	VI	74	1
12.106. Emergency lighting missing or not working	I	86	1
Building E outside door entering into building is missing Building A outside door entering into building is missing			
12.108. Exit Corridors	I	88	1
Building D Storage in stairwells Building B Storage in stairwells			
12.201. General	II	89	1
in all buildings the apartments are missing apartment numbers. per code have to be 3 inch in size.			
10.301. Premises Identification	III	62	1
Building D Missing apartment numbers on outside of building			
10.201. General	II	61	1
All building have open eves and missing siding on outside of building			

PHOTOS OF VACANT BUILDINGS, BUILDINGS IN BAD REPAIR, AND DETREATING SITE CONDITIONS



PHOTOS OF APARTMENT COMPLEX CONDITIONS



The presence of vacant buildings certainly places a blighted condition upon an Area according to a study and report by the National Vacant Properties Campaign, The study found that "The costs imposed by a single vacant building are not contained. If left alone, that building can trigger a costly spiral of blight. With each arson or lot filling up with garbage comes further incentive for the remaining residents and businesses to flee. To stem these problems it is important for municipalities to address the issue early. In Renewing the Urban Landscape: The Dilemma of Vacant Housing, the authors describe the issue of vacant and abandoned property as a self-feeding problem. "In blighted neighborhoods that adjoin abandoned ones, existing homeowners face stagnating or declining property values. Unscrupulous real estate agents play on these fears by inducing existing residents to sell cheaply in order to maximize profits at the expense of incoming families. Although this property is still generating revenues for the city, the combination of high resale prices and high tax rates discourage maintenance of such structures. In this way, communities in transition start to look shabby and run-down. Businesses see their profits dwindle and are unlikely to remain in such locales."43 Part of the reason abandonment becomes contagious is that "it makes it harder for people to sell their homes or because it leads banks to lower appraisals or deny loans entirely on blocks with abandoned properties."44

The Report proceeds further and provides and evaluation of the impact upon the City and property owners, a reprint of that segment of the report is reprinted below:

Vacant Properties

The True Costs to Communities

Costs of Municipal Services

Vacant properties have been neglected by their owners, leaving it up to city governments to keep them from becoming crime magnets, fire hazards, or dumping grounds. In some communities, attending to vacant and abandoned properties can overwhelm city resources. The police and fire departments bear the brunt of the responsibility, along with building inspection and code enforcement units. But most municipalities have staff from several departments addressing the care of vacant properties: legal offices, public works, housing, and real estate services all deal with vacant properties. In Philadelphia, at least fifteen public agencies, not including the police and fire departments, have a role in the management of public land.10 Vacant property management also demands coordination among local governments, such as county health departments, tax collectors and assessors.

Crime

Vacant properties often become a breeding ground for crime, tying up an inordinate amount of police resources. The City of Richmond, VA conducted an analysis of citywide crime data from the mid-90s. Of all the economic and demographic variables tested, vacant/abandoned properties had the highest correlation to the incidence of crime.11 Another study focusing on crime in abandoned buildings in Austin, Texas found that crime rates on blocks with open abandoned buildings were twice as high as rates on matched blocks without open buildings. The survey also found that "41 percent of abandoned buildings could be entered without use of force; of these open buildings, 83 percent showed evidence of illegal use by prostitutes, drug dealers, property criminals, and others. Even if 90 percent of the crimes prevented are merely displaced to the surrounding area, securing abandoned buildings appears to be a highly cost-effective crime control tactic for distressed neighborhoods."12 A crime-prevention tactic that has gotten much attention in recent years is directly related to vacant, neglected, and abandoned property. According to George Kelling and James Q. Wilson, "The Broken Window Theory" holds that "If the first broken window in a building is not repaired, then people who like breaking windows will assume that no one cares about the building and more windows will be broken... The disorder escalates, possibly to serious crime." Wilson and Kelling suggest that it is the nature of the physical environment that leads to an increase in criminal activity.13 While the monetary costs of addressing the crime associated with abandoned buildings has not been calculated, it is clear that vacant properties burden police departments.

Arson and Accidental Fires

In 1999, firefighters in Worcester, Massachusetts entered a vacant cold storage building that was aflame to search for a homeless couple reported to have been in the building. Two firefighters became disoriented, and others went to their aid. Six became trapped and died in the fire. The homeless couple had left the premises after the fire began.16 The firefighters' deaths became national news as one of the major costs of vacant properties became all too clear. The US Fire Administration reports that over 12,000 fires in vacant structures are reported each year in the US, resulting in $73 million in property damage annually. Fires are likely in vacant properties because of poor maintenance, faulty wiring, and debris. In the winter, homeless people burn candles for light and heat and may even bring in outdoor grills. But more importantly, vacant buildings are a primary target of arsonists. More than 70 percent of fires in vacant or abandoned

buildings are arson or suspected arson. Such fires strain the resources of fire departments. Because vacant buildings often contain more open shafts, pits, and holes that can be an invisible threat to firefighters, the cost of fighting those fires is more than financial. The National Fire Protection Association (NFPA) estimates that 6,000 firefighters are injured every year in vacant or abandoned building fires.17

Public Nuisances and Health

Vacant and abandoned properties require a disproportionate amount of public maintenance. In addition to securing buildings against criminal activity, local governments must clean and care for them to prevent a buildup of trash, illegal dumping, and rodent infestations. In some cases, abandoned properties contain toxic waste, particularly in the case of abandoned industrial buildings.18 Most municipalities have adopted ordinances that allow them to clean, board, and secure abandoned buildings. For example, in Roanoke, Virginia, the city has taken a tougher stance on properties deemed health and safety hazards. If a property is deemed a hazard by the city the owner is given thirty days to ameliorate the problem. If no action is taken, the city will solicit input from the neighborhood, do asbestos and lead abatement, solicit demolition bids, raze the house, and place a lien on the property to try to recoup the demolition costs.19 Cities spend significant funds on these activities. "In Trenton, New Jersey during the 1990's, these dedicated resources (depending on the amount allocated for demolition) ranged from $500,000 to well over $1 million per year."20 Over a five-year period, St. Louis spent $15.5 million, or nearly $100 per household, to demolish vacant buildings.21 Detroit spends $800,000 each year just to clean vacant lots.22 Demolishing crumbling vacant buildings does not completely eliminate the costs associated with abandonment. The resulting vacant lots still require maintenance. A study of vacant lots in Philadelphia estimated that the city and closely related public agencies spent $1.8 million annually on cleaning vacant lots. At the current level of activity and assuming a three percent inflation rate. This adds up to $49.6 million over the course of twenty years.23 The study only included the costs of five out of the fifteen agencies that have a role in vacant property management.24 Rehabilitation is clearly a better choice. An examination of the St. Paul, Minnesota budget for maintenance and security costs associated with vacant buildings revealed that while demolition saves $4,697,25 the rehabilitation of a vacant building will save an estimated $7,141 in maintenance costs over a twenty-year period. Managing vacant properties ties up the time of municipal employees and the resources of municipal taxpayers. At the same time, these properties depress the value of other properties and generate little or no tax revenue themselves.

Lower Property Values

Vacant properties generate little in taxes – but, perhaps more importantly, they rob surrounding homes and businesses of their value. In a 2001 study, researchers from Philadelphia found that houses within 150 feet of a vacant or abandoned property experienced a net loss of $7,627 in value. Properties within 150 to 300 feet experienced a loss of $6,819 and those within 300 to 450 feet experienced a loss of $3,542 (see diagram below).

Philadelphia researchers also found "that all else being equal, houses on blocks with abandonment sold for $6,715 less than houses on blocks with no abandonment."33 A University of Minnesota study also evaluated the fiscal benefits the city of St. Paul would receive if it renovated abandoned housing. The study found that vacant properties negatively affected neighborhood property values, reducing the city's tax base. While a renovated property did not negatively affect surrounding property values, demolishing a vacant building and leaving a vacant lot in its stead led to "$26,397 in lost property tax revenue over a twenty-year period."34 These lower property values represent a hit in the pocketbook

for both homeowners and the city. But a focused effort to bring vacant properties back can restore value – and taxes – for the city.

Costs to Homeowners

Living in a neighborhood with many vacant and abandoned properties exacts many costs on homeowners. As discussed above, it leads to decreased property values, which can devastate a family's financial security. When neighborhood populations decline and properties become vacant, a smaller number of residents bear a greater proportion of the city's tax burden. This fact is particularly relevant in lower-income neighborhoods and among residents without the resources or the desire to leave their neighborhood. And there are other, less easily measured costs of owning a home in an area with vacant properties – costs that are both fiscal and psychological.

Higher Insurance Premiums

The proximity of vacant and abandoned properties makes obtaining homeowner's insurance, mortgages, and loans for home improvements more difficult. Insurance companies pay attention to what is going on in a neighborhood; this can mean increased premiums or even policy cancellations for those homeowners living close to an abandoned property. Determining how vacant and abandoned properties influence the cost of homeowners insurance is difficult at best. There are a number of variables involved in the setting of premiums and many insurance companies hold their underwriting manuals to be proprietary. An interview with an insurance agent in Washington, DC representing a national insurance company revealed that the presence of a "high hazard" property (which includes condemned properties) within forty feet of a solid masonry building and 100 feet of a non-masonry building would lead to a cancellation or non-renewal of an insurance policy.41

Poorer Quality of Life

Vacant properties degrade quality of life for remaining residents. Genesee County Treasurer Daniel T. Kildee tells the story of a Flint resident. "I met a woman who bought her house a decade ago, so proud to be a new homeowner. She took good care of her home and her family, and has seen the properties on both sides of her home burn and sit abandoned for many years. Finally under our program (see From the State House to Your House on page 8), we took control of the adjacent properties and have scheduled them for demolition and to transfer to her as part of our side-lot program. Sadly, our program was not in place for many years as she watched the neighborhood slowly slip away. This is a woman that saw her single greatest financial investment become valueless – not due to the condition of her home, but due to the neglect of the property that surrounds her. She only had two choices: stay and maintain her home and make her mortgage payments, or abandon the property and ruin her credit and her home. That is a story that has repeated itself in our community a thousand times over, with a far less happy ending."42 With abandoned buildings comes social fragmentation. Individuals who live in communities with an increasing number of vacant buildings begin to feel isolated, weakening the community as a whole. A large number of vacant buildings in a neighborhood symbolizes that no one cares, increasing the likelihood that property values will continue to decline and that further abandonment will set in. In the case of vacant properties, the problem is out in the open, for all to see. The aesthetic impact of abandoned properties, while not easily quantified in dollars, is another cost.

The Spiral of Blight: The Cumulative Impact of Vacant Property

The costs imposed by a single vacant building are not contained. If left alone, that building can trigger a costly spiral of blight. With each arson or lot filling up with garbage comes further incentive for the remaining residents and businesses to flee. To stem these problems it is important for municipalities to address the issue early.in renewing the urban landscape: The Dilemma of Vacant Housing, the authors describe the issue of vacant and abandoned property as a self-feeding problem. "In blighted neighborhoods that adjoin abandoned ones, existing homeowners face stagnating or declining property values. Unscrupulous real estate agents play on these fears by inducing existing residents to sell cheaply in order to maximize profits at the expense of incoming families. Although this property is still generating revenues for the city, the combination of high resale prices and high tax rates discourage maintenance of such structures. In this way, communities in transition start to look shabby and run-down. Businesses see their profits dwindle and are unlikely to remain in such locales."43 Part of the reason abandonment becomes contagious is that "it

makes it harder for people to sell their homes or because it leads banks to lower appraisals or deny loans entirely on blocks with abandoned properties."44

STORM WATER MANAGEMENT-MITIGATION: Any new development, be it a single building, or a large development or redevelopment, such as is proposed for the Redevelopment Area, it is required by the City of Joplin, as it is by most all cities, to manage the storm water runoff from the impervious surfaces created by the development, this entails roof surface as well as concrete and pavement surfaces. Such impervious surfaces will escalate and increase the amount of storm water runoff from the individual property, sine the impervious surfaces created by development prevents the storm water from being absorbed into the soil. The runoff must be managed so as not to increase the storm water runoff on the neighboring properties. A description of storm water runoff and the effect it has on the environment is provided below, a reprint from an informational brochure provide by the Corp of Engineers. The usual process is to construct individual storm water basins, or regional storm water basins to catch and hold the storm water to allow the runoff to either evaporate or allow the runoff to be managed and runoff more slowly into the area storm water sewers, either installed piping or surface ditches. The City, under its regulatory authority will allow for regional storm water basins, underground storm water storage, or even buying out the obligation of installing a storm water basin or control, and contributing to a pool of funds which the City would use the funds to control regional storm water. The proposed Redevelopment Area is within a unique situation. It is located within the drainage area of a stream or streams, which are regulated by the Corp of Engineers. These streams arte called "blue-line streams" by the Corp, since they show up on USGS maps as "blue lines". The Corp of Engineers have regulatory authority over these streams, not to just regulate storm water control, but to preserve the natural streams. Their mission and authority is to preserve and restore urban natural streams and wildlife areas, thus the Corp of Engineers Authority will supersede the authority of the City and regulate the storm water runoff so as to protect the streams. Within the proposed Redevelopment Area there exist the basin of a stream and tributaries that are part of a stream which starts to the far eastern part of the City and runs into a massive stream system within the City and ultimately empties into Shoal Creek. Several arteries of the streams runs within the City. A general map of these streams are provide below for the general Redevelopment Area. The mission and legal obligation of the Corp of Engineers is to preserve the natural stream and restore it, under the "Clean Water Act", including wildlife and vegetation. The Corp of Engineer requires that a 'Mitigation" plan be prepared and submitted for their review and approval of how the stream will be preserve and restored, which includes how the storm water will be managed in the Area, how the stream will be restored, and how the natural habitat will be restored and preserved. Other regulatory agencies, such as the Missouri Department of Natural Recourses and the City will be entitled to review and comment upon the Mitigation Plan, but the Corp of Engineers will have full regulatory authority. Once the Plan has been reviewed and approve, which takes an estimated one year, the Corp will issue a permit to the Developer, granting a period of time to complete the Mitigation Plan. The proposed Developer, RKS Development, LLC, has submitted a mitigation plan to the Corp of Engineers. The Corp has conducted some review, but have not yet approved the mitigation plan submitted. The estimated cost of the mitigation plan is a minimum of $4 million, which is only the direct cost of stream improvements and not the infrastructure to collect and control the storm water. Much of the other storm water cost are included in other cost, such as excavation and site cost.

EGIS, Inc. – Environmental Consulting 314 South Main Street ■ Bentonville, AR 72712
(479) 271-9252 ■ (800) 718-2492 ■ (479) 271-8627 (fax)
www.EgisEnv.com

Aerial Photography

Airport Expansion Studies, EDDA

Alternative Analyses

Aquatic Habitat Restoration

Endangered Species

Environmental Site Assessments

Environmental Impact Statements

Erosion Control Planning

Fisheries & Stream Flow

Flora, Fauna & Habitat Surveys

GPS Survey & Mapping

Indoor Air Quality

Mitigation

Mr. Kuehn;

Please find the attached map that illustrates four streams located on the 34th Street Development area (Streams 1, 2, 3 and 4). These streams have been verified by the Corps of Engineers to be within their jurisdiction. Attached is also a jurisdictional determination letter from the Corps of Engineers addressing that these streams are considered jurisdictional. We are in the middle of the Section 404 permit process *regarding a request for a permit to impact about 3360 linear feet of these low quality* streams to be able to develop the site as planned. This is following the Corps sequencing process of avoidance, minimization and compensation (mitigation). It is anticipated that mitigation will be required to place 3360 linear feet of stream into underground piping system. To mitigate this impact a mitigation plan has been developed that will involve enhancement of approximately 1300 feet of stream on site and 6700 feet of adjacent stream located downstream of the development site. Cost estimates of the stream mitigation work have been estimated at roughly $2.5 to $3.5 million.

Sincerely,

Manuel Barnes, PWS
EGIS



BLUE-LINE" STREAM MAP OF REDEVELOPMENT AREA

DEPARTMENT OF THE ARMY
LITTLE ROCK DISTRICT, CORPS OF ENGINEERS
POST OFFICE BOX 867
LITTLE ROCK, ARKANSAS 72203-0867
www.swl.usace.army.mil/

December 10, 2013

Regulatory Division

FILE No. **SWL-2013-00312**

Mr. Manuel Barnes
EGIS, Inc.
314 South Main
Bentonville, Arkansas 72712

Dear Mr. Barnes:

Please refer to your letter of August 16, 2013 , concerning a waters of the United States determination of a development known as the 34th street project, in sections 22 and 23, T. 27 N., R. 33 W., Joplin, Newton County, Missouri. This letter will provide information on the extent of the waters of the United States, including wetlands, on the property and the Department of the Army permit requirements pursuant to Section 404 of the Clean Water Act (33 U.S. Code 1344).

My site inspection revealed that the property may contain areas that meet the definition of wetlands and waters of the United States, as determined by the 1987 Corps of Engineers Wetlands Delineation Manual and Regional Supplements, appropriate guidance, and Department of the Army regulations. Approximately 5,318 linear feet of stream were identified. No wetlands were observed onsite. The approximate location of these areas is shown on the enclosed map of the site.

This letter contains an Approved Jurisdictional Determination for your subject site. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 Code of Federal Regulations (CFR) Part 331. Enclosed you will find a Notification of Appeals Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA for to the Southwestern Division Office at the following address:

Mr. Elliott Carman
Administrative Appeals Review Officer (CESWD-PD-O)
U.S. Army Corps of Engineers
1100 Commerce Street, Suite 831
Dallas , Texas 75242-1317

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete; that it meets the criteria for appeal under 33 CFR part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP.

It is not necessary to submit an RFA form to the Division Office if you do not object to the determination in this letter.

This approved jurisdictional determination is valid for a period of 5 years from the date of this letter unless new information warrants revision of the determination before the expiration date.

Please be advised that the discharge of dredged or fill material in waters of the United States, including wetlands, requires a Department of the Army permit prior to beginning work in most situations. A permit is required pursuant to Section 404 of the Clean Water Act and Corps of Engineers implementing regulations, 33 Code of Federal Regulations (CFR) 320 - 332. The clearing of wetlands with mechanized equipment; landleveling; construction of ditches, dikes, and dams; placement of fill to raise the elevation of a site; and stabilization of banks are examples of activities that routinely require a permit. All of these activities involve the discharge of dredged or fill material in waters of the United States.

This determination has been conducted to identify the limits of the Corps Clean Water Act jurisdiction for the particular site identified in this request.

Your cooperation in the Regulatory Program is appreciated. If you have any questions, please contact me at (501) 324-5295 and refer to No. **SWL-2013-00312.**

Sincerely,

Lisa Boyle
Project Manager

Enclosures

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

cc:
Table Rock PO, w/cy dwgs
Ch, Regulatory Enf, w/cy dwgs

NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND REQUEST FOR APPEAL

Applicant: **RKS Development, LLC**	File Number: **2013-00312**	Date: **10-Dec-13**
Attached is:		See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B
	PERMIT DENIAL	C
✓	APPROVED JURISDICTIONAL DETERMINATION	D
	PRELIMINARY JURISDICTIONAL DETERMINATION	E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at http://www.usace.army.mil/CECW/Pages/reg_materials.aspx or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- OBJECT: If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- ACCEPT: If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- APPEAL: If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- ACCEPT: You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- APPEAL: If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT		
REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)		
ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.		
POINT OF CONTACT FOR QUESTIONS OR INFORMATION:		
If you have questions regarding this decision and/or the appeal process you may contact: Lisa Boyle 501-324-5295	If you only have questions regarding the appeal process you may also contact: Mr. Elliott Carman Administrative Appeals Review Officer (CESWD-PD-O) U.S. Army Corps of Engineers 1100 Commerce Street, Suite 831 Dallas , Texas 75242-1317 469-487-7061	
RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.		
_____ Signature of appellant or agent.	Date:	Telephone number:

APPROVED JURISDICTIONAL DETERMINATION FORM
U.S. Army Corps of Engineers

This form should be completed by following the instructions provided in Section IV of the JD Form Instructional Guidebook.

SECTION I: BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): August 16, 2013

B. DISTRICT OFFICE, FILE NAME, AND NUMBER: SWL, Development – 52 acres – Joplin, MO – Hwy 43 b/t 34th and 41st streets, 2013-00312

C. PROJECT LOCATION AND BACKGROUND INFORMATION:

State: Missouri County/parish/borough: Newton City: Joplin
Center coordinates of site (lat/long in degree decimal format): Lat. 37.04717°, Long. -94.51522°
Universal Transverse Mercator: 4101178 Northing, 365261 Easting
Name of nearest waterbody: Unnamed tributary to Shoal Creek
Name of nearest Traditional Navigable Water (TNW) into which the aquatic resource flows: Grand (Neosho) River
Name of watershed or Hydrologic Unit Code (HUC): 11070207

☑ Check if map/diagram of review area and/or potential jurisdictional areas is/are available upon request.

☐ Check if other sites (e.g., offsite mitigation sites, disposal sites, etc…) are associated with this action and are recorded on a different JD form

D. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

☑ Office (Desk) Determination. Date: October 17, 2013

☑ Field Determination. Date(s): July 9-10, 2013 (EGIS, Inc.)

SECTION II: SUMMARY OF FINDINGS

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.
There are no "*navigable waters of the U.S.*" within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area. [*Required*]

☐ Waters subject to the ebb and flow of the tide.

☐ Waters are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce. Explain:

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.
There are "*waters of the U.S.*" within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area. ***[Required]***

1. Waters of the U.S.
a. Indicate presence of waters of U.S. in review area (check all that apply): [1]

☐ TNWs, including territorial seas

☐ Wetlands adjacent to TNWs

☑ Relatively permanent waters[2] (RPWs) that flow directly or indirectly into TNWs

☑ Non-RPWs that flow directly or indirectly into TNWs

☐ Wetlands directly abutting RPWs that flow directly or indirectly into TNWs

☐ Wetlands adjacent to but not directly abutting RPWs that flow directly or indirectly into TNWs

☐ Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs

☐ Impoundments of jurisdictional waters

☐ Isolated (interstate or intrastate) waters, including isolated wetlands

b. Identify (estimate) size of waters of the U.S. in the review area:
Non-wetland waters: 5,318 linear feet: varies from 1.5 ft (stream 4) to 12 ft (stream 1) width (ft) and/or acres.
Wetlands: acres.

c. Limits (boundaries) of jurisdiction based on: Established by OHWM

Elevation of established OHWM (if known):

2. Non-regulated waters/wetlands (check if applicable):[3]

☐ Potentially jurisdictional waters and/or wetlands were assessed within the review area and determined to be not jurisdictional. Explain:

[1] Boxes checked below shall be supported by completing the appropriate sections in Section III below.
[2] For purposes of this form, an RPW is defined as a tributary that is not a TNW and that typically flows year-round or has continuous flow at least "seasonally" (e.g., typically 3 months).
[3] Supporting documentation is presented in Section III.F.

SECTION III: CWA ANALYSIS

A. TNWs AND WETLANDS ADJACENT TO TNWs

Tributary properties with respect to top of bank (estimate):
Average width: 12 feet (Stream 1), 6 feet (Stream 2), 3.5 feet (Stream 3), 1.5 feet (Stream 4)
Average depth: 1.9 feet (Stream 1), 1 feet (Stream 2), 1 feet (Stream 3), 0.7 feet (Stream 4)
Average side slopes:

Primary tributary substrate composition (check all that apply):

☑ Silts	☑ Sands	☐ Concrete
☐ Cobbles	☑ Gravel	☐ Muck
☑ Bedrock	☐ Vegetation. Type/% cover:	
☐ Other. Explain:		

Tributary condition/stability [e.g., highly eroding, sloughing banks]. Explain: moderately stable
Presence of run/riffle/pool complexes. Explain: Most of the aquatic features onsite were dry, so it was difficult to tell if riffle/run/pool complexes are present.
Tributary geometry: Relatively Straight
Tributary gradient (approximate average slope): %

(c) Flow:

Tributary provides for: Intermittent but not Seasonal Flow ; Stream 4 provides for ephemeral flow.
Estimate average number of flow events in review area/year:
Describe flow regime: shallow concentrated flow to channel flow
Other information on duration and volume: Streams 1, 2 and 3 are described as intermittent streams, whereas Stream 4 is defined as an ephemeral stream.
Surface flow is: Confined Characteristics: Water body is incised in the ground.
Subsurface flow: Unknown Explain findings:
☐ Dye (or other) test performed:

Tributary has (check all that apply):
☑ Bed and banks
☑ OHWM[6] (check all indicators that apply):

☑ clear, natural line impressed on the bank	☐ the presence of litter and debris
☐ changes in the character of soil	☑ destruction of terrestrial vegetation
☐ shelving	☐ the presence of wrack line
☐ vegetation matted down, bent, or absent	☑ sediment sorting
☐ leaf litter disturbed or washed away	☐ scour
☐ sediment deposition	☐ multiple observed or predicted flow events
☐ water staining	☐ abrupt change in plant community
☐ other (list):	

☐ Discontinuous OHWM.[7] Explain:

If factors other than the OHWM were used to determine lateral extent of CWA jurisdiction (check all that apply):

☐ High Tide Line indicated by:	☐ Mean High Water Mark indicated by:
☐ oil or scum line along shore objects	☐ survey to available datum;
☐ fine shell or debris deposits (foreshore)	☐ physical markings;
☐ physical markings/characteristics	☐ vegetation lines/changes in vegetation types.
☐ tidal gauges	
☐ other (list):	

(iii) Chemical Characteristics:
Characterize tributary (e.g., water color is clear, discolored, oily film; water quality; general watershed characteristics, etc.).
Explain: Where water was present, water appeared clear. Though the property boundary in this jurisdictional determination is undeveloped and generally wooded, the rest of the drainage basin is heavily developed, including a hospital, commercial areas, and residential areas.
Identify specific pollutants, if known: Shoal Creek is on Missouri's 2012 303d list for *E. coli*.

[6]A natural or man-made discontinuity in the OHWM does not necessarily sever jurisdiction (e.g., where the stream temporarily flows underground, or where the OHWM has been removed by development or agricultural practices). Where there is a break in the OHWM that is unrelated to the waterbody's flow regime (e.g., flow over a rock outcrop or through a culvert), the agencies will look for indicators of flow above and below the break.
[7]Ibid.

(iv) Biological Characteristics. Channel supports (check all that apply):

- ☑ Riparian corridor. Characteristics (type, average width): Much of the stream length is partially to fully shaded, with grass, shrubs, vines and trees composing the riparian zone. However, a sewer line follows much of Stream 1 on one side, reducing or eliminating the riparian buffer on that side.
- ☐ Wetland fringe. Characteristics:
- ☐ Habitat for:
  - ☐ Federally Listed species. Explain findings:
  - ☐ Fish/spawn areas. Explain findings:
  - ☐ Other environmentally-sensitive species. Explain findings:
  - ☐ Aquatic/wildlife diversity. Explain findings:

2. Characteristics of wetlands adjacent to non-TNW that flow directly or indirectly into TNW

(i) Physical Characteristics:

(a) General Wetland Characteristics:
Properties:
Wetland size: acres
Wetland type. Explain:
Wetland quality. Explain:
Project wetlands cross or serve as state boundaries. Explain:

(b) General Flow Relationship with Non-TNW:
Flow is: Explain:

Surface flow is:
Characteristics:

Subsurface flow: Explain findings:
- ☐ Dye (or other) test performed:

(c) Wetland Adjacency Determination with Non-TNW:
- ☐ Directly abutting
- ☐ Not directly abutting
  - ☐ Discrete wetland hydrologic connection. Explain:
  - ☐ Ecological connection. Explain:
  - ☐ Separated by berm/barrier. Explain:

(d) Proximity (Relationship) to TNW
Project wetlands are river miles from TNW.
Project waters are aerial (straight) miles from TNW.
Flow is from:
Estimate approximate location of wetland as within the floodplain.

(ii) Chemical Characteristics:
Characterize wetland system (e.g., water color is clear, brown, oil film on surface; water quality; general watershed characteristics; etc.). Explain:
Identify specific pollutants, if known:

(iii) Biological Characteristics. Wetland supports (check all that apply):
- ☐ Riparian buffer. Characteristics (type, average width):
- ☐ Vegetation type/percent cover. Explain:
- ☐ Habitat for:
  - ☐ Federally Listed species. Explain findings:
  - ☐ Fish/spawn areas. Explain findings:
  - ☐ Other environmentally-sensitive species. Explain findings:
  - ☐ Aquatic/wildlife diversity. Explain findings:

3. Characteristics of all wetlands adjacent to the tributary (if any)
All wetland(s) being considered in the cumulative analysis:
Approximately () acres in total are being considered in the cumulative analysis.

For each wetland, specify the following:

Directly abuts? (Y/N)	Size (in acres)	Directly abuts? (Y/N)	Size (in acres)

Summarize overall biological, chemical and physical functions being performed:

C. SIGNIFICANT NEXUS DETERMINATION

A significant nexus analysis will assess the flow characteristics and functions of the tributary itself and the functions performed by any wetlands adjacent to the tributary to determine if they significantly affect the chemical, physical, and biological integrity of a TNW. For each of the following situations, a significant nexus exists if the tributary, in combination with all of its adjacent wetlands, has more than a speculative or insubstantial effect on the chemical, physical and/or biological integrity of a TNW. Considerations when evaluating significant nexus include, but are not limited to the volume, duration, and frequency of the flow of water in the tributary and its proximity to a TNW, and the functions performed by the tributary and all its adjacent wetlands. It is not appropriate to determine significant nexus based solely on any specific threshold of distance (e.g. between a tributary and its adjacent wetland or between a tributary and the TNW). Similarly, the fact an adjacent wetland lies within or outside of a floodplain is not solely determinative of significant nexus.

Draw connections between the features documented and the effects on the TNW, as identified in the *Rapanos* Guidance and discussed in the Instructional Guidebook. Factors to consider include, for example:

- Does the tributary, in combination with its adjacent wetlands (if any), have the capacity to carry pollutants or flood waters to TNWs, or to reduce the amount of pollutants or flood waters reaching a TNW?
- Does the tributary, in combination with its adjacent wetlands (if any), provide habitat and lifecycle support functions for fish and other species, such as feeding, nesting, spawning, or rearing young for species that are present in the TNW?
- Does the tributary, in combination with its adjacent wetlands (if any), have the capacity to transfer nutrients and organic carbon that support downstream foodwebs?
- Does the tributary, in combination with its adjacent wetlands (if any), have other relationships to the physical, chemical, or biological integrity of the TNW?

