JOPLIN CITY COUNCIL
REGULAR MEETING AGENDA
MONDAY, NOVEMBER 3, 2025
5th FLOOR COUNCIL CHAMBERS
602 S. MAIN ST. JOPLIN MO
6:00 P.M.

This meeting can be viewed live on KGCS-TV channel 21 and regional cable television systems including Sparklight in Joplin; or livestream at http://www.joplinmo.org/182/Video-Multimedia

Persons wishing to address the City Council regarding an item on the agenda should complete a Request to Address Council and give it to the City Clerk prior to the start of the meeting. When your name is called, approach the podium, and state your name clearly for the record. If your request pertains to a Public Hearing item, you do not need to submit a request. You will have five (5) minutes to speak.

PLEASE NOTE: No outside electronic devices are allowed to be used on City equipment without prior City approval. If you have handouts, you must provide 12 copies of the material to the City Clerk.

1. **Call To Order**
   Invocation
   Pledge of Allegiance of the United States of America
2. **Roll Call**
3. **Presentations**
   1. Parkwood Tournament Update

      Documents:

      PARKWOOD BASEBALL EVENTS 2025 REPORT.PDF
      PARKWOOD SOFTBALL EVENTS 2025 REPORT.PDF
4. **Finalization Of Consent Agenda**
5. **Reports And Communications**
   1. News From The Public Information Office
6. **Citizen Requests And Petitions**
   1. Shawyna Fischer Requested To Speak On Issue With Jail Staff
7. **Public Hearings**
   1. Public Hearing Procedures

      Documents:

      PUBLIC HEARING PROCEDURES.PDF
   2. RESOLUTION NO. 2025-012

A RESOLUTION granting a Special Use Permit (1st Request) for a dental office, located at 2047 S Highview Ave, City of Joplin, Jasper County, Missouri.

Documents:

RS2025-012SUMMARY.PDF
RS2025-012REPORT.PDF
RS2025-012MINUTES.PDF
RS2025-012APP.PDF
RS2025-012MAP.PDF
RS2025-012.PDF

3. COUNCIL BILL NO. 2025-542

AN ORDINANCE approving a Petition For the Creation of the Woodsonia Marketplace Community Improvement District and creating the Woodsonia Marketplace Community Improvement District.

Documents:

CB 2025-542 SUMMARY APPROVING WOODSONIA MARKETPLACE CID.PDF
CB 2025-542 ORDINANCE APPROVING WOODSONIA MARKETPLACE CID .PDF
CB 2025-542 EXHIBIT A WOODSONIA MARKETPLACE CID PETITION.PDF
CB 2025-542 MAP OF WOODSONIA MARKETPLACE CID.PDF
CB 2025-542 MARKETPLACE CID BUSINESS LIST OCT 2025.PDF
CB 2025-542 BLIGHT STUDY.PDF
CB 2025-542 WOODSONIA MARKETPLACE CID PRESENTATION.PDF

8. Consent Agenda

1. Minutes Of October 20, 2025, Joplin City Council Meeting

Documents:

OCT 20 2025 MINUTES.PDF

2. COUNCIL BILL NO. 2025-012

AN ORDINANCE amending the criminal code of the City of Joplin Chapter 82 – Offenses and Miscellaneous Provisions, Article V. - Offenses Against Health and Safety, by enacting a new section prohibiting the displacement of transient individuals; and establishing a time for this ordinance to become effective.

Documents:

CB2025-012.PDF

3. COUNCIL BILL NO. 2025-279

AN ORDINANCE amending the Joplin Development Code, Ordinance No. 2022-119, passed by the Council of the City of Joplin, Missouri, August 1, 2022, being Appendix 29-A of the Joplin Municipal Code.

Documents:

CB2025-279.PDF

4. COUNCIL BILL NO. 2025-286

AN ORDINANCE approving a Purchase Order to be issued to Corwin Ford-Republic to cover the cost of three (3) 2025 Ford Ranger 4X4 Crew Cabs for a total of One Hundred Thirteen Thousand, One Hundred and Sixty-Eight Dollars and Eighty-Eight cents ($113,168.88) within the approved City of Joplin Fiscal Year 2024-25 budget with an effective date of November 4, 2025.

Documents:

CB2025-286.PDF

5. COUNCIL BILL NO. 2025-541

AN ORDINANCE adopting a new step pay plan by reference the City Salary Administration Plan; establishing the annual salary of certain Classified and Unclassified positions and Part-Time/Seasonal positions effective January 1, 2026; adopting a new step pay plan by reference the Fire Salary Administration Plan establishing the annual salary of certain fire positions effective January 1, 2026; and, setting a date when this Ordinance shall become effective.

Documents:

CB2025-541.PDF

6. COUNCIL BILL NO. 2025-619

AN ORDINANCE approving a Memorandum of Understanding (MOU) And Agreement by and between the City of Joplin, Missouri, a Municipal Corporation, and Joplin Family YMCA, for sponsorship rights on the premises of the Tin Cup Trail; authorizing the City Manager to execute said Memorandum of Understanding (MOU) And Agreement, and such other documents as may be necessary, by and on behalf of the City of Joplin, Missouri.

Documents:

CB2025-619.PDF

7. COUNCIL BILL NO. 2025-620

AN ORDINANCE approving a Contract by and between the City of Joplin and Joplin Industrial Electric Company, in the amount of One Million Six-Hundred Ninety-Eight Thousand One Hundred Dollars ($1,698,100) for Park Security Lighting Installation, authorizing the City Manager to execute said Contract by and on behalf of the City of Joplin; and, amending the Annual Budget of the City of Joplin for the Fiscal Year 2025-2026 as adopted by Ordinance 2025-145 on October 20, 2025.

2025-145 on October 28, 2025.

Documents:

CB2025-620.PDF

9. **Resolutions**

10. **Ordinances - Emergency**

1. COUNCIL BILL NO. 2025-147

AN ORDINANCE approving an agreement with Jeff Asbell Excavating & Trucking, Inc. in the amount of One Million, Two Hundred Eighteen Thousand, Three Hundred Sixty-Five Dollars and 41/100 ($1,218,365.41) for Joplin ARPA Group C Project and authorizing the City Manager or his designee to execute this agreement by and on behalf of the City of Joplin; and containing an emergency clause.

Documents:

CB 2025-147 ARPA GROUP C (J ASBELL) SUMMARY (1).PDF
CB 2025-147 ARPA GROUP C (J ASBELL) ORDINANCE.PDF
CB2025-147 ARPA GROUP C BID SUMMARY.PDF
CB2025-147 ARPA GROUP C SCHEDULE 1 (J ASBELL) CONTRACT AND NOA.PDF
CB 2025-147 ARPA GROUP C - TEN PIN LANE PROJECT MAP.PDF
CB 2025-147 ARPA GROUP C WTS RECOMMENDATION FOR AWARD 2025-10-23 (J ASBELL) SCHEDULE 1.PDF

2. COUNCIL BILL NO. 2025-148

AN ORDINANCE approving an agreement with Sprouls Construction, Inc. in the amount of One Million, Seventeen Thousand, Nine Hundred Sixty-Nine Dollars and 00/100 ($1,017,969.00) for Joplin ARPA Group C Project and authorizing the City Manager or his designee to execute this agreement by and on behalf of the City of Joplin; and containing an emergency clause.

Documents:

CB 2025-148 ARPA GROUP C (SPROULS) SUMMARY (1).PDF
CB 2025-148 ARPA GROUP C (SPROULS) ORDINANCE.PDF
CB2025-148 ARPA GROUP C BID SUMMARY.PDF
CB 2025-148 ARPA GROUP C (SPROULS) SCHEDULE 2 CONTRACT AND NOA.PDF
CB2025-148 ARPA GROUP C 12TH AND WALL PROJECT LOCATION MAP.PDF
CB2025-148 ARPA GROUP C WTS RECOMMENDATION FOR AWARD - SCHEDULE 2.PDF

3. COUNCIL BILL NO. 2025-355

AN ORDINANCE approving the contract by and between the City of Joplin and Kester Dirtworks for the demolition of the structure(s) and clearing of a lot located at 1809 E 32nd Street); providing how the cost thereof shall be paid; how the assessment thereof shall be made; and containing an emergency clause.

Documents:

SUMMARY (GREEN) 1809 E 32ND ST 2025-355.PDF
OCT BIDS TABS 1 2.PDF
1809 E 32ND STREET CB PHOTOS.PDF
CB 2025-355 1809 E 32ND STREET (2).PDF

4. COUNCIL BILL NO. 2025-543

AN ORDINANCE adopting and establishing pay rates for certain Unclassified Council Employees; and, containing an emergency clause.

Documents:

CB 2025-543 SUMMARY COUNCIL EMPLOYEE RAISES.PDF
CB 2025-543 COUNCIL EMPLOYEES PAY ADOPTION ORDINANCE.PDF
CB 2025-543 EXHIBIT A COUNCIL EMPLOYEE PAY EXHIBIT FY 2026.PDF

5. COUNCIL BILL NO. 2025-622

AN ORDINANCE approving a Public Service Agreement by and between the City of Joplin and the Area Agency on Aging, Region X, to continue programs and services to senior citizens, amending the Annual Budget of the City of Joplin for the Fiscal Year 2025-2026 as adopted by Ordinance 2025-143 on October 20, 2025; and containing an emergency clause.

Documents:

CB 2025-622 SUMMARY AREA AGENCY ON AGING PUBLIC SERVICE AGREEMENT.PDF
CB 2025-622 ORDINANCE PUBLIC SERVICE AGREEMENT AREA AGENCY ON AGING.PDF
CB 2025-622 EXHIBIT A AREA AGENCY PUBLIC SERVICE AGREEMENT - GOVERNMENT SHUTDOWN.PDF

11. Ordinances - First Reading

1. COUNCIL BILL NO. 2025-011

AN ORDINANCE authorizing the City of Joplin to enter into an Agreement with the Joplin Sports Authority for the purpose of providing marketing services; and authorizing the City Manager to execute said Agreement by and on behalf of the City of Joplin, Missouri.

Documents:

CB2025-011 SUMM SHEET JSA AND COJ AGREEMENT.PDF
CB2025-011 JSA AGREEMENT EXHIBIT.PDF
CB2025-011 JSA AND COJ AGREEMENT.PDF

2. COUNCIL BILL NO. 2025-013

AN ORDINANCE authorizing the City of Joplin to enter into an Agreement with the Joplin Area Chamber of Commerce for the purpose of providing economic development consulting services; and authorizing the City Manager to execute said Agreement by and on behalf of the City of Joplin,

Missouri.

Documents:

CB2025-013 SUMMARY SHEET CHAMBER OF COMMERCE AGREEMENT.PDF
CB2025-013 JOPLIN AREA CHAMBER OF COMMERCE WITH COJ.PDF
CB2025-013 CHAMBER OF COMMERCE AGREEMENT.PDF

3. COUNCIL BILL NO. 2025-145

AN ORDINANCE approving an Agreement and Work Authorization with SFS Architecture, Inc. for Architectural Design and Site Evaluation Services for the Joplin Firearms/Range Facility in the not to exceed amount of One Hundred Forty-Three Thousand Six Hundred and 00/100 dollars ($143,600.00) and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; amending the Annual Budget of the City of Joplin for the Fiscal Year 2025-2026 as adopted by Ordinance 2025-143 on October 20, 2025; and setting a date when this Ordinance shall become effective.

Documents:

CB2025-145 SFS FIRING RANGE FACILITY SUMMARY SHEET.PDF
CB2025-145 SFS FIRING RANGE FACILITY ORDINANCE.PDF
CB2025-145 SFS FIRING RANGE FACILITY AGREEMENT.PDF
CB2025-145 SFS FIRING RANGE FACILITY SCORING SUMMARY.PDF
CB2025-145 SFS FIRING RANGE FACILITY LOCATION MAP.PDF

4. COUNCIL BILL NO. 2025-146

AN ORDINANCE approving Work Authorization AMA-OC-025-008 with Allgeier Martin and Associates, Inc. (AMA) in the not to exceed amount of Four Hundred Eighty Thousand and 00/100 dollars ($480,000.00) for professional engineering services for the I-44 Culvert and Silver Creek Detention project and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; amending the Annual Budget of the City of Joplin for the Fiscal Year 2025-2026 as adopted by Ordinance 2025-143 on October 20, 2025; and setting a date when this Ordinance shall become effective.

Documents:

CB2025-146 I-44 CULVERT AND SILVER CREEK DETENTION DESIGN (AMA) SUMMARY.PDF
CB2025-146 I-44 CULVERT AND SILVER CREEK DETENTION DESIGN (AMA) ORDINANCE.PDF
CB2025-146 I-44 CULVERT AND SILVER CREEK DETENTION DESIGN WORK AUTHORIZATION.PDF
CB2025-146 I-44 CULVERT AND SILVER CREEK DETENTION DESIGN (AMA) LOCATION MAP.PDF

5. COUNCIL BILL NO. 2025-149

AN ORDINANCE approving an Agreement and Work Authorization with Burns and McDonnell Engineering Company, Inc. for Residential Solid Waste and

Recycling Procurement Services in the not to exceed amount of Ninety-Two Thousand Three Hundred and 00/100 dollars ($92,300.00) and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; amending the Annual Budget of the City of Joplin for the Fiscal Year 2025-2026 as adopted by Ordinance 2025-143 on October 20, 2025; and setting a date when this Ordinance shall become effective.

Documents:

CB2025-149 2025 SOLID WASTE PROCUREMENT (BURNS AND MCDONNELL) SUMMARY SHEET.PDF
CB2025-149 2025 SOLID WASTE PROCUREMENT (BURNS AND MCDONNELL) ORDINANCE.PDF
CB2025-149 2025 SOLID WASTE PROCUREMENT (BURNS AND MCDONNELL) CONSULTING AGREEMENT EEM.PDF
CB2025-149 2025 SOLID WASTE PROCUREMENT (BURNS AND MAC) WORK AUTHORIZATION(1000000_500000) (2).PDF
CB2025-149 2025 SOLID WASTE PROCUREMENT SCORE SHEET.PDF
CB2025149 2025 SOLID WASTE JOPLIN PROCUREMENT SOW_10.16.25.PDF

6. COUNCIL BILL NO. 2025-542

AN ORDINANCE approving a Petition For the Creation of the Woodsonia Marketplace Community Improvement District and creating the Woodsonia Marketplace Community Improvement District.

Documents:

CB2025-542SUMMARY APPROVING WOODSONIA MARKETPLACE CID.PDF
CB2025-542ORDINANCE APPROVING WOODSONIA MARKETPLACE CID.PDF
CB2025-542EXHIBITA WOODSONIA MARKETPLACE CID.PDF
CB2025-542MAP OF WOODSONIA MARKETPLACE CID.PDF
CB2025-542 MARKETPLACE CID BUSINESS LIST.PDF
CB2025-542BLIGHTSTUDY.PDF
CB2025-542 WOODSONIA MARKETPLACE CID PRESENTATION.PDF

7. COUNCIL BILL NO. 2025-544

AN ORDINANCE amending the Annual Budget of the City of Joplin for the Fiscal Year 2025-2026 as adopted by Ordinance 2025-143 on October 20, 2025, to adjust appropriations; and, setting a date when this Ordinance shall become effective.

Documents:

CB 2025-544 SUMMARY BUDGET AMENDMENT FY2026.PDF
CB 2025-544 BUDGET AMENDMENT ORDINANCE FY2026.PDF
CB 2025-544 SCHEDULE A BUDGET AMENDMENT FY2026.PDF

8. COUNCIL BILL NO. 2025-545

AN ORDINANCE repealing the Education Assistance Program Section of the revised Rules and Regulations (Employee Handbook) and enacting in lieu

thereof a new Education Assistance Program Section of the revised Rules and Regulations (Employee Handbook) of the City of Joplin; and, setting a date when this Ordinance shall become effective.

Documents:

CB 2025-545 SUMMARY UPDATING EDUCATION ASSISTANCE PROGRAM EMPLOYEE HANDBOOK.PDF
CB 2025-545 ORDINANCE UPDATING EDUCATION ASSISTANCE PROGRAM EMPLOYEE HANDBOOK.PDF

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

13. **Unfinished Business**

14. **New Business**

    1. 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 Pursuant To State Law, As Set Forth In Section 610.021 (1) RSMo, As Amended, 2020. This Meeting, Record, And Vote To Be Closed. Council Shall Adjourn At The End Of The Session.

Notice posted at 12 p.m. on this the 30th day of October, 2025. (RSMo 610.020)

Parkwood Baseball Events

Year	2021	2022	2023	2024	2025	2021	2022	2023	2024	2025	2021	2022	2023	2024	2025
	Teams					Athletes					Room Nights				
Youth	66	149	252	318	292	792	1788	3024	3,816	3,504	124	888	605	912	1020
High School	379	444	552	404	398	5685	6660	8280	6,060	5,970	2754	6038	6930	7,732	7951
College	78	96	84	45	46	1404	1728	1512	810	828	447	651	590	479	408
Total	**523**	**689**	**888**	**767**	**736**	**7881**	**10176**	**12816**	**10,686**	**1,032**	**3325**	**7577**	**8125**	**9,123**	**9,379**

Youth games played at Bassman Complex

High School games played at Becker, Redden, & Local High School Fields

College games played at Becker, Redden & Local College and High School Fields

Parkwood Softball Events

Year	2021	2022	2023	2024	2025
	Entries/Teams				
High School	46	72	52	43	54
Adult	24	117	20	40	66
Youth				148	136
Total	**70**	**189**	**72**	**231**	**256**

2021	2022	2023	2024	2025
Athletes				
690	1080	780	645	810
288	1404	240	1,200	792
			1,776	1,632
978	**2484**	**1,020**	**3.621**	**3234**

2021	2022	2023	2024	2025
Room Nights				
74	125	84	104	324
12	70	24	96	125
			175	346
86	**195**	**108**	**375**	**795**

All games are played at the Bassman Complex

PUBLIC HEARING PROCEDURES

Persons wishing to testify before the City Council are requested to follow these rules:

1. Proponents of the issue will be asked to present their information, then the opponents will be asked to testify and then rebuttal testimony may be allowed by the Council.

2. Approach the podium and state your name and address clearly for the record.

3. Please give your testimony as briefly and completely as possible. By the rules of the City Council you have five (5) minutes within which to give your testimony. Please follow the clock on the dais in front of you. You must complete your testimony within the 5 minute time limit.

4. Please do not repeat testimony that has been given previously. We want you to state your facts, but limit your information to only new information.

5. Everyone is invited to speak, however, if you have a spokesperson please allow them to speak without interrupting for applause or other demonstrations.

6. When the Public Hearing is closed by the Mayor, no additional testimony is allowed except when invited by the Mayor or other members of the Council.

7. Remember that this is a Public Hearing and all sides have a right to give testimony. Please respect their right to do so.

8. The City Council of the City of Joplin through this introduction, accepts into evidence the 2012 Comprehensive Plan, the Zoning Code of the City of Joplin, the Subdivision Regulations of the City of Joplin, the Telecommunications Ordinance, and the Stormwater Management Regulations of the City of Joplin being Appendices 29-A, 29-B, 29-D, 29-E and 29-F of the Joplin Municipal Code. Report of the Planning and Zoning Commission, recommendations of the City's staff, and other written documentation presented as that information applies to each public hearing.

Thank you for your consideration and understanding.

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2025-012 – Special Use Permit

MEETING DATE:
November 3, 2025

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services – Troy Bolander
Director of Finance – Leslie Haase
City Attorney – Peter Edwards
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:

Not applicable for this item.

SUMMARY REQUEST:

Case 033-25: 2047 S Highview Ave – Special Use Permit – A request for a permanent Special Use Permit for a dental office – Craig Hayes

BACKGROUND:

The applicant is proposing roughly an 8,000 square foot dental office. The Development Code Land Use Table allows a medical office under 5,000 square feet by right but only permits a larger building through a special use permit. The proposed site will be required to meet all of the development regulations when the applicant applies for a permit.

PLANNING & ZONING COMMISSION TESTIMONY:

Wayne Stephenson, 302 S Sergeant, Joplin, Missouri, represented the case. Mr. Stephenson is the engineer for this project. Mr. Stephenson explained that the property is behind the Discount Tire on Range Line. These lots were rezoned after the tornado. The use requires a special use permit if the building is over 5,000 square feet. The proposed building is about 8,000 square feet. They are proposing to set the building further back than required and place the parking behind the building. Mr. Stephenson said that a 10,000 square foot Dollar General would be permitted here by right, but they are proposing something nicer looking that will be closed Friday through Sunday. They will share a driveway with the north property, which may be a later project, which will go through the same process.

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:

Planning & Zoning Commission recommends approving Case 033-25 (6 in Favor, 0 Opposed, 1 Absent)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Applicant Materials
Map

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Special Use Permit

CASE 033-25 A request for a permanent Special Use Permit (1st Request) operate a Dental Care Office in a C-1 District

LOCATION 2047 S Highview Ave, Joplin, MO 64801

APPLICANT Craig Hayes

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-1 (Neighborhood Commercial)	Vacant	Approximately 0.80 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-1	C-3	C-1	R-1
Land Use	Vacant	Vehicle Service	Vacant	Single-Family Residential

TRANSPORTATION

Streets with access	Classification	Right-of-way width
S Highview Ave	Local	60′

WILL TURNING MOVEMENTS OF THE PROPOSED USE CREATE AN UNDUE TRAFFIC HAZARD?

No.

UTILITIES Utilities do not need to be extended to the property.

FLOOD PLAIN N/A

STAFF ANALYSIS

IS DEEMED NECESSARY FOR THE PUBLIC CONVENIENCE AT THAT LOCATION.

The application is located in the appropriate zoning district to apply for this special use, according to the Land Use Table of the Joplin Development Code.

IS SO DESIGNED, LOCATED, AND PROPOSED TO BE OPERATED THAT THE PUBLIC HEALTH, SAFETY, AND WELFARE WILL BE PROTECTED.

The proposed use will not be detrimental to public health, safety and welfare.

IS FOUND TO BE GENERALLY COMPATIBLE WITH THE NEIGHBORHOOD IN WHICH IT IS PROPOSED.

Medical care offices that are less than 5,000 square feet are permitted in the C-1 District by right. The proposed structure will exceed this, which is why the applicant must apply for a special use permit. Generally, medical offices do not create conflicts and are scaled to be a residentially compatible use.

WILL COMPLY WITH THE HEIGHT AND AREA REGULATIONS OF THE DISTRICT IN WHICH IT IS LOCATED UNLESS SPECIFICALLY GRANTED.

Yes, the proposed structure will be required to meet the height limitations (30 feet or two stories) and the setbacks from the property lines (15 feet rom the front property line).

OFF-STREET PARKING AND LOADING AREAS WILL BE PROVIDED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE ZONING REGULATIONS AND SUCH AREAS WILL BE SCREENED FROM ADJOINING RESIDENTIAL USES AND LOCATED SO AS TO PROTECT SUCH RESIDENTIAL USE FROM ANY INJUIOUS EFFECT.

The parking lot will be required to be designed according to Article 7 of the Development Code, which requires perimeter landscaping and landscaping islands, depending on the number of spaces, and dust-free parking. Any loading area provided is required to be screened from public or residential view.

ADEQUATE UTILITY, DRAINAGE, AND OTHER SUCH NECESSARY FACILITIES HAVE BEEN OR WILL BE PROVIDED.

Drainage will be subject to stormwater development standards, based on the amount of impervious area being added. This will be viewed as a new development.

DISCUSSION

The applicant is proposing roughly an 8,000 square foot dental office. The Development Code Land Use Table allows a medical office under 5,000 square feet by right but only permits a larger building through a special use permit. The proposed site will be required to meet all of the development regulations when the applicant applies for a permit.