Note: the above list of considerations is not inclusive and other functions observed or known to occur should be documented below:

1. **Significant nexus findings for non-RPW that has no adjacent wetlands and flows directly or indirectly into TNWs.** Explain findings of presence or absence of significant nexus below, based on the tributary itself, then go to Section III.D: The drainage area of the non-RPW, Stream 4, includes a residential area, multiple roads, and a church. According to Dr. Jane Frankenberger at Purdue University, "In urban areas, pet wastes can be washed off streets and other impervious surfaces and flow through storm drains directly to lakes and streams," potentially creating a source for *E. coli* and other bacteria. Runoff from the roads and residential lawns may carry pollutants to the stream. Likewise, runoff from residential lawns can carry nutrients, and fallen leaves and branches may provide organic carbon that contributes to downstream foodwebs.

2. **Significant nexus findings for non-RPW and its adjacent wetlands, where the non-RPW flows directly or indirectly into TNWs.** Explain findings of presence or absence of significant nexus below, based on the tributary in combination with all of its adjacent wetlands, then go to Section III.D:

3. **Significant nexus findings for wetlands adjacent to an RPW but that do not directly abut the RPW.** Explain findings of presence or absence of significant nexus below, based on the tributary in combination with all of its adjacent wetlands, then go to Section III.D:

D. DETERMINATIONS OF JURISDICTIONAL FINDINGS. THE SUBJECT WATERS/WETLANDS ARE (CHECK ALL THAT APPLY):

1. **TNWs and Adjacent Wetlands.** Check all that apply and provide size estimates in review area:
   - ☐ TNWs: linear feet width (ft), Or, acres.
   - ☐ Wetlands adjacent to TNWs: acres.

2. **RPWs that flow directly or indirectly into TNWs.**
   - ☐ Tributaries of TNWs where tributaries typically flow year-round are jurisdictional. Provide data and rationale indicating that tributary is perennial: .
   - ☑ Tributaries of TNW where tributaries have continuous flow "seasonally" (e.g., typically three months each year) are jurisdictional. Data supporting this conclusion is provided at Section III.B. Provide rationale indicating that tributary flows seasonally: USGS has designated Stream 1 on this project site as intermittent. Field observations by EGIS, Inc. on July 9 and 10, 2013, indicate that Streams 1, 2 and 3 are likely intermittent.

   Provide estimates for jurisdictional waters in the review area (check all that apply):
   Tributary waters: Stream 1 - 3,462 linear feet 12 width (ft).
   ☑ Stream 2 - 1,174 linear feet 6 width (ft).
   Stream 3 - 291 linear feet 3.5 width (ft).

F. NON-JURISDICTIONAL WATERS, INCLUDING WETLANDS (CHECK ALL THAT APPLY):

- ☐ If potential wetlands were assessed within the review area, these areas did not meet the criteria in the 1987 Corps of Engineers Wetland Delineation Manual and/or appropriate Regional Supplements.
- ☐ Review area included isolated waters with no substantial nexus to interstate (or foreign) commerce.
  - ☐ Prior to the Jan 2001 Supreme Court decision in "*SWANCC*," the review area would have been regulated based solely on the "Migratory Bird Rule" (MBR).
- ☐ Waters do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction. Explain:
- ☐ Other: (explain, if not covered above):

Provide acreage estimates for non-jurisdictional waters in the review area, where the sole potential basis of jurisdiction is the MBR factors (i.e., presence of migratory birds, presence of endangered species, use of water for irrigated agriculture), using best professional judgment (check all that apply):

- ☐ Non-wetland waters (i.e., rivers, streams): linear feet width (ft).
- ☐ Lakes/ponds: acres.
- ☐ Other non-wetland waters: acres. List type of aquatic resource: .
- ☐ Wetlands: acres.

Provide acreage estimates for non-jurisdictional waters in the review area that do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction (check all that apply):

- ☐ Non-wetland waters (i.e., rivers, streams): linear feet width (ft).
- ☐ Lakes/ponds: acres.
- ☐ Other non-wetland waters: acres. List type of aquatic resource: .
- ☐ Wetlands: acres.

SECTION IV: DATA SOURCES.

A. SUPPORTING DATA. Data reviewed for JD (check all that apply - checked items shall be included in case file and, where checked and requested, appropriately reference sources below):

- ☑ Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: see hard copy file
- ☑ Data sheets prepared/submitted by or on behalf of the applicant/consultant.
  - ☑ Office concurs with data sheets/delineation report.
  - ☐ Office does not concur with data sheets/delineation report.
- ☐ Data sheets prepared by the Corps:
- ☐ Corps navigable waters' study:
- ☑ U.S. Geological Survey Hydrologic Atlas:
  - ☑ USGS NHD data.
  - ☐ USGS 8 and 12 digit HUC maps.
- ☑ U.S. Geological Survey map(s). Cite scale & quad name: 1:24K Joplin West
- ☑ USDA Natural Resources Conservation Service Soil Survey. Citation: Missouri_Soils
- ☑ National wetlands inventory map(s). Cite name: National Wetlands Inventory
- ☐ State/Local wetland inventory map(s):
- ☑ FEMA/FIRM maps: Newton County S_Fld_Haz_Ar.shp
- ☐ 100-year Floodplain Elevation is: (National Geodectic Vertical Datum of 1929)
- ☑ Photographs: ☑ Aerial (Name & Date): Bing Maps Hybrid accessed October 23, 2013
  - ☐ or ☐ Other (Name & Date):
- ☐ Previous determination(s). File no. and date of response letter:
- ☐ Applicable/supporting case law:
- ☐ Applicable/supporting scientific literature:
- ☐ Other information (please specify):

B. ADDITIONAL COMMENTS TO SUPPORT JD: Four streams are present on this property. Streams 1-3 are classified as intermittent, and Stream 4 is ephemeral. Soils information indicates that all soils are upland soils, and do not contain hydric inclusions. The National Wetland Inventory supported this. This area is well above a FEMA-designated floodplain.

☐ Other non-wetland waters: acres.
Identify type(s) of waters:

3. **Non-RPWs[8] that flow directly or indirectly into TNWs.**
☑ Waterbody that is not a TNW or an RPW, but flows directly or indirectly into a TNW, and it has a significant nexus with a TNW is jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide estimates for jurisdictional waters within the review area (check all that apply):
☑ Tributary waters: Stream 4 - 391 linear feet 1.5 width (ft).
☐ Other non-wetland waters: acres.
Identify type(s) of waters:

4. **Wetlands directly abutting an RPW that flow directly or indirectly into TNWs.**
☐ Wetlands directly abut RPW and thus are jurisdictional as adjacent wetlands.
☐ Wetlands directly abutting an RPW where tributaries typically flow year-round. Provide data and rationale indicating that tributary is perennial in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW:

☐ Wetlands directly abutting an RPW where tributaries typically flow "seasonally." Provide data indicating that tributary is seasonal in Section III.B and rationale in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW:

Provide acreage estimates for jurisdictional wetlands in the review area: acres.

5. **Wetlands adjacent to but not directly abutting an RPW that flow directly or indirectly into TNWs.**
☐ Wetlands that do not directly abut an RPW, but when considered in combination with the tributary to which they are adjacent and with similarly situated adjacent wetlands, have a significant nexus with a TNW are jurisidictional. Data supporting this conclusion is provided at Section III.C.

Provide acreage estimates for jurisdictional wetlands in the review area: acres.

6. **Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs.**
☐ Wetlands adjacent to such waters, and have when considered in combination with the tributary to which they are adjacent and with similarly situated adjacent wetlands, have a significant nexus with a TNW are jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide estimates for jurisdictional wetlands in the review area: acres.

7. **Impoundments of jurisdictional waters.[9]**
As a general rule, the impoundment of a jurisdictional tributary remains jurisdictional.
☐ Demonstrate that impoundment was created from "waters of the U.S.," or
☐ Demonstrate that water meets the criteria for one of the categories presented above (1-6), or
☐ Demonstrate that water is isolated with a nexus to commerce (see E below).

E. ISOLATED [INTERSTATE OR INTRA-STATE] WATERS, INCLUDING ISOLATED WETLANDS, THE USE, DEGRADATION OR DESTRUCTION OF WHICH COULD AFFECT INTERSTATE COMMERCE, INCLUDING ANY SUCH WATERS (CHECK ALL THAT APPLY):[10]
☐ which are or could be used by interstate or foreign travelers for recreational or other purposes.
☐ from which fish or shellfish are or could be taken and sold in interstate or foreign commerce.
☐ which are or could be used for industrial purposes by industries in interstate commerce.
☐ Interstate isolated waters. Explain:
☐ Other factors. Explain:

Identify water body and summarize rationale supporting determination:

Provide estimates for jurisdictional waters in the review area (check all that apply):
☐ Tributary waters: linear feet width (ft).
☐ Other non-wetland waters: acres.
Identify type(s) of waters:
☐ Wetlands: acres.

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[8] See Footnote # 3.
[9] To complete the analysis refer to the key in Section III.D.6 of the Instructional Guidebook.
[10] Prior to asserting or declining CWA jurisdiction based solely on this category, Corps Districts will elevate the action to Corps and EPA HQ for review consistent with the process described in the Corps/EPA *Memorandum Regarding CWA Act Jurisdiction Following Rapanos.*

What is Storm water Runoff?
Storm water runoff occurs when precipitation from rain or snowmelt flows over the ground. Impervious surfaces like driveways, sidewalks, and streets prevent storm water runoff from naturally soaking into the ground.
Why is storm water runoff a problem?

Lisa Boyle
Project Manager

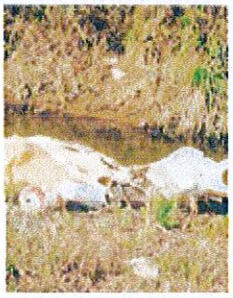
October 24, 2013
Date

Storm water can pick up debris, chemicals, dirt, and other pollutants and flow into a storm sewer system or directly to a lake, stream, river, wetland, or coastal water. Anything that enters a storm sewer system is discharged untreated into the waterbodies we use for swimming, fishing and providing drinking water.

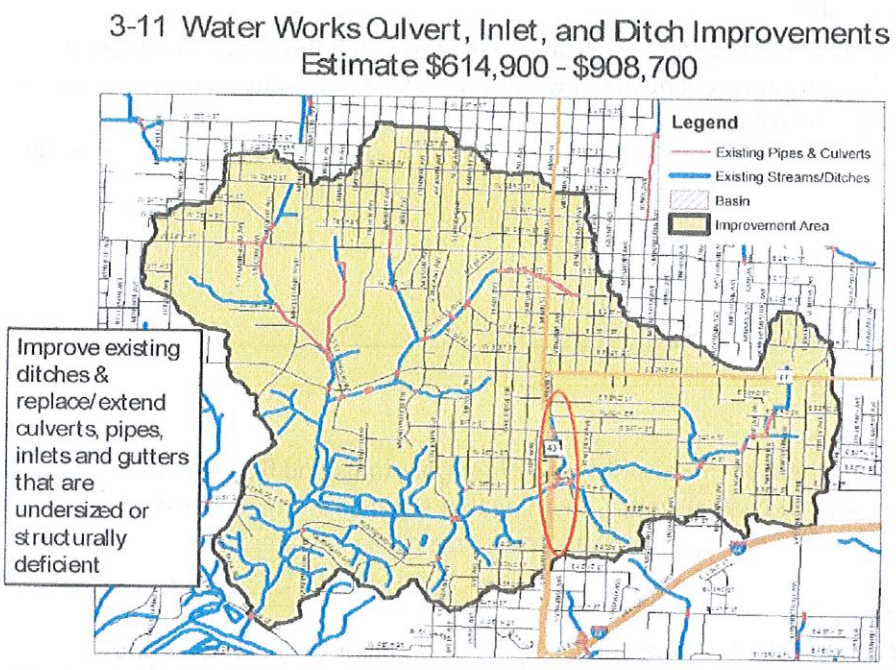
The effects of pollution
Polluted storm water runoff can have many adverse effects on plants, fish, animals and people.



Sediment can cloud the water and make it difficult or impossible for aquatic plants to grown. Sediment also can destroy aquatic habitats.
Excess nutrients can cause algae blooms. When algae die, they sink to the bottom and decompose in a process that removes oxygen from the water. Fish and other aquatic organisms can't exist in water with low dissolved oxygen levels.
Bacteria and other pathogens can wash into swimming areas and create health hazards, often making beach closures necessary.
Debris - plastic bags, six-pack rings, bottles, and cigarette butts - washed into waterbodies can choke, suffocate, or disable aquatic life like ducks, fish, turtles, and birds.



Household hazardous wastes like insecticides, pesticides, paint, solvents, used motor oil, and other auto fluids can poison aquatic life. Land animals and people can become sick from eating diseased fish and shellfish or ingesting polluted water.
Polluted storm water often affects drinking water sources. This, in turn, can affect human health and increase drinking water treatment costs.

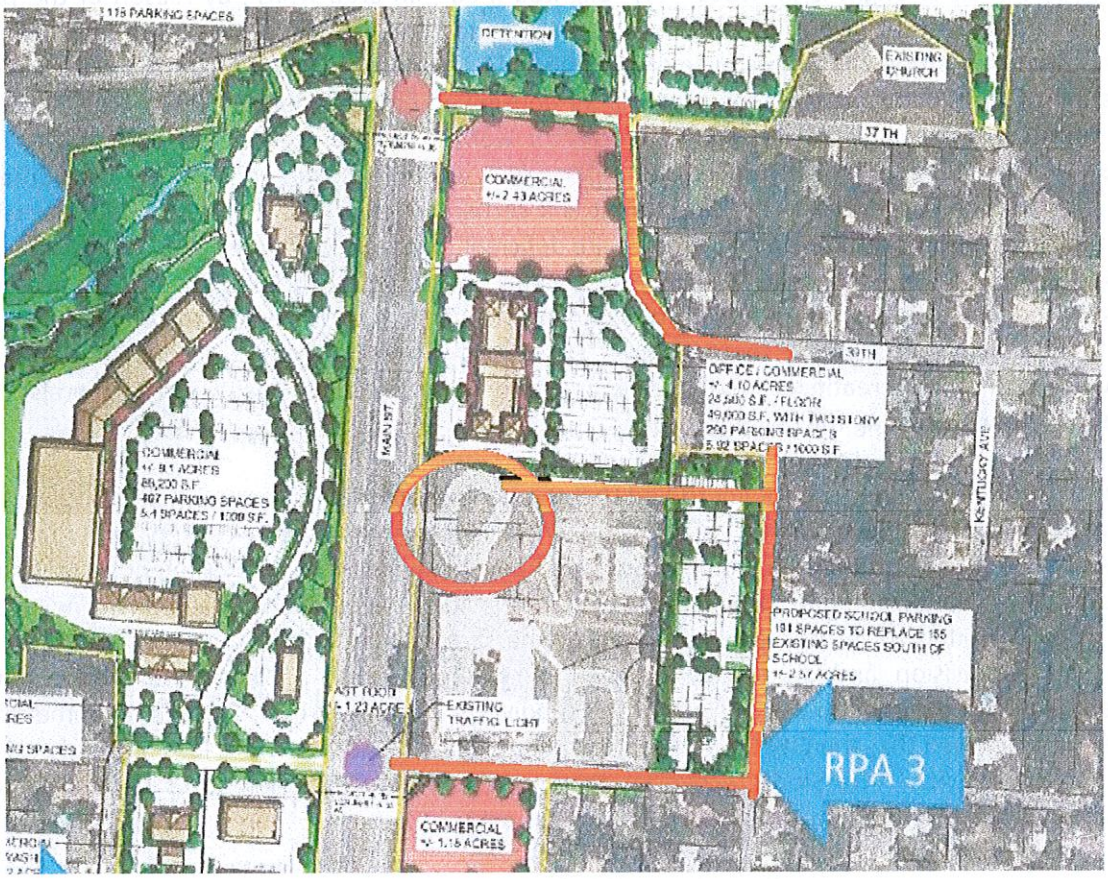


MAP FROM THE CITY OF JOPLIN'S STORM WATER MANAGEMENT PLAN
RED CIRCLE REFLECTS THE GENERAL LOCATION OF THE REDEVELOPMENT AREA

TRANSPORTATION IMPROVEMENTS:

MAIN STREET: As previously discussed, Mercy Hospital will be completed with the construction of their new facility and open in the spring of 2015. The opening of the facility will affect and increase traffic flow in the area. It is uncertain what the exact effect on traffic will be until the Hospital opens and the development patterns of the Area are established, however, a study was done by the Joplin Area Transportation Study Organization (JATSO), which is comprised of the City, County, and other transportation organizations. The Study was completed in July of 2013 by CJW Transportation Consultants, LLC of Springfield, MO. The study reviewed the impact of the new Hospital and the impact upon existing roads and streets in the Area. Based on the study report Main Street north of 50th Street will have an increase traffic of an estimated 2,000 to 8,000 cars per day. The lower amount is just the hospital and the higher amount is with significant development in the area. Currently the traffic volume on Main Street ranges from 17,500 cars per day, as previously outlined in at the beginning of this Blight Study. The Hospital, plus new development in the Area will increase traffic from 12% to 46%. This increased traffic will affect the quality of the usage of the existing street system. The areas east and west of Main Street are residential areas that have significant population, and the transportation artery system relies upon Main Street to be the main collector route of residents from within this residential area. Any increase of traffic on Main Street will affect the quality of service, or the ability to access Main Street from the arteries leading to Main Street. Currently there is only one traffic light between 32nd Street and I-44, it is located at 41st Street to serve Stapleton Elementary School. As traffic increases it will affect the ability to turn onto Main Street from 33rd, 34th, 35th, 36th, 39th, 43rd, and 44th Street, since traffic volumes will slow the ability to access Main. The Redevelopment Plan calls for, and plans, new traffic lights at 34th and 37th Street, which will increase the lighted intersections for residents to access Main from a safe point.

SCHOOL TRAFFIC: Currently all School Buses that use the access point of the buses at Main Street, just north of the 41st Street light, the buses can only access Main Street by using the circle drive and turning back onto Main Street. The bus driveway has a very significant grade for buses to navigate. During icy or slick times it creates a dangerous drive to navigate by the bus drivers, both to turn into, and to drive out of. It is proposed under the Redevelopment Plan to create an access point for the buses to accesses Pennsylvania Avenue, which will then allow buses to access either 41st or a new lighted intersection at 37th Street.



SITE PLAN SHOWING NEW SCHOOL BUS ACCESS TO MAIN STREET
RED CIRCLE HIGHLIGHTS BUS CIRCLE DRIVE
RED LINES REFLECT NEW LIGHTED BUS ACCESS POINTS TO MAIN STREET

DANGEROUS PEDESTRIAN CROSSING: Currently, the School parking lot is located south of 41st Street, while the School buildings are north of 41st Street, This causes anyone parking in the parking lot to cross 41st Street to access the School. There ae no lighted pedestrian crossings on 41st. There have been accidents in the past whereby pedestrians have been hit by cars, according to School officials. The parking lot accommodates mostly teachers and employees. Most of the pedestrian traffic is generated when school starts and end, thus the peak traffic times for 41st Street as people are leaving the parking lot and parents are picking up their children. The Development proposes to create a new parking lot lying east of the School and west of Pennsylvania Avenue, thus allowing all patrons that park in the parking lot to access the School buildings without crossing any street.

GENERAL TRAFFIC FLOW: As previously illustrated, the increase in traffic caused by the Hospital will cause increased traffic congestion and slow the access to Main Street for the area residents. While two new traffic lights are planned at 34th and 37th Street, additional interior streets or upgrades are planned to allow for access to these new lights. Improvements or extensions and upgrades to interior streets will be done, especially Virginia Avenue and 37th Street, which will allow traffic to be collected and directed to lighted intersection.

CONCLUSIONS & SUMMARY: Using the definition from the first page of this Study, which is a reprint of the State Statute 99.810 (1) the definition of Blight is provided. (1) "Blighted area", an area which, by reason of the predominance of defective or inadequate street layout, unsanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, 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, morals, or welfare in its present condition and use; Based upon the current transportation improvements the increased traffic which will be imposed upon the area will create a quality and safety issue. It is not an if concerning the Hospital, it is a certainty that traffic will increase, the exact amount is not known, also the current transportation improvements are deficient for the School buses as defined in this report, whereby the School buses have only one access to Main Street, which is not lighted. Due to the size of the average lot or parcel, which is less than one acre in size the subdivision platting is deficient for a conversion to commercial use based on the industry normal lot or parcel size of 1 to 11/2 acre. Conditions within the area created by the vacant and obsolete housing provisions conditions creating a social liability and menace to the public health, safety, morals, or public welfare in the current conditions affecting the neighborhood.

The City Council is required under the TIF Act to find that the Redevelopment Area as a whole is blighted prior to making that determination: "The redevelopment area on the whole is a blighted area, a conservation area, or an economic development area, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing. Such a finding shall include, but not be limited to, a detailed description of the factors that qualify the redevelopment area or project pursuant to this subdivision and an affidavit, signed by the developer or developers and submitted with the redevelopment plan, attesting that the provisions of this subdivision have been met; " Based upon the documented facts provide herein it is believed that the City Council can and should find the Area as a whole is blighted under the definition provided under the TIF Act. The Study recognizes that not every parcel is blighted as defined under the Act, but conditions exist which contribute to the blighted conditions as a whole.

RESUME OF EXPERIENCE OF PRINCIPAL INVESTIGATOR
DARRELL GROSS

EDUCATION: BS Degrees in Political Science, Business Administration, Accounting, School of the Ozarks, Made the Dean's List for 3 of 4 years, graduated with a 3.7 GPA. Was student intern in Circuit City Manager training program for two-years. Graduate work in Public Administration and Economics, Southwest Missouri State University.

PROFESSIONAL EXPERIENCE:

- **Elected County Assessor of Taney County:** Undertook reassessment of County prior to State Mandated Reassessment.
- **Manufacturing Business:** Assisted Brother in building a boat trailer manufacturing company in Mountain Home, AR. Served as CFO and Sales Manager. Was with the company from the beginning and assisted the company through rapid growth. Brother sold the business for $5 million.
- **Director of Community & Economic Development:** Served a five county region in central Missouri through the Council of Local Governments. Assisted communities with economic development and community development issues and programs. Also served as Director of the regions Small Business Administration Certified Development Company, packaging and underwriting SBA 504 loan debentures.
- **Economic Development Loan Officer:** Served as loan officer for United Savings & Loan specializing in SBA, USDA, HUD, and other government backed loan programs. Served 27 branches.
- **Senior Vice President:** Served as Senior Vice President of commercial lending for Landmark Banks. Company had 64 branches in Missouri and Illinois. Was leading producer of commercial loans among all branches.
- **Adjunct Professor of Finance:** Served for 11 years as Adjunct Professor of Finance at Washington University Engineering Graduate School. Assisted the University in applying for a grant through the Department of Education for a special grant to develop a program to offer a joint degree in engineering and project management and finance. The concept was to train engineers in the area of project finance so as to broaden their skills and career opportunities. Program was renewed for ten years by the Department of Education. Developed and taught the finance classes for students. Students learned how to underwrite a project from various finance structures, including tax backed bonds, revenue bonds, and public/private partnerships through the program. During tenure graduated 75 students with a Masters degree in Project Management and Finance. Served on all Master's Thesis committees. Three of the graduates work at the World Bank as underwriters on public projects funded by the World Bank. This was a part time position and was done while operating a private consulting business.
- **Consulting Business:** Since 1989 has owned and operated Gross & Associates an economic development and real estate development consulting business. Has assisted various communities and private developers with economic development projects. Specializes in Tax Increment Financing, Special Taxing Districts, and other incentive programs. Specializes in rural or small town economic development projects and plans.

During the years of providing consulting services to governmental entities and to private developers has developed or assisted in the development of 28 TIF Plans or projects serving as financial advisor, and or drafting of plan. Has developed and be the advisor on the creation of 39 Community Improvement Districts and serves as operations advisor on 28. Have assisted as financial advisor on three Transportation Development Districts, serve as operations advisor on two. Have prepared three city comprehensive plans.

PROFESSIONAL DESIGNATIONS AND HONORS:

- Outstanding Young Men of America
- Certified Business Counselor
- Certified International Financier
- Outstanding International Business Leader
- Small Business Administration: Financial Advocate Award, State of Missouri
- Harry S. Truman Congressional Award

RPA-1 CURRENT PROPERTY OWNERS

EXHIBIT 5 PAGE 1

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
055022001001004000	0.26	GOODSON, ROBERT & DONNA	$17,120	RES	11,887	$90,105	$7.58
056023002001022000	0.325	COLE, MICHAEL B. & DONNA I.	$6,790	RES	14,178	$35,737	$2.52
056023002001023000	0.325	LEWIS, BERT G.	$9,540	RES	14,178	$50,211	$3.54
056023002001024000	0.326	LEGALLY BLONDE INVESTMENTS, LLC	$7,410	RES	14,178	$39,000	$2.75
056023002001025000	0.488	LOYD, KEVIN G.	$9,780	RES	20,891	$51,474	$2.46
056023002001026000	0.489	O'DELL, DION P.	$10,370	RES	199,130	$54,579	$0.27
056023002002021000	0.234	JUDD, MARK A.	$4,670	RES	377,095	$24,579	$0.07
056023002002022000	0.253	DEWEESE, CRYSTAL R.	$17,590	RES	10,200	$92,579	$9.08
056023002002023000	0.882	HECKMASTER, STEVE & DIANA & STEVEN	$28,100	RES	115,750	$147,895	$1.28
056023002002024000	0.253	DENNIS, JEFFREY SCOTT & D'ANN	$13,850	RES	11,040	$72,895	$6.60
056023002002025000	0.172	FISHER, LINDSEY	$11,140	RES	7,493	$58,632	$7.82
056023002005008000	0.333	DOKE, LAVONNE LEEANNE	$16,600	RES	14,500	$87,368	$6.03
056023002005009000	0.666	RUARK, DENNIS L. & MARY JANE	$36,420	RES	25,725	$191,684	$7.45
056023002005010000	0.563	JOPLIN CITY	$0	TAX EXEMPT	45,738	$0	$0.00
056023002005011000	0.22	GILSTRAP, DOROTHY J.	$9,750	RES	9,685	$51,316	$5.30
TOTAL PROJECT 1	**5.789**		**$199,130**		**891,668**	**$1,048,053**	**$1.18**
		SUMMARY BY CLASSIFICATION RPA-1					
RESIDENTIAL	**5.226**		**$199,130**		**845,930**	**$1,048,053**	**$1.24**
TAX EXEMPT	**0.563**		**0**		**45,738**	**0**	**$0.00**
AGRICULTURE	**0**		**0**		**0**	**0**	**$0.00**
COMMERCIAL	**0**		**0**		**0**	**0**	**$0.00**
TOTALS	**5.789**		**$199,130**		**891668**	**$1,048,053**	**$1.18**

RPA-2 CURRENT PROPERTY OWNERS EXHIBIT 5 PAGE 2

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
056023002006001000	0.305	WOOD, WILLIAM K.	$13,430	RES	13,300	$70,684	$5.31
056023002006002000	0.305	WILSON, PHYLLIS K.	$13,240	RES	13,300	$69,684	$5.24
056023002006003000	0.305	CLAFLIN, JOHN	$13,530	RES	13,300	$71,211	$5.35
056023002006004000	0.393	NASH, KENNETH W. & ARLENE	$16,300	RES	17,100	$85,789	$5.02
056023002006005000	0.48	ERMAN, ROBERT MICHAEL	$18,940	RES	20,900	$99,684	$4.77
056023002006006000	2.4	RKS DEVELOPMENT, LLC	$85,470	COM	85,500	$256,667	$3.00
056023002006007000	2.39	RKS DEVELOPMENT, LLC	$91,170	COM	104,000	$273,784	$2.63
056023002006008000	1.2	RKS DEVELOPMENT, LLC & DANIEL ALLGE	$5,890	RES	51,138	$31,000	$0.61
056023002006009000	1.3	DOSS, CLYDE E. JR & ANNA	$10,570	RES	64,575	$55,632	$0.86
056023002006010000	1.8	LUNDSTRUM, BOB	$3,690	RES	80,000	$19,421	$0.24
056023002006011000	2.9	LUNDSTRUM, BOB	$4,790	AGR	127,200	$39,917	$0.31
056023002007012001	7.8	RKS DEVELOPMENT	$9,840	RES	339,768	$51,789	$0.15
26023003002005000	1.11	RKS DEVELOPMENT	$5,850	COM	48,352	$18,281	$0.38
056023003002005000	0.422	RKS DEVELOPMENT, LLC	$31,230	COM	18,400	$93,784	$ 5.10
056023003002006001	0.548	RKS DEVELOPMENT, LLC	$2,770	RES	24,104	$14,579	$ 0.60
056023003002006000	0.843	RDE, LLC	$35,230	RES	35,052	$185,421	$ 5.29
056023003002006002	0.548	RKS DEVELOPMENT, LLC	$2,770	RES	24104	14578.947	$0.60
056023003002005001	0.332	WHITE, KEITH V.	$9,280	RES	14,426	$48,842	$3.39
PT OF 056023003002005002	0.601	WHITE, KEITH V. & DEBBIE A.	$3,105	RES	12,840	$16,342	$1.27
NO PARCEL #	1.5	Missouri Department of Transportation	$0	TAX EXEMPT	65,340	$0	$0.00
TOTALS	**27.48**		**$377,095**		**1,172,699**	**$1,517,090**	**$ 1.29**
		SUMMARY BY CLASSIFICATION RPA-2					
RESIDENTIAL	**17.32**		**$158,585**		**730,129**	**$809,298**	**$1.11**
TAX EXEMPT	**1.5**		**0**		**65,340**	**0**	**$0.00**
AGRICULTURE	**2.9**		**$4,790**		**126,324**	**$39,917**	**$0.32**
COMMERCIAL	**5.76**		**$213,720**		**250,906**	**$667,875**	**$2.66**
TOTALS	**27.48**	**0**	**$377,095**	**0**	**1,172,699**	**$1,517,090**	**$1.29**

RPA-3 PROJECT 3 CURRENT PROPERTY OWNERS

EXHIBIT 5 PAGE 3

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
056023003003002000	2.9	MARCULES, BART AUGUSTIN TRUST	$322,750	RES	124,902	$1,698,684	$ 13.60
056023003003003000	0.6	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	TAX EXEMPT	26,136	$0	$ -
056023003003004000	0.529	SCHOOL DISTRICT OF JOPLIN R-VIII	$0	TAX EXEMPT	23,043	$0	$ -
056023003003004002	0.248	JOPLIN R-VIII SCHOOL DISTRICT	$0	TAX EXEMPT	10,803	$0	$ -
056023003003005000	5.4	JOPLIN R-8 SCHOOL DISTRICT	$0	TAX EXEMPT	235,224	$0	$ -
056023003003012000	0.459	RAINEY, JANE E.	$6,690	RES	20,034	$35,211	$ 1.76
056023003003011000	0.462	RKS Development	$2,240	RES	20,140	$11,789	$ 0.59
056023003003010000	0.441	CRUMBLISS, CAROLYN J.	$6,420	RES	19,200	$33,789	$ 1.76
056023003003009000	0.261	HUNTER, LORI ANN	$6,640	RES	11,328	$34,947	$ 3.09
056023003003008000	0.519	ALTMAN, JEFFREY L.	$9,280	RES	22,581	$48,842	$ 2.16
056023003003007000	0.267	SMITH, ELLA L.	$8,720	RES	11,640	$45,895	$ 3.94
056023003010001000	1.3	SCHOOL DISTRICT 42	$0	TAX EXEMPT	58,220	$0	$ -
056023003010002000	0.386	JOPLIN R-8 SCHOOL DISTRICT	$0	TAX EXEMPT	16,810	$0	$ -
056023003010003000	0.416	JOPLIN R-VIII SCHOOL DISTRICT	$0	TAX EXEMPT	17,733	$0	$ -
056023003010003001	0.537	LOCKE, MICHAEL K. & TANIA R.	$34,470	RES	23,370	$181,421	$ 7.76
TOTALS	**14.73**		**$397,210**		**641,164**	**$2,090,579**	**$ 3.26**