The request is for a permanent permit, due to the costs associated with new development.

CONDITIONS

1. This Special Use Permit is issued to Craig Hayes for the construction of a dental office over 5,000 square feet, but less than 40,000 square feet.
2. The permit shall be permanent.
3. All regulations as stated in Appendix 29-A (Zoning Code) of the Joplin Municipal Code shall be followed at all times.
4. Any other conditions set by the City Council of the City of Joplin.

ENCLOSURES

- Applicant Materials
- Map

CASE 033-25: SPECIAL USE PERMIT

Mr. Kimble asked the applicant to step forward and state their name for the record.

Wayne Stephenson, 302 S Sergeant, Joplin, Missouri, represented the case. Mr. Stephenson is the engineer for this project. Mr. Stephenson explained that the property is behind the Discount Tire on Range Line. These lots were rezoned after the tornado. The use requires a special use permit if the building is over 5,000 square feet. The proposed building is about 8,000 square feet. They are proposing to set the building further back than required and place the parking behind the building. Mr. Stephenson said that a 10,000 square foot Dollar General would be permitted here by right, but they are proposing something nicer looking that will be closed Friday through Sunday. They will share a driveway with the north property, which may be a later project, which will go through the same process.

Ms. Warren asked if the new location would serve low-income patients. Mr. Stephenson said they accept insurance, but he does not know if they cater to a specific income or the type of insurance they accept.

Ms. Phillips asked about the Dollar General comment. Mr. Bellairs clarified that a C-1 District permits retail up to 10,000 square feet, and that Mr. Stephenson was just using that as an example of something that would be permitted by right.

Mr. Kimble asked if the parking was behind the building or in front of the building. Ms. Klue-Michael said from what she understood is the parking is behind the building, not facing the residents. Mr. Stephenson said correct, and that the parking area to the north will face the headlights toward the building, not the residents. Ms. Phillips said but that does not cover the parking to the future site to the north. Mr. Stephenson clarified that the future site to the north is just an idea of what it would look like.

Mr. Kimble asked if there was anyone who would like to speak in favor or opposition. There was none.

MS. KLUE-MICHAEL MADE A MOTION TO APPROVE CASE 033-25. THIS MOTION WAS SECONDED BY MR. SPRUCE. MOTION CARRIED. (6 IN FAVOR, 0 IN OPPOSITION, 1 ABSENT)

Special Use Permit Application

Return Form to:
Planner
Joplin City Hall
602 S. Main Street
Joplin, Missouri 64801
417-624-0820 Ext. 1511
Zoning-Planning@JoplinMO.org

Office Use Only
Case No.: 033-25
Filing Fee: $600.00
Received: 9/6/25
Date Advertised:
Proj. No.: 25-054
Public Hearing Date: 10-13-25

Applicant: Wayne Stephenson - GB Engineering Phone No.: 417-825-5291

Address: 420 S. Main St, Suite A, Joplin, MO 64801 Email: Wayne@GBCivil.com

Owner: Craig Hayes - CVN76 Properties Phone No.: 816-651-3930

Address: 503 Sunnybrook Ln, Carl Junction, MO 64834 Email: craighayes123@gmail.com

Location of Property: 2047 S. Highview

Present Use of Property: Vacant Land

Proposed Use of Property: Dentist Office

Current Zoning: C1 Acreage: 0.82 acres

Surrounding Land Use and Zoning:

	Land Use	Zoning
North	Vacant Land	C1
South	Vacant Land	C1
East	Vehicle Service & Repair (Discount Tire)	C3
West	Highview Street	public right of way

Character of the Neighborhood: Commercial / Residential

Instructions:
The following checklist is to be completed **by the applicant**. Please indicate whether the following standards are met, in the applicant's opinion. A separate sheet explaining how each standard is met **must** be included with the application.

Yes	No	
☒	☐	Is deemed necessary for the public convenience at that location.
☒	☐	Is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.
☒	☐	Is found to be generally compatible with the neighborhood in which it is proposed.
☒	☐	Will comply with the height and area regulations of the district in which it is located unless specifically granted.
☒	☐	Off-street parking and loading areas will be provided in accordance with the standards set forth in the zoning regulations and such areas will be screened from adjoining residential uses and located so as to protect such residential use from injurious effect.
☒	☐	Adequate utility, drainage, and other such necessary facilities have been or will be provided.
☐	☒	Should this Special Use Permit be valid only for a specific time period?

If yes, what length of time? Permanent Request

Operational Information:
The Special Use Permit that will be issued will have set of conditions that will require information regarding the following (additional conditions may be imposed by the Commission and Council):

Hours of Operation: 7am - 4pm Monday - Wednesday 7am - 2pm Thursday

Days of Operation: Monday - Thursday

Number of Off-street Parking Spaces: 43

Signs (Generally signs are limited to one sign not larger than one (1) foot by two (2) feet set no more than six (6) feet off the ground and at least ten (10) feet inside the property line): _____

Signage on building facing East towards Rangeline - separate exterior signage will comply

Number of Employees and/or Assistants: 11 to 15

Nature of Business: General Dentistry

Submission of Documents: The following documents are **required** at time of submission.

Yes	No	
☒	☐	Completed and signed application.
☒	☐	Legal description of the property from a deed or certified survey. Must be legible.
☒	☐	Additional sheet explaining how the above criteria are met.
☒	☐	One copy of the necessary descriptive material related to the intensity and extent of the proposed use, including any traffic conditions that may result; any danger from fire hazards; how the proposed use may affect the character of the surrounding properties; and how the proposed use will benefit the City of Joplin.
☒	☐	One copy of a site plan of the property showing location of off-street parking and any required screening, location of the structure(s) or proposed structure(s), access to the site from public right-of-way, and any other information requested by staff, the Planning & Zoning Commission, or City Council.

Violation of any condition as part of an approved Special Use Permit will cause a complaint to be filed with the Municipal Court and the Permit to be suspended immediately requiring reapplication.

Applications that are incomplete or missing required documents will **not** be processed or scheduled on an agenda to the Planning & Zoning Commission until corrected and resubmitted.

Signature: _____ **Date:** 9-5-25

Recorded in Jasper County, Missouri
Recording Date/Time: 10/10/2024 at 01:38:15 PM
Book: 2734 Page: 41
Instr #: **2024013368**
Type: **WD**
Pages: **2**
Fee: **$27.00 S**

Electronically Recorded

RECORDER OF DEEDS SEAL JASPER COUNTY, MO

Charlotte Pickering
Recorder of Deeds

Warranty Deed by Corporation

KNOW ALL MEN BY THESE PRESENTS:

On this 9 day of October 2024, That, **Fagan Holdings and Investments, Incorporated**, as **Grantor**, in consideration of TEN & 00/100 DOLLARS, to it paid by **CVN76 Properties, LLC**, as **Grantee**, whose mailing address is:

503 Sunnybrook Ln Carl Junction, MO 64834

the receipt whereof is hereby acknowledged, and by virtue and pursuance of a resolution of the Board of Directors of said Grantor, does by these presents, GRANT, BARGAIN, SELL, CONVEY AND CONFIRM unto the said Grantee, their heirs and assigns, the following described lots, tracts, or parcels of land, lying, being and situate in the County of Jasper and State of Missouri to wit:

TRACT 1:
ALL OF LOT NUMBERED THIRTEEN (13) IN KINDRED'S SUB-DIVISION IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT THE EAST FIFTY (50') FEET THEREOF.

~~***TRACT 2:***~~
~~***ALL OF LOT NUMBERED FOURTEEN (14) IN KINDRED'S SUBDIVISION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI.***~~

Fagan Holdings and Investments, Incorporated is one and the same as Fagan Holdings and Investments, Inc.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances, and immunities thereto belonging or in anywise appertaining unto the said Grantee, and unto their heirs and assigns forever. The said Grantor hereby covenanting that it is lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear of encumbrance done or suffered by it or those under whom it claims; and that it will Warrant and Defend the title to the said premises unto the said Grantee and unto their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, Fagan Holdings and Investments, Incorporated the said party of the first part, has caused these presents to be signed by its President, this the 9th day of October 2024.

E Brad Fagan

E. Brad Fagan, President,
Fagan Holdings and Investments, Incorporated

STATE OF MISSOURI }
} ss.
COUNTY OF JASPER }

On this 9th day of October 2024

Before me personally appeared E. Brad Fagan, to me personally known, who being duly sworn did say that he is the President of Fagan Holdings and Investments, Incorporated and that the said instrument was signed on behalf of said corporation by authority of its Board of Directors and the said President acknowledges said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office the day and year first above written.

SANDRA THOMAS
My Commission Expires
10-23-2026
NOTARY SEAL
Jasper
County
Commission # 13405087
NOTARY PUBLIC - STATE OF MISSOURI

Notary Public Sandra Thomas

- **Is deemed necessary for the public convenience at that location.**
  Yes. Dentistry is needed by everyone at some point in their life. These lots were cleared and rezoned after the 2011 Tornado in preparation for more commercial development along the Rangeline and 20th Street corridors. These are both arterial streets for the City of Joplin providing convenient access to Highview Street and future customers.

- **Is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.**
  Yes. The proposed driveway has been placed in a location that avoids the existing residential home windows across the street and aligns with an existing driveway. The Parking orientation faces away from the existing residential homes, as well as proposing a greater front setback than the minimum required for the building.

- **Is found to be generally compatible with the neighborhood in which it is proposed.**
  Yes. Highview Street north and south of this location have commercial type developments along the Rangeline side of Highview Street. Having commercial developments along the arterial streets is preferred when City planning; or where there is immediate and adjacent access to traffic corridors, such as the proposed lot with a 400' distance to 20th Street, and a 1,000' distance to access Rangeline Road.

- **Will comply with the height and area regulations of the district in which it is located unless specifically granted.**
  Yes. The proposed dentist office will be under 30' tall and less than 2 stories.

- **Off-street parking and loading areas will be provided in accordance with the standards set forth in the zoning regulations and such areas will be screened from adjoining residential uses and located so as to protect such residential use from injurious effect.**
  Yes. All parking required will be provided off-Street and facing away from the existing residential houses across the street. The adjacent lots to the north and south are zoned commercial and do not require screening.

- **Adequate utility, drainage, and other such necessary facilities have been or will be provided.**
  Yes. Civil Engineering plans will be developed to address site utilities and stormwater runoff per local regulations and the existing conditions.

- **Should this Special Use Permit be valid only for a specific time period?**
  No. We are requesting a perpetual / permanent Special Use permit. The proposed project will be new construction of a permanent structure.


JOPLIN DENTAL CARE



CONCEPTUAL SITE LAYOUT for JOPLIN DENTAL CARE

PROJECT DESCRIPTION:

CURRENT ZONING: C1

PROPOSED LOT SIZE:
- NORTH LOT 0.84 AC
- SOUTH LOT 0.82 AC
TOTAL = 1.66 ACRES

THE PROPOSED DEVELOPMENT WILL BE A 8,000 SF DENTIST OFFICE WITH ASSOCIATED PARKING BUILT ACROSS TWO COMMERCIAL LOTS. SITE DEVELOPMENT IS SUCH TO ALLOW FOR FUTURE EXPANSION AND GROWTH.

THIS EXHIBIT IS CONCEPTUAL IN NATURE. THE PROPOSED LAYOUT SHOWN WAS PERFORMED WITHOUT THE MEANS OF BOUNDARY OR UTILITY INFORMATION.
THIS LAYOUT IS FOR VISUAL & PRE-PLANNING PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.

PARKING COUNT	
	PROPOSED
STANDARD	41
ADA	2
TOTAL	43

DENTAL OFFICE REQ'T:
= 5 SP PER 1,000 SF
= (8,000 SF / 5)
= 40 SPACES REQ'D

N
NW NE
W E
SW SE
S

15 30
30 0 60
GRAPHIC SCALE
SCALE 1" = 30'

GB ENGINEERING
CIVIL ENGINEERING AND DESIGN
302 S. SERGEANT - JOPLIN, MO 64801
MO COA # 2022000048
WWW.GBCIVIL.COM
PH: 417-825-5291

Professional Seal

WAYNE STEPHENSON, ENGINEER
MO # PE-2012018139
THIS SEAL IS FOR ENGINEERING INFORMATION ONLY

Revisions

SPECIAL NOTICE:
In the event the client consents to, allows, authorizes or approves of changes to any plans, specifications or other construction documents, and these changes are not approved in writing by the design professional, the client recognizes that such changes and the results thereof are not the responsibility of the design professional. Therefore, the client agrees to release the design professional from any liability arising from the construction, use or result of such changes. In addition, the client agrees to the fullest extent permitted by law, to indemnify and hold the design professional harmless from any damage, liability or cost (including reasonable attorney's fees and costs of defense) arising from such changes.

No part of this drawing may be reproduced by photocopy or by any other means, or stored, processed, or transmitted in or by any computer or other systems without the prior written permission of document author.

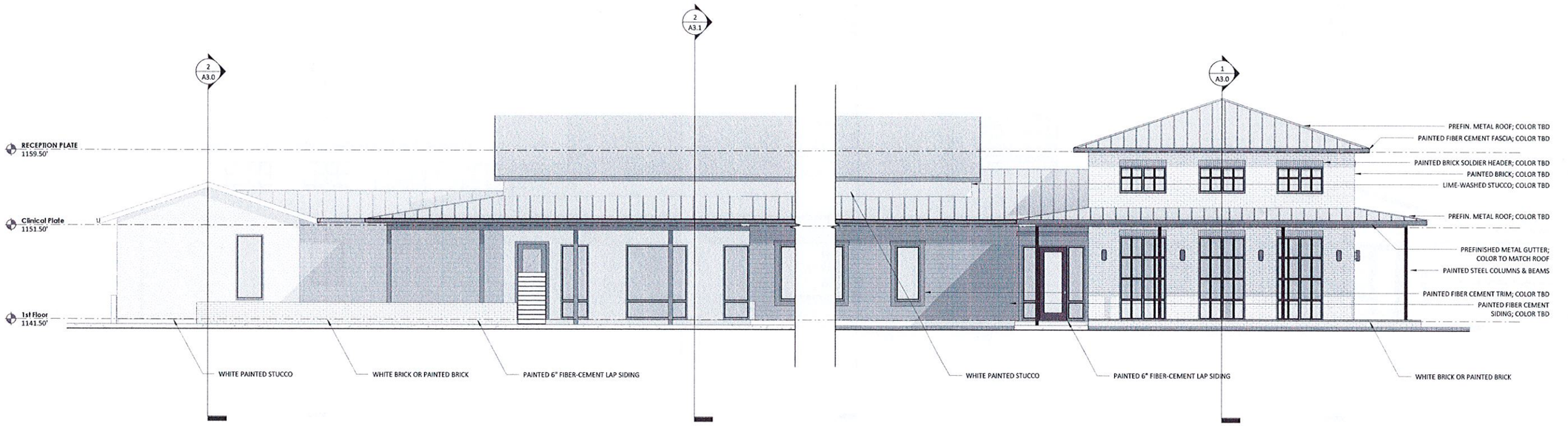
JOPLIN DENTAL CARE

CONCEPT LOT AND LAYOUT

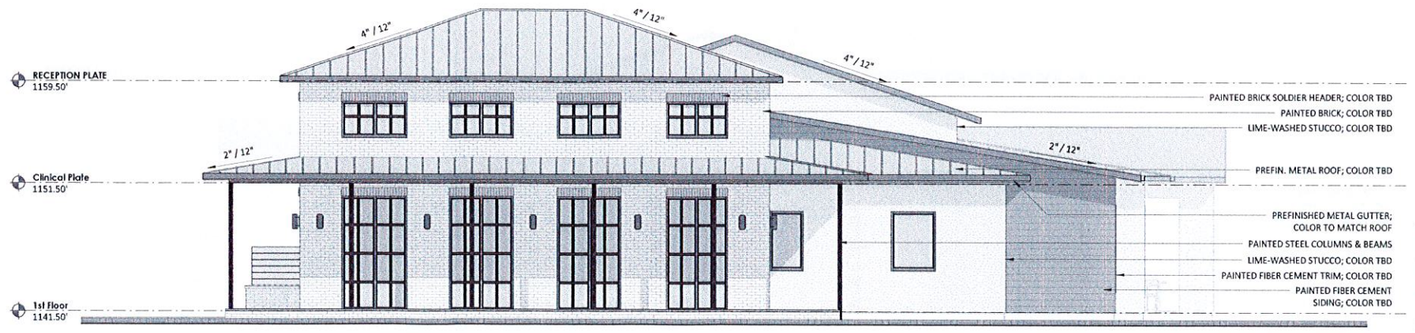
~~MOCKLEVARD, PLACE~~

Project Number: 25023
Drawn By:
Reviewed By:
Date: 8.19.25

CONCEPTUAL DEVELOPMENT
Sheet Number



2 .Plan South
3/16" = 1'-0"



1 .Plan East
3/16" = 1'-0"

FAZIO architects
architecture + interiors
3410 Far West Blvd ,Ste 330
Austin, Texas 78731
512.494.0643
www.fazioarchitects.com

07.28.2025

PRELIMINARY: NOT FOR REGULATORY APPROVAL, PERMITTING NOR CONSTRUCTION

JOPLIN DENTAL CARE

2047 S. HIGHVIEW
JOPLIN, MISSOURI 64804

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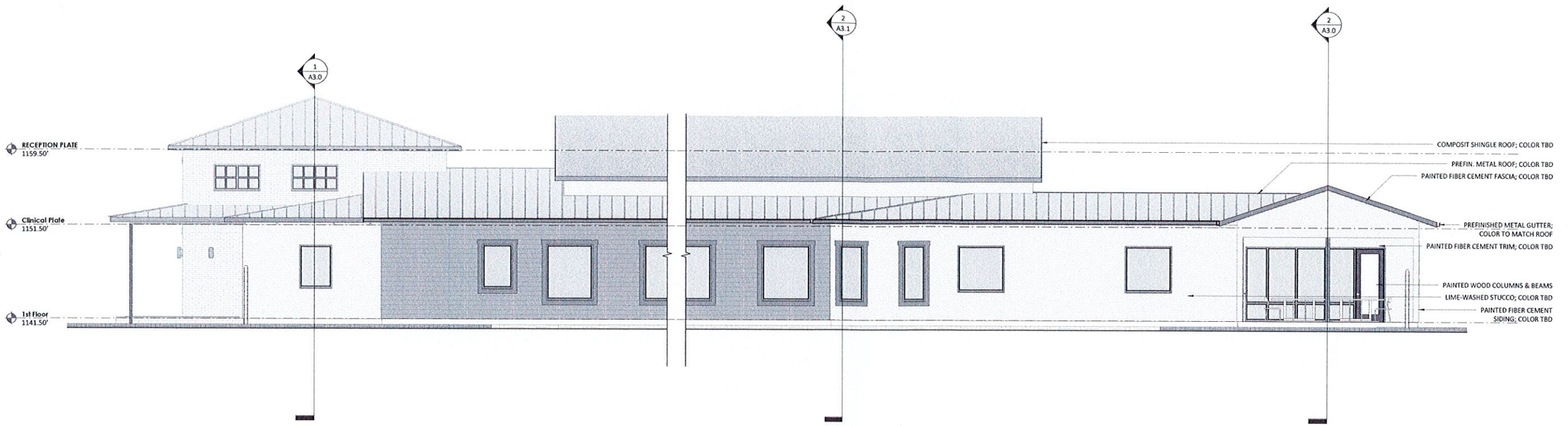
ISSUE	DATE
	07.28.2025
1 REVISION	DATE

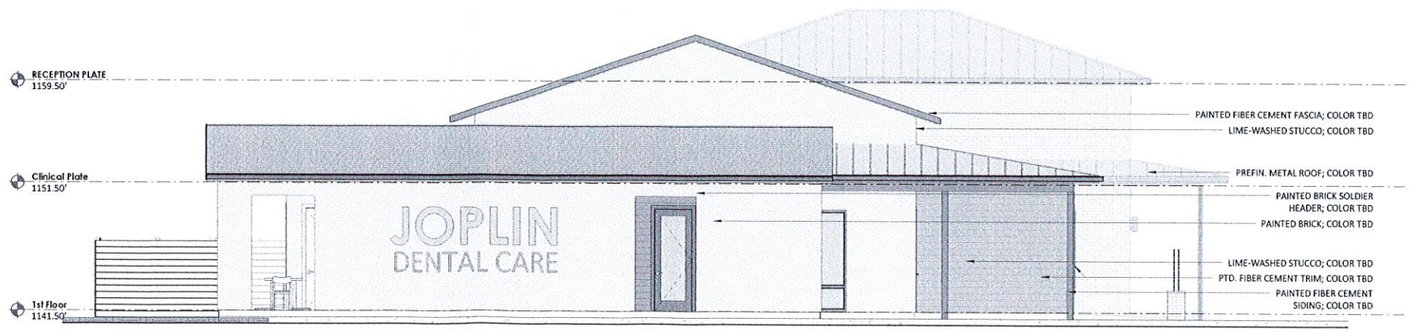
EXTERIOR ELEVATIONS
SCALE: 3/16" = 1'-0"

SHEET
A2.0

7/28/2025 2:45:06 PM



2 .Plan North
3/16" = 1'-0"



1 .Plan West
3/16" = 1'-0"

EXTERIOR ELEVATIONS
SCALE: 3/16" = 1'-0"

7/28/2025 2:45:04 PM

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ISSUE	DATE
	07.28.2025

REVISION	DATE

SHEET
A2.1

1 FLOOR PLAN - 1ST FLOOR - OVERALL
1/8" = 1'-0"

KEY PLAN

REFER TO ENLARGED PLANS FOR ADDITIONAL DETAIL

100 — FLOOR PLAN KEYED NOTES - KEY LOCATED ON SHEET A1.0

****LEGENDS, GENERAL NOTES & INFORMATION LOCATED ON A1.0

FLOOR PLAN - 1ST FLOOR - OVERALL
SCALE: As indicated

7/28/2025 2:44:31 PM

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architecture + interiors
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Austin, Texas 78731
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07.28.2025

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ISSUE	DATE
	07.28.2025
REVISION	DATE

SHEET
A1.1



DESCRIPTION

ALL OF LOT NUMBERED THIRTEEN (13) IN KINDREDS SUBDIVISION IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, EXCEPT THE EAST FIFTY (50.00) FEET THEREOF, IN KINDREDS SUBDIVISION IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI BEING SUBJECT TO ALL EASEMENTS,RIGHT-OF-WAYS AND RESERVATIONS OF RECORD.

BASIS OF BEARINGS

BEARINGS ARE BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983 MISSOURI WEST ZONE.

CLASS OF PROPERTY

URBAN

TYPE OF SURVEY

RESURVEY

SOURCE DOCUMENTS

SURVEY BY LS 2691 DATED 10/1/2024

FENCE NOTE

FENCE LOCATIONS SHOWN BETWEEN DIMENSION POINTS ARE APPROXIMATE AND THE ACTUAL FENCE MAY MEANDER FROM THE LOCATIONS SHOWN ON THE PLAT HEREIN. INTERIOR FENCES MAY NOT BE SHOWN.

NOTES

NO UTILITIES SHOWN AS A PART OF THIS SURVEY.
SETBACKS ARE NOT SHOWN ON THE ORIGINAL PLAT.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

NO FLOOD DETERMINATIONS HAVE BEEN EXAMINED AS A PART OF THIS SURVEY.