SUMMARY BY CLASSIFICATION RPA-3

RESIDENTIAL	**5.846**		**$397,210**		**254,395**	**$2,090,579**	**$8.22**
TAX EXEMPT	**8.879**		**0**		**386,769**	**0**	**$0.00**
AGRICULTURE	**0**		**$0**		**0**	**$0**	**$0.00**
COMMERCIAL	**0**		**$0**		**0**	**$0**	**$0.00**
TOTALS	**14.73**		**0 $397,210**		**0 641,164**	**$2,090,579**	**$3.26**

RPA 4 CURRENT PROPERTY OWNERS

EXHIBIT 5 PAGE 4

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
560230030110010000	1	RKS DEVELOPMENT, LLC	$7,860	RES	43560	$41,368	$0.95
56023003011002000	1.08	MOFFAT, CLYDE & ELEANOR	$58,200	COM	47,045	$181,875	$ 3.87
56023003011003000	0.52	SHEPHERD, SCOTT S.	$14,010	RES	22,651	$73,737	$ 3.26
56023003011004000	0.18	RKS DEVELOPMENT, LLC	$10,230	RES	7,841	$53,842	$ 6.87
56023003016001000	0.35	KIENZLE, GARY L. & CARLENE	$16,700	RES	15,246	$87,895	$ 5.77
56023003016002000	0.2	BIBENS, HARRY A. & DEBORAH	$6,010	RES	8,712	$31,632	$ 3.63
560230030160030000	0.07	GONZALEZ, OSCAR H. & LAURA	$670	RES	3,049	$3,526	$ 1.16
56023003016004000	0.21	PERRY MANAGEMENT, LP	$2,070	RES	9,148	$10,895	$ 1.19
TOTALS	**3.61**		**$115,750**		**157,252**	**$ 484,770**	**$ 3.08**
		SUMMARY BY CLASSIFICATION RPA-4					
RESIDENTIAL	**2.53**		**$57,550**		**110,207**	**$302,895**	**$2.75**
TAX EXEMPT	**0**		**0**		**0**	**0**	**$0.00**
AGRICULTURE	**0**		**$0**		**0**	**$0**	**$0.00**
COMMERCIAL	**1.08**		**$58,200**		**47,045**	**$181,875**	**$3.87**
TOTALS	**3.61**		**0 $115,750**	**0**	**157,252**	**$484,770**	**$3.08**

RPA 5 CURRENT PROPERTY OWNERS

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
055022004011001000	0.28	OX, L.L.C.	$6,750	RES	12,188	$35,526	$ 2.91
055022004011002000	0.157	LUCAS, DAVID E.	$6,290	RES	6,825	$33,105	$ 4.85
055022004011003000	0.413	SOOTER, KEVIN	$13,040	RES	17,871	$68,632	$ 3.84
055022004011003001	0.604	GARRISON, GEORGE O. & BARBARA	$9,820	RES	25,067	$51,684	$ 2.06
055022004011003002	0.198	REYNOLDS, BONNIE	$19,820	RES	8,640	$104,316	$ 12.07
055022004011003003	0.247	HEISLER, DORIS	$17,670	RES	10,100	$93,000	$ 9.21
055022004011003004	0.198	STERNES, ELIZABETH A.	$5,980	RES	8,640	$31,474	$ 3.64
055022004011004000	0.436	VOLK, RICHARD E. & DIANE M.	$26,210	COM	19,110	$137,947	$ 7.22
055022004011005000	0.513	BOTTOROFF, JERRY R. & JUDITH ANN	$13,250	RES	25,774	$69,737	$ 2.71
055022004011006000	0.436	WILLIAMS, DAVID S.	$9,310	RES	18,915	$49,000	$ 2.59
TOTALS	**3.482**		**$128,140**		**153,130**	**$ 674,421**	**$ 4.40**
		SUMMARY BY CLASSIFICATION RPA-5					
RESIDENTIAL	**3.046**		**$101,930**		**134,020**	**$536,474**	**$4.00**
TAX EXEMPT	**0**		**0**		**0**	**0**	**$0.00**
AGRICULTURE	**0**		**$0**		**0**	**$0**	**$0.00**
COMMERCIAL	**0.436**		**$26,210**		**19,110**	**$137,947**	**$7.22**
TOTALS	**3.482**		**0 $128,140**	**0**	**153,130**	**$674,421**	**$4.40**

RPA 6 CURRENT PROPERTY OWNERS

EXHIBIT 5 PAGE 5

PARCEL #	ACRES	OWNER	ASSESSED VALUE	CLASS	SQ FT	APPRAISED VALUE	SQ FT VALUE
055022004003005002	0.203	WOLTJER, DONALD D.	$21,350	RES	8,832	$112,368	$ 12.72
055022004003005001	0.206	WOLTJER, DONALD D.	$22,680	RES	8,832	$119,368	$ 13.52
055022004003005000	0.381	WOLTJER, DONALD D.	$44,370	RES	16,650	$233,526	$ 14.03
055022004003004000	0.814	RKS DEVELOPMENT III, LLC	$10,680	RES	35,520	$56,211	$ 1.58
055022004003006000	0.344	RENT JOPLIN.COM LLC	$9,310	RES	15,000	$49,000	$ 3.27
055022004003006001	0.146	LANDIS, ROBERT C. & BARBARA R.	$24,340	RES	6,375	$128,105	$ 20.09
055022004003006002	0.146	CARDEN, MAX & INA	$21,300	RES	6,375	$112,105	$ 17.59
055022004003007000	0.425	RKS DEVELOPMENT, LLC	$16,230	COM	18,500	$48,739	$ 2.63
055022004003008000	0.51	RKS DEVELOPMENT, LLC	$3,550	RES	18,500	$18,684	$ 1.01
055022004003009000	0.212	RKS DEVELOPMENT , LLC	$1,480	RES	27,750	$7,789	$ 0.28
055022004003009001	0.212	POTTER, JAMES L.	$1,480	RES	9,250	$7,789	$ 0.84
055022004003010000	0.425	POTTER, JAMES L.	$10,330	RES	18,500	$54,368	$ 2.94
055022004003002000	2.7	RKS DEVELOPMENT, LLC	$3,410	RES	117,612	$17,947	$ 0.15
055022004005002000	17.77	RKS DEVELOPMENT, LLC	$8,280	AGR	164,221	$69,000	$ 0.42
055022001033001000	1.51	RKS DEVELOPMENT, LLC	$1,290	RES	65,777	$6,789	$ 0.10
055022004003001000	0.425	RKS DEVELOPMENT, LLC	$13,640	RES	18,513	$71,789	$ 3.88
055022004001001000	1.7	RKS DEVELOPMENT LLC	$4,100	RES	74,052	$21,579	$ 0.29
055022004002002000	0.448	RKS DEVELOPMENT, LLC	$1,960	RES	19,514	$10,316	$ 0.53
TOTALS	######		**$219,780**		649,773	$1,145,476	$ 1.76
		SUMMARY BY CLASSIFICATION RPA-6					
RESIDENTIAL	**10.38**		**$195,270**		**467,052**	**$1,027,737**	**$2.20**
TAX EXEMPT	**0**		**0**		**0**	**0**	**$0.00**
AGRICULTURE	**17.77**		**$8,280**		**164,221**	**$69,000**	**$0.00**
COMMERCIAL	**0.425**		**$16,230**		**18,500**	**$48,739**	**$2.63**
TOTALS	######		**$219,780**		**649,773**	**$1,145,476**	**$1.76**

SUMMARY OF ALL PROJECTS

RESIDENTIAL	**44.35**		**$1,109,675**	**0**	**2541733**	**$5,815,035**	**$19.52**
TAX EXEMPT	**10.94**		**$0**	**0**	**497847**	**$0**	**$0.00**
AGRICULTURE	**20.67**		**$13,070**	**0**	**290545**	**$108,917**	**$0.32**
COMMERCIAL	**7.701**		**$314,360**	**0**	**335560**	**$1,036,436**	**$16.38**

EXHIBIT 6

BUT FOR ANALYSIS

As required by State Law, the City must undergo what is known as a "but for" analysis. This is a burden which the City must impose on all projects, which means the City must be confident that the project would not be able financially to proceed without the assistance of TIF funds. In order to do this the primary assumption to be made is to analyze the profit or return on investment to the Developer, with and without the use of TIF funds to give a comparison.
The same project cost are used in these assumptions as were used for project cost as reported in Exhibit 3 of the TIF Plan. Exhibit 3 has separated out the Reimbursable Cost from the Developer Cost. Exhibit 3 has estimates for building cost and additional site work that would not be eligible under the TIF, such as parking lots, finish grading and other final improvements. The building and other site cost are estimates based on the land planners projected highest and best of the site. The final building size and type will depend on the final user's size, design and specification.
This return on investment analysis removeas the varibles of the finish site cost and buildings so as to calculate the return on investment as if all land will be sold as a land development. Developer plans on doing both.

SUMMARY OF ALL PROJECT COST USED IN PLAN

COST WERE USED FROM EXHIBIT 3 AND ESTIMATES FOR LAND ONLY SALES		
PROJECT COST AS REPORTED EXHIBIT 3 REIMBURSABLE PROJECT COST		$30,867,495
LAND COST: Includes cost of 45 acres the Developer now owns, plus estimated cost of an additional 35-40 more*		$19,886,713
Marketing Cost	Advertising, Leasing commissions-Sales Commissions-Land only	$1,645,568
INTEREST CARRY COST 16 YEARS	Estimate for financing site cost above land sales revenue	$14,500,000
TOTAL PROJECT COST ADJUSTED TO ACTUAL PROJECTED COST-NO TIF ASSISTANCE		$66,899,776

Of the estimated 35-40 acres the Developer needs to purchase, it consist of 52 different owners that are mostly single family homes.

Of the estimated 45 acres the Developer now owns most all of it were large tracts an undeveloped.

RETURN ON INVESTMENT NO TIF ASSISTANCE

AVERAGE COST PER ACRE 63 ACRES OF NET SELLABLE AND USABLE LAND		$1,061,901
AVERAGE COST PER SQUARE FOOT OF LAND	2744280 Total Sq Ft	$24.38
ESTIMATED LAND VALUE PER SQUARE FOOT DEPENDING ON LOCATION*		$11.00
TOTAL ESTIMATED REVENUE FROM SELLING LAND		$30,187,080
LOSS ON INVESTMENT IN 83 ACRES WITH NET 63 ACRES ABLE TO BE SOLD USING AVERAGE SELLING PRICE		($36,712,696)
ESTIMATED PERCENTAGE LOSS ON INVESTMENT WITHOUT TIF ASSISTANCE		-55%

The market selling price for the area is not known at this time. Because of the improvements projected and the demand for the sites created by the redevelopment the value of the land in the future has not been established, however in the real estate business values for property have a general range due to the maximum retailers and business can pay for property in competition with other locations. Although the Developer will be, or projects to purchase a total of an estimated 83 acres the net sellable amount is an estimated

63 acres. The estimated 20 acres will be used for walking trails, streets and public right of ways, and storm detention areas.
The estimated price per square foot that the commercial frontage will sell for is about $10-12 per Sq Ft, for the second tier locations it will be less.
Some of the office land in the rear and apartment land will sell in the range of $4.00 per square foot. An average of $10.00 is used in the estimates.
See Exhibit 2 Site plan for useable land and public use and Exhibit 9.

RETURN ON INVESTMENT WITH TIF ASSISTANCE

COST TO DEVELOPER			$66,899,776
REIMBURSABLE PROJECT COST	See Exhibit 3		($30,867,495)
REIMBURSEMENT OF INTEREST FROM TIF	See Exhibit 3	See (2) note below	($7,151,579)
REIMBURSEMENT OF INTEREST FROM CID	See Exhibit 3		($9,149,469)
ADJUSTED COST TO DEVELOPER WITH TIF ASSISTANCE			$19,731,233
AVERAGE COST PER ACRE FOR 63 SELLABLE ACRES			$313,194
AVERAGE COST PER SQUARE FOOT OF LAND			$7.19
AVERAGE SELLING PRICE OF LAND PER SQUARE FOOT			$10
TOTAL ESTIMATED REVENUE FROM SELLING LAND			$30,187,080
TOTAL ESTIMATED PROFIT FROM SELLING LAND WITH TIF ASSISTANCE			$10,455,847
PROFIT MARGIN IN INVESTMENT TOTAL WITH TIF REIMBURSEMENT			15.63%

The Return on investment above uses the total Cost to Developer as the investment amount rather than the adjusted cost to the Developer since the Developer must invest the total cost and the reimburrsement portion from the TIF will be paid over time and is contiengent upon the TIF revnue, thus the true return on investment is calculated by using the Total cost to the Developer as the investment amount.

PROJECTED INVESTMENT WITH BUILDINGS

REIMBURSABLE PROJECT COST		TIF	$30,867,495
Land Cost		NON-TIF	$19,886,713
Buildings with infill		NON-TIF	$100,362,930
Apartment Building RPA 6		NON-TIF	$3,840,000
Site Prep Cost		NON-TIF	$8,405,238
Marketing Cost		NON-TIF	$14,588,032
Contingency		Part TIF	$3,757,634
(1)Interest Cost-6% 48 Months-Buildings-non TIF Cost(1)		NON-TIF	36,201,731
Interest on TIF Portion-14 yrs (2)	See Exhibit 15	Part -TIF	19,997,890
TOTAL			$237,907,663

(1) Interest is calculated for the construction period on the buildings and other private cost over a 48 month period. Assumptions are that they will be sold and or converted to a long term mortgage whereby the lease income would then fund interest cost.

(2) This is the estimated total carrying cost for the TIF reimbursable cost, which the Developer will have to totally fund. The amount that is reimburseable is being limited however to $7,151,579 from the TIF and the balance of $9,149,469 from the CID

EXHIBIT 7

DEVELOPER AFFIDAVIT

AFIDAVIT

STATE OF MISSOURI)
)ss
COUNTY OF Jasper)

The undersigned RKS Development, LLC. (the "Developers"), hereby attest as follows:

1. They have a contact to acquire certain real property located within the City limits of Joplin, Missouri, legally described and attached as Exhibit A.

2. On November 14, 2014, the Developers submitted a project proposal to the Tax Increment Financing Commission of the City of Joplin requesting the rights to develop the property in accordance with the proposal submitted and to negotiate a development agreement with the TIF Commission and the City of Joplin, where by a share of the new tax increments may be captured to fund excessive cost to redevelop the property described herein.

3. Without the financial assistance of the Tax Increment Financing Commission of the City of West Joplin, it is not reasonably anticipated that the Developers would undertake and complete the commercial development described in the project proposal.

By:_____
RKS Development, LLC.

IN WITNESS WHEREOF. Before has appeared Rodney Spriggs, known to me personally and/or has provided me sufficient documentation to confirm his identity and to be the person so authorized to sign this document. I have hereunto subscribed my name and affixed my official seal this 24th day of November, 2014.

By:_____
Notary Public

My commission expires:
11/27/2016

PRISCILLA CARDEN
Notary Public - Notary Seal
State of Missouri, Jasper County
My Commission Expires Nov. 27, 2016
Commission # 12418228

MAIN STREET TIF & CID EXHIBIT 8

FINANCIAL IMPACT ON TAXING DISTRICTS-SUMMARY

ALL RPAs END IN 16 YEARS TIF ENDS IN 16 YEARS

CUMULATIVE TOTAL OF TAX REVENUE BY TAXING DISTRICT PAID TOWARD TOTAL PROJECT COST-LIFE OF TIF

TAX REVENUE PAID BY DISTRICT TAX REVENUE PAID FOR PROJECT COST	PROPERTY TAX CUM-TOTAL	SALES TAX CUM-TOTAL	TOTAL ALL TAXES CUM-TOTAL	PERCENTAGE OF TOTAL TAXES
Newton County	$0	$4,770,303	$4,770,303	**10.13%**
Newton County Fair	$38,327	$0	$38,327	**0.08%**
Newton County Health Department	$191,634	$0	$191,634	**0.41%**
Newton County Mental Health	$316,209	$0	$316,209	**0.67%**
Joplin Special Road District	$849,361	$0	$849,361	**1.80%**
Joplin School District	$14,028,226	$0	$14,028,226	**29.80%**
SB 40-Sheltered Workshop	$229,978	$0	$229,978	**0.49%**
SOUTH MAIN STREET CID	$0	$13,885,570	$13,885,570	**29.50%**
City of Joplin	$1,633,945	$11,130,706	$12,764,651	**27.12%**
TOTAL	**$17,287,680**	**$29,786,579**	**$47,074,259**	**100.00%**

CUMULATIVE TOTAL OF TAX REVENUE BY DISTRICT COLLECTED BY DISTRICTS-NOT CAPTURED BY TIF

TAX REVENUE COLLECTED BY DISTRICT TAXES RETAINED BY TAXING DISTRICTS	PROPERTY TAX CUM-TOTAL	SALES TAX CUM-TOTAL	TOTAL ALL TAXES CUM-TOTAL	PERCENTAGE OF TOTAL TAXES
Newton County	$0	$5,089,529	$5,089,529	**23.35%**
Newton County Fair	$10,730	$0	$10,730	**0.05%**
Newton County Health Department	$53,652	$0	$53,652	**0.25%**
Newton County Mental Health	$88,526	$0	$88,526	**0.41%**
Joplin Special Road District	$237,755	$0	$237,755	**1.09%**
Joplin School District	$3,927,320	$0	$3,927,320	**18.02%**
SB 40-Sheltered Workshop	$64,382	$0	$64,382	**0.30%**
SOUTH MAIN STREET CID	$0	$0	$0	**0.00%**
City of Joplin	$457,436	$11,870,565	$12,328,001	**56.55%**
TOTAL	**$4,839,801**	**$16,960,094**	**$21,799,895**	**100.00%**

CUMULATIVE TOTAL OF TAX REVENUE BY DISTRICT PROJECTION OF REVENUE-NO TIF ASSUMPTION

TAX REVENUE COLLECTED BY DISTRICT NO TIF IN PLACE-16 YEAR PERIOD	PROPERTY TAX CUM-TOTAL	SALES TAX CUM-TOTAL	TOTAL ALL TAXES CUM-TOTAL	PERCENTAGE OF TOTAL TAXES
Newton County	$0	$98,046	$98,046	**6.52%**
Newton County Fair	$2,668	$0	$2,668	**0.18%**
Newton County Health Department	$13,340	$0	$13,340	**0.89%**
Newton County Mental Health	$22,011	$0	$22,011	**1.46%**
Joplin Special Road District	$59,123	$0	$59,123	**3.93%**
Joplin School District	$976,493	$0	$976,493	**64.90%**
SB 40-Sheltered Workshop	$16,008	$0	$16,008	**1.06%**
SOUTH MAIN STREET CID	$0	$0	$0	**0.00%**
City of Joplin	$113,737	$203,224	$316,961	**21.07%**
TOTAL	**$1,203,380**	**$301,270**	**$1,504,650**	**100.00%**

EXHIBIT 9

BUILD OUT SCHEDULE OF DEVELOPMENT

Development Schedule estimates total build out by 2018

	RPA 1 is anticipated to be developed in 2018			LAND CALCULATIONS			IMPROVEMENT VALUES					SALES			JOBS
RPA-1 NORTH OF 34TH STREET EAST OF MAIN							OFFICE	RETAIL	BUILDING	IMPRVT	TOTAL	ASSESSED	SALES	ANNUAL	
LISTING OF SITES FOR DEVELOPMENT				LAND	LAND	LAND	BUILDING	BUILDING		$7,700,000	VALUE	VALUE	SQ FT	SALES	
SITE #	USAGE	ACRES	DESCRIPTION	SQ FT	PRICE	VALUE	SQ FT	SQ FT	SQ FT						
1	Commercial Lot	1.74	Commercial	75,794	$ 5.00	$ 378,972		15000	$175	$ 2,625,000	$ 3,003,972	$961,271	$200	$3,000,000	15
2	Commercial Lot	1.55	Commercial	67,518	$ 5.00	$12,570,924		13500	$175	$ 2,362,500	$ 14,933,424	$4,778,696	$200	$2,700,000	14
3	Commercial Lot	1.19	Commercial	51,836	$ 5.00	$ 259,182		10000	$175	$ 1,750,000	$ 2,009,182	$642,938	$200	$2,000,000	10
4	TAX EXEMPT	1.05	Police Station	45,738											
	STREETS	0.25	STREETS	10,890						$ -	$ -				
TOTAL RPA-1		**5.78**		**251,777**		**$ 13,209,078**	**0**	**38500**		**$6,737,500**	**$19,946,578**	**$6,382,905**		**$7,700,000**	**39**
	RPA-2 is anticipated to be developed in 2016														
RPA-1 SOUTH OF 34TH & NORTH OF 37TH STREET EAST OF MAIN															
5	Commercial Lot	1.32	C-Store	57,499	$ 5.00	$287,496		7500	$175	$1,312,500	$1,599,996	$511,999	$250	$1,875,000	7.5
6	Commercial Lot	1.26	Retail	54,886	$ 5.00	$274,428		10000	$175	$1,750,000	$2,024,428	$647,817	$200	$2,000,000	10
7	Commercial Lot	1.27	Retail	55,321	$ 5.00	$276,606		10000	$175	$1,750,000	$2,026,606	$648,514	$200	$2,000,000	10
8	Commercial Lot	1.58	Restaurant	68,825	$ 5.00	$344,124		9500	$175	$1,662,500	$2,006,624	$642,120	$250	$2,375,000	10
9	Detention Area	1	Retail	43,560	$ 5.00			0	$0	$0	$0	$0	$0	$0	
10	Commercial Lot	15.5	Retail & Office 3 stor	675,180	$ 3.50	$2,363,130	108000	60933	$150	$25,339,950	$27,703,080	$8,864,986	$100	$6,093,300	331
11	Commercial Lot	2.43	Commercial	105,851	$ 4.00	$423,403		20000	$175	$3,500,000	$3,923,403	$1,255,489	$200	$4,000,000	20
	STREETS	1.5	STREETS	65,340											
TOTAL RPA 2		**25.86**		**1126461.6**		**3969187.2**	**108000**	**117933**		**35314950**	**$39,284,137**	**$12,570,924**		**$18,343,300**	**388**
	RPA-3 is anticipated to be developed in 2017														
RPA-3 SOUTH OF 37TH & NORTH OF 42ND STREET EAST OF MAIN															
12	Commercial Lot	4.1	Commercial 2 story	178,596	$ 3.50	$625,086	24500	24500	$150	$7,350,000	$7,975,086	$2,552,028	$200	$4,900,000	86
13	Commercial Lot	1.18	C-Store	51,401	$ 5.00	$257,004		5000	$125	$625,000	$882,004	$282,241	$300	$1,500,000	5
14	Commercial Lot	1.25	Restaurant	54,450	$ 5.00	$272,250		3500	$175	$612,500	$884,750	$283,120	$400	$1,400,000	3.5
	Parking-School	2.57	Parking Lost	111,949	$ -			0	$0	$0	$0	$0	$0	$0	
	School Property	6.75		294,030	$ -	$0	0	0	$0	$0	$0	$0	$0	$0	
TOTAL RPA 3		**15.85**		**690,426**		**$1,154,340**	**$24,500**	**$33,000**		**$8,587,500**	**$9,741,840**	**$3,117,389**		**$7,800,000**	**502**

RPA 4 is anticipated to be developed in 2019

RPA 4 NORTH OF 44TH SOUTH OF 42ND EAST OF MAIN

15	Commercial Lot	1.05	C-Store-Rest	45,738	$	5.00	$228,690		7500	$175	$1,312,500	$1,541,190	$493,181	$325	$2,437,500	8
16	Commercial Lot	1.32	Retail	57,499	$	5.00	$287,496		5000	$175	$875,000	$1,162,496	$371,999	$200	$1,000,000	5
17	Commercial Lot	1.04	Office-Retail	45,302	$	5.00	$226,512		5000	$175	$875,000	$1,101,512	$352,484	$100	$500,000	5
TOTAL RPA 4		**3.41**		**148539.6**			**$742,698**	**0**	**17500**		**$3,062,500**	**$3,805,198**	**$1,217,663**		**$3,937,500**	**18**

RPA 5 is anticipated to be developed in 2017

RPA 5 NORTH OF 42ND SOUTH OF 41ST WEST OF MAIN

18	Commercial Lot	1.14	C-Store-Rest	49,658	$	5.00	$248,292		7500	$175	$1,312,500	$1,560,792	$499,453	$325	$2,437,500	8
19	Commercial Lot	1	Retail	43,560	$	5.00	$217,800		5000	$175	$875,000	$1,092,800	$349,696	$200	$1,000,000	5
20	Commercial Lot	1	Office-Retail	43,560	$	5.00	$217,800		5000	$175	$875,000	$1,092,800	$349,696	$100	$500,000	5
21	Commercial Lot	0.52	Car Wash	22,651	$	5.00	$113,256		3000	$100	$300,000	$413,256	$132,242	$0	$0	3
TOTAL RPA 5		**3.66**		**159429.6**			**$797,148**	**0**	**20500**		**$3,362,500**	**$4,159,648**	**$1,331,087**		**$3,937,500**	**21**

RPA 6 is anticipated to be developed in 2016

RPA 6 NORTH OF 41ST STREET SOUTH OF 36TH COMMERCIAL WEST OF MAIN

22	Commercial Lot	0.96	Commercial	41,818	$	6.00	$250,906		2500	$175	$437,500	$688,406	$220,290	$200	$500,000	3
23	Commercial Lot	1.23	Fast Food	53,579	$	5.00	$267,894		3500	$175	$612,500	$880,394	$281,726	$400	$1,400,000	4
24	Commercial Lot	9.1	Retail Center	396,396	$	3.50	$1,387,386		86200	$125	$10,775,000	$12,162,386	$3,891,964	$200	$17,240,000	86
25	Commercial Lot	2.15	Restaurant	93,654	$	5.00	$468,270		7500	$175	$1,312,500	$1,780,770	$569,846	$400	$3,000,000	8
0	STREETS	3	STREETS	130,680												
26	Residential Lot	5.66	Apartments	246,550	$	2.50	$616,374		96	$40,000	$3,840,000	$4,456,374	$935,839	$0	$0	4
	OPEN SPACE	7.89	Walking Trail	343,688			$0			$0	$0		$0	$0	$0	
TOTAL RPA 6		**29.99**		**1,306,364**			**$2,990,830**	**0**	**99700**		**$16,977,500**	**$19,968,330**	**$5,899,664**		**$22,140,000**	**104**

TOTALS	ACRES	SQ FT	LAND VALUE	SQ FT	SQ FT	IMROV VALUE	TOTAL VALUE	ASSESSED VALUE	RETAIL SALES	JOBS
RPA 1	5.78	251,777	$ 13,209,078	0	38500	$6,737,500	$19,946,578	$6,382,905	$7,700,000	39
RPA 2	25.86	1126461.6	$3,969,187	108000	117933	$35,314,950	$39,284,137	$12,570,924	$18,343,300	388
RPA 3	15.85	690426	$1,154,340	24500	33000	$8,587,500	$9,741,840	$3,117,389	$7,800,000	502
RPA 4	3.41	148539.6	$742,698	0	17500	$3,062,500	$3,805,198	$1,217,663	$3,937,500	18
RPA 5	3.66	159429.6	$797,148	0	20500	$3,362,500	$4,159,648	$1,331,087	$3,937,500	21
RPA 6	29.99	1,306,364	$2,990,830	0	99700	$16,977,500	$19,968,330	$5,899,664	$22,140,000	104
TOTALS	84.55	3682998	$22,863,281	132500	327133	$74,042,450	$96,905,731	$30,519,633	$63,858,300	1070

TOTAL LAND VALUE AND IMPROVEMENT VALUES ARE BASED ON ESTIMATED VALUES WHICH MAY BE USED BY THE COUNTY ASSESSOR, USING CURRENT VALUES FOR LIKE IMPROVEMENTS.

ACTUAL COST OF IMPROVEMENTS AND LAND IS ESTIMATED TO BE HIGHER. TOTAL ACTUAL LAND AND IMPROVEMENT COST IS ESTIMATED AT $210,000,000. SEE EXHIBIT 6 FOR DETAILS.

MAIN STREET TIF ECONOMIC IMPACT

EXHIBIT 10

NO TIF

Property Taxes

Projections reflect an annual growth rate of .018% in value increase. The past five year average.

COMMERCIAL AREAS	CURRENT ASSESSED VALUE	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
RPA 1 ASSESSED VALUE	$199,130	$199,130	$202,714	$206,363	$210,078	$213,859	$217,709	$221,627	$225,617	$229,678	$233,812	$238,021
RPA 2 ASSESSED VALUE	$377,095	$377,095	$383,883	$390,793	$397,827	$404,988	$412,278	$419,699	$427,253	$434,944	$442,773	$450,743
RPA 3 ASSESSED VALUE	$397,210	$397,210	$404,360	$411,638	$419,048	$426,591	$434,269	$442,086	$450,044	$458,144	$466,391	$474,786
RPA 4 ASSESSED VALUE	$115,750	$115,750	$117,834	$119,955	$122,114	$124,312	$126,549	$128,827	$131,146	$133,507	$135,910	$138,356
RPA 5 ASSESSED VALUE	$128,140	$128,140	$130,447	$132,795	$135,185	$137,618	$140,095	$142,617	$145,184	$147,797	$150,458	$153,166
RPA 6 ASSESSED VALUE	$219,780	$219,780	$223,736	$227,763	$231,863	$236,037	$240,285	$244,610	$249,013	$253,496	$258,059	$262,704
TOTAL ALL ASSESSED VALUE	$1,437,105	$1,437,105	$1,462,973	$1,489,306	$1,516,114	$1,543,404	$1,571,185	$1,599,467	$1,628,257	$1,657,566	$1,687,402	$1,717,775
TOTAL RESIDENTIAL & AGRICULTURAL ASSESSED VALUE	$1,128,025	$1,128,025	$1,148,329	$1,174,663	$1,201,470	$1,228,761	$1,256,542	$1,284,823	$1,313,614	$1,342,922	$1,372,758	$1,403,132
COMMERCIAL ASSESSED VALUE	$309,080	$309,080	$314,643	$314,643	$314,643	$314,643	$314,643	$314,643	$314,643	$314,643	$314,643	$314,643

Projections reflect an annual growth rate of .00925% in levy increases. The past five year average.

CURRENT TAX LEVIES												
COUNTY SUR CHARGE	$0.4000	$0.4000	$0.4037	$0.4074	$0.4112	$0.4150	$0.4188	$0.4227	$0.4266	$0.4306	$0.4346	$0.4386
TOTAL LEVY OF DISTRICTS	$4.5104	$4.5104	$4.5521	$4.5942	$4.6367	$4.6796	$4.7229	$4.7666	$4.8107	$4.8552	$4.9001	$4.9454
TOTAL TAX LEVY	**$4.9104**	**$4.9104**	**$4.9558**	**$5.0017**	**$5.0479**	**$5.0946**	**$5.1417**	**$5.1893**	**$5.2373**	**$5.2858**	**$5.3346**	**$5.3840**
TOTAL REVENUE TO TAXING DISTRICTS												
SURCHARGE ON COMMERCIAL PORTION	$0.4000	$1,236.32	$1,270.22	$1,281.97	$1,293.82	$1,305.79	$1,317.87	$1,330.06	$1,342.36	$1,354.78	$1,367.31	$1,379.96
BASELINE TAXES	$4.5104	$64,819.18	$66,596.30	$68,422.14	$70,298.03	$72,225.36	$74,205.52	$76,239.98	$78,330.21	$80,477.75	$82,684.17	$84,951.08
TOTAL TAX REVENUE	**$4.9104**	**$66,055.5**	**$67,866.5**	**$69,704.1**	**$71,591.9**	**$73,531.1**	**$75,523.4**	**$77,570.0**	**$79,672.6**	**$81,832.5**	**$84,051.5**	**$86,331.0**

TAX REVENUE TO EACH TAXING DISTRICT	LEVY	PERCENTAGE										
Newton County Fair	**$0.01**	**0.2217%**	$146.45	$150.47	$154.54	$158.73	$163.03	$167.44	$171.98	$176.64	$181.43	$186.35	$191.40
Newton County Health Department	**$0.05**	**1.1085%**	$732.26	$752.33	$772.70	$793.63	$815.13	$837.21	$859.90	$883.21	$907.15	$931.75	$957.02
Newton County Mental Health	**$0.0825**	**1.8291%**	$1,208.23	$1,241.35	$1,274.96	$1,309.49	$1,344.96	$1,381.40	$1,418.84	$1,457.30	$1,496.80	$1,537.39	$1,579.09
Joplin Special Road District	**$0.2216**	**4.9131%**	$3,245.37	$3,334.34	$3,424.63	$3,517.37	$3,612.65	$3,710.53	$3,811.09	$3,914.39	$4,020.51	$4,129.52	$4,241.52
Joplin School District	**$3.66**	**81.1458%**	$53,601.26	$55,070.82	$56,561.95	$58,093.78	$59,667.44	$61,284.06	$62,944.83	$64,650.95	$66,403.66	$68,204.25	$70,054.01
SB 40 Sheltered Workshop	**$0.06**	**1.3303%**	$878.71	$902.80	$927.25	$952.36	$978.15	$1,004.66	$1,031.88	$1,059.85	$1,088.58	$1,118.10	$1,148.43
City of Joplin	**$0.4263**	**9.4515%**	$6,243.23	$6,414.40	$6,588.08	$6,766.50	$6,949.79	$7,138.09	$7,331.52	$7,530.25	$7,734.39	$7,944.12	$8,159.57
TOTAL	**$4.5104**	**100.0000%**	**$66,055.50**	**$67,866.51**	**$69,704.10**	**$71,591.86**	**$73,531.15**	**$75,523.39**	**$77,570.04**	**$79,672.58**	**$81,832.53**	**$84,051.48**	**$86,331.04**
ESTIMATED TAX COLLECTED BY LOCAL TAXING DISTRICTS ANNUALLY			**$66,055.50**	**$67,866.51**	**$69,704.10**	**$71,591.86**	**$73,531.15**	**$75,523.39**	**$77,570.04**	**$79,672.58**	**$81,832.53**	**$84,051.48**	**$86,331.04**
ANNUAL INCREASE IN PROPERTY TAXES-1.8% ANNUAL INCREASE-NO TIF			**$0.00**	**$1,811.01**	**$1,837.59**	**$1,887.75**	**$1,939.29**	**$1,992.25**	**$2,046.65**	**$2,102.54**	**$2,159.96**	**$2,218.95**	**$2,279.56**

AN ANNUAL AVERAGE INCREASE OF $3,331 PER YEAR.

MAIN STREET TIF ECONOMIC IMPACT

EXHIBIT 10

NO TIF Property Taxes

Projections reflect an annual growth rate of .018% in value increase. The past five year average.

COMMERCIAL AREAS		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	CUMULATIVE TOTAL
RPA 1 ASSESSED VALUE		$242,305	$246,666	$251,106	$255,626	$260,228	$264,912	$269,680	$274,534	$279,476	$284,507	$289,628	$294,841	$5,612,116
RPA 2 ASSESSED VALUE		$458,856	$467,115	$475,523	$484,083	$492,796	$501,667	$510,697	$519,889	$529,247	$538,774	$548,472	$558,344	$10,627,736
RPA 3 ASSESSED VALUE		$483,332	$492,032	$500,889	$509,905	$519,083	$528,427	$537,938	$547,621	$557,478	$567,513	$577,728	$588,127	$11,194,640
RPA 4 ASSESSED VALUE		$140,847	$143,382	$145,963	$148,590	$151,265	$153,987	$156,759	$159,581	$162,453	$165,378	$168,354	$171,385	$3,262,203
RPA 5 ASSESSED VALUE		$155,923	$158,730	$161,587	$164,495	$167,456	$170,470	$173,539	$176,663	$179,843	$183,080	$186,375	$189,730	$3,611,392
RPA 6 ASSESSED VALUE		$267,432	$272,246	$277,146	$282,135	$287,213	$292,383	$297,646	$303,004	$308,458	$314,010	$319,662	$325,416	$6,194,099
TOTAL ALL ASSESSED VALUE		$1,748,695	$1,780,171	$1,812,215	$1,844,834	$1,878,041	$1,911,846	$1,946,259	$1,981,292	$2,016,955	$2,053,261	$2,090,219	$2,127,843	$40,502,186
TOTAL RESIDENTIAL & AGRICULTURAL ASSESSED VALUE		**$1,428,388**	**$1,454,099**	**$1,480,273**	**$1,506,918**	**$1,534,042**	**$1,561,655**	**$1,589,765**	**$1,618,380**	**$1,647,511**	**$1,677,166**	**$1,707,355**	**$1,738,088**	**$32,798,679**
COMMERCIAL ASSESSED VALUE		**$320,307**	**$326,073**	**$331,942**	**$337,917**	**$343,999**	**$350,191**	**$356,495**	**$362,912**	**$369,444**	**$376,094**	**$382,864**	**$389,755**	**$7,703,507**
CURRENT TAX LEVIES		Projections reflect an annual growth rate of .00925% in levy increases. The past five year average.												
COUNTY SUR CHARGE		$0.4426	$0.4467	$0.4509	$0.4550	$0.4592	$0.4635	$0.4678	$0.4721	$0.4765	$0.4809	$0.4853	$0.4898	
TOTAL LEVY OF DISTRICTS		$4.9912	$5.0373	$5.0839	$5.1309	$5.1784	$5.2263	$5.2747	$5.3234	$5.3727	$5.4224	$5.4725	$5.5232	
TOTAL TAX LEVY		$5.4338	$5.4841	$5.5348	$5.5860	$5.6377	$5.6898	$5.7424	$5.7955	$5.8492	$5.9033	$5.9579	$6.0130	
TOTAL REVENUE TO TAXING DISTRICTS														
SURCHARGE ON COMMERCIAL PORTION		$1,417.79	$1,456.66	$1,496.60	$1,537.63									$20,389.15
BASELINE TAXES		$87,280.14	$89,673.06	$92,131.58	$94,657.51									$1,182,992.03
TOTAL TAX REVENUE		**$88,697.94**	**$91,129.72**	**$93,628.18**	**$96,195.14**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$1,203,381.18**
TAX REVENUE TO EACH TAXING DISTRICT														CUMULATIVE TOTALS-15 YRS
	PERCENTAGE													
Newton County Fair	0.2217%	$196.65	$202.04	$207.58	$213.27	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,668.01
Newton County Health Department	1.1085%	$983.26	$1,010.22	$1,037.91	$1,066.37	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$13,340.07
Newton County Mental Health	1.8291%	$1,622.38	$1,666.86	$1,712.56	$1,759.51	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$22,011.12
Joplin Special Road District	4.9131%	$4,357.81	$4,477.29	$4,600.04	$4,726.15	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$59,123.20
Joplin School District	81.1458%	$71,974.65	$73,947.94	$75,975.33	$78,058.31	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$976,493.24
SB 40 Sheltered Workshop	1.3303%	$1,179.91	$1,212.26	$1,245.50	$1,279.64	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$16,008.09
City of Joplin	9.4515%	$8,383.28	$8,613.12	$8,849.26	$9,091.87	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$113,737.45
TOTAL	100.0000%	**$88,697.94**	**$91,129.72**	**$93,628.18**	**$96,195.14**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$1,203,381.18**
		$88,698	**$91,130**	**93,628.18**	**96,195.14**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**$1,203,381.18**
		$2,367	**$2,432**	**2,498.46**	**2,566.96**	**-96,195.14**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**-$66,055.50**

MAIN STREET TIF ECONOMIC IMPACT

EXHIBIT 11

WITH TIF Property Taxes/PILOTs

Projections reflect an annual growth rate of .018% in assessed value

Newton County Fair COMMERCIAL AREAS	$0.0	$250.93	CURRENT ASSESSED VALUE	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
RPA 1 ASSESSED VALUE			$199,130	$199,130	$202,714	$206,363	$210,078	$5,981,148	$6,088,809	$6,198,407	$6,309,979	$6,423,558	$6,539,182	$6,656,887
RPA 2 ASSESSED VALUE			$377,095	$377,095	$383,883	$12,570,924	$12,773,316	$13,003,236	$13,237,294	$13,475,565	$13,718,125	$13,965,052	$14,216,422	$14,472,318
RPA 3 ASSESSED VALUE			$397,210	$397,210	$404,360	$411,638	$3,117,389	$3,173,502	$3,230,625	$3,288,776	$3,347,974	$3,408,238	$3,469,586	$3,532,039
RPA 4 ASSESSED VALUE			$115,750	$115,750	$117,834	$119,955	$122,114	$1,287,359	$1,310,531	$1,334,121	$1,358,135	$1,382,582	$1,407,468	$1,432,803
RPA 5 ASSESSED VALUE			$128,140	$128,140	$130,447	$132,795	$1,331,087	$1,355,047	$1,379,437	$1,404,267	$1,429,544	$1,455,276	$1,481,471	$1,508,137
RPA 6 ASSESSED VALUE			$219,780	$219,780	$225,934	$5,899,664	$6,005,858	$6,113,963	$6,224,015	$6,336,047	$6,450,096	$6,566,198	$6,684,389	$6,804,708
TOTAL ALL ASSESSED VALUE			$1,437,105	$1,437,105	$1,465,171	$19,341,339	$23,559,841	$30,914,255	$31,470,711	$32,037,184	$32,613,853	$33,200,903	$33,798,519	$34,406,892
LESS BASELINE ASSESSED VALUE				$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105
NET INCREASE IN ASSESSED VALUE TO TIF				$0	$5,563	$17,904,234	$22,122,736	$29,477,150	$30,033,606	$30,600,079	$31,176,748	$31,763,798	$32,361,414	$32,969,787
TOTAL RESIDENTIAL & AGRICULTURAL ASSESSED VALUE			$1,128,025	$1,128,025	$1,150,527	$1,150,527	$1,128,025	$1,128,025	$1,128,025	$1,128,025	$1,128,025	$1,128,025	$1,128,025	$1,128,025
COMMERCIAL ASSESSED VALUE			$309,080	$309,080	$314,643	$17,563,947	$22,337,824	$29,978,416	$30,518,027	$31,067,351	$31,626,564	$32,195,842	$32,775,367	$33,365,324

Under the conditions of the TIF Plan, all assessed value on any residential property, partial or full will go to the taxing districts.

Projections reflect an annual growth rate of .00925% in levy increases. (TIF does not capture increase in levy) (State Law)

CURRENT TAX LEVIES														
COUNTY SUR CHARGE			$0.4000	$0.4000	$0.4037	$0.4074	$0.4112	$0.4150	$0.4188	$0.4227	$0.4266	$0.4306	$0.4346	$0.4386
TOTAL LEVY OF DISTRICTS			$4.5104	$4.5104	$4.5521	$4.5942	$4.6367	$4.6796	$4.7229	$4.7666	$4.8107	$4.8552	$4.9001	$4.9454
TOTAL TAX LEVY			**$4.9104**	**$4.9104**	**$4.9558**	**$5.0017**	**$5.0479**	**$5.0946**	**$5.1417**	**$5.1893**	**$5.2373**	**$5.2858**	**$5.3346**	**$5.3840**
TOTAL REVENUE TO TAXING DISTRICTS														
SURCHARGE ON COMMERCIAL PORTION			$0.4000	$1,236.32	$1,270.22	$71,561.53	$91,853.80	$124,412.41	$127,823.36	$131,327.83	$134,928.38	$138,627.64	$142,428.33	$146,333.22
TOTAL TAXES & PILOTS				$64,819.18	$66,696.35	$888,585.25	$1,092,405.03	$1,446,667.98	$1,486,330.55	$1,527,080.53	$1,568,947.74	$1,611,962.79	$1,656,157.17	$1,701,563.20
LESS INCREASE GOING TO TIF				$0.00	$250.93	$765,342.47	$955,613.81	$1,287,327.27	$1,311,665.91	$1,336,442.64	$1,361,665.35	$1,387,342.07	$1,413,480.97	$1,440,090.38
NET TAXES TO DISTRICTS, NOT INCLUDING SURCHARGE			$4.5104	$64,819.18	$66,445.41	$123,242.79	$136,791.22	$159,340.71	$174,664.65	$190,637.90	$207,282.39	$224,620.72	$242,676.20	$261,472.83
TOTAL TAX REVENUE TO TAXING DISTRICTS			**$4.9104**	**$66,055.5**	**$67,715.6**	**$194,804.3**	**$228,645.0**	**$283,753.1**	**$302,488.0**	**$321,965.7**	**$342,210.8**	**$363,248.4**	**$385,104.5**	**$407,806.0**
TAXES COLLECTED BY TIF				**$0.00**	**$250.93**	**$765,342.47**	**$955,613.81**	**$1,287,327.27**	**$1,311,665.91**	**$1,336,442.64**	**$1,361,665.35**	**$1,387,342.07**	**$1,413,480.97**	**$1,440,090.38**
TAX REVENUE TO EACH TAXING DISTRICT														
	LEVY	**PERCENTAGE**												
Newton County Fair	**$0.01**	**0.2217%**		$146.45	$150.13	$431.90	$506.93	$629.11	$670.65	$713.83	$758.71	$805.36	$853.81	$904.15
Newton County Health Department	**$0.05**	**1.1085%**		$732.26	$750.66	$2,159.50	$2,534.64	$3,145.54	$3,353.23	$3,569.15	$3,793.57	$4,026.79	$4,269.07	$4,520.73
Newton County Mental Health	**$0.0825**	**1.8291%**		$1,208.23	$1,238.59	$3,563.18	$4,182.16	$5,190.15	$5,532.83	$5,889.09	$6,259.40	$6,644.20	$7,043.97	$7,459.21
Joplin Special Road District	**$0.2216**	**4.9131%**		$3,245.37	$3,326.93	$9,570.91	$11,233.54	$13,941.05	$14,861.51	$15,818.47	$16,813.12	$17,846.72	$18,920.53	$20,035.88
Joplin School District	**$3.66**	**81.1458%**		$53,601.26	$54,948.39	$158,075.51	$185,535.82	$230,253.73	$245,456.30	$261,261.65	$277,689.65	$294,760.78	$312,496.13	$330,917.46
SB 40 Sheltered Workshop	**$0.06**	**1.3303%**		$878.71	$900.79	$2,591.40	$3,041.57	$3,774.65	$4,023.87	$4,282.98	$4,552.29	$4,832.14	$5,122.89	$5,424.88
City of Joplin	**$0.4263**	**9.4515%**		$6,243.23	$6,400.14	$18,411.91	$21,610.36	$26,818.90	$28,589.62	$30,430.56	$32,344.02	$34,332.38	$36,398.12	$38,543.75
TOTAL	**$4.5104**	**100.0000%**		**$66,055.50**	**$67,715.63**	**$194,804.31**	**$228,645.02**	**$283,753.12**	**$302,488.01**	**$321,965.73**	**$342,210.77**	**$363,248.37**	**$385,104.53**	**$407,806.04**
ESTIMATED TAX COLLECTED BY LOCAL TAXING DISTRICTS				**$66,055.50**	**$67,715.63**	**$194,804.31**	**$228,645.02**	**$283,753.12**	**$302,488.01**	**$321,965.73**	**$342,210.77**	**$363,248.37**	**$385,104.53**	**$407,806.04**
				$0.00	**$1,660.12**	**$128,748.81**	**$162,589.52**	**$217,697.62**	**$236,432.50**	**$255,910.22**	**$276,155.26**	**$297,192.86**	**$319,049.02**	**$341,750.54**

ANNUAL INCREASE IN PROPERTY TAXES-245% WITH TIF OVER EXHIBIT 10 PROJECTIONS WITH NO TIF. TOTAL INCREASE IS PROJECTED TO BE $3,452,237 OR AN ANNUAL AVERAGE OF $215,765.

Increase is resulting from levy increases and reclassification of property to commercial, thus granting taxing districts the ability to collect the Sur-Charge. TIF cannot collect Sur Charge or any increase in the tax levies.

MAIN STREET TIF ECONOMIC IMPACT

EXHIBIT 11 **EXHIBIT 11 PAGE 2**

WITH TIF **Property Taxes/PILOTs**

Projections reflect an annual growth rate of .018% in assessed value

COMMERCIAL AREAS		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	CUMULATIVE TOTAL
RPA 1 ASSESSED VALUE		$6,776,711	$6,898,692	$7,022,869	$7,149,280	$7,277,967	$7,408,971	$7,542,332	$7,678,094	$7,816,300	$7,956,993	$8,100,219	$8,246,023	$134,890,709
RPA 2 ASSESSED VALUE		$14,732,820	$14,998,011	$15,267,975	$15,542,798	$15,822,569	$16,107,375	$16,397,308	$16,692,459	$16,992,923	$17,298,796	$17,610,174	$17,927,158	$317,583,594
RPA 3 ASSESSED VALUE		$3,595,615	$3,660,336	$3,726,222	$3,793,294	$3,861,574	$3,931,082	$4,001,842	$4,073,875	$4,147,204	$4,221,854	$4,297,848	$4,375,209	$75,467,293
RPA 4 ASSESSED VALUE		$1,458,593	$1,484,848	$1,511,575	$1,538,783	$1,566,481	$1,594,678	$1,623,382	$1,652,603	$1,682,350	$1,712,632	$1,743,460	$1,774,842	$29,332,878
RPA 5 ASSESSED VALUE		$1,535,284	$1,562,919	$1,591,051	$1,619,690	$1,648,845	$1,678,524	$1,708,737	$1,739,495	$1,770,806	$1,802,680	$1,835,128	$1,868,161	$32,096,968
RPA 6 ASSESSED VALUE		$6,927,193	$7,051,882	$7,178,816	$7,308,035	$7,439,580	$7,573,492	$7,709,815	$7,848,592	$7,989,866	$8,133,684	$8,280,090	$8,429,132	$149,400,828
TOTAL ALL ASSESSED VALUE		$35,026,216	$35,656,688	$36,298,508	$36,951,882	$37,617,016	$38,294,122	$38,983,416	$39,685,117	$40,399,450	$41,126,640	$41,866,919	$42,620,524	$738,772,269
LESS BASELINE ASSESSED VALUE		$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,437,105	$1,342,653,829
NET INCREASE IN ASSESSED VALUE TO TIF		$33,589,111	$34,219,583	$34,861,403	$35,514,777	$36,179,911	$36,857,017	$37,546,311	$38,248,012	$38,962,345	$39,689,535	$40,429,814	$41,183,419	$2,367,724,065
TOTAL RESIDENTIAL & AGRICULTURAL ASSESSED VALUE		**$1,139,305**	**$1,159,812**	**$1,180,689**	**$1,201,942**	**$1,223,576**	**$1,245,601**	**$1,268,022**	**$1,290,846**	**$1,314,081**	**$1,337,735**	**$1,361,814**	**$1,386,327**	**$26,294,350**
COMMERCIAL ASSESSED VALUE		**$33,886,911**	**$34,496,876**	**$35,117,819**	**$35,749,940**	**$36,393,439**	**$37,048,521**	**$37,715,394**	**$38,394,271**	**$39,085,368**	**$39,788,905**	**$40,505,105**	**$41,234,197**	**$712,516,696**
		Under the conditions of the TIF Plan, all assessed value on any residential property, partial or full will go to the taxing districts.												
CURRENT TAX LEVIES		Projections reflect an annual growth rate of .00925% in levy increases. (TIF does not capture increase in levy) (State Law)												
COUNTY SUR CHARGE		$0.4426	$0.4467	$0.4509	$0.4550	$0.4592	$0.4635	$0.4678	$0.4721	$0.4765	$0.4809	$0.4853	$0.4898	
TOTAL LEVY OF DISTRICTS		$4.9912	$5.0373	$5.0839	$5.1309	$5.1784	$5.2263	$5.2747	$5.3234	$5.3727	$5.4224	$5.4725	$5.5232	
TOTAL TAX LEVY		$5.4338	$5.4841	$5.5348	$5.5860	$5.6377	$5.6898	$5.7424	$5.7955	$5.8492	$5.9033	$5.9579	$6.0130	
TOTAL REVENUE TO TAXING DISTRICTS														
SURCHARGE ON COMMERCIAL PORTION		$149,995.53	$154,107.88	$158,332.98	$162,673.92									$1,738,370.44
TOTAL TAXES & PILOTS		$1,748,214.11	$1,796,144.02	$1,845,388.01	$1,895,982.09									
LESS INCREASE GOING TO TIF		$1,463,616.06	$1,491,127.89	$1,519,134.94	$1,547,646.12									$17,295,469.63
NET TAXES TO DISTRICTS, NOT INCLUDING SURCHARGE		$284,598.05	$305,016.13	$326,253.07	$348,335.97									$3,101,474.39
TOTAL TAX REVENUE TO TAXING DISTRICTS		**$434,593.58**	**$459,124.01**	**$484,586.05**	**$511,009.89**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	$4,839,844.83
TAXES COLLECTED BY TIF		**$1,463,616.06**	**$1,491,127.89**	**$1,519,134.94**	**$1,547,646.12**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	$17,295,469.63
TAX REVENUE TO EACH TAXING DISTRICT														
	PERCENTAGE													
Newton County Fair	0.2217%	$963.54	$1,017.92	$1,074.37	$1,132.96									$10,730.41
Newton County Health Department	1.1085%	$4,817.68	$5,089.62	$5,371.87	$5,664.80									$53,652.06
Newton County Mental Health	1.8291%	$7,949.18	$8,397.87	$8,863.59	$9,346.91									$88,525.90
Joplin Special Road District	4.9131%	$21,351.97	$22,557.17	$23,808.15	$25,106.37									$237,785.92
Joplin School District	81.1458%	$352,654.42	$372,559.84	$393,221.21	$414,663.04									$3,927,330.63
SB 40 Sheltered Workshop	1.3303%	$5,781.22	$6,107.54	$6,446.25	$6,797.75									$64,382.47
City of Joplin	9.4515%	$41,075.57	$43,394.06	$45,800.60	$48,298.05									$457,437.45
TOTAL	100.0000%	**$434,593.58**	**$459,124.01**	**$484,586.05**	**$511,009.89**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$4,839,844.83**
ESTIMATED TAX COLLECTED BY LOCAL TAXING DISTRICTS		**$434,593.58**	**$459,124.01**	**$484,586.05**	**$511,009.89**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	$4,839,844.83
ANNUAL INCREASE IN PROPERTY TAXES-245% WITH TIF OVER EXHIBIT 10 PROJE		**$368,538.08**	**$393,068.51**	**$418,530.54**	**$444,954.38**									$3,849,012.28

ASSUMPTIONS-NO TIF ASSUMPTIONS-City Tax Levies not renewed by Voters

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF .25% IS NOT RENEW BY VOTERS IN 2021 & the CAPITAL IMPROVEMENT tax of .375% in 2025

YEARS		CURRENT	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
REDEVELOPMENT PROJECT AREA I ONLY		ANNUAL	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy
ACTIVATED TIF AREA		SALES	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.375%	2.375%	2.375%	2.000%
RPA 1	Projected Sales at 1% Annual Grow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 2	Projected Sales at 1% Annual Grow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 3	Projected Sales at 1% Annual Grow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 4	Projected Sales at 1% Annual Grow	$0	$500,000	$505,000	$510,050	$515,151	$520,302	$525,505	$530,760	$536,068	$541,428	$546,843	$552,311	$557,834
RPA 5	Projected Sales at 1% Annual Grow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 6	Projected Sales at 1% Annual Grow	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL SALES		**$0**	**$500,000**	**$505,000**	**$510,050**	**$515,151**	**$520,302**	**$525,505**	**$530,760**	**$536,068**	**$541,428**	**$546,843**	**$552,311**	**$557,834**

PROJECTED EATS WHICH THE TIF WILL CAPTURE (50% OF THE INCREASE OVER THE BASELINE)													
CITY OF JOPLIN	**NONE**	**INCREASE ONLY**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NEWTON COUNTY	**NONE**	**INCREASE ONLY**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
MAIN STREET CID	**NONE**	**INCREASE ONLY**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL CAPTURED BY TIF			**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

TOTAL SALES TAX REVENUE RETAINED BY THE TAXING DISTRICTS											
CITY OF JOPLIN	**1.75% TO 2.625%**	$13,256	$13,389	$13,523	$13,658	$13,795	$13,932	$14,072	$12,859	$12,988	$13,117	$11,157
NEWTON COUNTY	**1.125%**	$5,681	$5,738	$5,795	$5,853	$5,912	$5,971	$6,031	$6,091	$6,152	$6,213	$6,276
MAIN STREET CID	**NOT ACTIVATED**	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTAL RETAINED BY TAXING DISTRICTS		**$18,938**	**$19,127**	**$19,318**	**$19,511**	**$19,706**	**$19,904**	**$20,103**	**$18,950**	**$19,139**	**$19,331**	**$17,432**

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.375 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue without the renewal of the taxes.

ASSUMPTIONS-City Tax Levies not renewed by Voters

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF .25% IS NOT RENEW BY VOTERS IN 2022													CUMULATIVE
YEARS		**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**TOTALS**
REDEVELOPMENT PROJECT AREA I ONLY		City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	
ACTIVATED TIF AREA		2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	
RPA 1	Projected Sales at 1% Annual Growth	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 2	Projected Sales at 1% Annual Growth	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 3	Projected Sales at 1% Annual Growth	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 4	Projected Sales at 1% Annual Growth	$563,413	$569,047	$574,737	$580,484	$586,289	$592,152	$598,074	$604,054	$610,095	$616,196	$622,358	$628,582	$13,486,732
RPA 5	Projected Sales at 1% Annual Growth	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
RPA 6	Projected Sales at 1% Annual Growth	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
NET NEW SALES SUBJECT TO TIF		**$563,413**	**$569,047**	**$574,737**	**$580,484**	**$586,289**	**$592,152**	**$598,074**	**$604,054**	**$610,095**	**$616,196**	**$622,358**	**$628,582**	$13,486,732
														$0
PROJECTED EATS WHICH THE TIF WILL CAPTURE (50% OF THE INCREASE OVER THE BASELINE)														$0
CITY OF JOPLIN	**NONE**													$0
NEWTON COUNTY	**NONE**													$0
MAIN STREET CID	**NONE**													$0
TOTAL CAPTURED BY TIF		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$0
														$0
TOTAL SALES TAX REVENUE RETAINED BY THE TAXING DISTRICTS														$0
CITY OF JOPLIN	**1.75% TO 2.625%**	$11,268	$11,381	$11,495	$11,610	$11,726								$203,224
NEWTON COUNTY	**1.125%**	$6,338	$6,402	$6,466	$6,530	$6,596								$98,046
MAIN STREET CID	**NOT ACTIVATED**													$0
TOTAL RETAINED BY TAXING DISTRICTS		**$17,607**	**$17,783**	**$17,961**	**$18,140**	**$18,322**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$301,271
														$0

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.25 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue without the renewal of the taxes.

ASSUMPTIONS-TIF activated in 2015-no levy renewal by City Voters

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF .25% IS NOT RENEWED BY VOTERS IN 2021 & THE CAPITAL IMPROVEMENT TAX of .375% IN 2025.