LEGEND

- FOUND IRON PIN
- SET IRON PIN
- (M) MEASURED
- (P) PLAT

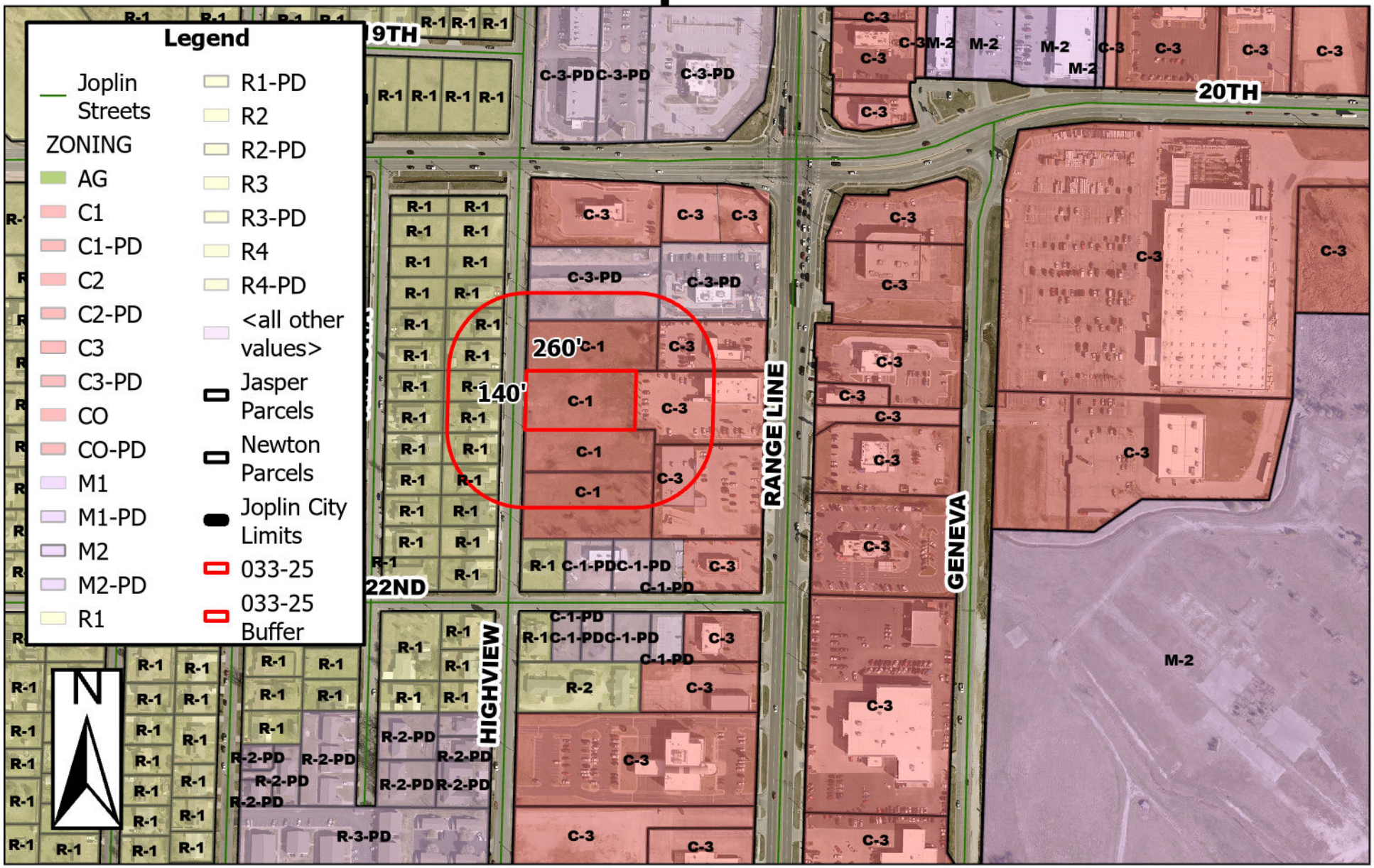
THIS SURVEY HAS BEEN PERFORMED BASED ON KNOWLEDGE AND INFORMATION IN ACCORDANCE WITH COMMONLY ACCEPTED PROCEDURES CONSISTENT WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS AND MAY NOT BE USED IN CONNECTION WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT, STATEMENT, OR MECHANISM TO OBTAIN TITLE INSURANCE FOR ANY SUBSEQUENT OR FUTURE GRANTEES.

CERTIFICATE OF AUTHORITY LICENSE NUMBER LS-2014013548 EXPIRATION 12/31/2026

PH 417.623.2525
2224 S. MAIN ST.
JOPLIN, MO 64804
www.MJSurveyingLLC.com

DRAWN EM	*DATE 3/14/2025*	*GB ENGINEERING LOTS 13 AND 14 IN KINDREDS ADD TO JOPLIN, JASPER COUNTY, B/R*
APPROVED BAA	*DATE 3/14/2025*	
SCALE 1" = 30'	*SHEET*	*PROJECT # 25088*

Case 033-25: Special Use Permit



2047 S Highview Ave – Special Use Permit – A request for a permanent special use permit to operate a Dental Care Office in a C-1 District – Craig Hayes

0 115 230 460 690 920 Feet

RESOLUTION NO. 2025-012

A RESOLUTION granting a Special Use Permit (1st Request) for a dental office, located at 2047 S Highview Ave, City of Joplin, Jasper County, Missouri.

WHEREAS, a public hearing was held before the City Council on November 3, 2025, in compliance with said request.

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

That a Special Use Permit be granted to Craig Hayes for a dental office to be constructed on property located in the City of Joplin, Missouri, on the following described real estate, to-wit:

ALL OF LOT NUMBERED THIRTEEN (13) IN KINDRED'S SUB-DIVISION IN THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT THE EAST FIFTY (50') FEET THEREOF.

And the said Special Use Permit is hereby issued with the following conditions and made a part thereof:

1. This Special Use Permit is issued to Craig Hayes for the construction of a dental office over 5,000 square feet, but less than 40,000 square feet.
2. The permit shall be permanent.
3. All regulations as stated in Appendix 29-A (Zoning Code) of the Joplin Municipal Code shall be followed at all times.
4. Any other conditions set by the City Council of the City of Joplin.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2025, by a _____vote.

_____
Keenan T. Cortez, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

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

MEETING DATE
November 3, 2025

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2025-542 Ordinance; Exhibit "A" Community Improvement District Petition; Blight Study; Map of Community Improvement District

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

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

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

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

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

The CID will be a separate political subdivision governed by a board of directors, appointed by the Mayor, with the consent of the City Council. The Petition includes the board appointments. Additionally, the City will be entitled to appoint an ex-officio representative to attend meetings of the Board and have access to certain financial records.

According to Missouri Revised Statutes, blight is defined as follows:

> "Blighted area", an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.

A blight study by Sterrett Urban, LLC. determined the area is a "blighted area" creating an economic underutilization and an inability to pay reasonable taxes. The study concludes the following blight factors are present:

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

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

FUNDING SOURCE
Not applicable for this item.

RECOMMENDATION
Staff recommends approval of this council bill.

COUNCIL BILL NO. 2025-542 **ORDINANCE NO.**

AN ORDINANCE approving a Petition For the Creation of the Woodsonia Marketplace Community Improvement District and creating the Woodsonia Marketplace Community Improvement District.

WHEREAS, Sections 67.1401 to 67.1571 RSMo, 2000, as amended (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 October 15, 2025, property owners within the proposed community improvement district, collectively owning more than fifty percent (50%) by assessed value of the real property and 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 Woodsonia Marketplace Community Improvement District (the "District"), said Petition recites the following facts:

(a) The legal description of the proposed District, including a map illustrating the district boundaries;

(b) The name for 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, or any legally described portion thereof, 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, on November 3, 2025, 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 and establish the District make such other findings as necessary.

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:

Bill Coleman	4 years
Darieus Adams	4 years
Phil Stinnett	2 years
Rob Mallory	2 years
Melodee Colbert Kean	2 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.

Section 7. The District will continue to exist and function until the earlier of: (1) until all of the obligations (and accrued interest), as defined in the CID Act, of the District have been repaid, or (2) the date which is twenty-seven (27) years from the date of this Ordinance establishing the District. The City may extend the duration of the District pursuant to Section 67.1481 of the CID Act.

Section 8. Pursuant to Section 67.1401.2(3)(b) RSMo, the City Council hereby finds, determines, and declares that the area described in the Petition is a blighted area based on information included in and testimony related to the blight study submitted and presented at the public hearing on November 3, 2025. The City Council further finds and determines that the use of District revenues related to the construction of the improvements and services described in the Petition are reasonably anticipated to remediate the blighting conditions within the District and will serve a public purpose.

Section 9. 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 10. 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 11. 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.

Section 12. 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 _____, 2025, by a _____vote.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

Exhibit A

Petition for the Creation of the Woodsonia Marketplace Community Improvement District

[see attached]

EXHIBIT "A"

WOODSONIA MARKETPLACE
COMMUNITY IMPROVEMENT DISTRICT

PETITION TO THE
CITY OF JOPLIN, MISSOURI
FOR THE CREATION OF THE

WOODSONIA MARKETPLACE
COMMUNITY IMPROVEMENT DISTRICT

Submitted October 15, 2025

PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

To the City Council ("City Council") of the City of Joplin, Missouri ("City"):

The undersigned petitioners ("Petitioners"), (1) being the owners of record owning more than fifty percent (50%) by assessed value of the real property within the boundaries of the hereinafter described Woodsonia Marketplace Community Improvement District ("District"), and (2) comprising more than fifty percent (50%) per capita of all owners of real property within the boundaries of the District, do hereby petition and request that the City Council establish the District under the authority of Sections 67.1401 to 67.1571, RSMo ("Act"). In support of this petition ("Petition"), Petitioners set forth the following information in compliance with the CID Act.

1. **Boundaries, Legal Description, and Map of District**

   The legal description of the District is attached hereto as Exhibit A. A map of the boundaries of the District is attached hereto as Exhibit B, confirming that the District is contiguous. The District is located entirely within the corporate boundaries of the City. A summary of the parcels within the District owned by the Petitioners is attached hereto as Exhibit C.

2. **Name of District**

   The name of the District is **Woodsonia Marketplace Community Improvement District**.

3. **Signatures May Not Be Withdrawn**

   Notice has been provided to all signers of the Petition that their signatures may not be withdrawn later than seven (7) days after the filing of this Petition with the City Clerk. This notice is included on each signature page attached to this Petition.

4. **Five-Year Plan**

   A five-year plan stating a description of the purposes of the District, the services it will provide, the improvements it will make and an estimate of costs of these services and improvements to be initially incurred is attached hereto as Exhibit D.

5. **District Type**

   District is a political subdivision of the State of Missouri in accordance with the Act.

6. District Governance, Number of Directors

The District is governed by a board of directors appointed by the City, consisting of five (5) members.

7. Board of Directors

a. Number. The District is governed by a Board of Directors ("Board") consisting of 5 members who have been appointed by the municipality in accordance with this petition.

b. Qualifications. Each member of the Board ("Director") shall meet the following requirements:

(1) be at least 18 years of age;

(2) be and must declare to be either an owner of real property within the District or an authorized representative of an owner, an owner of a business operating within the District, or a registered voter residing within the District, as provided in the CID Act;

(3) are citizens of the United States and have been a resident of the State of Missouri for at least one year immediately preceding the date upon which he or she takes office in accordance with Article VII, Section 8 of the Missouri Constitution and § 67.1451.6, RSMo; and

(4) except for the initial directors named in this Petition, be nominated according to slates submitted as described in this Petition; or in the case of Interim Directors, be elected by the remaining Directors.

(5) At least one director must be someone who (1) resides within the City. (2) is qualified to vote. (3) has no financial interest in any real property or business in the District, and (4) is not a relative to an owner of real property or a business within the District.

c. Initial Directors. The initial directors ("Initial Directors") and their respective terms were identified by the City as follows:

Bill Coleman	4 years	Owner's Representative
Darieus Adams	4 years	Owner's Representative
Phil Stinnett	2 years	Owner's Representative
Rob Mallory	2 years	Owner's Representative
Melodee Colbert Kean	2 years	Independent Director

d. Terms. Each Initial Director named above shall serve for the term set forth opposite his/her name or until a successor is appointed in accordance with this Petition. Each Successor Director shall serve a four (4) year term or until a successor is appointed in accordance with this Petition. If, for any reason, a Director is not able to serve his/her term, the remaining Directors shall elect an Interim Director to fill the vacancy of the unexpired term.

Notwithstanding anything to the contrary, any Director's failure to meet the qualification requirements set forth above, either in a Director's individual capacity or in a Director's representative capacity, shall constitute cause for the Board to take appropriate action to remove said Director.

e. Ex Officio Members. The City may designate an ex officio member to the District's Board of Directors who may attend all open meetings of the Board but shall have no voting power. The ex officio member may attend closed meetings of the Board unless the member has a conflict of interest regarding the subject matter of the closed meeting and/or the subject matter of the closed meeting involves potential or actual legal actions relating to the City. The District shall provide the ex officio member with notice of all meetings and copies of all correspondence provided to the members of the Board. The City's failure to designate an ex officio member will not affect the Board's ability to meet, act upon certain matters and otherwise carry out its business.

f. Successor Directors. Successor Directors shall be appointed by the Mayor with consent of City Council by resolution according to a slate submitted by the Board to the City of Joplin, MO's City Clerk ("City Clerk"). The slate of proposed Successor Directors shall include evidence in a form satisfactory to the City that each Successor Director meets the statutory qualifications to serve as Director pursuant to the CID Act and that the owner's representatives are duly authorized to serve as Directors.

Upon receipt of a slate of Successor Directors, the City Clerk shall promptly deliver the slate to the Mayor, and the Mayor shall either (i) approve the slate and seek consent of same from the City Council at the next regular meeting of the City Council, or (ii) return the slate to the Board with a request for alternates for any or all of the Board petitions identified on the slate.

Should City Council refuse to consent to the slate submitted to it by the Mayor, it shall request alternatives for any or all Board positions identified on the slate and within ten days of such refusal, the Board shall submit an alternative slate to the Mayor with two alternates for each of the Board positions requested by the City Council.

Should the Mayor reject and return the slate to the Board, the Board shall, within ten days of such refusal, submit an alternative slate to the Mayor with two alternates for each of the Board positions requested by the Mayor. After receipt of the alternative slate, the Mayor shall either (i) choose from the alternate(s), approve the slate, and seek consent of the City Council at the next regular meeting of the City Council, or (ii) reject the alternative slate. In the event the Mayor rejects the alternative slate, Successor Directors shall be appointed by the Mayor with the consent of the City Council.

If any such action by the Mayor or the City Council is not completed within a 30-day period, the Successor Directors shall be deemed to have been appointed by the Mayor with the consent of the City Council according to the slate submitted.

8. Total Assessed Value

Total estimated assessed value of all real property located within the District, as reported by the Jasper County Assessor's Office and Newton County Assessor's Office as of the date of this Petition, is $36,157,430.00. As depicted on Exhibit C, Petitioners own real property within the District currently assessed at $18,450,420.00 representing 51.03% of the assessed value of all of the real property within the District.

9. Determination of Blight

The petitioners are seeking a determination that the District Land is a blighted area pursuant to the Act as shown in the Blight Study attached as Exhibit E. Upon a finding of blight by the City Council, the District may contract with any private property owner within the District to demolish and remove, renovate, reconstruct, or rehabilitate any building or structure on such property provided that the City Council has determined that the action to be taken pursuant to such contract is reasonably anticipated to remediate the blighting conditions and will serve a public purpose.

10. Proposed Length of Time

The District will continue to exist and function until the earlier of: (1) all of the obligations (and accrued interest), as defined in the Act, of the District have been repaid, or (2) the date which is twenty-seven (27) years from the date of the Ordinance establishing the District. The City may extend the duration of the District pursuant to Section 67.1481 of the Act.

11. Proposed Method of Financing District Costs

The costs of the District improvements and services will be financed through a conventional secured loan, reimbursement agreement and/or bonds issued by the District or other authorized body, any of which will be secured by the pledge of applicable revenue received from the imposition of a one percent District sales tax within the District ("CID Sales Tax"). The costs of services shall only be paid by revenues of the district after the costs of improvements have been fully paid.

12. Sales Tax

The District will impose a one percent (1%) sales tax. The sales tax may only be levied after an approved board resolution and sales tax election in accordance with the CID Act. The sales tax is estimated to become effective April 1, 2026, subject to qualified voter approval in a mail-in ballot election. Any sales tax approved by qualified voters will not become effective until the first day of the second quarter following the approval of such tax.

13. Maximum Rates of Business Licenses and Real Property Taxes

District will impose no real property tax levy or business license tax within District.

14. Special Assessments

The District is not authorized to levy a special assessment.

15. Limitations on Borrowing Capacity

Petitioners do not seek limitations on the borrowing capacity of the District.

16. Limitations on Revenue Generation

Petitioners do not seek limitations on the revenue generation of the District.

17. Other Limitations on District Powers

Petitioners do not seek limitations on the authority of the District, except as set forth in this Petition. The District shall have the full range of powers authorized under the provisions of the CID Act.

18. Audit

The City Auditor shall have the right to examine or audit the records of the District and shall require that the District make such records available to the City Auditor within ten (10) days after a written request for the same is made.

19. Severability / Exhibits

It is the intention of the Petitioners that the provisions of this Petition shall be enforced to the fullest extent permissible under the laws and public policies of the 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 Petition. Accordingly, if any provision of this Petition shall be deemed invalid or unenforceable in whole or in part, this Petition 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 Petition in order to render the same valid and enforceable. All exhibits attached hereto are hereby incorporated into this Petition by reference.

20. Request to Establish District

By execution and submission of this Petition, the Petitioners request that the City Council establish the District as set out in this Petition.

[THE REST OF THIS PAGE IS INTENTIONALLY BLANK]

CLERK'S RECEIPT OF PETITION

This Petition to create the Woodsonia Marketplace Community Improvement District was filed in the office of the City Clerk of the City of Joplin, MO on the _____ day of _____, 2025.

_____
City Clerk

[SEAL]

CID #1

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: 4 State Corral, LLC
DBA (if any): NONE
Owner's telephone number: 417-296-3107 314-280-7562
Owner's mailing address: 3090 N Hidden Hollow Ln, Joplin MO 64801
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Chalk L. Billy - Robert I. Carens
* State basis of legal authority to sign: owners
Signer's telephone number: Same as Owners
Signer's mailing address: 3090 N Hidden Hollow Ln. Joplin Mo. 64801
8105 Old White River Rd. Rogers Ark 72756

If owner is an individual: Single Married

If owner is not an individual state what type of entity: Corporation General Partnership
* Limited Liability Company Limited Partnership
Urban Redevelopment Corp Trust
Nonprofit Corporation Other: _____

Map and parcel number: 20401800000027001
Assessed Value: ~~$1,776,350.00~~ Current AV ~~$775,350~~ $552,200

By executing this petition, the undersigned represents and warrants he/she is authorized to execute this petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: 8/2/2023

Signature: [signature]
Name: Chalk L. Billy - Robert I. Carens
Title: owners.

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

Be it remembered, that on this 2 day of August, 2023, before me, a Notary Public in and for the County and State aforesaid, came Billy Chalk, the Robert Carens of 4 State Corral, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of said Company and he/she duly acknowledged the execution of the same to be the act and deed of said Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

[signature]
NOTARY PUBLIC

My Commission Expires: 4/6/2026

MATTHEW WALTON
Notary Public - Notary Seal
Jasper County - State of Missouri
Commission Number 22907628
My Commission Expires Apr 6, 2026

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Acme Land Company**
DBA (if any): _____
Property Address: 1. 2601 S Rangeline Rd; 2. S Rangeline Rd
Owner's telephone number: 417 624 5825
Owner's mailing address: P.O. Box 66, Joplin MO 64803
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: _____
State basis of legal authority to sign: _____
Signer's telephone number: _____
Signer's mailing address: _____

If owner is an individual: Single Married

If owner is not an individual state what type of entity: **Corporation** Limited Liability Company Urban Redevelopment Corp Nonprofit Corporation General Partnership Limited Partnership Trust Other: S-corp

Map and parcel number: 1. 20401800000031000
2. 20401800000031001

Assessed Value: 1. $284,890
2. $74,300 **TOTAL: $359,190**

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: 5/13/24

Signature: R. Newton Sharp
Name: R. Newton Sharp
Title: President

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

Be it remembered, that on this 13th day of May 2023, before me, a Notary Public in and for the County and State aforesaid, came R. Newton Sharp, the President of Acme Land Company, a Delaware corporation ("Company"), who executed the within instrument on behalf of Company and he/she duly acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Cathy A. Taylor
NOTARY PUBLIC

My Commission Expires:
3/22/2027

CATHY A. TAYLOR
Comm. Exp. 3/22/2027
NOTARY PUBLIC NOTARY SEAL #15530333
Newton County
STATE OF MISSOURI

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: BURKAT, LLC
DBA (if any):
Property Address: 2705 S Rangeline Rd
Owner's telephone number:
Owner's mailing address: 3715 Red Fox Run, Joplin MO 64804
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer:
State basis of legal authority to sign:
Signer's telephone number:
Signer's mailing address:

If owner is an individual: Single / Married
If owner is not an individual: Corporation / General Partnership / Limited Liability Company / Limited Partnership / Urban Redevelopment Corp / Trust / Nonprofit Corporation / Other:

Map and parcel number: 20401800000034000
Assessed Value: ~~$25,950.00~~ $49,230

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: August 11, 2025

Signature:
Name: JEHKHAR ALI
Title: OWNER

STATE OF Missouri)
COUNTY OF Jasper)

Be it remembered, that on this 11th day of August, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Jehkhar Ali the owner of Burkat, LLC (Company), who executed the within instrument on behalf of Company, and he/she/they acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

My Commission Expires: 1/16/2028

Kyle Hrabik
Notary Public - Notary Seal
STATE OF MISSOURI
Jasper County
My Commission Expires: 1/16/2028
Commission #: 23501031

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Continence Restoration Center, LLC**

DBA (if any): _____

Property Address: 2120 S. Davis Blvd.

Owner's telephone number: _____

Owner's mailing address: 8458 Cedar Dr., Joplin MO 64804

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Christopher Roberts

State basis of legal authority to sign: Owner

Signer's telephone number: (417)434-1238

Signer's mailing address: 8458 Cedar Drive Joplin MO 64804

If owner is an individual: Single (Married)

If owner is not an individual state what type of entity: Corporation; (Limited Liability Company); Urban Redevelopment Corp; Nonprofit Corporation; General Partnership; Limited Partnership; Trust; Other: _____

Map and parcel number: **20401800000013002**

Assessed Value: ~~$616,880.00~~ ~~$197,690~~ $197,690

By executing this petition, undersigned represents and warrants he/she is authorized to execute this petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: 10/11/24

Signature: Christopher Roberts

Name: Christopher Roberts

Title: Owner

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

Be it remembered, that on this 11 day of Oct., 2024, before me, a Notary Public in and for the County and State aforesaid, came Christopher Roberts, the Owner of Continence Restoration Center, LLC a Missouri limited liability company ("Company"), who executed the within instrument on behalf of said Company and he/she duly acknowledged the execution of the same to be the act and deed of said Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Celina Brown
NOTARY PUBLIC

My Commission Expires: April 3rd, 2027

CELINA BROWN
Notary Public - Notary Seal
Jasper County - State of Missouri
Commission Number 23138402
My Commission Expires Apr 3, 2027

EXHIBIT "B"

EXECUTION PAGE FOR PETITION FOR THE
WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: Fletcher Realty, LLC
DBA (if any): _____
Owner's telephone number: 501-992-2101
Owner's mailing address: 5922 Warden Rd, Sherwood, AR 72120
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Thomas W. Roy III
State basis of legal authority to sign: Manager of LLC per Operating Agreement
Signer's telephone number: 501-992-2101
Signer's mailing address: 5922 Warden Rd, Sherwood, AR 72120

If owner is an individual: Single Married
If owner is not an individual state what type of entity: Corporation General Partnership
Limited Liability Company Limited Partnership
Urban Redevelopment Corp Trust
Nonprofit Corporation Other: _____

Map and parcel numbers: 1. 20401800000026000; 2. 20401800000022000
3. 20401800000013003; 4. 20401800000012000

Assessed Values: 1. $954,210
2. $1,364,590
3. $831,950
4. $211,520 **TOTAL: $3,362,270**

By executing this petition, the undersigned represents and warrants he/she is authorized to execute this petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: 6/27/23

Signature: Thomas W. Roy III
Name: Thomas W. Roy III
Title: Manager / CFO

STATE OF Arkansas)
COUNTY OF Pulaski) ss.

Be it remembered, that on this 27th day of June, 2023, before me, a Notary Public in and for the County and State aforesaid, came Thomas W. Roy III, the Manager / CFO of Fletcher Realty, LLC, an Arkansas limited liability company ("Company"), who executed the within instrument on behalf of said Company and he/she duly acknowledged the execution of the same to be the act and deed of said Company.
In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Amanda Peavey
NOTARY PUBLIC

My Commission Expires:
12-17-28

AMANDA PEAVEY
MY COMMISSION # 12380031
EXPIRES: December 17, 2028
Saline County

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Fletcher Realty, LLC**
DBA (if any): _____
Property Address: 1. 3111 S Rangeline Rd 2. 3111 E 32nd Rd
Owner's telephone number: 501-992-2101
Owner's mailing address: 5922 Warden Road, Sherwood, AR 72120
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Thomas W. Roy III
State basis of legal authority to sign: Manager
Signer's telephone number: 501-992-2101
Signer's mailing address: 5922 Warden Road, Sherwood, AR 72120

If owner is an individual:	Single	Married
If owner is not an individual	Corporation	General Partnership
state what type of entity:	**Limited Liability Company**	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: **1. 20-4.0-18-00-000-042.001**
2. 20-4.0-18-00-000-045.002
Assessed Value: **1. $472,710.00**
2. $993,230.00

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: 9/29/2025

Signature: _____
Name: Thomas W. Roy III
Title: Manager/CFO

STATE OF Arkansas)
) ss.
COUNTY OF Pulaski)

Be it remembered, that on this 29th day of September, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Thomas W. Roy III, the Manager, an Arkansas limited liability company ("Company"), who executed the within instrument on behalf of Company and he/she/they acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

_____
NOTARY PUBLIC

My Commission Expires: 12-17-28

AMANDA PEAVEY
MY COMMISSION # 12369031
EXPIRES: December 17, 2028
Saline County

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **HD Development of Maryland, Inc.**
DBA (if any): _____
Owner's telephone number:
Owner's mailing address: 2455 Paces Ferry Road, Building C-19, Atlanta, Georgia 30339, Attn: Property Management -- Store #3042
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer:
State basis of legal authority to sign: _____
Signer's telephone number: _____
Signer's mailing address: _____

If owner is an individual:	Single	Married
If owner is not an individual state what type of entity:	**Corporation**	General Partnership
	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel numbers: **1. 20401800000014003**
2. 20401800000020001
Assessed Values: **1. $1,021,070.00**
2. $53,770.00 TOTAL: $1,074,840.00

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: August 21, 2025 Signature: _____
Name: John Chescavage
Title: Senior Corporate Counsel

STATE OF Georgia)
) ss.
COUNTY OF Cobb)

Be it remembered, that on this 21 day of August, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came John Chescavage, the Sr. Corp. Counsel of HD Development of Maryland, Inc., a Maryland corporation ("Company"), who executed the within instrument on behalf of Company and he/she duly acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

My Commission Expires:

Connie D Rockwell
NOTARY PUBLIC
Cobb County, GEORGIA
My Commission Expires 10/16/2027

NOTARY PUBLIC
Connie D. Rockwell

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **HD Development of Maryland, Inc.**

DBA (if any): _____

Owner's telephone number:

Owner's mailing address: 2455 Paces Ferry Road, Building C-19, Atlanta, Georgia 30339, Attn: Property Management – Store #3042

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer:

State basis of legal authority to sign: _____

Signer's telephone number: _____

Signer's mailing address: _____

If owner is an individual: Single Married

If owner is not an individual state what type of entity:
Corporation General Partnership
Limited Liability Company Limited Partnership
Urban Redevelopment Corp Trust
Nonprofit Corporation Other:_____

Map and parcel number: **20401800000014005**
Assessed Value: **$29,280.00**

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: August 21, 2025 Signature: _____
Name: John Chescavage
Title: Senior Corporate Counsel

STATE OF)
) ss.
COUNTY OF)

Be it remembered, that on this 21 day of August, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came John Chescavage, the Sr. Corp. Counsel of HD Development of Maryland, Inc., a Maryland corporation ("Company"), who executed the within instrument on behalf of Company and he/she duly acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Connie D. Rockwell
NOTARY PUBLIC

My Commission Expires:

Connie D Rockwell
NOTARY PUBLIC
Cobb County, GEORGIA
My Commission Expires 10/16/2027

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Duane D. Hukill and Holly L. Hukill, Co-Trustees of the Duane D. and Holly L. Hukill Revocable Trust Agreement dated August 8, 2000**

DBA (if any): DHH Investments

Property Address: 2120 S Davis Blvd

Owner's telephone number: 417-529-7000

Owner's mailing address: P.O. Box 2495, Joplin MO 64803

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: _____

State basis of legal authority to sign: _____

Signer's telephone number: _____

Signer's mailing address: _____

If owner is an individual:	Single	Married
If owner is not an individual	Corporation	General Partnership
state what type of entity:	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: 20401800000013004; **Assessed Value: ~~$90,800~~** Current AV $29,060

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: 2/29/24

Signature: Duane Hukill
Name: Duane Hukill
Title: Owner

Date: 2/29/24

Signature: Holly L Hukill
Name: Holly Hukill
Title: Owner

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

Be it remembered, that on this 29th day of February ~~2023~~ 2024, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Duane D. Hukill and Holly L. Hukill, Co-Trustees of the Duane D. Hukill and Holly L. Hukill Revocable Trust Agreement dated August 8, 2000, who executed the within instrument on behalf of said Trust and he/she/they acknowledged the execution of the same to be the act and deed of said Trust.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Amy Beth Sanell
NOTARY PUBLIC

My Commission Expires:

5/28/27

AMY BETH SANELL
Notary Public-Notary Seal
STATE OF MISSOURI
Jasper County
My Commission Expires May 28, 2027
Commission #19601356

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **PV Davis, LLC** New Owner per Deed Recorded 8-18-2025
DBA (if any): _____
Owner's telephone number: 402-513-9003
Owner's mailing address: 20010 Manderson St., Suite 101, Elkhorn, NE 68022
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Drew Snyder
State basis of legal authority to sign: Manager of PV Davis, LLC
Signer's telephone number: 402-513-9003
Signer's mailing address: 20010 Manderson Street, Suite 101, Elkhorn, NE 68022

If owner is an individual:	Single	Married
If owner is not an individual	Corporation	General Partnership
state what type of entity:	**Limited Liability Company**	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: **20401800000013004**
Assessed Value: **$29,060.00**

By executing this petition, the undersigned represents and warrants he/she is authorized to execute this petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: August 18, 2025

Signature: _____
Name: Drew Snyder
Title: Manager of PV Davis, LLC

STATE OF Nebraska)
) ss.
COUNTY OF Douglas)

Be it remembered, that on this 18th day of August, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Drew Snyder, the Manager of PV Davis, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of said Company and he/she/they acknowledged the execution of the same to be the act and deed of said Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Natalie Wordekemper
NOTARY PUBLIC

My Commission Expires:

State of Nebraska – General Notary
NATALIE WORDEKEMPER
My Commission Expires
October 26, 2028

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **International Paper Company**
DBA (if any): _____
Property Address: Behind Home Depot - Rangeline
Owner's telephone number: _____
Owner's mailing address: P.O. Box 2118, Memphis TN 38101
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: _____
State basis of legal authority to sign: _____
Signer's telephone number: _____
Signer's mailing address: _____

If owner is an individual:	Single	Married
If owner is not an individual	**Corporation**	General Partnership
state what type of entity:	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: **20401800000014000**
Assessed Value: ~~$120,000.00~~ ~~$147,400~~ $105,150

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: 8-19-2024

Signature: W. Neely Mallory IV
Name: W. Neely Mallory IV
Title: Director, Global Real Estate

Ignacio Vincentelli (Aug 17, 2024 09:38 CDT)

STATE OF Tennessee)
) ss.
COUNTY OF Shelby)

Be it remembered, that on this 19th day of August, 2024, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came W. Neely Mallory IV, the Director, Real Estate of International Paper Company, a New York corporation ("Company"), who executed the within instrument on behalf of Company and he/she/they acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

DOROTHY D. BAILEY NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY MY COMMISSION EXPIRES MARCH 02, 2026

Dorothy D. Bailey
NOTARY PUBLIC

My Commission Expires: 3/2/2026

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: Jasper Products

DBA (if any): _____

Owner's telephone number: 417 206-5333

Owner's mailing address: 3877 E. 27th St., Joplin, MO 64808

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Randy Shrieves

State basis of legal authority to sign: VP, Supply Chain & Admin

Signer's telephone number: 417 208 1118

Signer's mailing address: randy.shrieves@JasperProducts.com

If owner is an individual:	Single	Married
If owner is not an individual state what type of entity:	Corporation	General Partnership
	(Limited Liability Company)	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel numbers: 1. 20401800000079004; 2. 20401800000078000
3. 20401800000070001

Assessed Values:
1. $2,890,800
2. $22,360
3. $139,590

TOTAL: $3,052,750

By executing this petition, undersigned represents and warrants he/she is authorized to execute this petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: June 14, 2024

Signature: Randy Shrieves
Name: Randy Shrieves
Title: VP, Supply Chain & Admin

STATE OF Missouri)
) ss.
COUNTY OF Newton)

Be it remembered, that on this 14 day of June, 2024, before me, a Notary Public in and for the County and State aforesaid, came Randy Shrieves, the VP Supply Chain & Admin of Jasper Products ("Company"), who executed the within instrument on behalf of said Company and he/she duly acknowledged the execution of the same to be the act and deed of said Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

NOTARY PUBLIC

My Commission Expires:
Feb 12, 2028

SAMANTHA FLORES
Notary Public - Notary Seal
Newton County - State of Missouri
Commission Number 24855046
My Commission Expires Feb 12, 2028

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: KAP Property Investments, LLC
DBA (if any): _____
Property Address: 2120 Davis St
Owner's telephone number: _____
Owner's mailing address: 10210 Center Ridge Dr., Joplin MO 64804
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Andrew J. Roy
State basis of legal authority to sign: Member
Signer's telephone number: 417-850-6607
Signer's mailing address: _____

If owner is an individual:	Single	Married
If owner is not an individual state what type of entity:	Corporation	General Partnership
	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: 20401800000013000
Assessed Value: ~~$125,810.00~~ current AV ~~$110,520~~ $135,190

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: 2/27/2

Signature: Andrew J. Roy
Name: Andrew J. Roy
Title: Member

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

Be it remembered, that on this 27th day of February, ~~2025~~ 2024, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Andrew J Roy, the Member/Signer of KAP Property Investments, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of Company and he/she/they acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Amber L Babb
NOTARY PUBLIC

My Commission Expires: 8-22-2027

AMBER L BABB
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Jasper County
My Commission Expires: August 22, 2027
ID #23470422

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Pinnacle Bank**
DBA (if any): _____
Property Address: 2433 S Rangeline Rd
Owner's telephone number: _____
Owner's mailing address: 802 Main St, Joplin MO 64802
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Travis Spencer
State basis of legal authority to sign: MO
Signer's telephone number: 417-629-4511
Signer's mailing address: travis.spencer@pinnbank.com

If owner is an individual:	Single	Married
If owner is not an individual state what type of entity:	Corporation	General Partnership
	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	**Other: BANK**

Map and parcel number: **20401800000028000**
Assessed Value: ~~$285,510.00~~ Current AV ~~$285,510~~ $289,350

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: 3.27.24

Signature: _____
Name: Travis Spencer
Title: Mkt President

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

Be it remembered, that on this 27th day of March, 2024, before me, a Notary Public in and for the County and State aforesaid, came Travis Spencer, the Market President of Pinnacle Bank, a [NEBRASKA BANKING INSTITUTION] ("Bank"), who executed the within instrument on behalf of said Bank and he/she duly acknowledged the execution of the same to be the act and deed of said Bank.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Jennifer Wetzel
NOTARY PUBLIC

My Commission Expires: 3-5-26

JENNIFER WETZEL
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES MARCH 5, 2026
MCDONALD COUNTY
COMMISSION #14588951

(33861 / 70863; 1008092,)

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Prospect Village, LLC**
DBA (if any): _____
Owner's telephone number: 402-513-9003
Owner's mailing address: 20010 Manderson St., Suite 101, Elkhorn, NE 68022
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Drew Snyder
State basis of legal authority to sign: Manager of Prospect Village, LLC
Signer's telephone number: 402-513-9003
Signer's mailing address: 20010 Manderson Street, Suite 101, Elkhorn, NE 68022

If owner is an individual:	Single	Married
If owner is not an individual	Corporation	General Partnership
state what type of entity:	**Limited Liability Company**	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: **20401800000014008**
Assessed Value: ~~**$270,000.00**~~ $270,270.00

By executing this petition, the undersigned represents and warrants he/she is authorized to execute this petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: August 18, 2025

Signature: _____
Name: Drew Snyder
Title: Manager of Prospect Village, LLC

STATE OF Nebraska)
) ss.
COUNTY OF Douglas)

Be it remembered, that on this 18th day of August 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Drew Snyder, the Manager of Prospect Village, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of said Company and he/she/they acknowledged the execution of the same to be the act and deed of said Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Natalie Wordekemper
NOTARY PUBLIC

My Commission Expires:

State of Nebraska – General Notary
NATALIE WORDEKEMPER
My Commission Expires
October 28, 2028

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Range Line Investors, L.L.C.**
DBA (if any): _____
Owner's telephone number: (913) 649-4500
Owner's mailing address: 7217 W 110th St, Shawnee Mission KS 66210
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: _____
State basis of legal authority to sign: _____
Signer's telephone number: _____
Signer's mailing address: _____

If owner is an individual: Single Married

If owner is not an individual state what type of entity: Corporation, General Partnership, **Limited Liability Company**, Limited Partnership, Urban Redevelopment Corp, Trust, Nonprofit Corporation, Other: _____

Map and parcel number: 20401800000014004
Assessed Value: ~~$301,300.00~~ Current AV ~~$95,150~~ $95,620

By executing this petition, the undersigned represents and warrants he/she is authorized to execute this petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: February 29th, 2024

Signature: _____
Name: David Edwards
Title: Manager

STATE OF Kansas)
) ss.
COUNTY OF Johnson)

Be it remembered, that on this 29th day of February, 2024, before me, a Notary Public in and for the County and State aforesaid, came David S. Christie the Manager of Range Line Investors, L.L.C., a Missouri limited liability company ("Company"), who executed the within instrument on behalf of said Company and he/she duly acknowledged the execution of the same to be the act and deed of said Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Allison Edwards
NOTARY PUBLIC

My Commission Expires: August 27, 2025

NOTARY PUBLIC - State of Kansas
ALLISON EDWARDS
My Appt. Expires 8/27/2025

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **PV Geneva, LLC**
DBA (if any): _____
Property Address: S Geneva Ave
Owner's telephone number: 402-513-9003
Owner's mailing address: 20010 Manderson Street, Suite 101, Elkhorn, NE 68022
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Drew Snyder
State basis of legal authority to sign: Manager of PV Geneva, LLC
Signer's telephone number: 402-513-9003
Signer's mailing address: 20010 Manderson Street, Suite 101, Elkhorn, NE 68022

If owner is an individual:	Single	Married
If owner is not an individual	Corporation	General Partnership
state what type of entity:	**Limited Liability Company**	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: **20401800000014004**
Assessed Value: **$95,620.00**

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: September 29, 2025

Signature: _____
Name: Drew Snyder
Title: Manager of PV Geneva, LLC

STATE OF Nebraska)
) ss.
COUNTY OF Douglas)

Be it remembered, that on this 29th day of September, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Drew Snyder, the Manager of PV Geneva, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of Company and he/she/they acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

_____
NOTARY PUBLIC

My Commission Expires:

State of Nebraska – General Notary
ERYNN MILAN
My Commission Expires
September 22, 2029

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE

WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **SCHUBER MITCHELL HOMES, LLC** County still shows 2340 Real Property LLC as owner

DBA (if any): Schuber Mitchell Homes

Owner's telephone number: 417-626-7000

Owner's mailing address: 2340 S. Rangeline Rd, Joplin MO 64804

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Kit Eaker

State basis of legal authority to sign: Company Representative

Signer's telephone number: 417-626-7000

Signer's mailing address: 2340 S. Rangeline Rd. Joplin MO 64804

If owner is an individual:	Single	Married
If owner is not an individual	Corporation	General Partnership
state what type of entity:	**Limited Liability Company**	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: **19601310013018000**

Assessed Value: ~~**$2,663,520.00**~~ Current AV $854,630

By executing this petition, the undersigned represents and warrants he/she is authorized to execute this petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: 1/10/2024

Signature: _____

Name: Kit Eaker

Title: Director of LEAD

STATE OF)
) ss.
COUNTY OF)

Be it remembered, that on this 10 day of 2024, 2023, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Kit Eaker, the Director of Lead of 2340 Real Property, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of said Company and he/she/they acknowledged the execution of the same to be the act and deed of said Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

_____
NOTARY PUBLIC

My Commission Expires:
4/14/25

SHEENA MCBROOM NOTARY PUBLIC-NOTARY SEAL My Comm. Expires 04/14/2025 ID. # 19471004 Commissioned for Jasper County STATE OF MISSOURI

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Simmons Bank, successor in interest to Liberty Bank** County still shows owner as Liberty Bank
DBA (if any): _____
Owner's telephone number: 1-866-246-2400
Owner's mailing address: 4625 S. National Ave., Springfield, MO 65810

IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Christian Lewis
State basis of legal authority to sign: Missouri
Signer's telephone number: 417-875-5234
Signer's mailing address: 4625 S. National Ave., Springfield, MO 65810

If owner is an individual:	Single	Married
If owner is not an individual state what type of entity:	Corporation	General Partnership
	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: Bank

Map and parcel number: **19601310013015000**

Assessed Value: ~~**$1,173,620**~~ Current AV ~~$375,560~~ $377,450

By executing this petition, undersigned represents and warrants he/she is authorized to execute this petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: 6/5/2024

Signature: _____
Name: Christian Lewis
Title: Vice President, Regional Community Executive

STATE OF)
) ss.
COUNTY OF)

Be it remembered, that on this 5th day of June, 2024, before me, a Notary Public in and for the County and State aforesaid, came Christian Lewis, the VP, Regional Community Executive of Simmons Bank, successor in interest to Liberty Bank, a banking institution ("Bank"), who executed the within instrument on behalf of said Bank and he/she duly acknowledged the execution of the same to be the act and deed of said Bank.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

_____
NOTARY PUBLIC

My Commission Expires: 05-15-2027

VANESSA A. GILMORE
Notary Public – Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires May 15, 2027
Commission #15446684

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: Sooner Two, LLC

DBA (if any): _____

Property Address: 1. 1935 S Rangeline (Aspen Dental); 2. S Rangeline Rd

Owner's telephone number: _____

Owner's mailing address: 1027 S. Main St., Ste 203, Joplin MO 64801

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: _____

State basis of legal authority to sign: _____

Signer's telephone number: _____

Signer's mailing address: _____

If owner is an individual:	Single	Married
If owner is not an individual state what type of entity:	Corporation	General Partnership
	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel numbers: 1. 20401800000017003
2. 20300730004030005

Assessed Values: 1. $222,870
2. $24,450 **TOTAL: $247,320**

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: 4.18.24

Signature: Michael Joseph
Name: Michael Joseph
Title: Manager

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

Be it remembered, that on this 18 day of April, 2024, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Michael Joseph, the Manager of Sooner Two, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of Company and he/she/they acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Monica Long
NOTARY PUBLIC

My Commission Expires: 10/25/2025

MONICA LONG
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
COMMISSIONED FOR JASPER COUNTY
MY COMMISSION EXPIRES OCT. 25, 2025
ID #21578901

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE JOPLIN SPORTS FACILITY COMMUNITY IMPROVEMENT DISTRICT
Woodbarn Marketplace

Name of owner: Southwest Missouri Development Enterprises, LLC
DBA (if any): _____
Owner's telephone number: 417-782-1500
Owner's mailing address: 1701 W 26th Street, Suite C, Joplin, MO 64804

IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Richard Joseph, Jr
State basis of legal authority to sign: Owner/Manager
Signer's telephone number: _____
Signer's mailing address: _____

If owner is an individual: Single Married

If owner is not an individual state what type of entity: Corporation General Partnership [redacted] Limited Partnership Urban Redevelopment Corp Trust Nonprofit Corporation Other: _____

Map and parcel numbers: 1. 19601310013009000
2. 19601310013014000
Assessed Values: 1. $400,350
2. $256,110 TOTAL: $656,460

By executing this petition, undersigned represents and warrants he/she is authorized to execute this petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: 6/20/24

Signature: _____
Name: Richard Joseph, Jr.
Title: owner/manager

STATE OF Missouri)
) ss.
COUNTY OF Christian)

Be it remembered, that on this 20th day of June, 2024, before me, a Notary Public in and for the County and State aforesaid, came Richard Joseph, Jr. the Owner/manager of Southwest Missouri Development Enterprises, Inc. a Missouri limited liability company ("Company"), who executed the within instrument on behalf of said Company and he/she duly acknowledged the execution of the same to be the act and deed of said Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

GAYLA J SPARKS
Notary Public – Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires Feb. 24, 2026
Commission #22543338

_____
NOTARY PUBLIC

My Commission Expires:
2/24/26

Woodsonia Marketplace

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE ~~JOPLIN SPORTS FACILITY~~ COMMUNITY IMPROVEMENT DISTRICT

Name of owner: WOODSONIA JOPLIN [redacted], LLC
DBA (if any): _____
Property Address: 3311 Hammons (Newton)
Owner's telephone number: 402-513-9003
Owner's mailing address: 20010 Manderson Street Ste 101, Elkhorn, NE 68022
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Drew Snyder
State basis of legal authority to sign: Manager of March 13, 2013, LLC, which is the Manager of Woodsonia Joplin Apartments, LLC
Signer's telephone number: 402-513-9003
Signer's mailing address: 20010 Manderson Street, Suite 101, Elkhorn, NE 68022

If owner is an individual:	Single	Married
If owner is not an individual state what type of entity:	Corporation	General Partnership
	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: 04-4.0-19-000-000-005.019
Assessed Value: $4,411,430.00

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: April 24, 2025

Signature: _____
Name: Drew Snyder
Title: Manager of March 13, 2013, LLC, which is the Manager of Woodsonia Joplin Apartments, LLC

STATE OF)
) ss.
COUNTY OF)