YEARS		CURRENT	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
REDEVELOPMENT PROJECT AREA I ONLY	ANNUAL	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy
ACTIVATED TIF AREA	SALES	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.375%	2.375%	2.375%	2.000%
RPA 1	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$0	$7,700,000	$7,777,000	$7,854,770	$7,933,318	$8,012,651	$8,092,777	$8,173,705
RPA 2	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$14,343,300	$14,486,733	$14,631,600	$14,777,916	$14,925,695	$15,074,952	$15,225,702	$15,377,959	$15,531,739
RPA 3	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$11,800,000	$11,918,000	$12,037,180	$12,157,552	$12,279,127	$12,401,919	$12,525,938	$12,651,197
RPA 4	Projected Sales at 1% Annual Grov	$0	$500,000	$505,000	$510,050	$515,151	$520,302	$3,937,500	$3,976,875	$4,016,644	$4,056,810	$4,097,378	$4,138,352	$4,179,736
RPA 5	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$3,937,500	$3,976,875	$4,016,644	$4,056,810	$4,097,378	$4,138,352	$4,179,736	$4,221,533
RPA 6	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$22,140,000	$22,361,400	$22,585,014	$22,810,864	$23,038,973	$23,269,363	$23,502,056	$23,737,077	$23,974,447
LESS 2014 BASE LINE	Projected Baseline Gross Sales	$0	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000
NET NEW SALES SUBJECT TO TIF		**$0**	**$0**	**$5,000**	**$10,050**	**$36,498,451**	**$52,605,935**	**$64,248,989**	**$64,896,479**	**$65,550,444**	**$66,210,948**	**$66,878,058**	**$67,551,839**	**$68,232,357**

PROJECTED EATS WHICH THE TAXING DISTRICTS WILL RETAIN (BASELINE PLUS 50% OF INCREASE)

CITY OF JOPLIN	2.625% current levy	base plus 50% of increas	$13,191	$13,257	$492,167	$703,578	$856,393	$864,891	$873,475	$798,130	$806,052	$814,053	$692,324
NEWTON COUNTY	1.125% current levy	base plus 50% of increas	$5,653	$5,682	$210,929	$301,533	$367,026	$370,668	$374,346	$378,062	$381,814	$385,604	$389,432
MAIN STREET CID	1% projected levy	50% of increase	$0	$50	$182,492	$263,030	$321,245	$324,482	$327,752	$331,055	$334,390	$337,759	$341,162
TOTAL CAPTURED BY TIF			**$18,844**	**$18,989**	**$885,588**	**$1,268,141**	**$1,544,663**	**$1,560,041**	**$1,575,573**	**$1,507,246**	**$1,522,256**	**$1,537,416**	**$1,422,917**

PROJECTED EATS TO BE CAPTURE BY TIF (50% OF INCREASE)

CITY OF JOPLIN	2.625% CURRENT LEVY	$131	$132	$479,042	$690,453	$843,268	$851,766	$860,350	$744,873	$752,378	$759,958	$597,033
NEWTON COUNTY	1.125% CURRENT LEVY	$56	$57	$205,304	$295,908	$361,401	$365,043	$368,721	$372,437	$376,189	$379,979	$383,807
MAIN STREET CID	PROJECTED 1% LEVY IF ACTIVATED	$0	$50	$182,492	$263,030	$321,245	$324,482	$327,752	$331,055	$334,390	$337,759	$341,162
TOTAL RETAINED BY TAXING DISTRICTS		**$188**	**$239**	**$866,838**	**$1,249,391**	**$1,525,913**	**$1,541,291**	**$1,556,823**	**$1,448,364**	**$1,462,958**	**$1,477,696**	**$1,322,002**

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.375 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue without the renewal of the taxes.

SALES TAX REVENUE-WITH TIF-NO RENEWAL OF CITY LEVIES

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF .25% IS NOT RENEWED BY VOTERS IN 2021 & THE CAPITAL IMPROVEMENT TAX of .375% IN 2025.

YEARS		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	CUMULATIVE TOTALS
REDEVELOPMENT PROJECT AREA I ONLY		City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	
ACTIVATED TIF AREA		2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	
RPA 1	Projected Sales at 1% Annual Growth	$8,255,442	$8,337,997	$8,421,377	$8,505,590	$8,590,646	$8,676,553	$8,763,318	$8,850,951	$8,939,461	$9,028,856	$9,119,144	$9,210,336	$160,243,892
RPA 2	Projected Sales at 1% Annual Growth	$15,687,056	$15,843,927	$16,002,366	$16,162,389	$16,324,013	$16,487,253	$16,652,126	$16,818,647	$16,986,834	$17,156,702	$17,328,269	$17,501,552	$333,326,732
RPA 3	Projected Sales at 1% Annual Growth	$12,777,709	$12,905,486	$13,034,541	$13,164,886	$13,296,535	$13,429,501	$13,563,796	$13,699,434	$13,836,428	$13,974,792	$14,114,540	$14,255,686	$259,824,247
RPA 4	Projected Sales at 1% Annual Growth	$4,221,533	$4,263,748	$4,306,386	$4,349,450	$4,392,944	$4,436,874	$4,481,242	$4,526,055	$4,571,315	$4,617,028	$4,663,199	$4,709,831	$84,493,402
RPA 5	Projected Sales at 1% Annual Growth	$4,263,748	$4,306,386	$4,349,450	$4,392,944	$4,436,874	$4,481,242	$4,526,055	$4,571,315	$4,617,028	$4,663,199	$4,709,831	$4,756,929	$86,699,828
RPA 6	Projected Sales at 1% Annual Growth	$24,214,192	$24,456,334	$24,700,897	$24,947,906	$25,197,385	$25,449,359	$25,703,853	$25,960,891	$26,220,500	$26,482,705	$26,747,532	$27,015,007	$514,515,756
LESS 2014 BASE LINE S	Projected Baseline Gross Sales	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$12,000,000
NET NEW SALES SUBJECT TO TIF		**$68,919,680**	**$69,613,877**	**$70,315,016**	**$71,023,166**	**$71,738,398**	**$72,460,782**	**$73,190,390**	**$73,927,294**	**$74,671,567**	**$75,423,282**	**$76,182,515**	**$76,949,340**	$1,427,103,857
														$0
PROJECTED EATS WHICH THE TAXING DISTRICTS WILL RETAIN (BASELINE PLUS 50% OF INCREASE)														$0
CITY OF JOPLIN	**2.625% current levy** base plus 50%	$699,197	$706,139	$713,150	$720,232									$9,766,227
NEWTON COUNTY	**1.125% current levy** base plus 50%	$393,298	$397,203	$401,147	$405,130									$4,767,527
MAIN STREET CID	**1% projected levy** 50% of increas	$344,598	$348,069	$351,575	$355,116									$4,162,776
TOTAL CAPTURED BY TIF		**$1,437,093**	**$1,451,411**	**$1,465,872**	**$1,480,478**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$18,696,531
														$0
PROJECTED EATS TO BE CAPTURE BY TIF (50% OF INCREASE)														$0
CITY OF JOPLIN	**2.625% CURRENT LEVY**	$603,047	$609,121	$615,256	$621,453									$9,028,262
NEWTON COUNTY	**1.125% CURRENT LEVY**	$387,673	$391,578	$395,522	$399,505									$4,683,180
MAIN STREET CID	**1.125% CURRENT LEVY**	$344,598	$348,069	$351,575	$355,116									$4,162,776
TOTAL RETAINED BY TAXING DISTRICTS		**$1,335,319**	**$1,348,769**	**$1,362,353**	**$1,376,074**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$17,874,219
														$0

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.375 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue without the renewal of the taxes.

ASSUMPTIONS-TIF activated in 2015-levies renewal by City Voters

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF 1/4% IS RENEW BY VOTERS IN 2021 & THE TRANSPORTATION TAX IN 2025

YEARS		CURRENT	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
REDEVELOPMENT PROJECT AREA I ONLY	ANNUAL	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy
ACTIVATED TIF AREA	SALES	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%
RPA 1	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$0	$7,700,000	$7,777,000	$7,854,770	$7,933,318	$8,012,651	$8,092,777	$8,173,705
RPA 2	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$14,343,300	$14,486,733	$14,631,600	$14,777,916	$14,925,695	$15,074,952	$15,225,702	$15,377,959	$15,531,739
RPA 3	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$11,800,000	$11,918,000	$12,037,180	$12,157,552	$12,279,127	$12,401,919	$12,525,938	$12,651,197
RPA 4	Projected Sales at 1% Annual Grov	$0	$500,000	$505,000	$510,050	$515,151	$520,302	$3,937,500	$3,976,875	$4,016,644	$4,056,810	$4,097,378	$4,138,352	$4,179,736
RPA 5	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$0	$3,937,500	$3,976,875	$4,016,644	$4,056,810	$4,097,378	$4,138,352	$4,179,736	$4,221,533
RPA 6	Projected Sales at 1% Annual Grov	$0	$0	$0	$0	$22,140,000	$22,361,400	$22,585,014	$22,810,864	$23,038,973	$23,269,363	$23,502,056	$23,737,077	$23,974,447
LESS 2014 BASE LINE	Projected Baseline Gross Sales	$0	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000
NET NEW SALES SUBJECT TO TIF		**$0**	**$0**	**$5,000**	**$10,050**	**$36,498,451**	**$52,605,935**	**$64,248,989**	**$64,896,479**	**$65,550,444**	**$66,210,948**	**$66,878,058**	**$67,551,839**	**$68,232,357**

PROJECTED EATS WHICH THE TAXING DISTRICTS WILL RETAIN													
CITY OF JOPLIN	2.625% current levy	base plus 50% of increas	$13,125	$13,257	$492,167	$703,578	$856,393	$864,891	$873,475	$880,894	$889,650	$898,493	$907,425
NEWTON COUNTY	1.125% current levy	base plus 50% of increas	$5,625	$5,682	$210,929	$301,533	$367,026	$370,668	$374,346	$378,062	$381,814	$385,604	$389,432
MAIN STREET CID	1% projected levy	50% of increase 5% allowance for	$0	$2,423	$175,743	$252,253	$307,558	$310,633	$313,740	$316,877	$320,046	$323,246	$326,479
TOTAL CAPTURED BY TIF			**$18,750**	**$21,361**	**$878,839**	**$1,257,364**	**$1,530,976**	**$1,546,192**	**$1,561,560**	**$1,575,832**	**$1,591,509**	**$1,607,343**	**$1,623,335**

PROJECTED EATS TO BE CAPTURE BY TIF												
CITY OF JOPLIN	2.625% CURRENT LEVY	$131	$132	$479,042	$690,453	$843,268	$851,766	$860,350	$869,019	$877,775	$886,618	$895,550
NEWTON COUNTY	1.125% CURRENT LEVY	$56	$57	$205,304	$295,908	$361,401	$365,043	$368,721	$372,437	$376,189	$379,979	$383,807
MAIN STREET CID	1% projected levy	$0	$2,550	$184,992	$265,530	$323,745	$326,982	$330,252	$333,555	$336,890	$340,259	$343,662
TOTAL RETAINED BY TAXING DISTRICTS		**$188**	**$2,739**	**$869,338**	**$1,251,891**	**$1,528,413**	**$1,543,791**	**$1,559,323**	**$1,575,010**	**$1,590,854**	**$1,606,856**	**$1,623,018**

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.375 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue with the renewal of the taxes.

ASSUMPTIONS-TIF activated in 2015-levies renewal by City Voters

ASSUMPTIONS THAT THE CITY PARKS AND STORM WATER LEVY OF 1/4% IS RENEW BY VOTERS IN 2022

YEARS		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	TOTALS
REDEVELOPMENT PROJECT AREA I ONLY		City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	City Levy	
ACTIVATED TIF AREA		2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	2.625%	
RPA 1	Projected Sales at 1% Annual Growth	$8,255,442	$8,337,997	$8,421,377	$8,505,590	$8,590,646	$8,676,553	$8,763,318	$8,850,951	$8,939,461	$9,028,856	$9,119,144	$9,210,336	$97,655,273
RPA 2	Projected Sales at 1% Annual Growth	$15,687,056	$15,843,927	$16,002,366	$16,162,389	$16,324,013	$16,487,253	$16,652,126	$16,818,647	$16,986,834	$17,156,702	$17,328,269	$17,501,552	$214,395,348
RPA 3	Projected Sales at 1% Annual Growth	$12,777,709	$12,905,486	$13,034,541	$13,164,886	$13,296,535	$13,429,501	$13,563,796	$13,699,434	$13,836,428	$13,974,792	$14,114,540	$14,255,686	$162,950,071
RPA 4	Projected Sales at 1% Annual Growth	$4,221,533	$4,263,748	$4,306,386	$4,349,450	$4,392,944	$4,436,874	$4,481,242	$4,526,055	$4,571,315	$4,617,028	$4,663,199	$4,709,831	$52,487,858
RPA 5	Projected Sales at 1% Annual Growth	$4,263,748	$4,306,386	$4,349,450	$4,392,944	$4,436,874	$4,481,242	$4,526,055	$4,571,315	$4,617,028	$4,663,199	$4,709,831	$4,756,929	$54,374,229
RPA 6	Projected Sales at 1% Annual Growth	$24,214,192	$24,456,334	$24,700,897	$24,947,906	$25,197,385	$25,449,359	$25,703,853	$25,960,891	$26,220,500	$26,482,705	$26,747,532	$27,015,007	$330,935,908
LESS 2014 BASE LINE S	Projected Baseline Gross Sales	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$8,500,000
NET NEW SALES SUBJECT TO TIF		**$68,919,680**	**$69,613,877**	**$70,315,016**	**$71,023,166**	**$71,738,398**	**$72,460,782**	**$73,190,390**	**$73,927,294**	**$74,671,567**	**$75,423,282**	**$76,182,515**	**$76,949,340**	$904,298,688
														$0
PROJECTED EATS WHICH THE TAXING DISTRICTS WILL RETAIN														$0
CITY OF JOPLIN	**2.625% current levy** base plus 50%	$917,696	$926,807	$936,010	$945,304	$751,404								$11,870,568
NEWTON COUNTY	**1.125% current levy** base plus 50%	$393,298	$397,203	$401,147	$405,130	$322,030								$5,089,529
MAIN STREET CID	**1% projected levy**	$329,743	$333,041	$336,371	$339,735	$645,187	$729,608	$736,904	$744,273	$751,716	$759,233	$766,825	$538,964	$9,660,597
TOTAL CAPTURED BY TIF		**$1,640,737**	**$1,657,051**	**$1,673,528**	**$1,690,169**	**$1,718,622**	**$729,608**	**$736,904**	**$744,273**	**$751,716**	**$759,233**	**$766,825**	**$448,692**	$21,593,171
														$0
PROJECTED EATS TO BE CAPTURE BY TIF														$0
CITY OF JOPLIN	**2.625% CURRENT LEVY**	$904,571	$913,682	$922,885	$932,179	$203,287								$11,130,706
NEWTON COUNTY	**1.125% CURRENT LEVY**	$387,673	$391,578	$395,522	$399,505	$87,123								$4,770,303
MAIN STREET CID	1% projected levy	$347,098	$350,569	$354,075	$357,616	$77,197								$4,274,973
TOTAL RETAINED BY TAXING DISTRICTS		**$1,639,342**	**$1,655,830**	**$1,672,482**	**$1,689,300**	**$367,607**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	$20,175,983
														$0

City has two sales taxes that have sunset provisions. One is the storm water levy of $.25 in 2022 and the other is the capital improvement tax of $.375 in 2025. Voters renewed this tax in 2014 for ten years. Projections show revenue with the renewal of the taxes.

* The amount which is projected for the CID to retain is based on 50% of the total revenue, less operating cost, which is estimated to be 1.25%.

COMBINED TIF REVENUE AND OTHER REVENUE SOURCES
PROFORMA CASH FLOW OF REIMBURSABLE PROJECT COST

REVENUE SOURCES		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
PILOT'S (Property Tax)		$0.00	$346.20	$765,342.47	$955,613.81	$1,287,327.27	$1,311,665.91	$1,336,442.64	$1,361,665.35	$1,387,342.07	$1,413,480.97	$1,440,090.38
EAT'S (Sales Tax 50% of increase)	$0.00	$188.00	$2,739.00	$869,338.00	$1,251,891.00	$1,528,413.00	$1,543,791.00	$1,569,323.00	$1,575,010.00	$1,590,854.00	$1,606,856.00	$1,623,018.00
TOTAL TIF REVENUE	**$0.00**	**$188.00**	**$3,085.20**	**$1,634,680.47**	**$2,207,504.81**	**$2,815,740.27**	**$2,855,456.91**	**$2,905,765.64**	**$2,936,675.35**	**$2,978,196.07**	**$3,020,336.97**	**$3,063,108.38**
ADDITIONAL REVENUE-NON-TIF												
MAIN STREET CID 50% NOT CAPTURED BY TIF	$0.00	$0.00	$2,500.00	$184,992.00	$265,530.00	$323,745.00	$326,982.00	$330,252.00	$316,877.00	$320,046.00	$323,246.00	$326,479.00
TOTAL NON-TIF REVENUE	**$0.00**	**$0.00**	**$2,500.00**	**$184,992.00**	**$265,530.00**	**$323,745.00**	**$326,982.00**	**$330,252.00**	**$316,877.00**	**$320,046.00**	**$323,246.00**	**$326,479.00**
TOTAL REVENUE TO PAY PROJECT COST	**$0.00**	**$188.00**	**$5,585.20**	**$1,819,672.47**	**$2,473,034.81**	**$3,139,485.27**	**$3,182,438.91**	**$3,236,017.64**	**$3,253,552.35**	**$3,298,242.07**	**$3,343,582.97**	**$3,389,587.38**
100% OF REIMBURSABLE COST			RPA 2-6 COST & AREA COST	RPA 3-5 COST	RPA 1-4 COST							
REIMBURSABLE PROJECT COST	$0.00		$22,510,164	$5,397,222	$2,960,110							
ACCRUED INTEREST 5.5% 10 YEARS	$0.00	$0	$1,125,508	$1,181,504	$1,419,457	$1,514,784	$1,433,549	$1,346,104	$1,251,608	$1,151,511	$1,044,175	$929,204
LESS PAYMENTS	$0.00	$0	($5,585)	($1,819,672)	($2,473,035)	($3,139,485)	($3,182,439)	($3,236,018)	($3,253,552)	($3,298,242)	($3,343,583)	($3,389,587)
CUMULATIVE BALANCE	**$0.00**	**$0**	**$23,630,087**	**$28,389,141**	**$30,295,673**	**$28,670,971**	**$26,922,081**	**$25,032,168**	**$23,030,224**	**$20,883,493**	**$18,584,084**	**$16,123,701**

REVENUE SOURCES	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	CUM-TOTALS
PILOT'S (Property Tax)	$1,467,178.75	$1,494,754.71	$1,522,827.07	$1,551,404.57				$0.00	$0.00	$0.00	$0.00	$0.00	$17,295,482.17
EAT'S (Sales Tax 50% of increase)	$1,639,342.00	$1,655,830.00	$1,672,482.00	$1,689,300.00	$367,607.00			$0.00	$0.00	$0.00	$0.00	$0.00	$20,185,982.00
TOTAL TIF REVENUE	**$3,106,520.75**	**$3,150,584.71**	**$3,195,309.07**	**$3,240,704.57**	**$367,607.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$37,481,464.17**
ADDITIONAL REVENUE-NON-TIF													
MAIN STREET CID 50% NOT CAPTURED BY TIF	$323,743.00	$333,041.00	$336,371.00	$339,735.00	$629,474.00	$729,608.00	$736,904.08	$744,273.12	$751,715.85	$759,233.01	$766,825.34	$538,964.10	$9,710,536.51
TOTAL REVENUE TO REPAY PROJECT COST	**$323,743.00**	**$333,041.00**	**$336,371.00**	**$339,735.00**	**$629,474.00**	**$729,608.00**	**$736,904.08**	**$744,273.12**	**$751,715.85**	**$759,233.01**	**$766,825.34**	**$538,964.10**	**$9,710,536.51**
TOTAL REVENUE TO PAY PROJECT COST	**$3,430,263.75**	**$3,483,625.71**	**$3,531,680.07**	**$3,580,439.57**	**$997,081.00**	**$729,608.00**	**$736,904.08**	**$744,273.12**	**$751,715.85**	**$759,233.01**	**$766,825.34**	**$538,964.10**	**$47,192,000.68**
100% OF REIMBURSABLE COST													
REIMBURSABLE PROJECT COST													$30,867,496.00
ACCRUED INTEREST 5.65% 10 YRS	$910,989.12	$768,650.10	$615,253.98	$450,475.91	$273,632.96	$232,758.15	$204,686.13	$174,615.81	$126,044.40	$94,760.83	$61,537.22	$13,507.76	$16,324,316.68
LESS PAYMENTS	($3,430,263.75)	($3,483,625.71)	($3,531,680.07)	($3,580,439.57)	($997,081.00)	($729,608.00)	($736,904.08)	($744,273.12)	($751,715.85)	($759,233.01)	($766,825.34)	($538,964.10)	-$47,191,812.68
CUMULATIVE BALANCE	**$13,604,426.60**	**$10,889,450.99**	**$7,973,024.90**	**$4,843,061.24**	**$4,119,613.20**	**$3,622,763.34**	**$3,090,545.39**	**$2,520,888.09**	**$1,895,216.64**	**$1,230,744.46**	**$525,456.34**	**$0.00**	**$295,876,814.39**

This Impact Analysis was prepared to show the combined impact of both EAT's and PILOT's, total TIF revenue, and the additional 50% of CID revenue from within the Redevelopment Area. The revenue was taken from EXHIBIT 8 for property tax or PILOTs and EXHIBIT 11 for sales tax or EATs.
The impact reflects total cash flow of the TIF for both 100% of the Reimbursable Project cost plus interest based on cost reflected in Exhibit 3. CID is contributing the other 50% of their revenue, not captured by the TIF to pay project cost..

City of Joplin City Council Agenda Item

REQUESTED COUNCIL MEETING DATE: AUGUST 17, 2015

COUNCIL BILL 2015-524
ORIGINATING DEPARTMENT: FINANCE DEPARTMENT
ATTACHMENT: SOUTH MAIN COMMUNITY IMPROVEMENT DISTRICT PETITION, EXHIBIT "A"; SOUTH MAIN CID COOPERATIVE AGREEMENT, EXHIBIT "B"

Finance Director: Leslie Haase	**Date:**
Planning Director: Troy Bolander	**Date:**
City Attorney: Peter Edwards	**Date:**
City Manager: Sam Anselm	**Date:**

INTRODUCTION:
This Council Bill approves a Community Improvement District Petition for the South Main Development, as well as the Community Improvement District Cooperative Agreement.

DISCUSSION:
The South Main Developers submitted a petition to the City to form a community improvement district (CID) in order to supplement the TIF District for South Main. A CID is a commonly used financing tool to fund public improvements. The proposed district currently includes more than half the property contained within the South Main TIF District, primarily properties owned by the Developer and affiliate entities. It is the intention of the Developer to expand the boundaries of the District in the future to include additional properties in the TIF Redevelopment Area as they are acquired by the Developer. Currently, there aren't any existing businesses that will be affected by the imposition of this additional sales tax. The South Main TIF Plan included a CID as a component of the overall plan in order to finance the reimbursable portion of the infrastructure costs.

The petition proposes to add a 1% sales tax within the district to help fund the improvements listed as part of the TIF development. There will not be any debt issued through this CID; the improvements will be reimbursed as the sales taxes are collected. The petition proposes imposing the additional sales tax for up to thirty years or until the TIF and CID reimbursable costs are repaid, whichever occurs first. When a CID overlays a TIF District, fifty percent (50%) of the CID sales tax goes to the TIF and fifty percent (50%) goes to the CID. The entire purpose for this CID is to assist in reimbursing the extraordinary infrastructure costs of developing this site.

This District 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.

In addition to approving the CID Petition, this ordinance approves the CID Cooperative Agreement. The Cooperative Agreement sets forth the improvements in more detail than the CID Petition. It obligates the CID to commit the fifty percent (50%) of CID sales tax revenues not captured by the TIF to be used to help pay TIF and CID reimbursable projects costs. It also obligates the District and the Developer to petition the City in the future to add property to the boundaries of the CID District from time-to-time as the Developer acquires additional properties in the Redevelopment Area, so that boundaries of the CID District match those of the Redevelopment Area as closely as possible.

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

COUNCIL BILL NO. 2015-524 **ORDINANCE NO.**

AN ORDINANCE approving a Petition to Establish the South Main Street Community Improvement District, creating the South Main Street Community Improvement District, approving a Cooperative Agreement among the City of Joplin, Missouri, the South Main Street Community Improvement District, and RKS Development, LLC and authorizing the City Manager to execute the Agreement.

WHEREAS, Sections 67.1401 to 67.1571 RSMo (the "CID Act"), authorize the governing body of any city, upon presentation of a proper petition requesting the formation and after a public hearing, to adopt an ordinance establishing a community improvement district; and

WHEREAS, the City of Joplin, Missouri (the "City") is a charter city and a political subdivision of the State of Missouri, duly created, organized and existing under and by virtue of the Constitution and laws of the State of Missouri; and

WHEREAS, on July 17, 2015, property owners within the proposed community improvement district 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 community improvement district filed with the City Clerk a petition for the establishment of a community improvement district pursuant to the CID Act (the "Petition"), entitled the South Main Street Community Improvement District (the "District"), and said Petition recites the following facts:

(a) The legal description of the proposed District, including a map illustrating the district boundaries;

(b) The name of the proposed District;

(c) A notice that the signatures of the signers may not be withdrawn later than seven (7) days after the petition is filed with the City Clerk;

(d) A five year plan stating a description of the purposes of the proposed District, the services it will provide, the improvements it will make and an estimate of costs of these services and improvements to be incurred;

(e) A statement that the District will be a political subdivision governed by a five (5) member board appointed by the Mayor with the consent of the City Council;

(f) The total assessed value of all real property within the proposed District;

(g) That the Petitioners are seeking a determination that the proposed district is a blighted area;

(h) The proposed length of time for the existence of the District;

(i) The proposed method of financing for the District projects and services by implementation of

a District Sales Tax on all retail sales made within the District which are subject to taxation pursuant to Sections 144.010 to 144.525, RSMo, at a rate not to exceed one percent (1%), upon an affirmative vote of the qualified voters of the District and in accordance with the CID Act;

(j) That the proposed District will have no power to submit a real property tax to the qualified voters for approval;

(k) That the proposed District will have no power to submit a special assessment to the qualified voters for approval;

(l) The limitations, if any, on the borrowing capacity of the District, the limitations, if any, on the revenue generated by the District, and any other limitations on the powers of the District; and

(m) Requesting that the District be established; and

WHEREAS, the City Clerk verified that the Petition substantially complies with the CID Act, submitted the verified Petition to the City Council and set a public hearing with all proper notice being given in accordance with the CID Act or other applicable law; and

WHEREAS, none of the signatures of the signers of the Petition were withdrawn within seven (7) days after the Petition was filed with the City Clerk; and

WHEREAS, all the real property included in the District is entirely located within the City of Joplin; and

WHEREAS, the District is being formed to assist in funding reimbursable project costs associated with the implementation of the South Main Street Tax Increment Financing Plan and Projects, approved by the City Council pursuant to Ordinance No. 2015-____ (the "Redevelopment Plan"), including reimbursable project costs incurred by the designated developer of the Redevelopment Projects of the Redevelopment Plan, RKS Development, LLC (the "Developer"); and

WHEREAS, the City, the District, and the Developer have reached agreement on the terms of a Cooperative Agreement between the parties defining and stating their respective rights, duties, and obligations; and

WHEREAS, on August 17, 2015, the City Council held a public hearing at which all persons interested in the formation of the District were allowed an opportunity to speak; and

WHEREAS, the City Council having considered the evidence and testimony given at the public hearing, desires to approve the Petition, establish the District, and make such other findings as necessary and to approve the Cooperative Agreement and authorize the City Manager to execute it.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, as follows:

Section 1. All terms used in this Ordinance shall be construed as defined in the CID Act and the Petition.

Section 2. The City Clerk has verified the Petition substantially complies with all submission requirements of the CID Act.

Section 3. The District is hereby approved and shall be established within the City as a political subdivision of the State of Missouri, as provided in the Petition, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference. The District includes the contiguous tracts of real estate as described and shown in the attached Petition.

Section 4. As set forth in the Petition, the District shall be governed by a board of directors consisting of five (5) members, appointed by the Mayor with the consent of the City Council in accordance with Section 67.1451.5 of the CID Act. The initial Board of Directors and their terms are as follows:

Deanna Caviness	2 years
Sherry Spriggs	2 years
Rodney Spriggs	4 years
Steve Wilcox	2 years
Ken Caviness	4 years

Section 5. The District's Board of Directors shall have the authority to impose a sales tax as set forth in the Petition and in conformance with the CID Act.

Section 6. The District shall have and possess without limitation such powers authorized under the CID Act and as set forth or otherwise limited in the Petition and this Ordinance.

Section 7. The District shall have no power to issue CID Obligations unless it submits any proposed Obligations to the City for review and obtains the approval of the City Council.

Section 8. The District shall have no power to undertake the provision of District services as authorized in Section 67.1461 RSMo, without first obtaining the approval of the City Council.

Section 9. The maximum length of time for the existence of the District shall be until the earlier of: (a) thirty (30) years from the date of this Ordinance; or (b) at such time as (i) the District Project has been completed and all District Reimbursable Project Costs and related Financing Costs to be funded with District Revenues have been reimbursed, and (iii) all costs included in the budget included in Exhibit C of the Petition attached hereto that are eligible to be reimbursed with CID Sales Tax Revenue have been reimbursed.

Section 10. Pursuant to Section 67.1401.2(3)(b) RSMo, the City Council has found and declared that the area described in the Petition is a blighted area pursuant to Sections 99.800 to 99.865 RSMo (pursuant to the South Main Street Tax Increment Financing Plan approved by Ordinance No. 2015-____).

Section 11. The City Clerk is hereby directed to prepare and file with the Missouri Department of Economic Development (the "Department") the report specified in Section 67.1421.6 of the CID Act, substantially in the form provided by the Department.

Section 12. That the Cooperative Agreement among the City of Joplin, Missouri, the South Main Street Community Improvement District, and RKS Development, LLC, attached hereto as Exhibit B, is hereby approved and the City Manager is authorized to execute said Cooperative Agreement on behalf of the City.

Section 13. The City Manager, City Clerk and any other appropriate City officials are hereby authorized to take any action as may be deemed necessary or convenient to carry out and comply with the intent of this Ordinance and to execute and deliver for and on behalf of the City all certificates, instruments or other documents as may be necessary, desirable, convenient or proper to perform all matters herein authorized.

Section 14. It is hereby declared to be the intention of the City Council that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof and that the City Council intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part, section or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accord with the legislative intent.

Section15. This ordinance shall be in full force and effect from and after its passage and approval by the Mayor and City Council.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of

_____, 2015.

_____
Michael L. Seibert, Mayor

ATTEST:

_____
Barbara L. Hogelin, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney

PETITION FOR CREATION

OF A

COMMUNITY IMPROVEMENT DISTRICT

UNDER MISSOURI REVISED STATUTES 67.1401 TO 67.1571 AS AMENDED

PETITION SUBMITTED TO: City of Joplin, Missouri

DATE OF PETITION: July 1, 2015

NAME OF THE PROPOSED DISTRICT: South Main Street Community Improvement District

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Comes now the recorded owners of more than 50% of the property owners and 50% of the total assessed value of all real property within the proposed Community Improvement District requesting the establishment of a Community Improvement District as allowed under Missouri Revised Statutes 67.1401 to 67.1571, as amended.

The Petition request that the City Clerk of Joplin, Missouri, review said petition to certify that it complies with the requirements of subsection 2 of Missouri Revised Statute 67.1421 and contains all required information.

The Petition request that City Council of Joplin, Missouri hold a public hearing in accordance with Missouri Revised Statute 67.1431 to receive public comments concerning the Petition.

The Petition request that upon the conclusion of the required public hearing that an Ordinance be adopted establishing the South Main Street Community Improvement District as a political subdivision granting it the powers as provided for under Missouri Revised Statutes 67.1401 to 67.1571, as amended and other such powers as stated and requested within the Petition.

REQUIRED COMPONENTS OF THE PETITION:

1. **THE LEGAL DESCRIPTION OF THE PROPOSED DISTRICT:** Attached as ***Exhibit A*** of this Petition. All real property is contiguous as required under RSMo 67.1411. A map of the proposed District boundaries is attached as ***Exhibit B.***

2. **THE NAME OF THE PROPOSED DISTRICT:** South Main Street Community Improvement District.