Be it remembered, that on this 24th day of April, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Drew Snyder, as Manager of ~~March 13, 2013, LLC~~, the Manager of Woodsonia Joplin Apartments, LLC, a Nebraska limited liability company ("Company"), who executed the within instrument on behalf of Company and he/she/they acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Natalie Wordekemper
NOTARY PUBLIC

My Commission Expires:

State of Nebraska – General Notary
NATALIE WORDEKEMPER
My Commission Expires
October 28, 2028

4923-3683-3835, v. 1 34054.72524

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **3129 Hammons Blvd, LLC**
DBA (if any): _____
Property Address: 3129 Hammons Blvd (Newton)
Owner's telephone number: 402-513-9003
Owner's mailing address: 20010 Manderson Street, Suite 101, Elkhorn, NE 68022
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Drew Snyder
State basis of legal authority to sign: Manager of 3129 Hammons Blvd, LLC
Signer's telephone number: 402-513-9003
Signer's mailing address: 20010 Manderson Street, Suite 101, Elkhorn, NE 68022

If owner is an individual:	Single	Married
If owner is not an individual	Corporation	General Partnership
state what type of entity:	**Limited Liability Company**	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: **04-4.0-19-000-000-005.007**
Assessed Value: **$226,910.00**

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: September 29, 2025

Signature: _____
Name: Drew Snyder
Title: Manager of 3129 Hammons Blvd, LLC

STATE OF Nebraska)
) ss.
COUNTY OF Douglas)

Be it remembered, that on this 29th day of September, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Drew Snyder, the Manager of 3129 Hammons Blvd, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of Company and he/she/they acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

_____
NOTARY PUBLIC

My Commission Expires:

State of Nebraska – General Notary
ERYNN MILAN
My Commission Expires
September 22, 2029

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **3323 E. 32nd Street, LLC**
DBA (if any): _____
Property Address: 3323 E. 32nd Street (Jasper)
Owner's telephone number: 402-513-9003
Owner's mailing address: 20010 Manderson Street, Suite 101, Elkhorn, NE 68022
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Drew Snyder
State basis of legal authority to sign: Manager of 3323 E. 32nd Street, LLC
Signer's telephone number: 402-513-9003
Signer's mailing address: 20010 Manderson Street, Suite 101, Elkhorn, NE 68022

If owner is an individual:	Single	Married
If owner is not an individual	Corporation	General Partnership
state what type of entity:	**Limited Liability Company**	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: **20-4.0-18-00-000-047.000**
Assessed Value: ~~**$107,330.00**~~ $108,190.00

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: September 29, 2025

Signature: _____
Name: Drew Snyder
Title: Manager of 3323 E. 32nd Street, LLC

STATE OF Nebraska)
) ss.
COUNTY OF Douglas)

Be it remembered, that on this 29th day of September, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Drew Snyder, the Manager of 3323 E. 32nd Street, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of Company and he/she/they acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

_____
NOTARY PUBLIC

My Commission Expires:

State of Nebraska – General Notary
ERYNN MILAN
My Commission Expires
September 22, 2029

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **CITY OF JOPLIN MO**
DBA (if any): _____
Property Address: E 25th St
Owner's telephone number: _____
Owner's mailing address: 602 S Main St, Joplin MO 64801
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Nicholas Edwards
State basis of legal authority to sign: City Manager
Signer's telephone number: _____
Signer's mailing address: _____

If owner is an individual:	Single	Married
If owner is not an individual	Corporation	General Partnership
state what type of entity:	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	**Other: Municipality**

Map and parcel number: **20401800000014006**
Assessed Value: **$0**

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: 10-13-25

Signature: _____
Name: Nicholas Edwards
Title: City Manager

STATE OF MISSOURI)
) ss.
COUNTY OF JASPER)

Be it remembered, that on this 13th day of October, 2025, before me, the undersigned, a Notary Public in and for County and State aforesaid, came Nicholas Edwards, the City Manager for the City of Joplin, who executed the within instrument on behalf of City and acknowledged the execution of same to be the act and deed of the City. In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Roschelle Forsythe
NOTARY PUBLIC

My Commission Expires:
July 5, 2026

ROSCHELLE FORSYTHE
Notary Public - Notary Seal
STATE OF MISSOURI
Jasper County
My Commission Expires: July 5, 2026
Commission #18211596

EXHIBIT A
LEGAL DESCRIPTION OF DISTRICT

SEE ATTACHED

OWN
Engineering beyond.

WOODSONIA MARKETPLACE CID DESCRIPTION 10/09/2025:

ALL THAT PART OF THE WEST HALF OF SECTION 7 AND PART OF SECTION 18 IN TOWNSHIP 27 NORTH, RANGE 32 WEST AND PART OF SOUTHEAST QUARTER OF SECTION 12 AND PART OF THE EAST HALF OF SECTION 13 IN TOWNSHIP 27 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN, ALL IN THE CITY OF JOPLIN, IN JASPER COUNTY, MISSOURI AND PART OF THE NORTH HALF OF SECTION 19, TOWNSHIP 27 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF JOPLIN, NEWTON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 27 NORTH, RANGE 32 WEST; THENCE NORTH 88°28'37" WEST, 157.02 FEET ALONG THE NORTH LINE OF SAID SECTION 18 TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE SOUTH 01°24'23" WEST, 30.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF DAVIS BOULEVARD; THENCE ALONG SAID EAST RIGHT OF WAY SOUTH 01°55'36" WEST, 1419.94 FEET TO A POINT ON THE PROJECTION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2619, PAGE 297; THENCE ALONG SAID PROJECTION AND LINE NORTH 88°30'48" WEST, 287.73 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID TRACT SOUTH 01°38'06" WEST, 507.14 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY OF 25TH STREET; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH RIGHT OF WAY LINE AND SOUTH LINE OF SAID TRACT SOUTH 88°28'35" EAST, 225.15 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND CONTINUING ALONG SAID NORTH RIGHT OF WAY SOUTH 88°28'11" EAST, 60.00 FEET TO A POINT ON THE EAST RIGHT OF WAY OF DAVIS BOULEVARD; THENCE LEAVING SAID EAST RIGHT OF WAY AND CONTINUING ALONG SAID NORTH RIGHT OF WAY OF 25TH STREET SOUTH 88°39'32" EAST, 166.74 FEET; TO A POINT ON THE CORPORATE LIMITS OF THE CITY OF JOPLIN AS DESCRIBED IN THE CITY CHARTER, SECTION 1.015; THENCE ALONG SAID CORPORATE LIMITS SOUTH 01°38'04" WEST, 28.09 FEET; THENCE CONTINUING ALONG SAID CORPORATE LIMITS SOUTH 88°28'32" EAST, 1745.84 FEET; THENCE CONTINUING ALONG SAID CORPORATE LIMITS SOUTH 01°38'15" WEST, 1641.49 FEET TO A POINT ON THE SOUTH LINE OF A TRACT DESCRIBED IN BOOK 2078, PAGE 2031; THENCE LEAVING SAID CORPORATE LIMITS AND ALONG SAID SOUTH LINE OF SAID TRACT NORTH 88°36'30" WEST, 941.54 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID TRACT NORTH 01°40'12" EAST, 60.24 FEET TO A POINT ON THE RAILROAD RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY NORTH 65°21'38" EAST, 73.21 FEET; THENCE ALONG SAID RIGHT OF WAY 506.52 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 454.41 FEET, A CHORD DIRECTION OF NORTH 33°25'38" EAST, A CHORD LENGTH OF 480.70 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 27TH STREET; THENCE LEAVING SAID RAILROAD RIGHT OF WAY AND SOUTH RIGHT OF WAY LINE OF 27TH STREET NORTH 30°44'22" WEST, 70.85 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 27TH STREET; THENCE LEAVING SAID NORTH RIGHT OF WAY AND ALONG THE WEST LINE OF AFORESAID TRACT DESCRIBED IN BOOK 2078, PAGE 2031

NORTH 01°22'27" EAST, 1054.70 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF AFORESAID 25TH STREET; THENCE ALONG SAID SOUTH RIGHT OF WAY NORTH 88°39'32" WEST, 1246.28 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY NORTH 88°28'34" WEST, 908.14 FEET TO THE NORTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 2167, PAGE 1171; THENCE LEAVING SAID SOUTH RIGHT OF WAY AND ALONG THE WEST LINE OF SAID TRACT OF LAND SOUTH 01°30'08" WEST, 521.74 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 1289, PAGE 2193; THENCE LEAVING SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 2167, PAGE 1171 AND ALONG THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 1289, PAGE 2193 SOUTH 01°30'08" WEST, 1086.97 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2731, PAGE 42; THENCE LEAVING SAID WEST LINE OF TRACT DESCRIBED IN BOOK 1289, PAGE 2193 AND ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN BOOK 2731, PAGE 42 SOUTH 01°30'08" WEST, 25.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 1621, PAGE 1627; THENCE ALONG THE WEST LINE OF SAID TRACT SOUTH 01°32'17" WEST, 764.26 FEET TO THE NORTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 2376, PAGE 45; THENCE ALONG THE WEST LINE OF SAID TRACT SOUTH 01°26'51" EAST, 309.47 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF THE KANSAS CITY SOUTHERN RAILROAD; THENCE LEAVING SAID NORTH RIGHT OF WAY SOUTH 14°11'24" WEST, 109.57 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF SAID KANSAS CITY SOUTHERN RAILROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY SOUTH 51°41'10" EAST, 663.92 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF MISSOURI ROUTE FF; THENCE ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING 3 CALLS: NORTH 88°31'03" WEST, 18.61 FEET; THENCE SOUTH 88°28'05" WEST, 190.26 FEET; THENCE NORTH 88°31'02" WEST, 215.72 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY SOUTH 01°29'16" WEST, 87.42 FEET TO A POINT ON THE EAST RIGHT OF WAY OF HAMMONS BOULEVARD; THENCE ALONG SAID EAST RIGHT OF WAY THE FOLLOWING 4 CALLS: NORTH 88°53'59" WEST, 1.00 FEET; THENCE 45.46 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 29.00 FEET, HAVING A CHORD DIRECTION OF SOUTH 46°33'02" WEST, A CHORD LENGTH OF 40.95 FEET; THENCE SOUTH 01°38'28" WEST, 300.62 FEET; THENCE 63.94 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 294.50 FEET, HAVING A CHORD DIRECTION OF SOUTH 04°34'44" EAST, A CHORD LENGTH OF 63.82 FEET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 370, PAGE 2208; THENCE ALONG THE NORTH LINE OF SAID TRACT SOUTH 88°27'17" EAST, 1075.37 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINES SOUTH 50°53'05" EAST, 128.82 FEET; THENCE CONTINUING ALONG SAID EAST LINE SOUTH 01°32'42" WEST, 502.15 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE ALONG SAID TRACT THE FOLLOWING 9 CALLS: THENCE NORTH 88°27'18" WEST, 473.07 FEET; THENCE NORTH 01°32'22" EAST, 18.92 FEET; THENCE NORTH 63°14'47" WEST, 102.99 FEET; THENCE NORTH 88°27'18" WEST, 106.34 FEET; THENCE SOUTH 26°45'28" WEST, 69.39 FEET; THENCE NORTH 88°27'18" WEST, 147.57 FEET; THENCE SOUTH 01°33'15" WEST, 156.64 FEET; THENCE 391.84 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 1205.49 FEET, HAVING A CHORD DIRECTION OF SOUTH 02°25'52" EAST, A CHORD LENGTH OF 390.11 FEET; THENCE SOUTH 88°28'19" WEST, 442.14 FEET ALONG THE SOUTH LINE OF SAID TRACT AND PROJECTION THEREOF TO A POINT ON THE WEST RIGHT OF WAY OF HAMMONS BOULEVARD, SAID POINT ALSO BEING ON THE EAST LINE OF A TRACT DESCRIBED IN BOOK 370, PAGE 2231 THE FOLLOWING 4 CALLS; NORTH 13°43'05" EAST, 10.08 FEET; THENCE NORTH 10°36'50" EAST, 156.35 FEET; THENCE 57.08 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 505.00 FEET, HAVING A CHORD DIRECTION OF NORTH 07°22'32" EAST, A CHORD LENGTH OF 57.05 FEET; THENCE NORTH 04°08'14" EAST, 229.67 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND WEST RIGHT OF WAY AND ALONG THE NORTH LINE OF SAID TRACT NORTH 88°35'21" WEST, 193.31 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID TRACT SOUTH

01°29'49" WEST, 544.45 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID TRACT SOUTH 88°21'14" EAST, 129.47 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF AFORESAID HAMMONS BOULEVARD; THENCE ALONG SAID WEST AND NORTH RIGHT OF WAY OF HAMMONS BOULEVARD THE FOLLOWING 9 CALLS: SOUTH 88°33'40" EAST, 9.73 FEET; THENCE SOUTH 14°15'17" WEST, 349.70 FEET; THENCE SOUTH 14°15'17" WEST, 140.39 FEET; THENCE SOUTH 41°30'54" WEST, 24.79 FEET; THENCE 142.39 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 170.00 FEET, HAVING A CHORD DIRECTION OF SOUTH 65°31'11" WEST, A CHORD LENGTH OF 138.26 FEET; THENCE SOUTH 89°32'09" WEST, 384.03 FEET; THENCE 98.28 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1366.10, HAVING A CHORD DIRECTION OF NORTH 88°24'08" WEST, A CHORD LENGTH OF 98.26 FEET; THENCE 101.88 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1415.68 FEET, HAVING A CHORD DIRECTION OF NORTH 88°24'09" WEST, A CHORD LENGTH OF 101.86 FEET; THENCE SOUTH 89°32'09" WEST, 80.63 FEET TO THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 348, PAGE 12652; THENCE LEAVING SAID NORTH RIGHT OF WAY AND ALONG THE WEST LINE OF SAID TRACT NORTH 01°25'03" EAST, 1116.71 FEET TO THE NORTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 370, PAGE 2231; THENCE LEAVING SAID WEST LINE DESCRIBED IN BOOK 348, PAGE 2231 AND ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 370, PAGE 2231 NORTH 56°21'37" WEST, 153.65 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF THE FINAL PLAT OF DARRELL L. ROGERS 2008 TRUST ADDITION, A SUBDIVISION, ACCORDING TO THE RECORDED PLAT AT PLAT BOOK 14, PAGE 1, NEWTON COUNTY, MISSOURI; THENCE ALONG THE EAST LINE OF SAID LOT 1 NORTH 01°21'47" EAST, 194.77 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 373, PAGE 5196; THENCE LEAVING SAID LOT 1 AND ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 373, PAGE 5196 SOUTH 88°38'27" EAST, 65.11 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID TRACT NORTH 01°01'33" EAST, 263.18 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID TRACT NORTH 88°58'27" WEST 263.16 TO THE NORTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 357, PAGE 877; THENCE LEAVING SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 373, PAGE 5196 AND ALONG THE EAST LINES OF SAID TRACTS DESCRIBED IN BOOK 357, PAGE 877 AND BOOK 367, PAGE 4356 AND BOOK 367, PAGE 4356 NORTH 01°18'30" EAST, 272.95 FEET TO A POINT ON THE SOUTH LINE OF A TRACT DESCRIBED IN BOOK 334, PAGE 1685; THENCE LEAVING SAID EAST LINES AND ALONG THE SOUTH LINES OF SAID TRACT DESCRIBED IN BOOK 334, PAGE 1685 AND BOOK 360, PAGE 8259 SOUTH 88°39'59" EAST, 356.79 FEET TO THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 360, PAGE 8259; THENCE LEAVING SAID SOUTH LINES AND ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 360, PAGE 8259 NORTH 01°19'30" EAST, 35.90 FEET TO A POINT ON THE SOUTH LINE OF THE FINAL PLAT OF FUGATE COMMERCIAL ADDITION, A SUBDIVISION, ACCORDING TO THE RECORDED PLAT IN PLAT BOOK 25, PAGE 5, JOPLIN, NEWTON COUNTY, MISSOURI; THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION THE FOLLOWING 3 CALLS: SOUTH 88°28'56" EAST, 502.56 FEET; THENCE 36.66 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 257.00 FEET, HAVING A CHORD DIRECTION OF NORTH 87°25'50" EAST, A CHORD LENGTH OF 36.63 FEET; THENCE NORTH 83°20'39" EAST, 82.47 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID SUBDIVISION NORTH 00°49'35" EAST, 21.46 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2627, PAGE 337; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 2627, PAGE 337 SOUTH 88°27'59" EAST, 246.88 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE AND PROJECTION THEREOF NORTH 01°19'35" EAST, 298.62 FEET TO A POINT ON AFORESAID NORTH RIGHT OF WAY OF MISSOURI ROUTE

FF; THENCE LEAVING SAID PROJECTION AND ALONG SAID NORTH RIGHT OF WAY SOUTH 88°30'53" EAST, 23.68 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY NORTH 01°18'15" EAST, 419.99 FEET TO A POINT ON AFORESAID SOUTH RIGHT OF WAY OF THE KANSAS CITY SOUTHERN RAILROAD; THENCE LEAVING SAID SOUTH RIGHT OF WAY NORTH 14°11'24" EAST, 109.57 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF SAID KANSAS CITY SOUTHERN RAILROAD; THENCE ALONG SAID NORTH RIGHT OF WAY NORTH 51°41'10" WEST, 390.68 FEET; THENCE ALONG SAID NORTH RIGHT OF WAY 1041.08 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2822.27 FEET, A CHORD DIRECTION OF NORTH 61°14'34" WEST, A CHORD LENGTH OF 1035.19 FEET; THENCE NORTH 64°57'49" WEST, 233.06 FEET; THENCE NORTH 77°50'46" WEST, 53.81 FEET TO A POINT ON THE EAST RIGHT OF WAY OF RANGE LINE ROAD; THENCE ALONG SAID EAST RIGHT OF WAY THE FOLLOWING 4 CALLS: SOUTH 01°29'04" WEST, 112.07 FEET; THENCE SOUTH 12°04'26" WEST, 30.59 FEET; THENCE SOUTH 06°11'29" WEST, 474.84 FEET; THENCE SOUTH 01°21'32" WEST, 288.72 FEET, SAID POINT BEGIN THE NORTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 2041, PAGE 1592; THENCE LEAVING SAID EAST RIGHT OF WAY AND ALONG THE NORTH LINES OF SAID TRACT, SOUTH 88°35'49" EAST, 60.00 FEET; THENCE NORTH 01°30'23" EAST, 59.35 FEET; THENCE SOUTH 88°35'49" EAST, 237.20 FEET TO THE NORTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON THE NORTH LINE OF A TRACT DESCRIBED IN BOOK 2040, PAGE 1130; THENCE ALONG SAID NORTH LINE SOUTH 88°33'34" EAST, 101.03 FEET TO A POINT ON THE WEST LINE OF A TRACT DESCRIBED IN BOOK 2040, PAGE 1130; THENCE ALONG SAID WEST LINE NORTH 01°32'30" EAST, 229.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE SOUTH 88°31'03" EAST, 398.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID TRACT SOUTH 01°32'30" WEST, 723.30 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF MISSOURI ROUTE FF; THENCE ALONG SAID NORTH RIGHT OF WAY NORTH 88°31'02" WEST, 398.00 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY AND ALONG THE WEST LINE OF AFORESAID TRACT DESCRIBED IN BOOK 2040, PAGE 1130 NORTH 01°32'30" EAST, 198.90 FEET; THENCE LEAVING SAID WEST LINE NORTH 88°28'08" WEST, 454.93 FEET TO A POINT ON THE WEST LINE OF SECTION 18; THENCE ALONG SAID WEST LINE NORTH 01°29'59" EAST, 1481.91 FEET; THENCE LEAVING SAID WEST LINE NORTH 87°26'00" WEST, 141.01 FEET TO A POINT ON THE WEST RIGHT OF WAY OF RANGE LINE ROAD; THENCE ALONG SAID RIGHT OF WAY NORTH 02°05'59" EAST, 189.61 FEET TO A POINT ON THE SOUTH LINE OF A TRACT DESCRIBED IN BOOK 1547, PAGE 1848; THENCE LEAVING SAID WEST RIGHT OF WAY AND ALONG THE SOUTH LINE OF SAID TRACT THE FOLLOWING 4 CALLS: NORTH 01°58'02" EAST, 1.50 FEET; THENCE SOUTH 89°58'32" WEST, 20.52 FEET; THENCE SOUTH 01°09'52" EAST, 1.50 FEET; THENCE SOUTH 89°58'26" WEST, 1123.82 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID TRACT NORTH 01°30'42" EAST, 633.84 FEET; THENCE ALONG THE NORTH LINE OF SAID TRACT THE FOLLOWING 6 CALLS: SOUTH 89°53'23" EAST, 350.49 FEET; THENCE NORTH 01°38'37" EAST, 271.86 FEET; THENCE SOUTH 89°03'02" EAST, 141.30 FEET, SAID POINT BEING ON THE SOUTH RIGHT OF WAY OF 24TH STREET; THENCE ALONG SAID NORTH LINE AND SOUTH RIGHT OF WAY SOUTH 54°38'13" EAST, 30.33 FEET; THENCE CONTINUING ALONG SAID NORTH LINE AND SOUTH RIGHT OF WAY 208.87 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 333.78 FEET, A CHORD DIRECTION OF SOUTH 72°07'32" EAST, A CHORD LENGTH OF 205.48 FEET; THENCE CONTINUING ALONG SAID NORTH LINE AND SOUTH RIGHT OF WAY NORTH 89°56'51" EAST, 201.31 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY AND ALONG SAID NORTH LINE SOUTH 01°15'29" WEST, 175.00 FEET; THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89°56'51" EAST, 300.00 FEET TO A POINT ON AFORESAID WEST RIGHT OF WAY OF RANGE LINE ROAD; THENCE ALONG SAID WEST RIGHT OF WAY SOUTH 01°15'29" WEST, 295.42 FEET TO A POINT ON THE PROJECTION OF THE SOUTH LINE OF A TRACT DESCRIBED IN BOOK 1300, PAGE 16; THENCE LEAVING SAID WEST RIGHT OF WAY AND ALONG THE PROJECTION AND SOUTH LINE SOUTH 88°31'30" EAST, 334.98 FEET; THENCE ALONG SAID TRACT THE FOLLOWING 8 CALLS: SOUTH 01°56'45" WEST, 125.70