3. **NOTICE THAT SIGNATURES OF THE SIGNERS MAY NOT WITHDRAW THEIR SIGNATURE LATER THAN SEVEN DAYS AFTER THE PETITION IS FILED WITH THE COUNTY CLERK:** See statement on signature page of Petition.

4. **A FIVE-YEAR PLAN FOR THE DISTRICT:** Attached as ***Exhibit C*** of this Petition.

5. **STATEMENT OF THE TYPE STRUCTURE THE DISTRICT WILL BE FORMED:** The District shall be formed as a political subdivision under RSMo Sections 67.1401 to 67.1571, as amended.

6. **GOVERNING BOARD OF DIRECTORS:** The District shall be governed by a board of directors appointed by the Mayor with the consent of the City Council of Joplin, Missouri as provided under Missouri Revised Statutes 67.1451, as amended. The terms of the members of the District's board of directors shall be as follow:

   a. Of the initial appointed directors named below, one-half shall be appointed to serve for a two-year term, and one-half shall be appointed to serve for the term of four years, and if an odd number of directors are appointed, the last person appointed shall serve for a two-year term; provided that each director shall serve until such director's successor is appointed. Successor directors shall be appointed in the same manner as the initial directors and shall serve for a term of four years.

7. **NUMBER OF DIRECTORS:** The number of directors shall be five, serving four-year staggered terms except as provided below for the initial members of the board of directors. The directors shall be at least eighteen years of age; and either an owner as defined in RSMo 67.1401, of real property or of a business operating within the District or a registered voter residing within the district. In accordance with Section 67.1451 paragraph 2, sub paragraph (3) of the Missouri Revised Statutes; "If there are fewer than five owners of real property located within a district, the board may be composed of up to five legally authorized representatives of any of the owners of real property located within the district."; The initial board of directors, composed of five legal representatives of the petitioners are herein proposed.

DIRECTOR	**TERM**
a. Deanna Caviness	Two-Year Term
b. Sherry Spriggs	Two-Year Term
c. Rodney Spriggs	Four-Year Term
d. Steve Wilcox	Two-Year Term
e. Ken Caviness	Four-Year Term

8. **TOTAL ASSESSED VALUE OF ALL REAL PROPERTY OF THE DISTRICT:** See Exhibit A for legal descriptions. **$384,020.**

9. SEEKING BLIGHTED STATUS: The Petitioners are seeking a blighting status for the district. (**See Blight Study Exhibit D)**

10. **PROPOSED LENGTH OF TIME FOR THE EXISTENCE OF THE DISTRICT;** The Petitioners herein request that the number of years be thirty years from the adoption of the Ordinance approving this Petition as provided in RSMo. 67.1481.

11. **MAXIMUM SALES TAX RATE TO BE IMPOSED:** The Petitioners herein request that a maximum one-percent (1%) sales and use tax be imposed on all retail sales made within the District which are subject to taxation pursuant to sections 144.010 to 144.525, RSMo, except sales of motor vehicles, trailers, boats or outboard motors and sales to public utilities, subject to approval by the qualified voters of the District.

12. **MAXIMUM RATE OF REAL PROPERTY TAXES:** No property tax is proposed to be imposed by District.

13. **MAXIMUM RATE OF SPECIAL ASSESSMENTS AND METHOD OF ASSESSMENTS:** None.

14. **DISTRICT FUND TO BE ESTABLISHED:** The Petitioners will establish funds and accounts with a depository bank or trust company designated to receive any and all revenue and pay all expenses of the District and to disburse them in accordance of the actions and directions of the South Main Street Community Improvement District Board of Directors.

15. **LIMITATIONS ON BORROWING CAPACITY OF DISTRICT:** The District will have no preset borrowing limitations prescribed by this petition.

16. **LIMITATIONS ON REVENUE OF DISTRICT:** The District shall not be limited in the amounts or type of revenue, except as allowed by RSMo 67.1401 to 67.1571 as amended.

17. **OTHER LIMITATIONS**: No other limitations are herein requested by this Petition.

    The Petitioners herein request that the City Council of the City of Joplin, Missouri authorize the creation of the South Main Street Community Improvement District as herein requested and grant it the powers and authority as provided for under Missouri Revised Statutes 67.1401 to 67.1571 as amended and as provided in this Petition.

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PETITION EXECUTED BY ALL PROPERTY OWNERS-SIGNATURES FOLLOWS THIS PAGE

PETITIONERS:

RKS Development, LLC

202 East 32nd Street

Joplin, MO 64804

Legal Description and Map of property owned attached as Exhibit A of the Petition:
Rodney Spriggs, the Managing Member of RKS Development, LLC, the recorded owner of the herein described property within the proposed South Main Street Community Improvement District do hereby submit this Petition to the City Council of Joplin, Missouri for consideration as requested. I further understand that I may not withdraw my signature from this Petition for any reason after the seventh day after it has been submitted to the City Clerk.
By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this document on behalf of the recorded owner of property describe herein.

SIGNATURE:_____
DATE:_____

PARCEL #	ACRES	OWNERSHIP	ASSESSED VALUE	Use-Class
56023002006006000	2.4	RKS DEVELOPMENT, LLC	$85,470	Vacant-Com
56023002006007000	2.39	RKS DEVELOPMENT, LLC	$91,170	Vacant-Com
56023002007012000	7.8	RKS DEVELOPMENT, LLC	$9,840	Vacant-Res
56023002006008000	1.2	RKS DEVELOPMENT, LLC	$5,890	Vacant-Com
56023003002005000	1.11	RKS DEVELOPMENT, LLC	$5,850	Vacant-Com
56023003002006000	0.422	RKS DEVELOPMENT, LLC	$31,230	Vacant-Com
56023003002006000	0.548	RKS DEVELOPMENT, LLC	$2,770	Vacant-Com
55022004003007000	0.425	RKS DEVELOPMENT, LLC	$16,800	Vacant-Com
55022004003008000	0.51	RKS DEVELOPMENT, LLC	$3,550	Vacant-Res
55022004003009000	0.212	RKS DEVELOPMENT, LLC	$1,480	Vacant-Res
55022004003002000	2.7	RKS DEVELOPMENT, LLC	$3,410	Vacant-Res
55022004005002000	17.77	RKS DEVELOPMENT, LLC	$8,280	Vacant-Res
55022001033001000	1.51	RKS DEVELOPMENT, LLC	$1,290	Vacant-Res
55022004003001000	0.425	RKS DEVELOPMENT, LLC	$13,640	Vacant-Res
55022004001001000	1.7	RKS DEVELOPMENT, LLC	$4,100	Vacant-Res
55022004002002000	0.48	RKS DEVELOPMENT, LLC	$1,960	Vacant-Res
TOTALS	**41.6**		**$286,730**	

STATE OF MISSOURI)
)SS.
COUNTY OF_____)

Before me personally appeared Rodney Spriggs, to me personally known to be the individual described in and executed the foregoing instrument, and possessing such documentation as to demonstrate his legal authority to execute this document on behalf of the owner of the real property described within this Petition.
WITNESS my hand and official seal this _____day of _____, 2015

Notary Public_____ Commission Expires _____

PETITIONERS:

RKS Development III, LLC
202 East 32nd Street
Joplin, MO 64804

Legal Description and Map of property owned attached as Exhibit A of the Petition:
Rodney Spriggs, the Managing Member of RKS Development III, LLC, the recorded owner of the herein described property within the proposed South Main Street Community Improvement District do hereby submit this Petition to the City Council of Joplin, Missouri for consideration as requested. I further understand that I may not withdraw my signature from this Petition for any reason after the seventh day after it has been submitted to the City Clerk.
By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this document on behalf of the recorded owner of property describe herein.

SIGNATURE:_____
DATE:_____
_____

PARCEL #	ACRES	OWNERSHIP	ASSESSED VALUE	USE-CLASS
055022004003004000	0.814	RKS DEVELOPMENT III, LLC	$10,680	Vacant-Res

STATE OF MISSOURI)
)SS.
COUNTY OF_____)

Before me personally appeared Rodney Spriggs, to me personally known to be the individual described in and executed the foregoing instrument, and possessing such documentation as to demonstrate his legal authority to execute this document on behalf of the owner of the real property described within this Petition.

WITNESS my hand and official seal this _____day of _____, 2015

Notary Public_____ Commission Expires _____

PETITIONERS:

RKS Development IV, LLC
202 East 32nd Street
Joplin, MO 64804

Legal Description and Map of property owned attached as Exhibit A of the Petition:
Rodney Spriggs, the Managing Member of RKS Development IV, LLC, the recorded owner of the herein described property within the proposed South Main Street Community Improvement District do hereby submit this Petition to the City Council of Joplin, Missouri for consideration as requested. I further understand that I may not withdraw my signature from this Petition for any reason after the seventh day after it has been submitted to the City Clerk.
By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this document on behalf of the recorded owner of property describe herein.

SIGNATURE:_____
DATE:_____
_____

PARCEL #	ACRES	OWNERSHIP	ASSESSED VALUE	USE-CLASS
056023003011002000	1.080	RKS DEVELOPMENT IV, LLC	$58,200-C	Vacant/Com

STATE OF MISSOURI)
)SS.
COUNTY OF_____)

Before me personally appeared Rodney Spriggs, to me personally known to be the individual described in and executed the foregoing instrument, and possessing such documentation as to demonstrate his legal authority to execute this document on behalf of the owner of the real property described within this Petition.

WITNESS my hand and official seal this _____day of _____, 2015

Notary Public_____ Commission Expires _____

SUMMARY OF PROPERTY OWNERS SIGNING PETITION

PROPERTY OWNER	ACRES	ASSESSED VALUE	SIGNED
RKS DEVELOPMENT, LLC	41.6	$286,730	YES
RKS DEVELOPMENT III, LLC	0.814	$10,680	YES
RKS DEVELOPMENT IV, LLC	1.080	$58,200	YES
JAMES L. POTTER	2.507	$20,550	NO
RAINBOW DEVELOPMENT ONE, LLC	1.00	$7,860	NO
TOTAL	**47.001**	**$384,020**	

Percentage of property owners signing petition: 60%
Percentage of total assessed value of property owners signing petition: 92.6%

EXHIBIT A
LEGAL DESCRIPTIONS AND MAP OF PROPOSED SOUTH MAIN STREET COMMUNITY IMPROVEMENT DISTRICT

LEGAL DESCRIPTIONS AND OWNERSHIP OF EACH PARCEL WITHIN THE SOUTH MAIN STREET COMMUNITY IMPROVEMENT DISTRICT

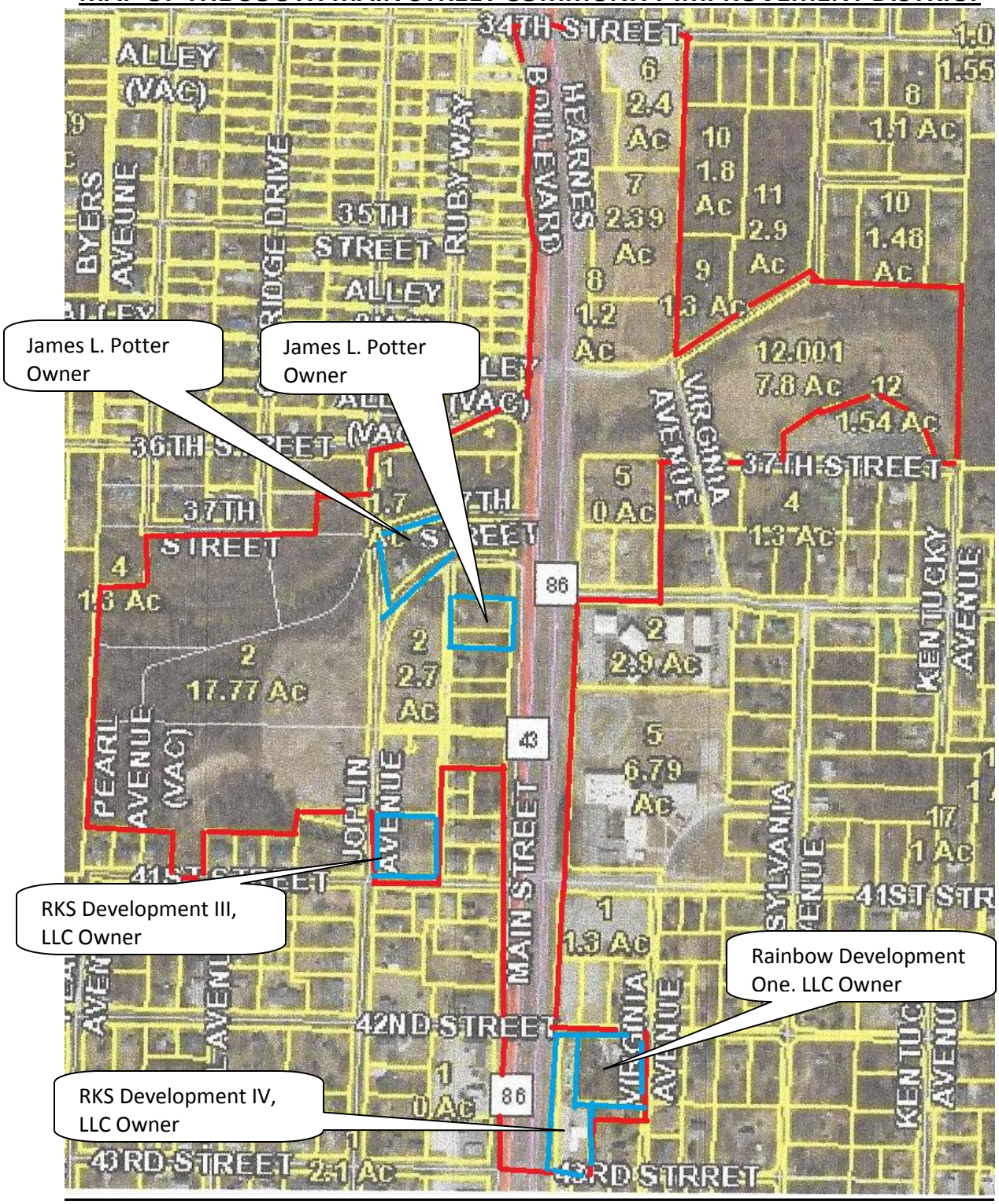
FOLLOWING IS A LISTING OF THE OWNERS, ADDRESSES, NEWTON COUNTY TAX PARCEL NUMBER, CURRENT ASSESSED VALUE, ESTIMATED ACRES OF EACH PARCEL, CLASSIFICATION FOR TAXING PURPOSES, AND THE CURRENT USE AS PER THE NEWTON COUNTY ASSESSOR'S RECORDS. ESTIMATED ACRES MAY NOT MATCH THE ESTIMATED ACRES ASSIGNED TO EACH PARCEL BY THE NEWTON COUNTY ASSESSOR, ESTIMATES WERE MADE FROM CURRENT SURVEYS, NOT OF PUBLIC RECORD.

056023002006006000	2.400	RKS DEVELOPMENT, LLC	$85,470	Vacant-COM
Legal Description:		MODOC ACRES: LOTS 6 & 7 EX N 10' & S 150' OF N 160' OF E 50' LOT 5	BOOK PAGE	0361 06840
056023002006007000	2.390	RKS DEVELOPMENT, LLC	$91,170	Vacant-COM
Legal Description:		MODOC ACRES: E 260' LOTS 8-9-10 & 11	BOOK PAGE	0361 07848
056023002007012001	7.800	RKS DEVELOPMENT MODOC ACRES: LOTS 15-16-17-18-31-32-33-34-35-36- 37 & 38 EX N 300' LOTS 31-32-33 & 34 ETC	$9,840	Vacant-RES
Legal Description:			BOOK PAGE	0362 07379
Address:		202 E. 32ND JOPLIN, MO 64804		
056023002006008000	1.200	RKS DEVELOPMENT, LLC & DANIEL ALLGE	$5.890	Vacant-COM
Address:		202 E. 32ND JOPLIN, MO 64804		
Legal Description:		MODOC ACRES: LOTS 12 & 13 EX W 140'	BOOK PAGE	0361 08862
056023003002005000	1.110	RKS DEVELOPMENT, LLC	$5,850	Vacant-COM
Legal Description:		PT NW1/4 SW1/4 BEG 246.21' E NW COR E 409.92' S 208.71' W 409.92' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB S 14* E 92.55' W 169.90' W 90' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	BOOK PAGE	0362 02326
056023003002006001	0.422	RKS DEVELOPMENT, LLC	$31,230	Vacant-COM
Legal Description:		PT NW1/4 SW1/4 BEG 208.71' S & 171.29' E NW SEC COR E 100' S 183.71' W 100' N 183.71' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY.	BOOK PAGE	0362 02327

056023003002006002	0.548	RKS DEVELOPMENT, LLC	$2,770	Vacant-COM
Legal Description:		W 129.83' OF: BEG 208.71' S & 271.29' E NW COR SW1/4 S 183.71' E 329.83' N 183. 71' W 329.83' TO POB	BOOK PAGE	0362 02327
Address:		202 E. 32ND JOPLIN, MO 64804		
055022004003007000	0.425	RKS DEVELOPMENT, LLC	$16,800	1950-COM
Legal Description:		M-10 PT NE1/4 SE1/4 BEG 30' W & 400.6' SSE COR W 185' ETC A/K/A LOTS 464 & 473 FREEMAN GROVE 5 UNRECORDED ETC OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04585
055022004003008000	0.510	RKS DEVELOPMENT, LLC	$3,550	Vacant-RES
Legal Description:		LOTS 454 & 463	BOOK PAGE	0362 04585
055022004003009000	0.212	RKS DEVELOPMENT , LLC	$1,480	1928-RES
Legal Description:		FREEMAN GROVE 5: LOT 453, 444 & 445	BOOK PAGE	0362 04585
055022004003002000	2.700	RKS DEVELOPMENT, LLC	$3,410	Vacant-RES
Legal Description:		PT NE & SE1/4 BEING LOTS 432-433-436-437-440- 443-446-452-455-462 465-472-475-482 & 485 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04582
055022004005002000	17.770	RKS DEVELOPMENT, LLC	$8,280	Vacant-RES
Legal Description:		FREEMAN GROVE 5: LOTS 388-389-390-391-392-393 394-398-399-400-401-402-403-404-416-417-418-419-420 - 441-442-447-448-449-450-451-456-457-458-459-460-461-466-467-468-469-470-471-476-455-478-479-480-481-487-488-489-490- 491-492-493 & PT LOTS 486-498-499	BOOK PAGE	0362 04582
055022001033001000	1.510	RKS DEVELOPMENT, LLC	$1,290	Vacant-RES
Legal Description:		FREEMAN GROVE 4: LOT A-425 LY E OF ST	BOOK PAGE	0362 04582
055022004003001000	0.425	RKS DEVELOPMENT, LLC	$13,640	1940-RES
Legal Description:		N1/2 M-8 PT NE1/4 SE1/4 BEING LOTS 431 & 434 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04780
055022004001001000	1.700	RKS DEVELOPMENT LLC	$4,100	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOTS 422-423-424-426-427 & 428 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04582

055022004002002000	0.448	RKS DEVELOPMENT, LLC	$1,960	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOTS 429 & 430 FREEMAN GROVE 5 UNRECORDED	BOOK	0362
			PAGE	04582
Address:		202 E. 32ND JOPLIN, MO 64804		
056023003011002000	1.080	RKS DEVELOPMENT IV, LLC	$58,200-C	1986-COM
Address:				
Legal Description:		East 62' of Lots 18 & 19 and the West 52' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK	328
			PAGE	02165
055022004003004000	0.814	RKS DEVELOPMENT III, LLC	$10,680	1950-RES
Legal Description:		M-14 PT NE1/4 SE1/4 BEING LOTS 494-497-506 & 509 FREEMAN GROVE 5 UNRECORDED	BOOK	285
			PAGE	00399
055022004003009001	0.212	POTTER, JAMES L.	$1,480	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOT 439 FREEMAN GROVE 5 UNRECORDED	BOOK	351
			PAGE	12099
055022004003010000	0.425	POTTER, JAMES L.	$10,330	1940-RES
Legal Description:		S1/2 M-8 PT NE1/4 SE1/4 LOTS 435 & 438 FREEMAN GROVE 5 UNRECORDED	BOOK	351
			PAGE	12099
Address:		3806 S. MAIN JOPLIN, MO 64804		
055022004002010000	1.87	POTTER, JAMES L.	$8,740	1932-RES
		PT NE1/4 SE1/4 LOT 421 FREEMAN GROVE 5 UNRECORDED		
Legal Description:				
Address:		127 West 38th Street 3806 S. MAIN JOPLIN, MO 64804		
0560230030110010000	1.000	Rainbow Development One, LLC	$7,860-R	1936-RES
Address:		118 East 42nd Street JOPLIN, MO 64804		
Legal Description:		Lot 1,2,3 of Hughes Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK	358
			PAGE	09788

MAP OF THE SOUTH MAIN STREET COMMUNITY IMPROVEMENT DISTRICT



DISTRICT IS COMPOSED OF 47 ACRES WITH FIVE PROPERTY OWNERS FOUR OF THE PROPERTY OWNERS ARE IDENTIFIED ABOVE OWNING 5.4 OF THE TOTAL ACRES. ALL OTHER LAND IS OWNED BY RKS DEVELOPMENT, LLC. THE DISTRICT ALSO INCLUDES ALL PUBLIC RIGHT OF WAY ADJOINING THE PROPERTY DESCRIBED

EXHIBIT C
FIVE-YEAR PLAN OF THE SOUTH MAIN STREET COMMUNITY IMPROVEMENT DISTRICT

OBJECTIVES AND PURPOSE OF DISTRICT:

The District is being formed to assist in providing funds for making various public improvements, mitigation of the blue line stream areas within the District and removal of various blighted conditions within the District, which has hindered, and continues to hinder the growth and development of the District. In conjunction with the creation of the District is the creation of the South Main Street Redevelopment Area, also known as the South Main Street Tax Increment Finance (TIF) District. The City of Joplin has created the TIF District to assist in the funding of redevelopment cost within the District. The CID will contribute 100% of the revenue of the District to fund approved redevelopment cost. No all of the South Main Street TIF is within the proposed South Main Street CID, but it is anticipated that as, and if, the Developer acquires additional property, the CID will be amended to include the additional property and will match the boundaries of the South Main Street TIF District.

PUBLIC IMPROVEMENTS TO BE FUNDED BY DISTRICT:

The District will be responsible for the funding of all public infrastructure cost for the entire development, which will include all utilities installation, streets, sidewalks, alleys, bridges, ramps, tunnels, overpasses and underpasses, traffic signs and signals, drainage, water, storm and sewer systems, and other site improvements such as; parking lots, garages, lades, dams and waterways, streetscape, lighting, benches or other seating furniture, trash receptacles, marquees, awnings, canopies, walls, barriers, telephone and information booths, bus stop and other shelters, rest rooms, kiosks, paintings, murals, display cases, sculptures, fountains, parks, trails, lawns, trees, and any other landscape, pedestrian or shopping malls and plazas, and any other useful, necessary, or desired improvement to the District as allowed by Section 67.1401 to 67.1571 of RSMo, as amended.

ESTIMATED COST OF IMPROVEMENTS: FOLLOWING IS THE BUDGET AS PROPOSED WITHIN THE SOUTH MAIN STREET TIF, WHICH THE CID WILL CONTRIBUTE 100% OF ITS REVENUE TO ASSIST IN FUNDING THE COST. IT IS PROPOSED THAT THE CID WILL ENTER INTO AN AGREEMENT WITH THE CITY AND RECEIVE THE TIF FUNDS AND ENTER INTO SUBSEQUENT AGREEMENTS FOR ALL IMPROVEMENTS WITH THE DEVELOPER,-RKS DEVELOPMENT, LLC

DESCRIPTION	TOTAL ALL PROJECT COSTS	TIF REIMBURSABLE COSTS	CID COST
PROPERTY ACQUISITION			
PRIMARY SITE COST 83 Acres	$19,886,713	$3,200,000	
SUB-TOTAL	**$19,886,713**	**$3,200,000**	
LAND PREPARATION			
DEMOLITION & UTILITY REMOVAL	$759,100	$759,100	
EXTRAORDINARY SITE COSTS-IMPORT FILL	$9,462,479	$9,462,479	
SUB-TOTAL	**$10,221,579**	**$10,221,579**	
CONSTRUCTION COSTS			
RPA-1 BUILDINGS	$8,085,000		
RPA-1 SITE PREP-SITE IMPROVEMENTS	$595,204		
RPA-2 BUILDINGS	$43,245,930		
RPA-2 SITE PREP-SITE IMPROVEMENTS	$2,780,718		
RPA-3 BUILDINGS	$16,275,000		
RPA-3 SITE PREP-SITE IMPROVEMENTS	$1,190,408		
RPA-4 BUILDINGS	$3,675,000		
RPA-4 SITE PREP-SITE IMPROVEMENTS	$453,046		
RPA-5 BUILDINGS	$4,305,000		
RPA-5 SITE PREP-SITE IMPROVEMENTS	$432,276		
RPA-6 BUILDINGS	$24,777,000		
RPA-6 SITE PREP-SITE IMPROVEMENTS	$2,953,586		
MARKETING COST	**$14,588,032**		
SUB-TOTAL	**$123,356,200**		
PROFESSIONAL FEES			
ARCHITECTURAL & ENGINEERING	$800,000	$800,000	
LEGAL & PROFESSIONAL	$275,000	$275,000	
SUB-TOTAL	**$1,075,000**	**$1,075,000**	
TOTAL PRIVATE-BLIGHT COSTS	**$154,539,492**	**$14,496,579**	
PUBLIC IMPROVEMENTS			
UTILITY INSTALLATION	$2,949,512	$2,949,512	
STREET IMPROVEMENTS/APPROACHES/CURB	$7,553,294	$7,553,294	
SCHOOL PARKING LOT	$770,500	$770,500	
MITIGATION COST	$3,860,000	$3,860,000	
STORM WATER CONTROL	$700,000	$700,000	
SUB-TOTAL	**$15,833,306**	**$15,833,306**	
TOTAL ALL HARD COST	**$170,372,798**	**$30,329,885**	
CONTINGENCY	**$3,757,634**	**$537,610**	
TOTAL HARD COST WITH CONTINGENCY	**$174,130,432**	**$30,867,495**	
TOTAL FINANCING COSTS	**$56,199,621**	**$7,151,579**	**$9,149,469**
GRAND TOTAL	**$230,330,053**	**$37,481,464**	**$9,149,469**
PERCENTAGES	100%	16%	3.97%
CID FUNDING OF COST		$9,601,356	$9,149,469
LOCAL TAXING DISTRICTS PORTION		$27,880,108	
PERCENTAGES		12.10%	

The South Main Street CID, which is a special taxing district established only within the Redevelopment Area, collects a 1% additional tax.
The South Mains Street CID will continue to operate to pay any unpaid balance after the TIF, or pay the cost above the Maximum TIF Budget of $37,481,464

CID payments will not affect any other taxing district. Estimated CID will run for an additional 7 years to pay this amount.

REVENUE GENERATION:

SALES TAX: The District has proposed a one-percent (1%) sales tax on all retail sales within the District, subject to voter approval, to be collected to fund, or assist in the funding of the above-proposed public improvements.

TIF REVENUE: It is proposed that the District will enter into a Development Agreement with the City of Joplin, as provided under Section 67.1491.4 of the CID Act, which states "The municipality, any land clearance for redevelopment authority, port authority, tax increment financing commission, industrial development authority or planned industrial expansion authority of the municipality may, pursuant to a cooperative agreement with a district, issue obligations and loan the proceeds of such obligations to the district for the purpose of carrying out the powers, duties or purposes of the district. ". I this case the project will be a "pay as you go" agreement, thus no loan proceeds would be advanced, just an agreement to pay the TIF Revenue proceeds, as collected, to the CID and the CID will agree to carryout making the improvements, thorough a Development Agreement with the Developer, RKS Development, LLC.

FINANCING PLAN:

It is anticipated that revenues will not be sufficient upon creation of the District to fund all of the proposed improvements. It is proposed that the CID will enter into a Development Agreement with the Company selected by the TIF to fund to make the initial public improvements and enter into a financing/development agreement with the District to reimburse the owners as funds are available with interest or to be repaid from bond or loan proceeds which the District may issue or borrow.

OPERATIONS OF DISTRICT:

The District Board of Directors shall approve and oversee the public improvements and the provision of services within the District in accordance with Sections 67.1401 to 67.1571 of the RSMo., as amended. All funds generated by the District through the collection of sales tax, real estate tax, special assessments or any other revenue which the District may earn shall be used to fund authorized improvements and fund the operation cost of the District. The Board of Directors shall meet no less than quarterly in any year and shall maintain minutes of all meetings and shall post such meetings in accordance with the Missouri Sunshine Law and any other applicable sections of the Missouri Revised Statutes as required for a political subdivision. The Board of Directors shall comply with all reporting provisions of Section 67.1471 RSMo., as amended and submit an annual report to the City of Joplin and the Missouri Department of Economic Development within one hundred-twenty days (120) of the end of the fiscal year. The fiscal year of the District will be the same as the City of Joplin. The District will also file all annual reports with the State Auditor and will conduct an annual audit of operations.

REMOVAL FROM AND ADDITION OF REAL PROPERTY TO DISTRICT:

The District will be entitled to remove property and add property to the District as provided for in Section 67.1441 of the RSMo., as amended. No property can be added to the District under state law unless the property owner voluntarily petitions the District and the County to add their property to the District.

TERMINATION OF THE DISTRICT:

The District has been established with a term of thirty years. Such term was selected in order to provide adequate time to generate sufficient revenue to fund the cost of the public improvements. Extension of the

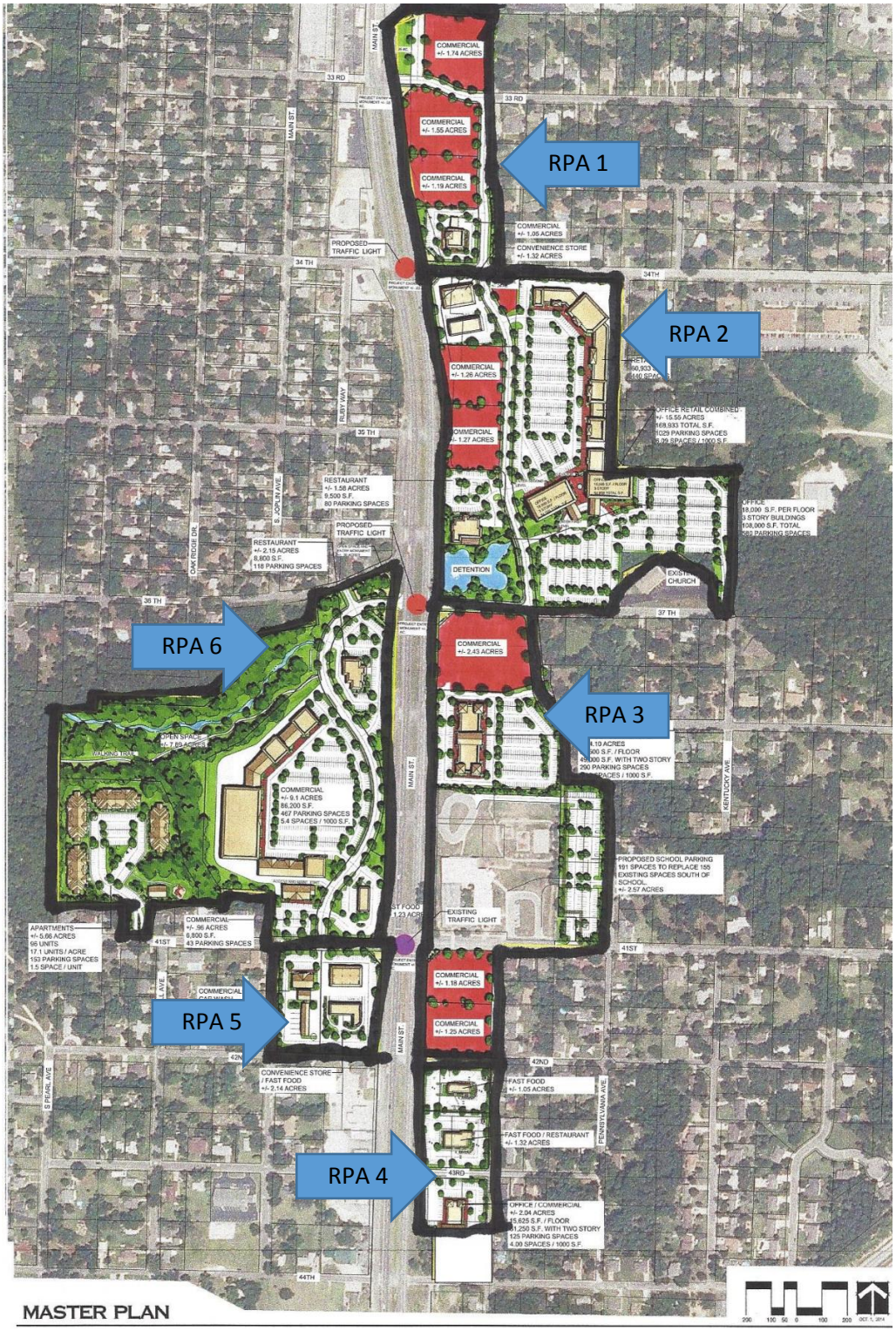
District beyond the thirty-year period may be done by vote of the qualified voters of the District in accordance with Sections 677.1401 to 67.1571 RSMo., as amended. The District will terminate prior to the designated term if all debts and obligations of the District have been paid and the objective of the District has been accomplished in accordance with Section 67.1481 of RSMo., as amended.

REVENUE PROJECTIONS

The District projects revenue and expenses for the first five years of operation based on existing businesses within the District, consisting of a truck stop, café, liquor store and motel.

FIVE YEAR PROFORMA:	**YEAR 1**	**YEAR 2**	**YEAR 3**	**YEAR 4**	**YEAR 5**
CID SALES TAX	0	$5,000	$369,984	$531,060	$647,490
TIF REVENUE	$188	$3,085	$1,634,680	$2,207,505	$2,815,740
TOTAL PROJECTED REVENUE	**0**	**$8,085**	**$2,004,664**	**$2,738,565**	**$3,463,230**
PROJECTED OPERATING EXPENSES:					
ADMINISTRATION	$1,500	$1,500	$3,500	$4,500	$5,000
TIF PAYMENTS	0	$2,500	$184,992	$265,530	$323,745
AUDIT -LEGAL	$1,500	$1,500	$3,500	$4,500	$5,000
TOTAL OPERATING EXPENSES	**$3,000**	**$5,500**	**$191,992**	**$274,530**	**$333,745**
NET AVAILABLE FOR CAPITAL IMPROVEMENTS REIMBURSEMENTS	**($2,812)**	**$2,585**	**$1,812,672**	**$2,464,035**	**$3,129,485**

SITE DEVELOPMENT PLAN FOR DISTRICT



DEVELOPMENT OF THE SOUTH MAIN STREET TIF IS DIVIDED INTO SIX RPA'S OR PHASES. CURRENTLY THE SOUTH MAIN STREET CID IS CONSIST OF ONLY PARTS OR RPA 2, 4, AND 6. THE SITE PLAN ABOVE SHOWS ALL SIX RPA'S OF THE SOUTH MAIN STREET TIF

COOPERATIVE AGREEMENT

among the

CITY OF JOPLIN, MISSOURI,

SOUTH MAIN STREET COMMUNITY IMPROVEMENT DISTRICT,

and

RKS DEVELOPMENT, LLC

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EXHIBITS

A. Legal Description – District Area

B. Form of Certificate of Completion

C. Form of Certificate of CID Reimbursable Project Costs

D. Sales Tax Reporting Form

E. Budget

COOPERATIVE AGREEMENT

THIS COOPERATIVE AGREEMENT ("Agreement"), entered into as of this ____ day of _____, 2015, among the CITY OF JOPLIN, MISSOURI, a constitutional charter city and a political subdivision of the State of Missouri (the "City"), the SOUTH MAIN STREET COMMUNITY IMPROVEMENT DISTRICT, a Missouri political subdivision (the "District") and RKS DEVELOPMENT, LLC a Missouri limited liability company (the "Developer") (the City, District, and Developer are collectively referred to herein as the "Parties" and individually as "Party," as the context so requires).

WITNESSETH:

WHEREAS, on _____, 2015, the City Council adopted Ordinance No. 2015-_____, which approved the South Main Street Tax Increment Financing Plan and Projects (the "Redevelopment Plan"), established a redevelopment area, and selected the Developer to implement the Redevelopment Projects in the Redevelopment Plan pursuant to the terms of a redevelopment agreement (the "TIF Contract") with the Developer for the implementation of the Redevelopment Projects; and

WHEREAS, under the terms of the Redevelopment Plan and the TIF Contract, the Developer is required to petition the City to establish a community improvement district to assist in funding reimbursable project costs associated with implementation of the Redevelopment Plan; and

WHEREAS, on July 17, 2015, the Petition for Creation of the South Main Street Community Improvement District (the "Petition") was filed with the City Clerk requesting that the City Council establish the District; and

WHEREAS, the Petition requested authority for the District to impose a CID Sales Tax at a rate of up to one percent (1%) to fund the CID Project and Operating Costs; and

WHEREAS, on August 17, 2015, the City Council held a public hearing to hear and consider information regarding the proposed District; and

WHEREAS, on _____, 2015, the City Council adopted Ordinance No. 2015-____, pursuant to which the City approved the Petition to establish the District, which includes the property described on **Exhibit A** attached hereto and incorporated herein by reference (the "District Area"), found the area described in the Petition to be be a blighted area, and established the District for the purposes set forth in the Petition; and

WHEREAS, the Parties desire to set forth through this Agreement their respective duties and obligations with respect to the administration, enforcement, and operation of the CID Sales Tax and the funding of the CID Project and related Financing Costs, and Operating Expenses therefrom.

NOW, THEREFORE, for and in consideration of the premises, and the mutual covenants herein contained, the Parties agree as follows:

ARTICLE 1: DEFINITIONS, RECITALS, AND EXHIBITS

Section 1.1 Recitals and Exhibits.

The representations, covenants, and recitations set forth in the foregoing recitals and the exhibits attached to this Agreement are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though they were fully set forth in this Section, and the appropriate exhibits are incorporated into each section of this Agreement that makes reference to an exhibit.

Section 1.2. Definitions.

Unless otherwise defined herein, all capitalized words or terms used in this Agreement and defined in the TIF Contract shall have the meaning ascribed to them in the TIF Contract. In addition thereto and in addition to words and terms defined elsewhere in this Agreement, the following words and terms shall have the meanings ascribed to them in this Section unless the context in which such words and terms are used clearly requires otherwise:

"Affiliate" means any person, entity or group of persons or entities which controls a party, which a party controls or which is under common control with a party. As used herein, the term "control" shall mean the possession, directly or indirectly, of the power to direct or cause the direction of management and policies, whether through the ownership of voting securities, by contract or otherwise.

“Applicable Laws and Requirements” means any applicable constitution, treaty, statute, rule, regulation, ordinance, order, directive, code, interpretation, judgment, decree, injunction, writ, determination, award, permit, license, authorization, directive, requirement, or decision of or agreement with or by any unit of government.

“Board of Directors” means the governing body of the District.

"CID Act" means the Missouri Community Improvement District Act, §§ 67.1401, *et seq*, RSMo.

"CID Project" means the construction of certain improvements within the District Area as described in the Petition and in **Exhibit E** Budget attached hereto.

"CID Reimbursable Project Costs" means, all actual and reasonable costs and expenses which are incurred by or at the direction of the District, the City or the Developer with respect to creation of the District and construction of the CID Project (including Operating Costs of the District prior to the City’s approval of the Completion Certificate), including the actual and reasonable cost of labor and materials payable to contractors, builders, suppliers, vendors, and materialmen for the CID Project that is constructed or undertaken by the District, the City or Developer, plus all actual and

reasonable costs to plan, finance, develop, design, and acquire the CID Project, including but not limited to the following:

(1) actual and reasonable fees and expenses of architects, appraisers, attorneys, surveyors, and engineers for estimates, surveys, soil borings, and soil tests and other preliminary investigations and items necessary to the commencement of construction, Financing Costs, preparation of plans, drawings, and specifications and supervision of construction, as well as for the performance of all other duties of architects, appraisers, attorneys, surveyors and engineers in relation to the creation of the District and construction of the CID Project and all actual and reasonable costs for the oversight of the completion of the CID Project; and

(2) all other items of expense not elsewhere specified in this definition which may be necessary or incidental to the review, approval, acquisition, construction, improvement, and financing of the CID Project and which may lawfully be paid or incurred under the CID Act.

“CID Revenue Fund” means the trust fund established by the District to be known as the “The South Main Street Community Improvement District Sales Tax Fund” into which CID Sales Tax Revenues shall be deposited in accordance with this Agreement.

"CID Sales Tax" means a sales tax levied by the District on the receipts from the sale at retail of all eligible tangible personal property or taxable services at retail within its boundaries pursuant and subject to the CID Act in the amount not to exceed one percent (1%).

"CID Sales Tax Revenue" means the monies actually collected, pursuant to this Agreement and the CID Act, from the imposition of a CID Sales Tax.

"City Council" means the governing body of the City.

“DOR” or “Department of Revenue” means the Missouri Department of Revenue.

"Event of Default" means any event specified in **Section 6.1** of this Agreement.

"Excusable Delays" means delays due to acts of terrorism, acts of war or civil insurrection, strikes, riots, floods, earthquakes, fires, tornadoes, casualties, acts of God, labor disputes, governmental restrictions or priorities, embargoes, national or regional material shortages, failure to obtain regulatory approval from any Federal or State regulatory body, unforeseen site conditions, material litigation by parties other than a Party and not caused by any Party's failure to perform, or any other condition or circumstances beyond the reasonable or foreseeable control of the applicable Party using reasonable diligence to overcome which prevents such Party from performing its specific duties or obligation hereunder in a timely manner.

"Financing Costs" means those costs incurred as a result of loans, notes, or other forms of indebtedness issued by the District pursuant to the CID Act subject to the restrictions in this Agreement to pay any portion attributable to CID Reimbursable Project Costs incurred or estimated to be incurred, including but not limited to loan fees, capitalized interest, legal fees, interest and other costs related to such financing at a rate not to exceed the amount setforth in **Section 4.2.B**.

"Operating Costs" means an amount not to exceed the actual, reasonable expenses that are necessary or desirable for the operation of the District that shall include, but is not limited to, costs associated with notices, publications, meetings, supplies, equipment, photocopying, the engagement of legal counsel, accounting, financial auditing services, insurance, administration of the CID Sales Tax, enforcement and collection of the CID Sales Tax, and other consultants or services, as described in Exhibit C Five Year Plan of the South Main Street Community Improvement District of the Petition.

“Ordinance” means an ordinance enacted by the City Council.

“TIF Act” means the Real Property Tax Increment Allocation Redevelopment Act, Section 99.800, et. seq., RSMo, as amended.

ARTICLE 2: REPRESENTATIONS

Section 2.1. Representations by the District.

The District represents that:

A. The District is a community improvement district and political subdivision, duly organized and existing under the laws of the State of Missouri, including particularly the CID Act.

B. The District has authority to enter into this Agreement and to carry out its obligations under this Agreement. By proper action of its Board of Directors, the District has been duly authorized to execute and deliver this Agreement, acting by and through its duly authorized officers.

C. The execution and delivery of this Agreement, the consummation of the transactions contemplated by this Agreement and the performance of or compliance with the terms and conditions of this Agreement by the District will not conflict with or result in a breach of any of the terms, conditions, or provisions of, or constitute a default under, any mortgage, deed of trust, lease, or any other restriction or any agreement or instrument to which the District is a party or by which it or any of its property is bound, or any order, rule, or regulation of any court or governmental body applicable to the District or any of its property, or result in the creation or imposition of any prohibited lien, charge, or encumbrance of any nature whatsoever upon any of the property or assets of the District under the terms of any instrument or agreements to which the District is a party.

D. There is no litigation or proceeding pending or threatened against the District affecting the right of the District to execute or deliver this Agreement or the ability of the District to comply with its obligations under this Agreement or which would materially adversely affect its financial condition.

E. The District acknowledges that the funding and construction of the CID Project is of significant value to the District, the property within the District and the general public. The District finds and determines that the CID Project is reasonably anticipated to assist in the remediation of blighting conditions within the District and will serve a public purpose by assisting in the remediation of blighting conditions and by the promotion of the economic welfare and development of the City of Joplin and the State of Missouri through: (i) the creation of temporary and permanent jobs; (ii) stimulating additional development in the area near the CID Project; (iii) increasing local and state tax revenues; and (iv) providing necessary public infrastructure for the redevelopment of the District Area and other surrounding development. Further, the District finds that the CID Project conforms to the purposes of the CID Act.

Section 2.2. Representations by the City.

The City represents that:

A. The City is duly organized and existing under the Constitution and laws of the State of Missouri, as a constitutional charter city.

B. The City has authority to enter into this Agreement and to carry out its obligations under this Agreement, and the City Manager has been duly authorized to execute and deliver this Agreement.

C. The execution and delivery of this Agreement, the consummation of the transactions contemplated by this Agreement, and the performance of or compliance with the terms and conditions of this Agreement by the City will not conflict with or result in a breach of any of the terms, conditions, or provisions of, or constitute a default under, any mortgage, deed of trust, lease, or any other restriction, agreement, or instrument to which the City is a party or by which it or any of its property is bound, or any order, rule, or regulation of any court or governmental body applicable to the City or any of its property, or result in the creation or imposition of any prohibited lien, charge, or encumbrance of any nature whatsoever upon any of the property or assets of the City under the terms of any instrument or agreement to which the City is a party.

D. There is no litigation or proceeding pending or threatened against the City affecting the right of the City to execute or deliver this Agreement or the ability of the City to comply with its obligations under this Agreement.

E. In accordance with the CID Act, the governing body of the City has determined that the expenditure of the District's revenues pursuant to this Agreement and that the actions to be taken by the Parties pursuant to this Agreement are reasonably anticipated to remediate the blighting conditions within the District and will serve a public purpose by remediating the blighting conditions and by promoting

economic welfare and development of the City of Joplin and the State of Missouri through: (i) the creation of temporary and permanent jobs; (ii) stimulating additional development in the area near the CID Project; (iii) increasing local and state tax revenues; and (iv) providing necessary public infrastructure for the redevelopment of the District Area and other surrounding development.

Section 2.3. Representations by Developer.

Developer represents that:

A. The Developer has all necessary power and authority to execute and deliver and perform the terms and obligations of this Agreement and to execute and deliver the documents required of the Developer herein, and such execution and delivery has been duly and validly authorized and approved by all necessary proceedings.

B. The execution and delivery of this Agreement, the consummation of the transactions contemplated thereby, and the fulfillment of the terms and conditions hereof do not and will not conflict with or result in a breach of any of the terms or conditions of any corporate or organizational restriction or of any agreement or instrument to which it is now a party which would affect or otherwise impede Developer's ability to perform its obligations under this Agreement, and do not and will not constitute a default under any of the foregoing.

C. No litigation, proceedings or investigations are pending or threatened against the Developer or the CID Project which would affect or otherwise impede Developer's ability to perform its obligations under this Agreement. In addition, no litigation, proceedings, or investigations are pending or threatened against the Developer seeking to restrain, enjoin, or in any way limit the approval or issuance and delivery of this Agreement or which would in any manner challenge or adversely affect the existence or powers of the Developer to enter into and carry out the transactions described in or contemplated by the execution, delivery, validity, or performance by the Developer, the terms and provisions of this Agreement.

D. The Developer is in compliance with all valid laws, ordinances, orders, decrees, decisions, rules, regulations, and requirements of every duly constituted governmental authority, commission, and court having jurisdiction over the CID Project.

ARTICLE 3: COLLECTION OF FUNDS

Section 3.1. Imposition of the CID Sales Tax.

The Board of Directors shall adopt a resolution, which, subject to qualified voter approval, imposes the CID Sales Tax. The CID Sales Tax shall be collected by the DOR as provided in the CID Act. The District shall notify the DOR of the CID Sales Tax and direct the DOR to deposit the CID Sales Tax Revenue with the District. The District shall use CID Sales Tax Revenue so deposited to make those payments set forth in **Section 3.5**, in the order of priority set forth in **Section 3.5**. All CID Sales Tax Revenue

disbursements shall be subject to annual appropriation of the District. The District shall not reimburse Developer for CID Reimbursable Project Costs until the Reimbursement Certificate has been approved (as described in **Section 4.3**) and until sufficient CID Sales Tax Revenue has been collected and is available for payment to Developer.

Section 3.2. Administration and Collection of the CID Sales Tax.

A. The DOR. The CID Sales Tax will be collected by the DOR as provided in the CID Act and deposited into the CID Revenue Fund by the District.

B. The District. The District shall perform or provide for the performance of all functions incident to the administration, enforcement, and operation of the CID Sales Tax, to the extent not performed by DOR, pursuant to the CID Act, and subject to this Agreement. If collected by DOR, the District shall receive the CID Sales Tax Revenues from DOR, which shall be used in accordance with this Agreement.

Before the CID Sales Tax is collected, the District shall accomplish the following: (i) enter into any contract required by DOR for the collection of the CID Sales Tax and disbursement thereof to the CID Revenue Fund in accordance with the CID Act and (ii) prescribe any required forms and administrative rules and regulations for reporting the CID Sales Tax. The CID Sales Tax shall be collected and reported in substantially the manner and form as set forth in **Exhibit D** attached hereto and incorporated herein by reference and the District shall deposit all proceeds of the CID Sales Tax that may lawfully be collected by the District into the CID Revenue Fund.

The District shall keep accurate records of the amount of CID Sales Tax Revenue on deposit in the CID Revenue Fund and such records shall be open to the inspection of the City. In the event that any records pertaining to the CID Sales Tax are governed by Section 32.057 of the Revised Statutes of Missouri, as amended, the District shall provide such records in the District's possession to the City upon receipt of a written request that conforms to Section 32.057.2(1)(e) of the Revised Statutes of Missouri, as amended, and only to the extent necessary to assist in collection of the CID Sales Tax.

The District shall report all violations that come to its attention of the Sales Tax Law, Sections 144.010 to 144.525 of the Revised Statues of Missouri, as amended, to the DOR for enforcement to the extent that such violations result in the District's inability to collect the CID Sales Tax in a timely manner as provided for in the Sales Tax Law. All amounts in the CID Revenue Fund shall be expended solely in accordance with this Agreement. Upon the expiration of the CID Sales Tax, all funds remaining in the CID Revenue Fund shall continue to be used solely in accordance with this Agreement. Any funds in the CID Revenue Fund that are not needed for current expenditures may be invested by the Board of Directors pursuant to applicable laws relating to the investment of other district funds.

Section 3.3. District Operating Costs.

A. The Operating Costs of the District shall be paid from CID Sales Tax Revenue in accordance with **Section 3.5** of this Agreement. The Operating Costs shall be included in the District's annual budget, as provided in **Section 5.5.**

B. In the event that there are insufficient funds generated by CID Sales Tax Revenue in any fiscal year to cover the Operating Costs incurred with respect to such fiscal year, such costs shall be paid by the Developer, who may seek reimbursement of same as a CID Reimbursable Project Cost in accordance with this Agreement.

Section 3.4. Enforcement of the CID Sales Tax.

The District shall be responsible to prosecute or defend all actions, lawsuits, or proceedings necessary for collection and enforcement of the CID Sales Tax. In the case that either the City has determined that the District has failed to fulfill its obligation under this Section, the City is hereby authorized, to the extent permitted by law, to prosecute or defend all actions, lawsuits, or proceedings necessary for collection and enforcement of the CID Sales Tax in either its name or the name of the District. In such case, the District hereby agrees to cooperate fully with the City and to take all action necessary to effect the substitution of the City for the District in any such action, lawsuit, or proceeding if the City shall so request.

Notwithstanding anything to the contrary in this Agreement, neither the City nor the District shall be required to undertake any enforcement action if the cost of such enforcement is reasonably expected to exceed the amount of revenues sought to be collected. Any costs incurred by any Party in an attempt to enforce and/or collect the CID Sales Tax pursuant to this Section shall be considered as an Operating Cost and distributed to such Party in accordance with **Section 3.5** of this Agreement.

Section 3.5. Distribution of the CID Sales Tax Revenue.

The District shall not disburse any of the CID Sales Tax Revenues for CID Reimbursable Project Costs until the City has approved the Reimbursement Certificate, as defined in **Section 4.3**, and in accordance with the approved annual Budget. After the City has approved any required Reimbursement Certificate in accordance with **Section 4.3**, and to the extent CID Reimbursable Project Costs remain unpaid, the District shall, subject to annual appropriation by the Board of Directors, make disbursements of the CID Sales Tax Revenues Fund on a monthly basis in the following order of priority:

A. Pursuant to the TIF Act and the Redevelopment Plan, one-half (1/2) of the CID Sales Tax Revenue received by the District from the DOR as provided in this Agreement will be captured as Economic Activity Taxes, transferred to the City by the District, and deposited by the City into the Special Allocation Fund, which amounts shall then be subject to distribution pursuant to the TIF Contract.

B. Payment of approved Operating Costs of the District.

C. Payment of the CID Reimbursable Project Costs and related Financing Costs.

Section 3.6. Repeal of the CID Sales Tax and Termination of the District.

Subject to limitations of the CID Act, upon the earlier of (A) thirty (30) years from the date of adoption by the City Council of the ordinance establishing the District or (B) at such time as (i) the CID Project has been completed, (ii) all CID Reimbursable Project Costs and related Financing Costs have been reimbursed, and (iii) all costs included in **Exhibit E** Budget attached hereto that are eligible to be reimbursed with CID Sales Tax Revenue have been reimbursed, the District shall implement the procedures in the CID Act for repeal of the CID Sales Tax and abolishment of the District. The District shall not implement the procedures for repeal or modification of the CID Sales Tax and abolishment of the District if the District, with the prior written consent of the City, has approved another project pursuant to the CID Act.

ARTICLE 4: FINANCING CID PROJECT

Section 4.1. Design and Construction of CID Project.

The District and the City both hereby acknowledge that the CID Project is being undertaken pursuant to the TIF Contract. The District and City hereby further acknowledge that the Developer plans to construct the CID Project in accordance with the Redevelopment Plan, the TIF Contract, and this Agreement. The District's primary role is to fund and/or assist in the funding of the CID Project. The CID Project shall be carried out by or at the direction of Developer or the City, subject to Applicable Laws and Requirements; the District shall have no obligation to design and construct the CID Project. The Developer shall comply with all Applicable Laws and Requirements including laws related to public bidding, the posting of bonds, prohibitions and requirements contained in Chapters 67, 208, 285, 292, and 650, RSMo (as applicable) and the payment of prevailing wages to contractors or subcontractors of Developer for construction of the CID Project, if applicable. Developer shall indemnify and hold harmless the City and the District for any damage resulting to it from failure of either Developer or its contractor or subcontractors to pay prevailing wages pursuant to applicable laws.

Section 4.2. Financing the CID Project.

A. Developer shall provide or cause to be provided the initial financing of the CID Project (including payment of all Financing Costs), and shall be reimbursed pursuant to this Agreement for Operating Costs and/or CID Reimbursable Project Costs incurred by the Developer. The CID Sales Tax will be an incremental Economic Activity Tax. As such, fifty percent (50%) of the revenues generated by the CID Sales Tax will be directed to the Special Allocation Fund. In addition, pursuant to the TIF Contract and this Agreement, the remaining CID Sales Tax Revenues not captured and directed to the Special Allocation Fund will be pledged to repay qualified CID Reimbursable Project Costs.

B. Financing Costs

1. Third Party Borrowing. In the event Developer incurs Financing Costs on amounts Developer was loaned to finance and pay for Operating Costs and/or CID Reimbursable Project Costs from a "non-Affiliate" third party in an arms-length transaction, the District shall reimburse the Developer as Operating Costs and/or CID Reimbursable Project Cost the actual out-of-pocket Financing Costs incurred and certified pursuant to **Section 4.3**. For purposes of calculating interest expenses, Developer shall certify its interest expense pursuant to **Section 4.3** as a separate line item expense. For the month in which interest expense is initially incurred with respect to any advance of funds, the interest expense shall accrue from the 15th day of the month incurred for costs certified from the 1st through the 14th day of a month and from the last day of the month incurred for costs certified after the 15th day of a given month.

2. Affiliate Borrowing. In the event Developer incurs Financing Costs on amounts Developer was loaned to finance and pay for Operating Costs and/or CID Reimbursable Project Costs from an Affiliate of Developer, the District shall reimburse Developer as Operating Costs and/or CID Reimbursable Project Costs with the actual out-of-pocket Financing Costs incurred and certified pursuant to **Section 4.3**. Financing Costs under this **Section 4.2.B.2** shall not exceed the lesser of (i) the lowest rate at which any Affiliate of Developer, loans any funds to any other first tier Affiliate of Developer for any purpose, (ii) the actual lowest cost of funds at which an Affiliate of Developer is able to borrow funds for its corporate purposes from time to time, or (iii) the rate at which the Developer could have acquired private financing from a non-Affiliate lender. For purposes of calculating interest expenses, Developer shall certify its interest expense pursuant to **Section 4.3** as a separate line item expense, and as part of such certification Developer shall certify to the District the actual lowest cost of funds at which any Affiliate of Developer is able to borrow funds for its corporate purposes as of the date such interest was incurred. For the month in which interest expense is initially incurred with respect to any advance of funds, the interest expense shall accrue from the 15th day of the month incurred for costs certified from the 1st through the 14th day of a month and from the last day of the month incurred for costs certified after the 15th day of a given month.

3. Interest on Developer Equity – CID Project. In the event Developer finances a portion of the CID Project with equity, Developer shall receive as a CID Reimbursable Project Cost, in addition to the return of its equity, interest on said equity as and from the date the equity was

advanced at the same rate charged to Developer by its lender for debt financing. For purposes of calculating interest expense on Developer advanced equity, Developer shall certify its interest expense pursuant to **Section 4.3** as a separate line item expense. For the month in which interest expense is initially incurred with respect to any advance of funds, the interest expense shall accrue from the 15th day of the month incurred for costs certified from the 1st through the 14th day of a month and from the last day of the month incurred for costs certified after the 15th day of a given month.

4. Limit on Total Interest Expense. Notwithstanding any other provision in this **Section 4.2.B.** or elsewhere in this Agreement, the total amount of interest expense to be reimbursed by the District to the Developer for the Redevelopment Projects from CID Sales Tax Revenue (excluding that portion of CID Sales Tax Revenue deposited in the Special Allocation Fund) shall not exceed $9,149,169 as shown on **Exhibit E**.

Section 4.3. Certificate of Completion and CID Reimbursable Project Costs.

A. Upon substantial completion of the CID Project, Developer shall submit a Certificate of Completion substantially in the form attached hereto as **Exhibit B** ("Completion Certificate") to the District and the City for approval. The District shall submit the Completion Certificate to the City to verify that the CID Project has been completed in accordance with all Applicable Laws and Requirements. If the City, determines, in its reasonable discretion, that the District Project has been completed in accordance with all Applicable Laws and Requirements, then the City shall approve the Completion Certificate, which approval shall not be unreasonably withheld. If the City determines not to approve the Completion Certificate, the City shall notify the District and the Developer as appropriate in writing within fifteen (15) days after receiving the Completion Certificate, and shall specify in such notice the reason(s) for withholding its approval. Upon request of the Developer, the City shall hold a hearing at which the Developer may challenge the City's determination, including presentation of new and/or additional evidence.

1. The issuance of a Completion Certificate by the District and the City shall be a conclusive determination of the satisfaction of the covenants in this Agreement with respect to the obligations of Developer to complete the CID Project, but shall not prevent District or City from future action in the event of any subsequent default by Developer in the performance of any of its other obligations under this Agreement.

2. Each such certificate issued by District and City shall contain a description of the real property affected thereby and shall be in such form as will enable it to be accepted for recording in the Office of the Recorder of Deeds for Newton County, Missouri.

B. Developer shall submit its request for certification of CID Reimbursable Project Costs ("Reimbursement Certificate") to the District and the City Finance Director using substantially the form attached as **Exhibit C** for such costs incurred by Developer, within one hundred twenty (120) days of incurring such costs. Developer shall provide itemized invoices, receipts, or other information, if any, to confirm that any submitted cost has been so incurred and qualifies as a CID Reimbursable Project Cost. If the District and the City Finance Director determine, in their reasonable discretion, that the costs submitted for reimbursement are CID Reimbursable Project Costs, then the Reimbursement Certificate and the amounts stated therein for payment from the CID Revenue Fund in accordance with this Agreement shall be approved. If the District and the City Finance Director determine to not approve the Reimbursement Certificate for payment, the Developer shall be notified as appropriate in writing within fifteen (15) days after receiving the Reimbursement Certificate, and shall specify in such notice the reason(s) for withholding its approval. Upon request of the Developer, the District Board shall hold a hearing at which the Developer may challenge the District's or the City Finance Director's determination, including presentation of new and/or additional evidence. Developer shall have the right to identify and substitute other CID Reimbursable Project Costs with a supplemental application for payment, subject to the limitations of this Agreement, for any requested reimbursement that the District or the City Finance Director determine does not qualify as a CID Reimbursable Project Cost. Developer shall not be required to obtain the approved Completion Certificate pursuant to **Section 4.3.A** prior to receiving reimbursement in accordance with this Agreement.