FEET, THENCE SOUTH 87°46'28" EAST, 91.39 FEET; THENCE SOUTH 01°24'32" WEST, 23.50 FEET; THENCE SOUTH 87°46'28" EAST, 96.23 FEET; THENCE SOUTH 01°24'16" WEST, 111.03 FEET; THENCE SOUTH 88°17'30" EAST, 231.50 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 01°42'27" EAST, 321.38 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE NORTH 88°17'36" WEST, 689.57 FEET ALONG THE NORTH LINE OF SAID TRACT AND PROJECTION THEREOF TO A POINT ON THE WEST LINE OF SECTION 18; THENCE LEAVING SAID NORTH LINE AND PROJECTION AND ALONG SAID WEST LINE NORTH 01°29'59" EAST, 298.08 FEET; THENCE CONTINUING ALONG SAID WEST LINE NORTH 01°30'20" EAST, 319.86 FEET TO A POINT ON THE PROJECTION OF THE NORTH LINE OF A TRACT DESCRIBED IN BOOK 2613, PAGE 358; THENCE LEAVING SAID WEST LINE AND ALONG SAID PROJECTION AND NORTH LINE SOUTH 89°47'00" WEST, 301.61 FEET TO A POINT ON THE EAST LINE OF A TRACT DESCRIBED IN BOOK 1889, PAGE 1422; THENCE LEAVING SAID NORTH LINE AND ALONG SAID EAST LINE NORTH 01°40'30" EAST, 20.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND ALONG SAID NORTH LINE SOUTH 89°46'56" WEST, 60.00 FEET TO THE NORTHEAST OF SAID TRACT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 1889, PAGE 1422; THENCE ALONG SAID EAST AND SOUTH LINES THE FOLLOWING 4 CALLS: NORTH 01°40'50" EAST, 115.00 FEET; THENCE NORTH 89°46'58" EAST, 194.97 FEET; THENCE NORTH 66°21'35" EAST, 88.00 FEET; THENCE NORTH 89°46'58" EAST, 86.53 FEET ALONG THE SOUTH LINE OF SAID TRACT AND PROJECTION THEREOF TO A POINT ON AFORESAID WEST LINE OF SECTION 18; THENCE LEAVING SAID PROJECTION AND ALONG SAID WEST LINE NORTH 01°30'20" EAST, 36.02 FEET TO A POINT ON THE PROJECTION OF THE NORTH LINE OF AFORESAID TRACT DESCRIBED IN BOOK 1889, PAGE 1422; THENCE LEAVING SAID WEST LINE AND ALONG SAID PROJECTION AND NORTH LINE THEREOF NORTH 86°29'00" WEST, 83.50 FEET; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 66°21'39" WEST, 103.40 FEET; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 85°58'39" WEST, 58.06 FEET; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 89°47'02" WEST, 156.14 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID TRACT SOUTH 01°40'54" WEST, 146.49 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 2640, PAGE 223; THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE DESCRIBED 2640, PAGE 223 SOUTH 89°46'57" WEST, 237.32 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID TRACT AND A TRACT DESCRIBED IN BOOK 2395, PAGE 281 NORTH 01°38'51" EAST, 285.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 2395, PAGE 281, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 2704, PAGE 189; THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 2704, PAGE 189 NORTH 89°47'02" EAST, 249.80 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID TRACT NORTH 01°44'55" EAST, 150.08 FEET TO THE NORTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 2395, PAGE 281; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE AND PROJECTION OF SAID TRACT DESCRIBED IN BOOK 2395, PAGE 281 NORTH 89°46'59" EAST, 377.72 FEET TO A POINT ON AFORESAID WEST LINE OF SECTION 18; THENCE LEAVING SAID NORTH LINE AND PROJECTION AND ALONG SAID WEST LINE OF SECTION 18 NORTH 01°30'20" EAST, 1136.33 TO A POINT ON THE PROJECTION OF THE SOUTH LINE OF A TRACT DESCRIBED IN BOOK 2013, PAGE 679; THENCE LEAVING SAID WEST LINE AND ALONG SAID PROJECTION AND LINE THEREOF SOUTH 88°20'59" EAST, 235.39 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID TRACT NORTH 01°32'26" EAST, 50.35 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE AND PROJECTION THEREOF NORTH 88°20'59" WEST, 235.42 FEET TO A POINT ON THE WEST LINE OF AFORESAID SECTION 18; THENCE LEAVING SAID PROJECTION AND LINE THEREOF NORTH 01°30'20" EAST, 157.43 FEET ALONG SAID WEST LINE TO THE PROJECTION OF THE SOUTH LINE OF A TRACT DESCRIBED IN

BOOK 2709, PAGE 31; THENCE LEAVING SAID WEST LINE AND ALONG SAID PROJECTION AND SOUTH LINE THEREOF SOUTH 89°33'12" WEST 321.01 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID TRACT NORTH 01°35'32" EAST, 174.99 FEET TO THE NORTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEGIN THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 2672, PAGE 50, THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 2672, PAGE 50 NORTH 89°32'58" EAST, 256.92 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE ALONG THE EAST LINE OF SAID TRACT NORTH 01°31'23" EAST, 75.09 FEET; THENCE ALONG SAID EAST LINE NORTH 44°12'35" WEST, 59.50 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID TRACT NORTH 79°56'51" WEST, 58.55 FEET; THENCE ALONG SAID NORTH LINE AND PROJECTION THEREOF NORTH 89°33'00" WEST, 311.98 FEET TO A POINT ON THE PROJECTION OF THE WEST LINE OF A TRACT DESCRIBED IN BOOK 1528, PAGE 1144; THENCE ALONG SAID PROJECTION AND WEST LINE NORTH 02°00'37" EAST, 586.86 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID TRACT SOUTH 87°59'34" EAST, 409.05 FEET TO A POINT ON AFORESAID WEST RIGHT OF WAY OF RANGE LINE ROAD; THENCE ALONG SAID WEST RIGHT OF WAY THE FOLLOWING 3 CALLS: SOUTH 01°47'02" WEST, 136.25 FEET; THENCE SOUTH 01°43'59" WEST, 88.35 FEET; THENCE SOUTH 10°24'50" WEST, 87.22 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY SOUTH 88°38'37" EAST, 152.25 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2508, PAGE 416; THENCE ALONG THE SOUTH LINE OF SAID TRACT SOUTH 88°38'37" EAST, 194.67 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID TRACT NORTH 01°52'08" EAST, 14.42 FEET, SAID POINT BEING ON THE NORTH RIGHT OF WAY OF 20TH STREET; THENCE LEAVING SAID EAST LINE AND ALONG SAID NORTH RIGHT OF WAY SOUTH 88°45'21" EAST, 96.58 FEET TO THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 1970, PAGE 645; THENCE LEAVING SAID NORTH RIGHT OF WAY AND ALONG THE WEST LINE OF SAID TRACT NORTH 01°43'06" EAST, 223.13 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID TRACT SOUTH 88°28'28" EAST, 336.96 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID TRACT SOUTH 01°17'08" WEST, 238.12 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON AFORESAID NORTH RIGHT OF WAY OF 20TH STREET; THENCE LEAVING SAID EAST LINE AND ALONG SAID NORTH RIGHT OF WAY SOUTH 88°28'37" EAST, 473.16 FEET TO THE SOUTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 2584, PAGE 22; THENCE LEAVING SAID NORTH RIGHT OF WAY AND ALONG THE EAST LINE OF SAID TRACT NORTH 01°35'28" EAST, 440.24 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID TRACT NORTH 88°58'51" WEST, 172.86 FEET TO THE NORTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 2412, PAGE 177; THENCE LEAVING SAID NORTH LINE DESCRIBED IN BOOK 2584, PAGE 22 AND ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 2412, PAGE 177 NORTH 88°58'51" WEST, 249.02 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID TRACT SOUTH 01°45'39" WEST, 143.42 FEET; THENCE LEAVING SAID WEST LINE NORTH 88°28'28" WEST, 484.82 FEET TO A POINT ON THE EAST LINE OF A TRACT DESCRIBED IN BOOK 2010, PAGE 1560; THENCE ALONG SAID EAST LINE NORTH 01°52'08" EAST, 5.77 FEET TO THE SOUTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 2253, PAGE 480; THENCE LEAVING SAID EAST LINE DESCRIBED IN BOOK 2010, PAGE 1560 AND ALONG THE EAST LINE DESCRIBED IN BOOK 2253, PAGE 480 NORTH 01°52'08" EAST, 137.84 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID TRACT NORTH 88°31'32" WEST, 199.83 FEET TO THE NORTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY OF RANGE LINE ROAD; THENCE ALONG SAID EAST RIGHT OF WAY NORTH 01°42'08" EAST, 2.27 FEET; THENCE LEAVING SAID EAST

RIGHT OF WAY NORTH 88°13'44" WEST, 110.19 FEET TO A POINT ON THE WEST RIGHT OF WAY OF RANGE LINE ROAD; THENCE ALONG SAID WEST RIGHT OF WAY OF RANGE LINE ROAD NORTH 01°40'12" EAST, 314.28 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY NORTH 01°20'08" EAST, 600.88 FEET TO THE SOUTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 2550, PAGE 381; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY AND THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 2550, PAGE 381 NORTH 01°47'59" EAST, 122.96 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 88°20'55" EAST, 43.87 FEET TO A POINT ON THE EAST LINE OF SECTION 12, TOWNSHIP 27 NORTH, RANGE 33 WEST; THENCE ALONG SAID EAST LINE NORTH 01°44'19" EAST, 728.08 FEET; THENCE LEAVING SAID EAST LINE SOUTH 88°32'37" EAST, 65.30 FEET TO A POINT ON AFORESAID EAST RIGHT OF WAY OF RANGE LINE ROAD, ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2420, PAGE 406; THENCE LEAVING SAID EAST RIGHT OF WAY AND ALONG THE SOUTH LINE OF SAID TRACT SOUTH 88°32'37" EAST, 150.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID TRACT NORTH 01°43'40" EAST, 150.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 2357, PAGE 1502; THENCE ALONG THE NORTH LINE OF SAID TRACT SOUTH 88°31'19" EAST, 757.75 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE THE FOLLOWING 3 CALLS: SOUTH 01°38'03" WEST, 315.96 FEET; THENCE SOUTH 88°30'54" EAST, 104.68 FEET; THENCE SOUTH 01°34'46" WEST, 100.02 FEET TO A POINT ON THE NORTH LINE OF A TRACT DESCRIBED IN BOOK 2354, PAGE 1304; THENCE ALONG SAID NORTH LINE NORTH 88°29'17" WEST, 104.77 FEET; THENCE ALONG SAID NORTH LINE NORTH 80°30'13" WEST, 54.77 FEET; THENCE NORTH 88°37'14" WEST, 614.18 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID TRACT SOUTH 01°38'24" WEST, 22.30 FEET TO THE NORTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 2682, PAGE 139; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID TRACT NORTH 88°10'37" WEST, 40.00 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2629, PAGE 289; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID TRACT NORTH 01°45'03" EAST, 175.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID TRACT NORTH 88°19'19" WEST, 200.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT, BEING ON THE EAST RIGHT OF WAY OF RANGE LINE ROAD; THENCE ALONG THE WEST LINE AND SAID EAST RIGHT OF WAY SOUTH 01°41'31" WEST, 175.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY THE FOLLOWING 7 CALLS: SOUTH 01°41'31" WEST, 305.34 FEET; THENCE SOUTH 01°39'05" WEST, 141.51 FEET; THENCE SOUTH 01°43'55" WEST, 186.24 FEET; THENCE NORTH 89°46'16" WEST, 5.00 FEET; THENCE SOUTH 01°19'35" WEST, 209.23 FEET; THENCE SOUTH 04°19'12" WEST, 129.10 FEET; THENCE SOUTH 01°19'22" WEST, 104.67 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF 17TH STREET; THENCE LEAVING SAID EAST RIGHT OF WAY AND ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING 4 CALLS: SOUTH 43°20'20" EAST, 35.44 FEET; THENCE SOUTH 88°11'57" EAST, 72.90 FEET; THENCE SOUTH 81°04'25" EAST, 103.00 FEET; THENCE SOUTH 83°19'28" EAST, 70.18 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2664, PAGE 204; THENCE LEAVING SAID NORTH RIGHT OF WAY AND ALONG THE WEST LINE OF SAID TRACT NORTH 01°45'07" EAST, 279.32 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID TRACT SOUTH 88°37'02" EAST, 329.08 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID TRACT SOUTH 01°45'30" WEST, 279.60 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2329, PAGE 790; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID TRACT AND AFORESAID NORTH RIGHT OF WAY OF 17TH SOUTH 88°34'05" EAST, 212.16 FEET TO A POINT ON THE WEST LINE OF A TRACT DESCRIBED IN BOOK 1787, PAGE 873; THENCE LEAVING SAID NORTH RIGHT OF WAY

AND ALONG THE WEST LINE OF SAID TRACT THE FOLLOWING 3 CALLS: NORTH 01°35'19" EAST, 279.78 FEET; THENCE SOUTH 88°50'11" EAST, 314.96 FEET; THENCE NORTH 01°38'36" EAST, 648.90 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID TRACT SOUTH 88°16'19" EAST, 195.59 FEET; THENCE ALONG SAID NORTH LINE SOUTH 88°34'03" EAST, 388.41 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE THE FOLLOWING 3 CALLS: SOUTH 01°26'57" WEST, 201.70 FEET; THENCE NORTH 88°41'01" WEST, 5.00 FEET; THENCE SOUTH 00°51'28" WEST, 1533.54 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, BEING ON THE NORTH RIGHT OF WAY OF 20TH STREET; THENCE LEAVING SAID EAST LINE AND ALONG SAID NORTH RIGHT OF WAY SOUTH 88°28'37" EAST, 735.93 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY SOUTH 01°24'23" WEST, 30.00 FEET TO THE POINT OF BEGINNING.

THE TOTAL AREA OF THIS DESCRIPTION CONTAINS 384.3 ACRES, MORE OR LESS. THIS DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.

EXHIBIT B
MAP OF DISTRICT

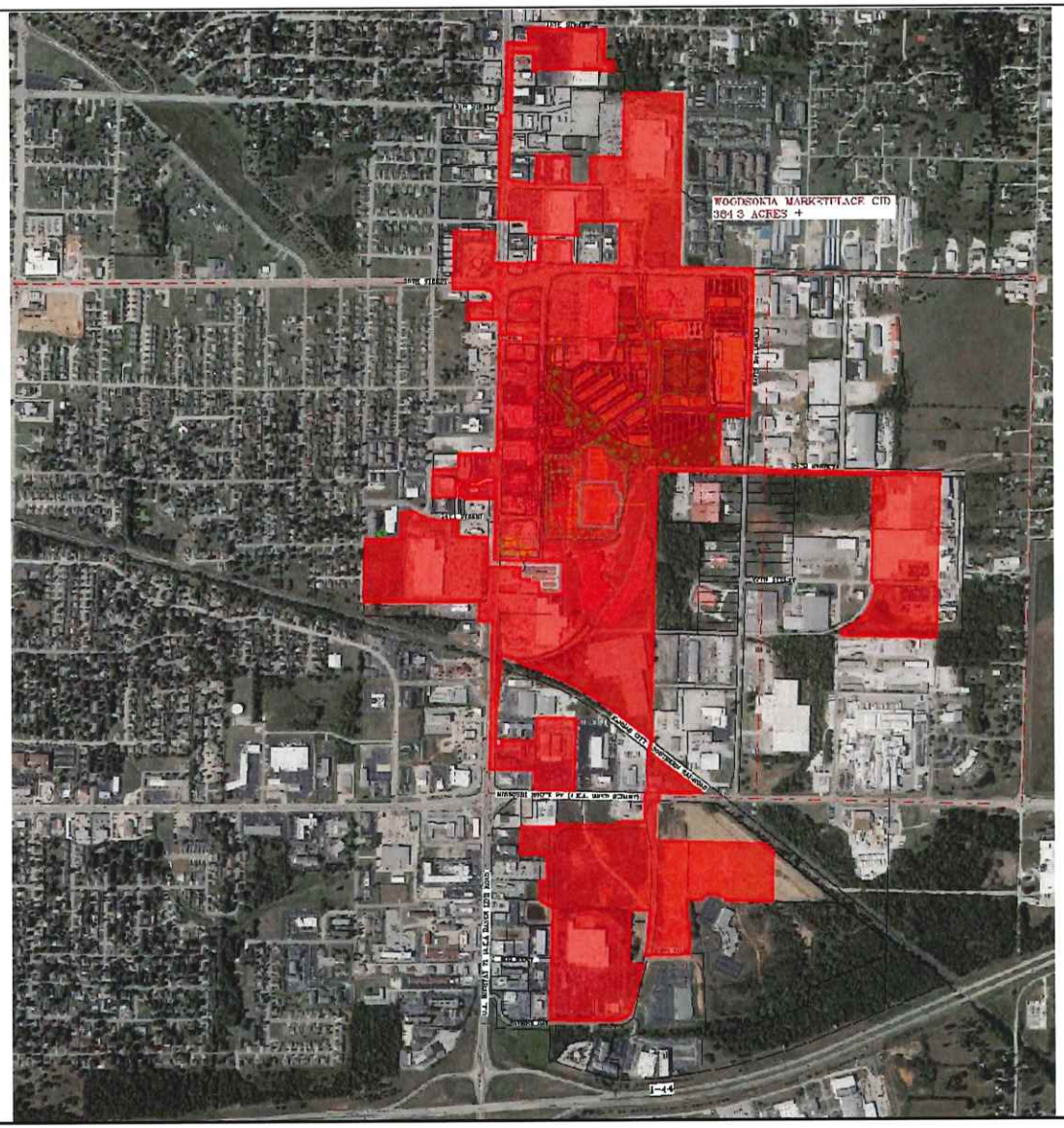
SEE ATTACHED

GRAPHIC SCALE

(IN FEET)

LEGEND

WOODSONIA MARKETPLACE CID BOUNDARY



DATE OF PREPARATION: 10/09/2025.

OWN
"Engineering beyond."
811 E. Third Street
Joplin, MO 64801
417.782.7300
weareown.com
FORMERLY ANDERSON ENGINEERING

EXHIBIT OF WOODSONIA MARKETPLACE CID AREA

GENEVA AVENUE (RT. 1) ABBEY
JOPLIN, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 25JO10035
DRAWN BY: ISR
CHECKED BY: RWW
REVIEWED BY:
SUBMITTED: 10/09/2025

DESIGNED: R. WALLACE
LICENSE NO: PLS No. 2018015181

A Licensed Missouri Engineering Corporation
CA#1460

SHEET TITLE

DRAWING NUMBER: JOP-100-7303

SHEET NUMBER

1/1

EXHIBIT C
PARCEL NUMBERS AND ASSESSED VALUES OF PROPERTY WITHIN DISTRICT

SEE ATTACHED

CID Property	Parcel Number	Current Property Assesed Value
4 State Corral, LLC	20401800000027001	$552,200
Acme Land Company	20401800000031000	$284,890
Acme Land Company	20401800000031001	$74,300
Burkat, LLC	20401800000034000	$549,230
Continence Restoration Center, LLC	20401800000013002	$197,690
Fletcher Realty, LLC (Toyota)	20401800000022000	$1,364,590
Fletcher Realty, LLC (Nissan)	20401800000026000	$954,210
Fletcher Realty, LLC (Subaru)	20401800000013003	$831,950
Fletcher Realty, LLC	20401800000012000	$211,520
Fletcher Realty, LLC (pre-owned)	20401800000042001	$472,710
Fletcher Realty, LLC (superstore)	20401800000045002	$993,230
HD Development of Maryland, Inc.	20401800000014003	$1,021,070
HD Development of Maryland, Inc.	20401800000020001	$53,770
HD Development of Maryland, Inc.	20401800000014005	$29,280
Duane D. Hukill & Holly L Hukill Rev Trust/PV Davis LLC	20401800000013004	$29,060
International Paper Company	20401800000014000	$105,150
Jasper Products, L.L.C.	20401800000079004	$2,890,800
Jasper Products, L.L.C.	20401800000078000	$22,360
Jasper Products, L.L.C.	20401800000070001	$139,590
KAP Property Investments, LLC	20401800000013000	$135,190
Pinnacle Bank	20401800000028000	$289,350
Prospect Village LLC	20401800000014008	$270,270
Range Line Investors L.L.C./PV Geneva LLC	20401800000014004	$95,620
Shuber-Mitchell Homes, LLC (2340 Real Property)	19601310013018000	$854,630
Simmons Bank	19601310013015000	$377,450
Sooner Two, LLC	20401800000017003	$222,870
Sooner Two, LLC	20300730004030005	$24,450
Southwest Missouri Development Enterprises, LLC	19601310013009000	$400,350
Southwest Missouri Development Enterprises, LLC	19601310013014000	$256,110
Woodsonia Joplin, LLC	044019000000005019	$4,411,430
3129 Hammons Blvd, LLC	044019000000005007	$226,910
3323 E. 32nd St, LLC	204018000000047000	$108,190
Joplin City	20401800000014006	$0
Menard, Inc.	044019000000005018	$4,397,690
Sam's Real Estate Business Trust	044019000000005002	$2,035,170
Hammad Ali	20300730004033000	$21,660
Wal-Mart Real Estate Business Trust	20300730004034000	$2,017,900
Wal-Mart Store East	20300730004034001	$54,040
Broadmoor at Chelsea Co. L.P.	19601340001001000	$1,374,490
Broadmoor at Chelsea Co. L.P.	19601310014002000	$90,140
Market Parking, Inc.	20300730004017000	$859,180
Warren Davis Properties	20300730004028000	$1,183,050
Gateway Lubes Realty	20401800000030000	$288,030
Rangeline Road (IHOP Building)	20401800000020000	$356,970
JAAG Properties	20401800000028001	$128,820
Wonka Investments	20401800000018000	$316,900
Ridgecrest LRAR	20401800000014007	$713,120
Sutherland Building Material, Inc.	20401800000037000	$645,450
CFA-NC Townridge Square LLC	20401800000021000	$467,390
Ralco Enterprises, Inc.	20401800000017001	$526,430
Majzoub Family Partnership	19101240019010000	$527,620
Majzoub Family Partnership	20401800000017000	$168,790
Majzoub Family Partnership	19101240019010001	$419,690
Larry Fugate Tr	19601310001018000	$334,380
R&A Holdings, LLC	20300730004025000	$450,670
Aldi, Inc.	20300730004031000	$329,430
Total Parcels - 56 Total Owners - 40		**$36,157,430**

EXHIBIT D
FIVE-YEAR PLAN
ESTIMATED COSTS OF IMPROVEMENTS AND SERVICES*

I. **General**. The District will be established to fund those items set forth below in the CID Project Budget, and also fund the initial start-up costs and ongoing operating costs of the District. The District Projects will serve the public purpose of remediating the blighting conditions found to exist within the District.

II. **District Purposes.** The purposes of the District are to:

(1) Provide or cause to be provided for the benefit of the District certain improvements including but not limited to: raising significant portions of the District out of the flood plain; remediate numerous environmental conditions; mass grade much of the District property; and assist with development of the Sports Complex.

(2) Fund the costs, expenditures, and undertakings of the District.

(3) To levy and collect the Sales Tax in order to provide a source of payment for the District improvements.

(4) Such other purposes and activities authorized by the Act and allowed by the Petition.

III. **Estimated Initial Five-Year Budget**. The estimated revenue from the Sales Tax and expenditures for the initial five years of the District are set out on Exhibit D-1:

Notes:

A The sales tax may only be levied after an approved board resolution and sales tax election in accordance with the CID Act. The sales tax is estimated to become effective April 1, 2026, subject to qualified voter approval in a mail-in ballot election. Any sales tax approved by qualified voters will not become effective until the first day of the second quarter following the approval of such tax.

B3 For the first year, this includes all legal costs associated with the formation of the District, drafting, filing and prosecuting this Petition, the negotiation of any and all agreements between the District and the City, and engineering, insurance and accounting fees.

* To the extent the actual revenue and costs of improvements vary from this five-year plan and CID Project Budget, the District's budget will be modified by the Board on an annual basis.

EXHIBIT D-1

FIVE-YEAR PLAN

		Year 1	Year 2	Year 3	Year 4	Year 5
		2026	2027	2028	2029	2030
A	Estimated Sales Tax Revenue (1%) *	$1,762,500	$3,630,750	$3,739,673	$3,851,863	$3,967,419
	Sales Tax Revenue Total	$1,762,500	$3,630,750	$3,739,673	$3,851,863	$3,967,419
B	Expenditures					
1	Acquisition	$12,250,000	$0	$0	$0	$0
2	Building Construction and Enhancements	$4,416,667	$4,416,667	$4,416,667	$0	$0
3	Public Improvements (on & offsite)	$7,515,226	$3,757,613	$3,757,613	$0	$0
4	Soft Costs	$4,000,000	$1,000,000	$1,000,000	$1,000,000	$350,000
5	Expenditure Total	$28,181,893	$9,174,280	$9,174,280	$1,000,000	$350,000

Notes: These costs are estimates only and may fluctuate based on actual revenues/costs incurred for purposes under the CID Act, the CID Cooperative Agreement and TIF Contract.