Section 4.4. Ownership and Maintenance of CID Project.

The District shall have no ownership of the CID Project, and title to the CID Project shall remain in the name of its current owners, including, *inter alia*, Developer, and their successors and assigns, except for public streets, which shall be dedicated to the City. The District shall not be responsible for maintenance of the CID Project. The owner of the CID Project shall be responsible for the maintenance of the CID Project.

Section 4.5. New CID Projects.

The District shall not undertake new improvement projects without the prior approval of the City Council and any changes to the CID Project contemplated herein shall be governed by the terms and processes of the CID Act and the TIF Contract.

Section 4.6. District Eligible Services.

The District shall not undertake the provision of CID Eligible Services as authorized in Section 67.1461 RSMo without the prior approval of the City Council.

Section 4.7. Addition of Property to District.

The District and Developer shall take all necessary actions to petition the City to add property to the boundaries of the District from time-to-time as the Developer acquires additional properties in the Redevelopment Area. The parties acknowledge that it is

their mutual intent to establish boundaries of the District that are as close as possible to being coterminous with the boundaries of the Redevelopment Area.

ARTICLE 5: SPECIAL COVENANTS

Section 5.1. Records of the District.

The District shall keep proper books of record and account in which full, true, and correct entries will be made of all dealings or transactions of or in relation to its business affairs in accordance with generally accepted accounting principles consistently applied, and will furnish the City upon written request (within a reasonable time not to exceed three business days) such information as it may request concerning the District, including such statistical and other operating information requested by the City on a periodic basis, in order to determine whether the covenants, terms, and provisions of this Agreement have been met.

In addition, the District shall prepare financial statements each fiscal year. The District shall be responsible for having the financial statements audited. The annual audited financial statements of the District for each fiscal year shall be prepared and submitted to the City no later than March 31st following the end of such fiscal year. For that purpose, all pertinent books, documents, and vouchers relating to the District's business, affairs, and properties shall at all times during regular business hours be open to the inspection of such accountant, other agent, or City official or employee (who may make copies of all or any part thereof provided that the confidentiality of all records shall be maintained pursuant to such confidentiality agreements as reasonably required) as shall from time to time be designated and compensated by the inspecting party.

Section 5.2. Records.

The Parties shall keep and maintain adequate records pertaining to the costs of the CID Project, and disbursements for reimbursement or payment of the costs of the CID Project and related Financing Costs, and Operating Expenses. Such records shall be available for inspection by the City and/or District at any time.

Section 5.3. Notice to and Consent by Tenants and Transferees.

A. Developer shall use its reasonable best efforts to cause all leases of all or any part of property located in the District entered into after the date of this Agreement by Developer to contain a provision that is in substantial compliance with the following:

> Community Improvement District: Tenant acknowledges and consents that (i) all or a portion of the Leased Premises are located within the boundaries of the South Main Street Community Improvement District ("District") created by Joplin, Missouri (the "City"), (ii) that the District imposes a sales tax on economic activities occurring within the District, which tax will be applied toward the costs of improvements that will provide a generalized benefit to the District. If any of Tenant's sales activities occur within the District, upon request of the City, Tenant shall

forward to the City copies of Tenant's State of Missouri sales tax returns for its property located in the District when and as they are filed with the Missouri Department of Revenue. Tenant hereby acknowledges and agrees that the District is a third party beneficiary of the obligations in this paragraph and shall have a separate and independent right to enforce these reporting requirements.

Developer shall use its reasonable best efforts to cause a provision in substantial compliance with this provision to be included in all sales contracts entered into after the date of this Agreement by Developer with purchasers of property located within the District, requiring said sales information be provided to the District.

B. Promptly following the execution of any instrument transferring of all or any part of property located in the District, Developer shall provide a certification to the District, signed by Developer and such transferee, confirming that the instrument includes the provisions satisfying Developer's obligation as set forth in this **Section 5.3**. Failure of Developer to require that such restrictions be placed in any such instrument shall in no way modify, lessen, or diminish the obligations and restrictions set forth herein relating to the District's rights of enforcement and remedies under this Agreement, nor shall it affect the Developer's right to reimbursement of its CID Reimbursable Project Costs or otherwise form the basis of a default on the part of the Developer hereunder.

C. The District, and, to the extent necessary Developer, shall use reasonable efforts to enforce the sales contract obligation set forth in paragraph A of this Section and shall use reasonable efforts to require any purchaser or other transferee or possessor of all or part of property located in the District, to timely pay any CID Sales Tax due. This obligation shall be a covenant running with the land and shall be enforceable against Developer and against any purchaser or other transferee or possessor from Developer as if such purchaser or possessor were originally a party to and bound by this Agreement and shall only terminate upon the end of the term of the District. All costs incurred by the District and/or Developer in using reasonable efforts to enforce the obligations contained in this Section shall be deemed to be CID Reimbursable Project Costs that are reimbursable from the CID Sales Tax Revenue.

Section 5.4. Developer's Obligations to the City Under Bond or Surety.

A. The Parties agree that the CID Project, or any portion thereof, which the Developer is or becomes obligated to the City to construct pursuant to any City Code provision or Ordinance, does not diminish the consideration to the District as recited in **Section 2.1** and shall be a CID Reimbursable Project Cost that may be reimbursed in accordance with this Agreement.

B. The Parties agree that in the event that the City constructs or causes to be constructed any portion of the CID Project pursuant to any action on a bond or other form of surety that is provided to the City by the Developer pursuant to the City Code or a City ordinance, then the City shall be entitled to reimbursement from the District for

such CID Reimbursable Project Costs that are not paid or reimbursed to the City under such bond or surety.

Section 5.5. Annual Budget.

The Board shall prepare, or cause to be prepared, a budget for capital and operating expenses for the District's first fiscal year and submit that budget to the City's Director of Finance ("Finance Director") within sixty (60) days after the date the City Council approves the ordinance to establish the District. The fiscal year of the District shall be the same as that of the City. For each subsequent fiscal year of the District, the Board shall prepare, or cause to be prepared, a budget for capital and operating expenses for the District's upcoming fiscal year and, no earlier than one hundred eighty (180) days and no later than ninety (90) days prior to the first day of each fiscal year, shall submit a proposed budget to the Finance Director for review (the "Annual Budget"). Within a reasonable time after obtaining the Finance Director's comments regarding the Annual Budget, the Board shall approve the same. In no event shall any budget provide funding for services or maintenance within the District. Each Annual Budget for the District shall be prepared in accordance with all applicable state statutes including Sections 67.010 and 67.1471 RSMo, as amended.

Section 5.6. Board of Directors.

Pursuant to Section 6 of the Petition, Successor Directors to the Board of Directors shall be appointed by the Mayor with the consent of the City Council. The City shall be entitled to appoint the Finance Director as an ex officio member of the District's Board of Directors. Such ex officio member shall be permitted to attend District Board of Directors meetings but shall not have any voting power. The District shall notify the City in writing of each meeting of the District's Board of Directors by sending a copy of such notice and an agenda for the noticed meeting to the Finance Director at City Hall, 602 S. Main Street, Joplin, Missouri 64801.

ARTICLE 6: DEFAULTS AND REMEDIES

Section 6.1. Events of Default.

If the following event shall occur and be continuing following the expiration of any cure provisions herein, then such event shall constitute an Event of Default under this Agreement: failure by any Party in the performance of any covenant, agreement or obligation imposed or created by this Agreement (except as otherwise provided in **Section 5.3**), and the continuance of such default for ninety (90) days after a non-defaulting Party has given written notice to the defaulting Party specifying such default.

Section 6.2. Remedies on Default.

If any Event of Default has occurred and is continuing, then any non-defaulting Party may, upon its election or at any time after its election while such default continues, by mandamus or other suit, action or proceedings at law or in equity, enforce its rights against the defaulting Party and its officers, agents and employees, and to require and

compel duties and obligations required by the provisions of this Agreement. To the extent that the City must enforce its rights against the CID due to an Event of Default, costs incurred by the City for such enforcement shall be Operating Costs.

Section 6.3. Rights and Remedies Cumulative.

The rights and remedies reserved by the Parties under this Agreement and those provided by law shall be construed as cumulative and continuing rights. No one of them shall be exhausted by the exercise thereof on one or more occasions. The Parties shall be entitled to specific performance and injunctive or other equitable relief for any breach or threatened breach of any of the provisions of this Agreement, notwithstanding availability of an adequate remedy at law, and each party hereby waives the right to raise such defense in any proceeding in equity.

Section 6.4. Waiver of Breach.

No waiver of any breach of any covenant or agreement contained in this Agreement shall operate as a waiver of any subsequent breach of the same covenant or agreement or as a waiver of any breach of any other covenant or agreement, and in case of an Event of Default, a non-defaulting Party may nevertheless accept from the defaulting Party, any payment or payments without in any way waiving the non-defaulting Party's right to exercise any of its rights and remedies as provided herein with respect to any such default or defaults in existence at the time when such payment or payments were accepted by the non-defaulting Party.

Section 6.5. Excusable Delays.

No Party shall be deemed to be in default of this Agreement because of Excusable Delays. Excusable Delays shall extend the time of performance for the period of such excusable delay.

ARTICLE 7: MISCELLANEOUS

Section 7.1. Effective Date and Term.

This Agreement shall become effective on the date this Agreement has been fully executed by the Parties. Upon the expiration of the CID Sales Tax as provided in **Section 3.6**, and the abolishment of the District in accordance with Section 67.1481 RSMo and the terms of this Agreement, this Agreement shall terminate.

Section 7.2. Notice.

Any notice pursuant to this Agreement shall be deemed to be given if it is mailed by United States registered mail, postage prepaid, and addressed as hereinafter specified.

Any notice to the District shall be addressed to:

South Main Street Community Improvement District
Attn: Chairman
202 East 32nd Street
Joplin, MO 64804

With a copy to:

Gross & Associates
Attn: Darrell Gross
8270 West Farm Road 160
Republic, Missouri 65738

Any notice to City shall be addressed to:

Sam Anselm
City Manager
City Hall
602 South Main Street
Joplin, MO 64801

With a copy to:

Peter C. Edwards
City Attorney
City Hall
602 South Main Street
Joplin, MO 64801

Any notice to Developer shall be addressed to:

RKS Development, LLC
Attn: Rodney Spriggs
202 East 32nd Street
Joplin, MO 64804

With a copy to:

Gross & Associates
Attn: Darrell Gross
8270 West Farm Road 160
Republic, Missouri 65738

Each party shall have the right to specify that notice be addressed to any other address by giving to the other party ten (10) days' written notice thereof.

Section 7.3. Immunities.

No recourse shall be had for any claim based upon any representation, obligation, covenant or agreement in this Agreement maintained against any past, present or future officer, member, employee, director or agent of the City, Developer or the District, or of any successor thereto, as such, either directly or through the City; Developer or the District, or any successor thereto, under any rule of law or equity, statute or constitution or by the enforcement of any assessment or penalty or otherwise, and all such liability of any such officers, members, employees, directors or agents as such is hereby expressly waived and released as a condition of and consideration for the execution of this Agreement. The District, as a separate political subdivision of the state, is responsible for compliance with all applicable state laws and agrees, to the extent permitted by law, to hold harmless and indemnify the City from and against all suits, claims, costs of defense, damages, injuries, liabilities, costs and/or expenses, including court costs and attorneys fees, resulting from, arising out of, or in any way connected with the District's failure to comply with any applicable state law.

Section 7.4. Modification.

The terms, conditions, and provisions of this Agreement can be neither modified nor eliminated except in writing and by mutual agreement between the Parties. Any modification to this Agreement as approved shall be attached hereto and incorporated herein by reference.

Section 7.5. Applicable Law.

This Agreement shall be governed by and construed in accordance with the laws of the State of Missouri and all actions shall be heard in Newton County Circuit Court.

Section 7.6. Validity and Severability.

It is the intention of the parties hereto that the provisions of this Agreement shall be enforced to the fullest extent permissible under the laws and public policies of State of Missouri, and that the unenforceability (or modification to conform with such laws or public policies) of any provision hereof shall not render unenforceable, or impair, the remainder of this Agreement. Accordingly, if any provision of this Agreement shall be deemed invalid or unenforceable in whole or in part, this Agreement shall be deemed amended to delete or modify, in whole or in part, if necessary, the invalid or unenforceable provision or provisions, or portions thereof, and to alter the balance of this Agreement in order to render the same valid and enforceable.

Section 7.7. Execution of Counterparts.

This Agreement may be executed simultaneously in two or more counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

Section 7.8. City Approvals.

Unless specifically provided to the contrary herein, all approvals of City hereunder may be given by the City Manager or his/her designee without the necessity of any action by the City Council. The City Manager, at his/her discretion, may seek the advice or consent of the City Council for any requested approval.

Section 7.9. District Approvals.

Unless specifically provided to the contrary herein, all approvals of District hereunder may be given by the Chairman or his/her designee without the necessity of any action by the Board of Directors.

Section 7.10. Developer Approvals.

Unless specifically provided to the contrary herein, all approvals of Developer hereunder may be given by the agent of Developer.

Section 7.11. Recording of Agreement.

Upon full execution by the District, Developer and City, this Cooperative Agreement or a memorandum of this Agreement, shall be recorded by the City, at the District's expense, in the Office of the Recorder of Deeds for Newton County, in Neosho, Missouri.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Developer, the District, and the City have caused this Agreement to be executed in their respective names and attested as to the date as set forth below.

CITY:

CITY OF JOPLIN, MISSOURI

By:_____
Sam Anselm, City Manager

ATTEST:

_____
Barbara Hogelin, City Clerk

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF MISSOURI)
) ss
COUNTY OF _____)

On this ___ day of _____, in the year 2015, before me, a Notary Public in and for said state, personally appeared Sam Anselm, the City Manager of the City of Joplin, known to me to be the person who executed the within Cooperative Agreement on behalf of the City of Joplin, Missouri and acknowledged to me that he executed the same for the purposes therein stated.

Subscribed and affirmed before me this ____ day of _____, 2015.

_____
Notary Public

My Commission Expires:

DEVELOPER:

RKS DEVELOPMENT, LLC

By:_____

Name:_____

Title:_____

ATTEST:

By: _____

Name: _____

Title: _____

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF MISSOURI)
) ss
COUNTY OF _____)

On this ____ day of _____ in the year 2015 before me, a Notary Public in and for said state, personally appeared _____, of RKS Development, LLC, known to me to be the person who executed the within Cooperative Agreement on behalf of said company and acknowledged to me that he or she executed the same for the purposes therein stated.

Subscribed and affirmed before me this ____ day of _____, 2015.

_____
Notary Public

My Commission Expires:

CID:

SOUTH MAIN STREET COMMUNITY IMPROVEMENT DISTRICT

By:_____

Name:_____

Chairman

ATTEST:

By: _____

Name: _____

Title: _____

CERTIFICATE OF ACKNOWLEDGEMENT

STATE OF MISSOURI)
) ss
COUNTY OF JACKSON)

On this ___ day of _____, in the year 2015, before me, a Notary Public in and for said state, personally appeared_____, the Chairman of the South Main Street Community Improvement District, known to me to be the person who executed the within Cooperative Agreement on behalf of the South Main Street Community Improvement District and acknowledged to me that he executed the same for the purposes therein stated.

Subscribed and affirmed before me this ____ day of _____, 2015.

_____
Notary Public

My Commission Expires:

EXHIBIT A

LEGAL DESCRIPTION -DISTRICT AREA

056023002006006000	2.400	RKS DEVELOPMENT, LLC	$85,470	Vacant-COM
		MODOC ACRES: LOTS 6 & 7 EX N 10' & S	BOOK	0361
Legal Description:		150' OF N 160' OF E 50' LOT 5	PAGE	06840
056023002006007000	2.390	RKS DEVELOPMENT, LLC	$91,170	Vacant-COM
			BOOK	0361
Legal Description:		MODOC ACRES: E 260' LOTS 8-9-10 & 11	PAGE	07848
056023002007012001	7.800	RKS DEVELOPMENT	$9,840	Vacant-RES
		MODOC ACRES: LOTS 15-16-17-18-31-32-33-34-35-36- 37 & 38 EX N 300' LOTS 31-32-33 & 34 ETC		
			BOOK	0362
Legal Description:			PAGE	07379
Address:		202 E. 32ND JOPLIN, MO 64804		
056023002006008000	1.200	RKS DEVELOPMENT, LLC & DANIEL ALLGE	$5.890	Vacant-COM
Address:		202 E. 32ND JOPLIN, MO 64804		
			BOOK	0361
Legal Description:		MODOC ACRES: LOTS 12 & 13 EX W 140'	PAGE	08862
056023003002005000	1.110	RKS DEVELOPMENT, LLC	$5,850	Vacant-COM
		PT NW1/4 SW1/4 BEG 246.21' E NW COR E 409.92' S 208.71' W 409.92' N 208.71' TO POB EX BEG NW COR E 517.15' S 14* E 122.08' TO POB S 14* E 92.55' W 169.90' W 90' ETC OF SECTION 23 TOWNSHIP 27 RANGE 33 OF	BOOK	0362
Legal Description:		NEWTON COUNTY.	PAGE	02326
056023003002006001	0.422	RKS DEVELOPMENT, LLC	$31,230	Vacant-COM
		PT NW1/4 SW1/4 BEG 208.71' S & 171.29' E NW SEC COR E 100' S 183.71' W 100' N 183.71' TO POB OF SECTION 23 TOWNSHIP 27 RANGE 33 OF	BOOK	0362
Legal Description:		NEWTON COUNTY.	PAGE	02327

056023003002006002	0.548	RKS DEVELOPMENT, LLC	$2,770	Vacant-COM
Legal Description:		W 129.83' OF: BEG 208.71' S & 271.29' E NW COR SW1/4 S 183.71' E 329.83' N 183. 71' W 329.83' TO POB	BOOK PAGE	0362 02327
Address:		202 E. 32ND JOPLIN, MO 64804		
055022004003007000	0.425	RKS DEVELOPMENT, LLC	$16,800	1950-COM
Legal Description:		M-10 PT NE1/4 SE1/4 BEG 30' W & 400.6' SSE COR W 185' ETC A/K/A LOTS 464 & 473 FREEMAN GROVE 5 UNRECORDED ETC OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04585
055022004003008000	0.510	RKS DEVELOPMENT, LLC	$3,550	Vacant-RES
Legal Description:		LOTS 454 & 463	BOOK PAGE	0362 04585
055022004003009000	0.212	RKS DEVELOPMENT , LLC	$1,480	1928-RES
Legal Description:		FREEMAN GROVE 5: LOT 453, 444 & 445	BOOK PAGE	0362 04585
055022004003002000	2.700	RKS DEVELOPMENT, LLC	$3,410	Vacant-RES
Legal Description:		PT NE & SE1/4 BEING LOTS 432-433-436-437-440- 443-446-452-455-462 465-472-475-482 & 485 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04582
055022004005002000	17.770	RKS DEVELOPMENT, LLC	$8,280	Vacant-RES
Legal Description:		FREEMAN GROVE 5: LOTS 388-389-390-391-392-393 394-398-399-400-401-402-403-404-416-417-418-419-420 - 441-442-447-448-449-450-451-456-457-458-459-460-461-466-467-468-469-470-471-476-455-478-479-480-481-487-488-489-490- 491-492-493 & PT LOTS 486-498-499	BOOK PAGE	0362 04582
055022001033001000	1.510	RKS DEVELOPMENT, LLC	$1,290	Vacant-RES
Legal Description:		FREEMAN GROVE 4: LOT A-425 LY E OF ST	BOOK PAGE	0362 04582
055022004003001000	0.425	RKS DEVELOPMENT, LLC	$13,640	1940-RES
Legal Description:		N1/2 M-8 PT NE1/4 SE1/4 BEING LOTS 431 & 434 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04780
055022004001001000	1.700	RKS DEVELOPMENT LLC	$4,100	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOTS 422-423-424-426-427 & 428 FREEMAN GROVE 5 UNRECORDED OF SECTION 22 TOWNSHIP 27 RANGE 33	BOOK PAGE	0362 04582

055022004002002000	0.448	RKS DEVELOPMENT, LLC	$1,960	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOTS 429 & 430 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	0362 04582
Address:		202 E. 32ND JOPLIN, MO 64804		
056023003011002000	1.080	RKS DEVELOPMENT IV, LLC	$58,200-C	1986-COM
Address:				
Legal Description:		East 62' of Lots 18 & 19 and the West 52' of Lot 20 of Staples & Pabst 2 Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	328 02165
055022004003004000	0.814	RKS DEVELOPMENT III, LLC	$10,680	1950-RES
Legal Description:		M-14 PT NE1/4 SE1/4 BEING LOTS 494-497-506 & 509 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	285 00399
055022004003009001	0.212	POTTER, JAMES L.	$1,480	Vacant-RES
Legal Description:		PT NE1/4 SE1/4 LOT 439 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	351 12099
055022004003010000	0.425	POTTER, JAMES L.	$10,330	1940-RES
Legal Description:		S1/2 M-8 PT NE1/4 SE1/4 LOTS 435 & 438 FREEMAN GROVE 5 UNRECORDED	BOOK PAGE	351 12099
Address:		3806 S. MAIN JOPLIN, MO 64804		
055022004002010000	1.87	POTTER, JAMES L.	$8,740	1932-RES
Legal Description:		PT NE1/4 SE1/4 LOT 421 FREEMAN GROVE 5 UNRECORDED		
Address:		127 West 38th Street 3806 S. MAIN JOPLIN, MO 64804		
0560230030110010000	1.000	Rainbow Development One, LLC	$7,860-R	1936-RES
Address:		118 East 42nd Street JOPLIN, MO 64804		
Legal Description:		Lot 1,2,3 of Hughes Subdivision OF SECTION 23 TOWNSHIP 27 RANGE 33 OF NEWTON COUNTY	BOOK PAGE	358 09788

The District also includes all public right of way adjoining the above described properties.

EXHIBIT B

FORM OF CERTIFICATE OF COMPLETION

CERTIFICATE OF COMPLETION

To: Chairman, South Main Street Community Improvement District
City Manager, City of Joplin, Missouri

Copy: Director of Finance, City of Joplin, Missouri

Re: Completion of South Main Street CID Reimbursable Project Costs

Terms not otherwise defined herein shall have the meaning ascribed to those terms in the Cooperative Agreement dated as of _____, 2015 (the "Agreement") between the City of Joplin, the South Main Street Community Improvement District, and RKS Development, LLC. In connection with the Agreement, the undersigned ("Developer") hereby states and certifies that:

1. The CID Project has been completed in accordance with the Agreement, and all required approvals, certificates, or permits have been granted or issued by the appropriate governmental entity or agency to commence operation of all improvements in the CID Project.

2. To the knowledge of the Developer, the Developer is not in default or breach of any term or condition of the Agreement, and no event has occurred and no condition exists which constitutes a Event of Default on the part of the Developer under the Agreement.

3. All of the Developer's representations set forth in the Agreement remain true and correct as of the date hereof.

Dated this _____ day of _____, 20____.

By: _____

Name: _____

Title: _____

On behalf of RKS Development, LLC

EXHIBIT C

FORM OF CERTIFICATE OF CID REIMBURSABLE PROJECT COSTS

CERTIFICATE OF CID REIMBURSABLE PROJECT COSTS

To: Chairman, South Main Street Community Improvement District

Copy: Director of Finance, City of Joplin, Missouri

Re: Certification of South Main Street CID Reimbursable Project Costs

Terms not otherwise defined herein shall have the meaning ascribed to those terms in the Cooperative Agreement dated as of _____, 2015 (the "Agreement") between the City of Joplin, the South Main Street Community Improvement District, and RKS Development, LLC. In connection with the Agreement, the undersigned ("Developer") hereby states and certifies that:

1. Each item listed on *Schedule 1* attached hereto is a CID Reimbursable Project Cost and was incurred in connection with the construction of the CID Project.

2. These CID Reimbursable Project Costs have been paid by the Developer and are reimbursable under the Agreement and, to the knowledge of the Developer, the CID Act.

3. Each item listed on *Schedule 1* has not previously been paid or reimbursed from money derived from the CID Sales Tax, and no part thereof has been included in any other certificate previously filed with the City.

4. There has not been filed with or served upon the Developer any notice of any lien, right of lien or attachment upon or claim affecting the right of any person, firm or corporation to receive payment of the amounts stated in this request, except to the extent any such lien is being contested in good faith.

6. All necessary permits and approvals required for the work for which this certificate relates have been issued and, to the knowledge of the Developer, are in full force and effect.

7. To the knowledge of the Developer, all work for which payment or reimbursement is requested has been performed in a good and workmanlike manner and in accordance with the Agreement.

8. If any cost item to be reimbursed under this Certificate is deemed not to constitute a CID Reimbursable Project Cost within the meaning of the Agreement and the CID Act, the Developer shall have the right to substitute other eligible CID Reimbursable Project Costs for payment hereunder.

9. To the knowledge of the Developer, the Developer is not in default or breach of any term or condition of the Agreement, and no event has occurred and no condition exists which constitutes a Event of Default on the part of the Developer under the Agreement.

10. All of the Developer's representations set forth in the Agreement remain true and correct as of the date hereof.

Dated this _____ day of _____, 20____.

By: _____

Name: _____

Title: _____

On behalf of _____ (Developer)

Approved for Payment this ____ day of _____, 20_____:

SOUTH MAIN STREET COMMUNITY IMPROVEMENT DISTRICT

By: _____

Title: _____

Approved for Payment this ____ day of _____, 20_____:

CITY OF JOPLIN, MISSOURI

By: _____

Title: _____

EXHIBIT D

SALES TAX REPORTING FORM

South Main Street Community Improvement District _____ _____ _____	MISSOURI TAX NUMBER ***DO NOT WRITE IN SHADED AREAS**
SALES TAX RETURN **Check box if Amended Return Y Or Additional Return Y**	**YYYY YY YY**

OWNER'S NAME	REPORTING PERIOD	ADDRESS CORRECTION Y MAILING ADDRESS Y BUSINESS ADDRESS	
BUSINESS NAME	FEDERAL IDENTIFICATION NUMBER	BUSINESS PHONE NUMBER	Check here if phone # changed Y
MAILING ADDRESS	TELEPHONE NUMBER (__)	DUE DATE:	
CITY	STATE / ZIP		

IMPORTANT: THIS RETURN <u>MUST</u> BE FILED FOR THE REPORTING PERIOD INDICATED ENVEN THOUGH YOU HAVE NO GROSS RECEIPTS/TAX TO REPORT.

BUSINESS LOCATION	CODE	GROSS RECEIPTS	ADJUSTMENTS (INDICATE + OR -)	TAXABLE SALES	RATE (%)	AMOUNT OF TAX	
TOTALS.....							

FINAL RETURN: If this is your final return, enter the close date below and check the reason for closing your account. The Sales Tax law requires any person selling or discounting business to make a final sales tax return within fifteen (15) days of the sale or closing.

Date Business Closed: _____

Y Out of Business Y Sold Business Y Leased Business

SIGN AND DATE RETURN: This must be signed and dated by the taxpayer or by the taxpayer's authorized agent. Mail to: South Main Street Community Improvement District, _____, _____.

I have direct control, supervision, or responsibility for filing this return and payment of the tax due. Under penalties of perjury, I declare that this is a true, accurate, and complete return.

I ATTEST THAT I HAVE NO GROSS RECEIPTS TO REPORT FOR LOCATIONS LEFT BLANK.

SIGNATURE OF TAXPAYER OR AGENT	TITLE
DATE SIGNED	TAX PERIOD (MMDDCCYY) THRU (MMDDCCYY)

EXHIBIT E

BUDGET

DESCRIPTION	TOTAL ALL PROJECT COSTS	TIF REIMBURSABLE COSTS	CID COST
PROPERTY ACQUISITION			
PRIMARY SITE COST 83 Acres	$19,886,713	$3,200,000	
SUB-TOTAL	**$19,886,713**	**$3,200,000**	
LAND PREPARATION			
DEMOLITION & UTILITY REMOVAL	$759,100	$759,100	
EXTRAORDINARY SITE COSTS-IMPORT FILL	$9,462,479	$9,462,479	
SUB-TOTAL	**$10,221,579**	**$10,221,579**	
CONSTRUCTION COSTS			
RPA-1 BUILDINGS	$8,085,000		
RPA-1 SITE PREP-SITE IMPROVEMENTS	$595,204		
RPA-2 BUILDINGS	$43,245,930		
RPA-2 SITE PREP-SITE IMPROVEMENTS	$2,780,718		
RPA-3 BUILDINGS	$16,275,000		
RPA-3 SITE PREP-SITE IMPROVEMENTS	$1,190,408		
RPA-4 BUILDINGS	$3,675,000		
RPA-4 SITE PREP-SITE IMPROVEMENTS	$453,046		
RPA-5 BUILDINGS	$4,305,000		
RPA-5 SITE PREP-SITE IMPROVEMENTS	$432,276		
RPA-6 BUILDINGS	$24,777,000		
RPA-6 SITE PREP-SITE IMPROVEMENTS	$2,953,586		
MARKETING COST	**$14,588,032**		
SUB-TOTAL	**$123,356,200**		
PROFESSIONAL FEES			
ARCHITECTURAL & ENGINEERING	$800,000	$800,000	
LEGAL & PROFESSIONAL	$275,000	$275,000	
SUB-TOTAL	**$1,075,000**	**$1,075,000**	
TOTAL PRIVATE-BLIGHT COSTS	**$154,539,492**	**$14,496,579**	
PUBLIC IMPROVEMENTS			
UTILITY INSTALLATION	$2,949,512	$2,949,512	
STREET IMPROVEMENTS/APPROACHES/CURB	$7,553,294	$7,553,294	
SCHOOL PARKING LOT	$770,500	$770,500	
MITIGATION COST	$3,860,000	$3,860,000	
STORM WATER CONTROL	$700,000	$700,000	
SUB-TOTAL	**$15,833,306**	**$15,833,306**	
TOTAL ALL HARD COST	**$170,372,798**	**$30,329,885**	
CONTINGENCY	**$3,757,634**	**$537,610**	
TOTAL HARD COST WITH CONTINGENCY	**$174,130,432**	**$30,867,495**	
TOTAL FINANCING COSTS	**$56,199,621**	**$7,151,579**	**$9,149,469**
GRAND TOTAL	**$230,330,053**	**$37,481,464**	**$9,149,469**
PERCENTAGES	100%	16%	3.97%
CID FUNDING OF COST		$9,601,356	$9,149,469
LOCAL TAXING DISTRICTS PORTION		$27,880,108	
PERCENTAGES		12.10%	

The South Main Street CID, which is a special taxing district established only within the Redevelopment Area, collects a 1% additional tax. The South Mains Street CID will continue to operate to pay any unpaid balance after the TIF, or pay the cost above the Maximum TIF Budget of $37,481,464

CID payments will not affect any other taxing district. Estimated CID will run for an additional 7 years to pay this amount.