EXHIBIT E

BLIGHT STUDY

SEE ATTACHED

Woodsonia Marketplace
Community Improvement District

Blight Study

Woodsonia Joplin, LLC
Joplin, Missouri
October 5, 2025

STERRETTURBAN LLC

Patrick Sterrett
Sterrett Urban, LLC
5320 Longview Road
Kansas City, Missouri 64137
(816) 283.7222
psterrett@sterretturban.com

Woodsonia Marketplace
Community Improvement District

Blight Study

Woodsonia Joplin, LLC
Joplin, Missouri
October 5, 2025

Table of Contents

Section I: **Introduction**
Definitions
Study Methodology
Previous Blight Determinations
Legal Description
Ownership
Boundary Map

Section II: **Study Area Overview**
Location & Access
Land Area
Topography
Utilities
Zoning
Environmental
Real Estate Taxes
Existing Improvements
Billboards

Neighborhood Demographics
Population & Household Income
Unemployment

Section III: **Determination of Study Area Conditions**
RSMo. 99.805(1)

Appendices
Appendix A: Property Ownership & Legal Descriptions
Appendix B: Property Valuation & Taxes
Appendix C: Summary of Properties & Blighting Factors Present
Appendix D: Supplemental Information
Appendix E: Certification / Assumptions & Limiting Conditions / Qualifications

Section I

Introduction

The purpose of this analysis is to determine if the proposed Woodsonia Marketplace Community Improvement District, which consists of approximately 348.0 acres (excluding right of way), and fifty-four (54) property/tax parcels located generally between E. 13th Street on the north, Joplin city limits on the east, E. Hammons Boulevard on the south, and S. Texas Avenue and S. Range Line Road on the west in Joplin, Jasper County and Newton County, Missouri (as further described herein, the "Study Area") qualifies as a "blighted area" according to the Community Improvement District Act – Sections 67.1401 to 67.1571 R.S.Mo. (the "CID Act").

The consultant who prepared this Blight Study, Patrick Sterrett of Sterrett Urban ("Consultant"), is an urban planner who earned a Master of Urban Planning from the University of Kansas and is certified by the American Institute of Certified Planners. Additional qualifications of Mr. Sterrett are included in Appendix E.

The Consultant visited the Study Area in September and October 2025. The effective date of this study is October 5, 2025, the last date of inspection.

The Study Area is depicted in the map included on the following pages. The Study Area encompasses fifty-four (54) property/tax parcels and approximately 348.0 acres of property (excluding right of way).

Definitions

Community Improvement District

Chapter 67 of the Missouri Revised Statutes, entitled "Political Subdivisions, Miscellaneous Powers", under Sections 67.1401 to 67.1571, entitled the Community Improvement District Act, allows for the establishment of a Community Improvement District ("CID"). A CID is either a political subdivision or a nonprofit corporation and is a separate legal entity distinct and apart from the municipality or county that creates the district. The CID consists of the area in which the improvements are to be constructed or services are to be provided and is created by petition circulated within the proposed district.

CIDs are established for the purpose of financing a wide range of public-use facilities and establishing and managing policies and public services relative to the needs of the CID. CIDs can impose special assessments, real property taxes, sales taxes, and fees. CIDs can also be combined with other funding methods to pay for additional services and improvements.

If a CID is in a blighted area, or includes a blighted area, it has additional powers and may expend its revenues or loan funds to correct blighted conditions on private property within the CID.

The CID Act states the following with regard to the additional powers conferred upon a CID located in a blighted area:

> 2. *Each district which is located in a blighted area or which includes a blighted area shall have the following additional powers:*
>
> *(1) Within its blighted area, to contract with any private property owner to demolish and remove, renovate, reconstruct, or rehabilitate any building or structure owned by such private property owner; and*
>
> *(2) To expend its revenues or loan its revenues pursuant to a contract entered into pursuant to this subsection, provided that the governing body of the municipality has determined that the action to be taken pursuant to such contract is reasonably anticipated to remediate the blighting conditions and will serve a public purpose.* (67.1461.2, RSMo.)

The CID Act provides the following definition for a blighted area, effective August 28, 2021:

> "Blighted area", the same meaning defined pursuant to section 99.805; (67.1401.2(3) RSMo.)

RSMo. 99.805 provides the following definition for a blighted area:

> *(1)* ***"Blighted Area"****, an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.* (99.805(1), RSMo.)

Since these definitions are a general overview pertaining to all sites, it is important to clarify their intention as it applies to the proposed community improvement district. According to state law, it is unnecessary for every condition of blight to be present to be eligible as a blighted area. Rather, an area can be qualified as a blighted area when as few as one condition is present. The conditions need not be present in each parcel but must be found in the study area as a whole.

With this understanding, the Blight Study presents an overview of factors within the Study Area including a review of physical, economic, and social conditions sufficient to make a determination of a blighted area. The "Summary of Findings" provides conclusions regarding the analysis and presence of blight in key areas; however, the city of Joplin, Missouri ("City") will make a final determination of a blighted area for the entire Study Area or portion(s) of the Study Area.

Study Methodology
The purpose of this work was to analyze conditions located within the Study Area to determine if it qualifies as a blighted area as defined in the CID Act.

The Blight Study includes a detailed analysis of site, building, and public improvement deterioration. Qualifying blight conditions throughout the Study Area were identified and analyzed on a parcel-by-parcel basis to produce a chart showing blight conditions present in the Study Area.

Data was collected from the City, Jasper County and Newton County to document physical blighting conditions as set out in the state statute. Pertinent Geographic Information Systems (GIS) data was obtained through the two counties and analyzed. Additional supplemental information was obtained through various documents prepared or commissioned by the city, state, and plan proponent.

The Consultant visited the Study Area in September and October 2025. The effective date of the study is October 5, 2025, the last date of inspection.

Previous Blight Determinations
Proposed Community Improvement District
The Study Area encompasses portions of four existing tax increment financing ("TIF") redevelopment plans and two community improvement districts.

The 1717 Market Place TIF Plan, which was originally approved by the City on January 10, 2005 by Ordinance No. 2005-006 with a finding of blight, includes three (3) property/tax parcels in the Study Area.

The Recovery TIF Plan, which was originally approved by the City on December 1, 2012 by Ordinance No. 2012-230 with a finding of blight was designed to aid redevelopment in an area of 3,100 acres impacted by the EF-5 tornado that struck the City on May 22, 2011. The eastern boundary of the Recovery TIF Plan is the western side of S. Range Line Road between 15th Street and 24th Street immediately north and west of the Study Area – and includes seven (7) property/tax parcels in the Study Area.

The 32nd Street Place Community Improvement District was originally approved by the City on August 3, 2020 by Ordinance No. 2020-113 with a finding of blight, includes three (3) property/tax parcels in the Study Area.

The 32nd Street Place TIF Plan was originally approved by the City on December 28, 2020 by Ordinance No. 2020-210 with a finding of blight, includes three (3) property/tax parcels in the Study Area.

The Prospect Village TIF Plan was originally approved by the City on February 3, 2025 by Ordinance No. 2025-018 with a finding of blight, includes eleven (11) property/tax parcels in the Study Area.

The Joplin Sports Facility Community Improvement District was originally approved by the City on February 3, 2025 by Ordinance 2025-017 with a finding of blight, includes thirty-seven (37) property/tax parcels in the Study Area.

It should be noted that the statutory definition of blight was changed effective August 28, 2021, after the two TIF plans – 1717 Market Place TIF Plan and the Recovery TIF Plan – were initially approved.

Legal Description
The Study Area consists of fifty-four (54) property/tax parcels. Specific legal descriptions (abbreviated) of all parcels within the Study Area are included in Appendix A – Property Ownership & Legal Descriptions.

Ownership
The Study Area contains fifty-four (54) property/tax parcels, of which fifty (50) property/tax parcels are located in Jasper County and the four (4) southern-most property/tax parcels are located in Newton County. The respective property/tax parcels are identified by the Jasper County Assessor's office and the Newton County Assessor's office. A complete listing of the property/tax parcels identified by the Jasper County Assessor and the Newton County Assessor is included in Appendix A.

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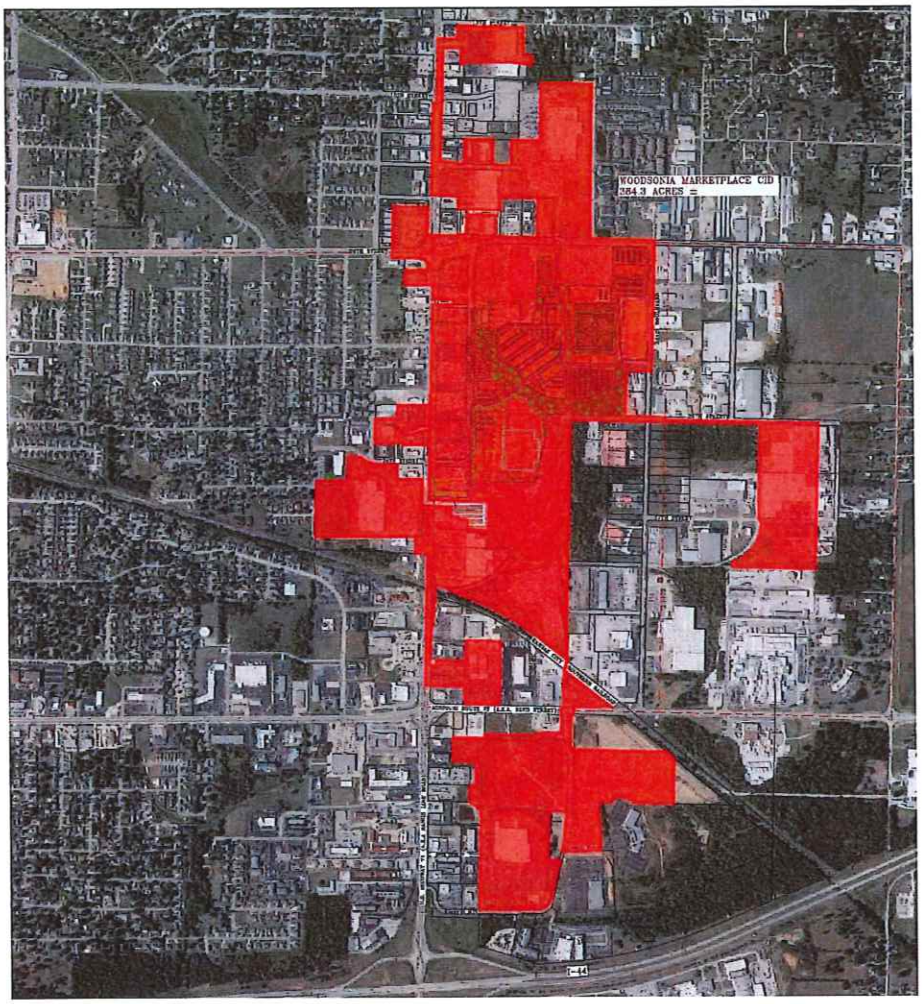
Study Area – Boundary Map



Source: OWN, Inc.

Section II

Study Area Overview

Location & Access

The Study Area encompasses approximately 348.0 acres (excluding right-of-way) and consists of fifty-four (54) property/tax parcels. The Study Area is located generally between E. 13th Street on the north, Joplin city limits on the east, E. Hammons Boulevard on the south, and S. Texas Avenue and S. Range Line Road on the west in Joplin, Jasper County and Newton County, Missouri.

The existing access points to the Study Area are located on the east/west thoroughfares of E. 13th Street, E. 17th Street, E. 20th Street, E. 22nd Street, E. 24th Street, E. 25th Street, E. 27th Street, E. 32nd Street, E. 36th Street, E. Hammons Boulevard, and the north/south thoroughfares of S. Texas Avenue, S. Highview Avenue, S. Range Line Road, S. Geneva Avenue, S. Rex Avenue, S. Davis Boulevard, and S. Hammons Boulevard. The Study Area has quick and easy access to Interstate 44, located slightly less than one/quarter mile to the south with a full interchange on S. Range Line Road, and E. 7th Street, a "Principal Arterial," is slightly more than a half-mile north of the Study Area via S. Range Line Road, and provides access to other north/south freeways and interstates. E. 20th Street, classified as a "Minor Arterial", is a major thoroughfare providing east/west access to the central portion of the Study Area, and S. Range Line Road (also designated as Interstate 49 Business Route), which forms much of the western boundary of the Study Area, is classified as a "Principal Arterial" and is a primary commercial corridor in Joplin. As such the major thoroughfares provide the Study Area with excellent access to the regional and local highway/street network.

All streets adjacent and within the Study Area are two-way streets. Besides the two major thoroughfares of S. Range Line Road and E. 20th Street providing access to the Study Area, E. 13th Street, S. Rex Avenue, S. Davis Boulevard and S. Geneva Avenue are all classified as "Major Collectors." There are no "Interstates," "Freeways," or "Local" thoroughfares within the Study Area." The arterials and collectors provide good access to the Study Area and surrounding areas, except S. Geneva Avenue, which does not extend north past E. 20th Street and terminates just south of E. 24th Street, and E. 13th Street, which only exists east of S. Range Line Road.

Bike routes and trails do not currently exist within the Study Areas and none are currently planned. According to the city's "Master Trail Plan" a trail is planned along E. 20th Street west of S. Range Line Road. Pedestrian access is excellent (along S. Range Line Road, although ADA-compliant warning pads do not always exist at intersections and crosswalks and numerous gaps exist) to poor (nonexistent) within the Study Area. Sidewalks along the building improvements within the Study Area are generally in good condition, but many lack ADA-compliant curb ramps. Most walking takes place across the surface parking lots which are generally in poor to good condition. Where deterioration has occurred, tripping hazards exist.

A demand response transit system, known as the Metro Area Public Transit System (MAPS), serves the entirety of the Study Area and much of the city. MAPS can be scheduled in advance for trips within its service area but has no fixed routes. MAPS operates Monday through Friday.

The Sunshine Lamp Trolley resumed service in February 2025 after being on hiatus due to staffing shortages. The fixed-route service has three routes in Joplin – Green, Blue and Red – of which the Study Area is served by the Blue and Green routes. A number of stops exist in the vicinity of the Study Area, but within the Study Area there is one bus stop for both the Blue and Green routes at the Walmart retail center. The Trolley operates Monday through Friday between 6:00 a.m. and 6:00 p.m.

Land Area
There are fifty-four (54) property/tax parcels within the Study Area. Per information obtained from the geographic information systems of Jasper County and Newton County, Missouri, the Study Area contains a total of approximately 348.0 acres (excluding right of way).

Topography
The Study Area slopes downward from east to west and from north to south. The highest elevation in the Study Area is just shy of 1,100 feet at the northeast corner of 3877 E. 27th Street (which is the southern right of way of E. 25th Street) and developed by Jasper Products. The lowest elevation in the Study Area is generally between 1,030 and 1,040 feet in the southwest portion of the Study Area at 2600 S. Range Line Road that is developed with Lowe's.

According to a flood plain map from the Federal Emergency Management Agency (FIRM No. 29097C0278E, effective 11/2/2012) a "Regulatory Floodway" (Joplin Creek) crosses the Study Area downhill from the eastern edge of the Study Area at S. Davis Boulevard south of E. 20th Street to the western edge of the Study Area west of S. Range Line Road and just south of E. 20th Street as demonstrated in the FIRM map included in Appendix D. A fair amount of the central portion of the Study Area located south of E. 20th Street to just south of the westerly extension of E. 25th Street is within an area designated as a 100-year flood plain and a few areas have been designated as a 500-year flood plain. Altogether thirteen of the fifty-four property/tax parcels in the Study Area are impacted by the Regulatory Floodway and the 100-year flood plain areas.

Utilities
All utilities are available to the properties including electricity, water, sewer, and natural gas.

Zoning
The existing zoning districts include C-3 (Commercial), C-3-PD (Commercial – Planned District) and M-2 (Heavy Industrial). A chart stating the purpose and intent of each of the zoning classifications as expressed in the Development Code of Joplin, Missouri is included below.

Zoning Classification		Intent*
C-3	**Commercial**	The C-3 district provides wide range retail, service and employment uses at a scale, intensity or in a format that requires a high level of vehicle accessibility and visibility, typically along corridors or other locations not easily integrated with other land uses or development patterns. Planned versions of this district can yield campus or mixed-use district patterns that are oriented to internal open space systems or other focal points of development.
C-3-PD	**Commercial – Planned District**	The intent of the planned zoning districts is to encourage innovation in development, unique and distinctive places, and efficient use of land, buildings and infrastructure. Specifically, planned zoning and development plans to support the flexibility offered through planned zoning should accomplish one or more of the following: 1. Preservation of distinct natural features on the land and integration of them into amenities for the project. 2. Reduction in potential environmental impacts from the development, whether through disturbance of land, location of streets and infrastructure or operation of sites and buildings. 3. Create broader community benefits through the better integration of multiple projects, resulting in designs that could not have otherwise been accomplished through the base zoning districts and standards. 4. Improved public realm designs, including streetscapes, open space, civic spaces and the relationship of buildings and sites to those spaces. 5. Creation of unique projects and places that are particularly suited for the planned location based on the

		characteristics of the land or the context and relationship to surrounding areas. Departures from the base standards of all zoning districts may be considered through planned zoning process provided they are based upon a comprehensive and well-integrated development plan for the area. These departures shall not be justified for simply wanting flexibility or deviations from standards based upon a site plan.
M-2	**Heavy Industrial**	The M-2 district provides industrial uses that are generally not compatible with residential and/or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business.

*Joplin, Missouri Development Code

Environmental

Environmental Site Assessments (ESA) of the Study Area were not available, but an environmental covenant for a large portion of the property – two property/tax parcels covering more than 90 acres – in the Study Area that is owned by International Paper and by Prospect Village, was provided by the Missouri Department of Natural Resources. As noted within the covenant:

> "From the early 1900s until approximately 1950, underground lead and zinc mining was conducted in and around Joplin. Rex Mining and Smelting Company became the eventual owner of the property currently occupied by the Joplin facility. Long-Bell Lumber Company and American Lumber & Treating Company purchased a portion of the property from Rex Mining in approximately 1937 and began wood treating operations. Long-Bell eventually purchased the entire property and continued operations until approximately 1956 when International Paper acquired the facility. Wood treating began in 1937 using creosote. Pentachlorophenol (PCP) treating solution (diesel and PCP) was added to the process in 1955. In 1979, PCP completely replaced creosote as the treatment solution. Per the Joplin facility's original RCRA permit, there are two closed solid waste landfills (Landfill 1 and Landfill 2) present on the Northern Parcel (Figure 2). Final closure of the landfills was completed in 1991 with the installation of clay caps. On April 30, 2006, International Paper ceased operations at the Joplin facility. International Paper elected to decommission the plant to facilitate potential future industrial use of the property." ("Soil Management Plan – Northern Parcel," March 2018, p. 2)

Soil data obtained from investigations conducted under the direction of the Missouri Department of Natural Resources (MDNR) and the U.S. Environmental Protection Agency (EPA) were compared to EPA's Industrial Regional Screening Levels (RSLs), dated June 2017. As noted in the covenant, based on these comparisons, PCP, benzo(a)pyrene (BaP) and polychlorinated dibenzo-p-dioxin/polychlorinated dibenzofuran (PCDD/PCDF) were identified as constituents of concern (COCs) for soils on the Property.

> "Modified industrial RSLs were calculated for the three COCs to evaluate the need for soil corrective action on the Property. Based on the comparison of soil concentrations to modified industrial RSLs, BaP does not pose an unacceptable risk and no further corrective action for soils is required related to this constituent. However, PCP and/or PCDD/PCDF concentrations remaining in soils at two distinct areas must be managed to address exposure due to direct contact with soil or indirect contact via air transport of soil particulates." ("Soil Management Plan – Northern Parcel," March 2018, p. 2)

A soil management plan has been developed as a part of the environmental covenant to address soil disturbance activities anticipated during development of the property. The soils on the property within the Study Area are generally acceptable for non-residential use only. However, the soils within the footprint of the southernmost Stormwater Terrace and the Framing Building Area must be managed separately from the remainder of soils in the property.

> "The soils at the Property are approved for non-residential use, only. Soils at locations throughout the Property, excluding the southernmost Stormwater Terrace and Framing Building Area, can be disturbed so long as the soils are kept within the boundaries of the Property and appropriate measures are taken to limit soil-runoff and particulate emissions. If grading or other disturbance activities call for removal of soil from those portions of the Property, waste characterization must be completed prior to offsite disposal at an appropriate disposal facility. Soils from the Property may not be re-used for any purpose at any location beyond the boundaries of the Property. ("Soil Management Plan – Northern Parcel," March 2018, p. 5)

> "If disturbance of soils within either the southernmost Stormwater Terrace or the Framing Building Area are planned, a Workplan must be developed to describe the scope and overall footprint of the proposed activities. Soils within these two areas cannot be reused in another location on the Property or offsite. A copy of the Workplan must be submitted to MDNR for review." ("Soil Management Plan – Northern Parcel," March 2018, p. 6)

International Paper is currently performing long-term monitoring, maintenance activities and conducting corrective action remediation activities on the southern portion of the site of about 43 acres. A Final Hazardous Waste Management Facility Part I Permit was issued by the Missouri Department of Natural Resources in October, 2023, and a Final Part II Permit was issued by the U.S. Environmental Protection Agency in October, 2023. Both permits are scheduled to expire in 2033.

As part of the post-closure care, International Paper is required to operate a groundwater remediation system until August 2045, or until they can show that the contaminant levels have

been below the maximum concentration limits specified in their hazardous waste permit for three consecutive years. The system has been in operation since 1993. Potential off-site surface water and groundwater contamination is a concern. International Paper is conducting a RCRA Facility Investigation to define the horizontal and vertical extent of any contamination. If any corrective action activities are necessary, they will be based on the investigation results.

Real Estate Taxes

A five-year history of the assessed values within the Study Area is included in the appendix.

The data in Appendix B is the resulting assessed value of the Assessor's opinion of Market Value for each of the properties within the Study Area. All property is supposed to be re-assessed in odd-numbered years, except that new construction (including remodeling) can be assessed in any year.

To determine assessed value the assessment ratio for commercial and industrial properties is 32%. The real estate levy for 2024 (the last year in which taxes were collected) in the Study Area was $5.5534 per $100 of assessed valuation in Jasper County, and $4.9358 per $100 of assessed valuation in Newton County (for commercial/industrial properties). The real estate levy in 2024 for residential properties in Newton County was $3.8918 per $100 of assessed valuation).

In 2024, the total assessed value of the Study Area was $28,418,810 (of which $25,010,390 was in Jasper County, and $3,408,420 was in Newton County) generating a total of $1,581,343.64 in billable real estate taxes. Assessed values within the Study Area increased by 35.93% between 2021 and 2025 after increasing by 7.35% between 2021 and 2024. Assessed values increased by 26.6% in 2025, largely due to the redevelopment of three of the four properties in Newton County, although the values have not been certified and could change.

When looking at assessed valuations between 2021 and 2025, Jasper County saw an increase of 3.01%, due solely to the completion of the Whataburger on S. Range Line Road and improvements made at Jasper Products. When netting those two properties out, the remaining forty-eight (48) properties in the Study Area in Jasper County had a collective decline of assessed valuation between 2021 and 2025 of 0.90%.

When looking at assessed valuations between 2021 and 2025, Newton County (that part of the Study Area south of 32nd Street), saw an increase of 40.10%, due to the development of Menards, a home improvement retail store completed in April 2024, and The Boulevard Apartments, a 250-unit apartment complex offering studios, one-bedroom and two-bedroom units with rents ranging between $980 and $1,790, and opened in 2024. The four properties had been mostly vacant prior to the redevelopment with the exception of an existing Sam's Club and a vacant restaurant that has since been converted to office use.

One real property tax payment was delinquent as of the date of this study for $40,211.76.

One property in the Study Area is owned by the city of Joplin and is tax exempt.

Existing Improvements
The Study Area encompasses approximately 348.0 acres (excluding right of way) and consists of fifty-four (54) property/tax parcels. The Study Area is located generally between E. 13th Street on the north, Joplin city limits on the east, E. Hammons Boulevard on the south, and S. Highview Avenue and S. Range Line Road on the west in Joplin, Jasper County, Missouri.

The Study Area consists of 117.39 acres (excluding right of way) on nine property/tax parcels that are vacant, unimproved (or formerly improved) commercial/industrial property.

The two largest property/tax parcels in the Study Area, at a combined 96.66 acres, were formerly utilized as a paper mill, most recently by International Paper Company, who then closed the facility in 2006, and has been undergoing environmental remediation and monitoring since the closure.

The remainder of the Study Area is developed with commercial/industrial uses in forty-nine (49) primary buildings on forty-three property/tax parcels, mostly one story but as high as four stories, and include a former Red Hot and Blue restaurant (2601 S. Range Line Road) that has been closed since October 2022. The other properties are occupied by operating businesses and uses that include a mix of manufacturing, multifamily residential, office, retail, healthcare, and restaurants. One building, a quick-service restaurant (Whataburger), was completed in 2024, and along with the development activity south of 32nd Street and the improvements at Jasper Products, is the most recent development in the Study Area,

An area largely between E. 15th Street and E. 24th Street along S. Range Line Road was impacted by the 2011 tornado, but much of the Study Area has not experienced the same level of investment since then as the S. Range Line Road corridor. Of the forty-nine (49) buildings in the Study Area, thirty-one (33) have been constructed since 2011. The average age of the improvements in the Study Area is approximately 17 years, with an average year built of 2008. The buildings range in condition from poor to excellent, with most in good condition. The exterior site improvements are generally in poor to fair condition.

Billboards
Three double-sided billboards exist within the Study Area at 2014 S. Range Line Road, 2101 S. Range Line Road, and 2525 S. Range Line Road.

Neighborhood Demographics

Population & Household Income

The following provides population and income trends within a one-, three-, and five-mile radius from the approximate center of the Study Area with a latitude of 37.065544 and longitude of -94.472882, which is near the northern and eastern property boundaries of the International Paper property (since the time of the sale of a portion of the property to Prospect Village).

	Population			
Lat. 37.065544, Long. -94.472882	**Historic**		**Forecast**	
Radius	**2010**	**2020**	**2024**	**2029**
One Mile	4,439	4,717	4,642	4,638
percent change (1 mi)		+6.3%	-1.6%	-0.1%
change from '10 (1 mi)		+6.3%	+4.6%	+4.5%
Three Mile	37,462	38,345	38,983	39,772
percent change (3 mi)		+2.4%	+1.7%	+2.0%
change from '10 (3 mi)		+2.4%	+4.1%	+6.2%
Five Mile	63,551	66,030	67,206	68,508
percent change (5 mi)		+3.9%	+1.8%	+1.9%
change from '10 (5 mi)		+3.9%	+5.8%	+7.8%
Joplin	50,808	51,762	52,512	53,512
percent change		+1.9%	+1.4%	+1.9%
change from '10		+1.9%	+3.4%	+5.3%

Source: ESRI; Sterrett Urban, LLC

The population figures indicate a rate of growth within one mile of the Study Area (+6.3%) that is more than triple that of the city and at least one-and-a-half times the rate of growth within three and five miles of the Study between 2010 and 2020 (2.4%-3.9%). Despite the period of growth nearest the Study Area between 2010 and 2020, population growth is forecasted to have declined in 2024 and continue to do so through 2029, albeit slightly. Growth within three and five miles of the Study Area, and growth within the city of Joplin, is forecast to have increased at similar rates of 1.4%-1.8% between 2020 and 2024, and 1.9%-2.0% between 2024 and 2029. The greatest rate of growth between 2010 and 2029 is projected to occur within three and five miles of the Study Area (+3.7%-3.8%), while the area nearest the Study Area is projected to lose population (-1.7%). The city grew at 3.4% over the same time.

	Median Household Income	
Lat. 37.065544, Long. -94.472882 Radius	**Forecast**	
	2024	**2029**
One Mile	51,024	54,597
chg. from '23 (1 mile)		+7.0%
Three Mile	50,235	54,744
chg. from '23 (3 mile)		+9.0%
Five Mile	52,961	58,237
chg. from '23 (5 mile)		+10.0%
Joplin	51,025	55,628
chg. from '23		+9.0%

Source: ESRI; Sterrett Urban, LLC

The median household income forecasted by ESRI for 2024 and 2029 within five miles of the Study Area is greater than the median household income ESRI forecasts for the city of Joplin. The median household income within one mile and three miles of the Study Area in 2024 and 2029 is forecasted by ESRI to be lower than the median household income for the city. The rate of income growth nearest the Study Area is also forecast to be lower than that of the city between 2024 and 2029 (7.0% compared to 9.0% for the city).

Unemployment

The most recent unemployment data for the Study Area is for the City of Joplin, Missouri. The following data was provided by the Missouri Economic Research and Information Center (MERIC):

Civilian Labor Force – Joplin, Missouri
August 2025 *(not seasonally adjusted)*

Labor Force	Labor Force Employed	Labor Force Unemployed	Percentage Unemployed
26,295	25,103	1,192	4.5%

Source: Missouri Economic Research and Information Center (MERIC)

According to the Bureau of Labor Statistics, the preliminary unemployment rate for the Joplin, MO-KS metropolitan statistical area in August 2025 was 4.4%.

According to the Federal Reserve, an unemployment rate of 5.0% - 5.2% can generally be considered "full employment."

Section III

Determination of Study Area Conditions

Significant findings of the Woodsonia Marketplace Community Improvement District Blight Study are presented in the discussion which follows. These findings are based on a review of documents and reports, interviews, field surveys, and analyses conducted in September and October 2025. Properties and buildings, along with public improvements adjacent to the properties, were evaluated and deficiencies noted. As previously explained, the purpose of this study was to determine whether conditions as defined by the CID Act in RSMo. 99.805(1) of the Missouri State Statute, as amended, exist in the Study Area.

RSMo. 99.805(1)
The principal blighting factors reported here and in line with the respective statutory definitions include: insanitary or unsafe conditions, deterioration of site improvements, and the existence of conditions which endanger life or property by fire and other causes. The Appendix section of this report includes a table exhibiting the blighting factors present at each property parcel.

Blight Defined
As presented in Section I, blight is defined as follows with respect to the CID Act:

> *(1) **"Blighted Area"**, an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.* (99.805(1), RSMo.)

Several court cases provide additional direction in the consideration of blight:

- It is not necessary for an area to be what commonly would be considered a "slum" in order to be blighted. Parking Systems, Inc. v. Kansas City Downtown Redevelopment Corporation, 518 S.W.2d 11, 15 (Mo. 1974).
- An otherwise viable use of a property may be considered blighted if it is an economic underutilization of the property. Crestwood Commons Redevelopment Corporation v. 66 Drive-In, Inc., 812 S.W.2d 903, 910 (MO.App.E.D. 1991).
- It is not necessary for every property within an area designated as blighted to conform to the blight definition. A preponderance of blight conditions is adequate to designate an area for redevelopment. Maryland Plaza

Redevelopment Corporation v. Greenberg, 594 S.W.2d 284, 288 (MO.App.E.D. 1979).

- In order to make a finding of blight for a defined redevelopment area, the total square footage of the area is to be considered and not a preponderance of the individual parcels. Allright Properties, Inc. v. Tax Increment Financing Commission of Kansas City, 240 S.W.3d 777 (MO.App.W.D. 2007).

Cause Component 1: Insanitary or Unsafe Conditions

There are numerous locations within the Study Area exhibiting unsafe or insanitary conditions. The most prevalent and/or impactful include the presence of environmental liabilities on the International Paper Company/Prospect Village properties (as previously detailed), and as noted previously the presence of floodways, 100-year floodplains and stormwater mitigation areas impact fourteen of the fifty-four properties. Also unsafe is trash/debris, the deterioration of pavement throughout the surface parking lots and drive aisles which creates tripping hazards, faded or nonexistent directional signage and pavement markings in the parking lots and drive aisles, and overgrown vegetation, particularly on those properties along S. Geneva Avenue and along S. Davis Boulevard.

Noncompliance with the Americans with Disabilities Act (ADA) is evident in some places and primarily includes nonexistent signage, substandard curb ramps, and nonexistent warning pads on sidewalks at intersections and crosswalks.

Examples of this condition are shown below. Additional photographs of deteriorated pavement are included in *Cause Component 2: Deterioration of Site Improvements*.

The Study Area exhibited insanitary or unsafe conditions and is a major contributor to blight. thirty-six of the fifty-four properties in the Study Area exhibited insanitary or unsafe conditions, or almost 64% of the Study Area.

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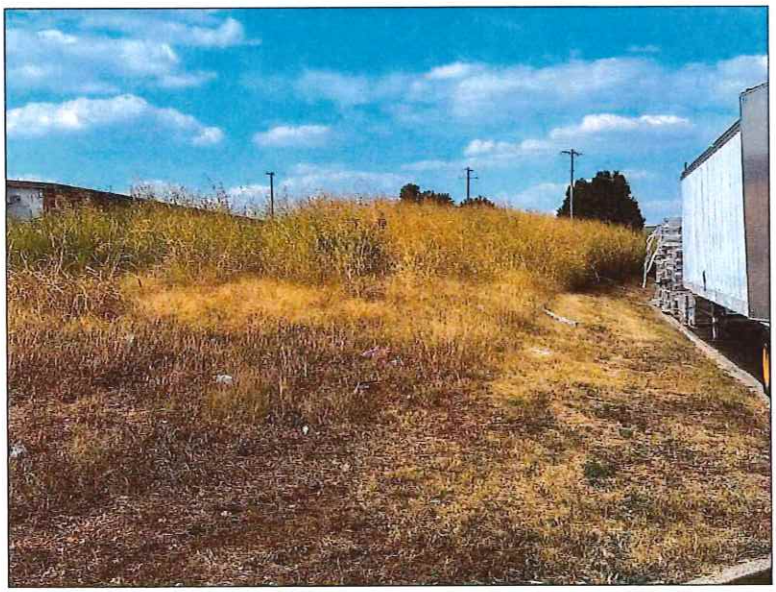
Prospect Village property – looking west – overgrown vegetation; uneven pavement; contaminated property



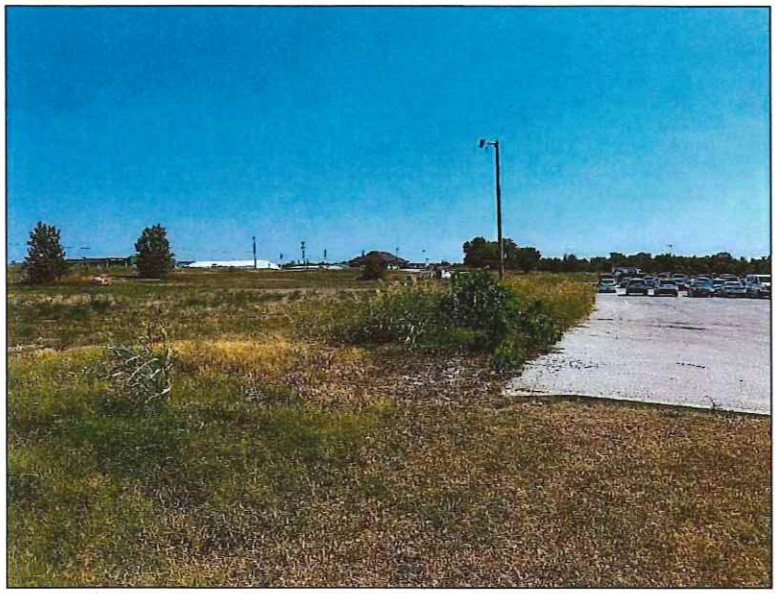
Planet Fitness pad site – looking northwest – overgrown vegetation; deterioration of drive aisle



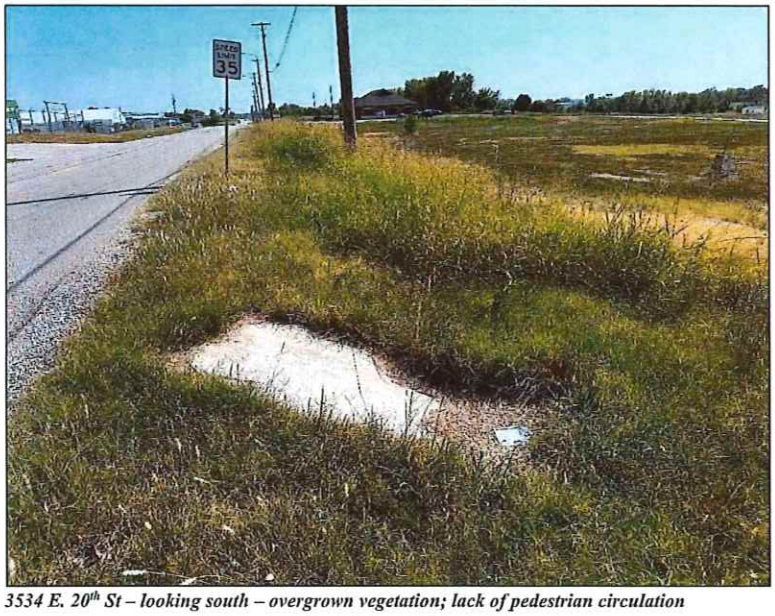
Planet Fitness pad site – looking west – lack of pedestrian circulation; overgrown vegetation



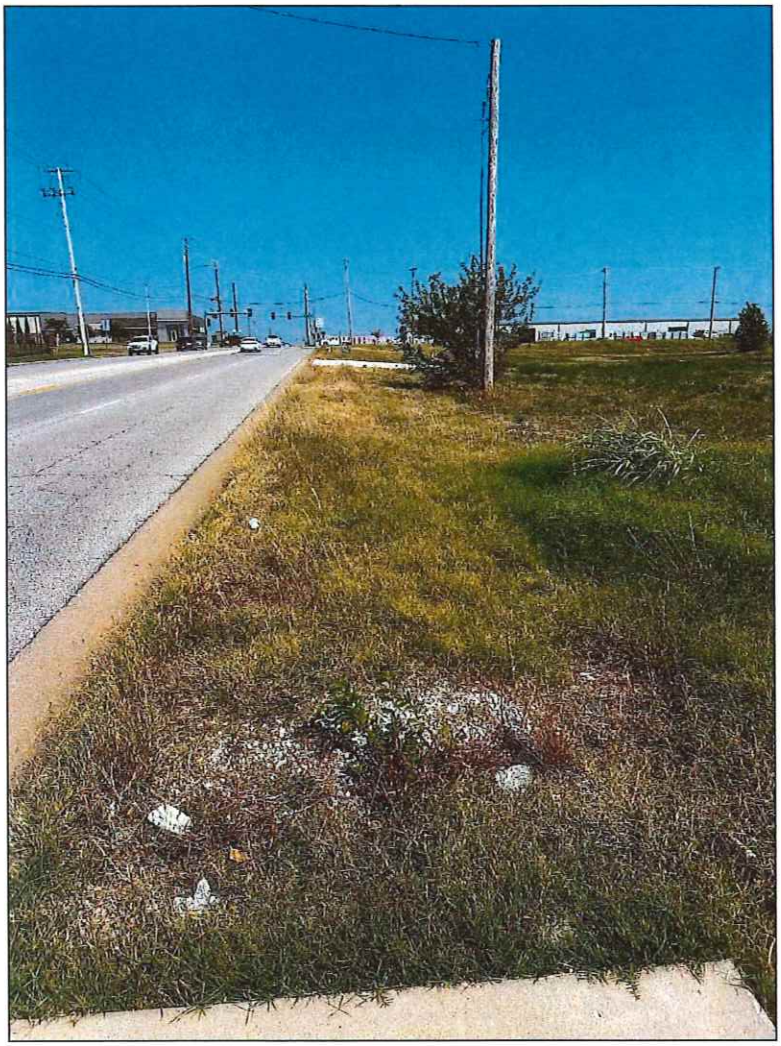
2600 S. Range Line Rd – looking northwest – overgrown vegetation



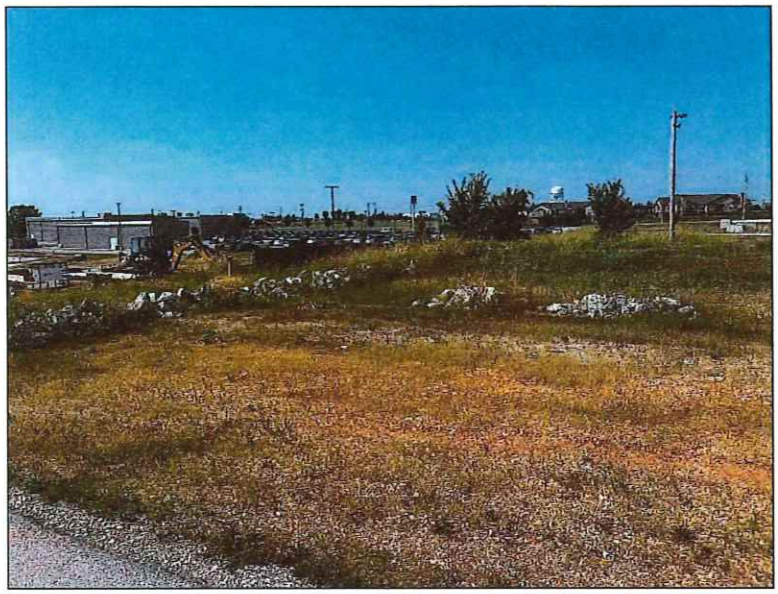
3534 E. 20th St – looking south – overgrown vegetation



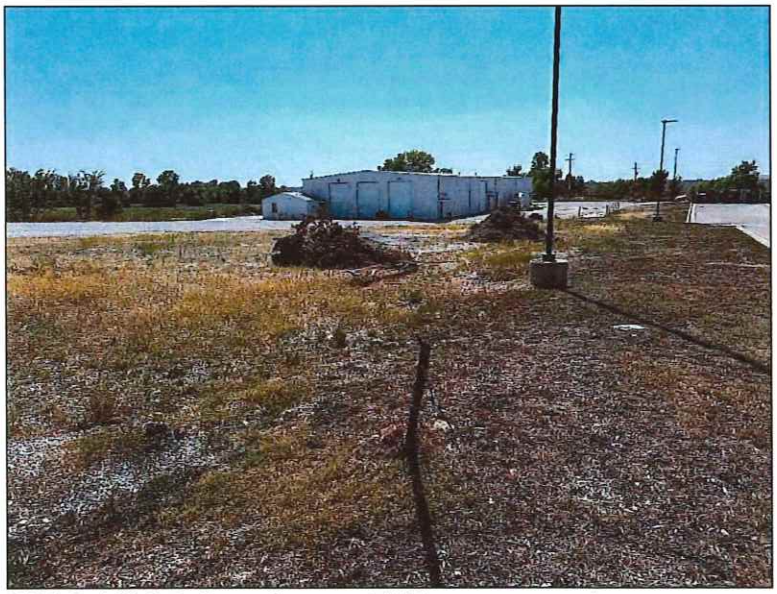
3534 E. 20th St – looking south – overgrown vegetation; lack of pedestrian circulation



3534 E. 20th St – looking east – lack of pedestrian circulation; trash/debris



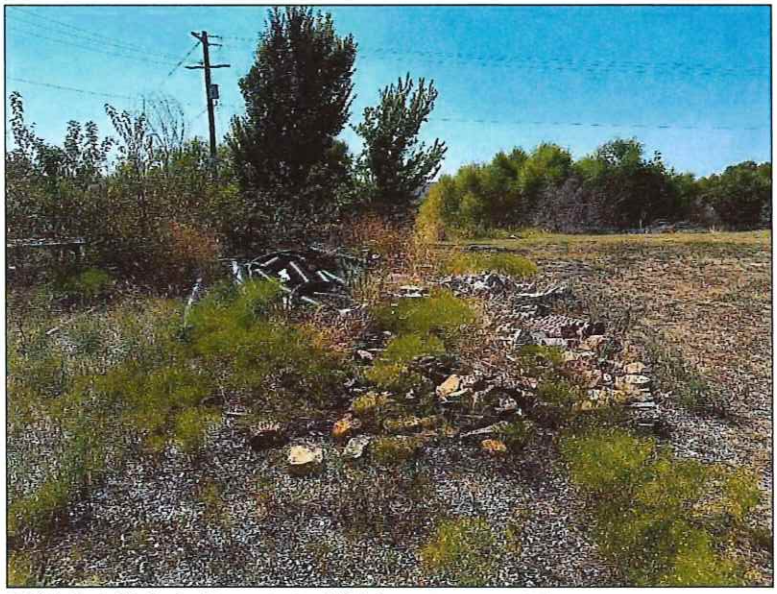
3435 E. 20th St – looking northwest – trash/debris



2120 S. Davis Blvd – looking southwest – trash/debris; overgrown vegetation



2120 S. Davis Blvd – looking east – trash/debris; overgrown vegetation



2120 S. Davis Blvd – looking west – trash/debris; overgrown vegetation



2120 S. Davis Blvd – looking west – trash/debris; overgrown vegetation



1717 S. Range Line Rd – looking south – trash/debris blocking gutter/drainage



Prospect Village property – looking northwest – contaminated property; abandoned rail spur



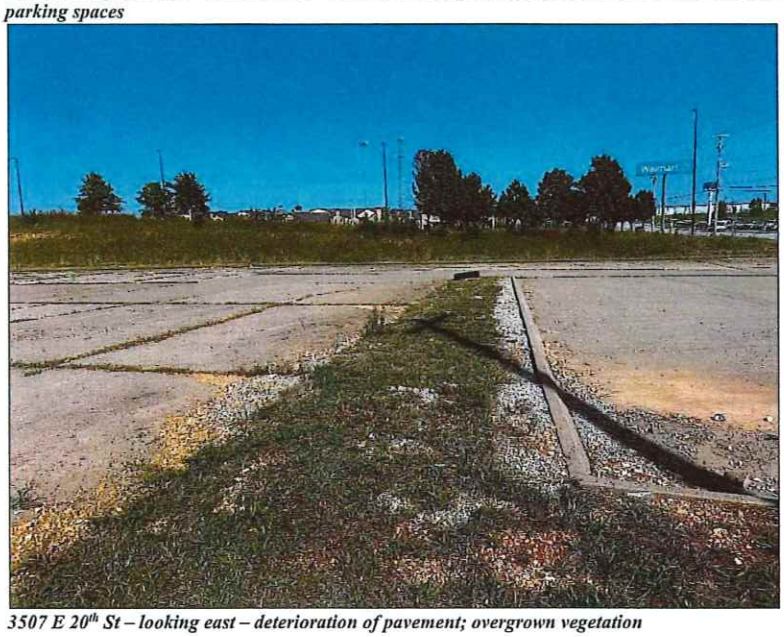
International Paper Co. – looking northwest – contaminated property



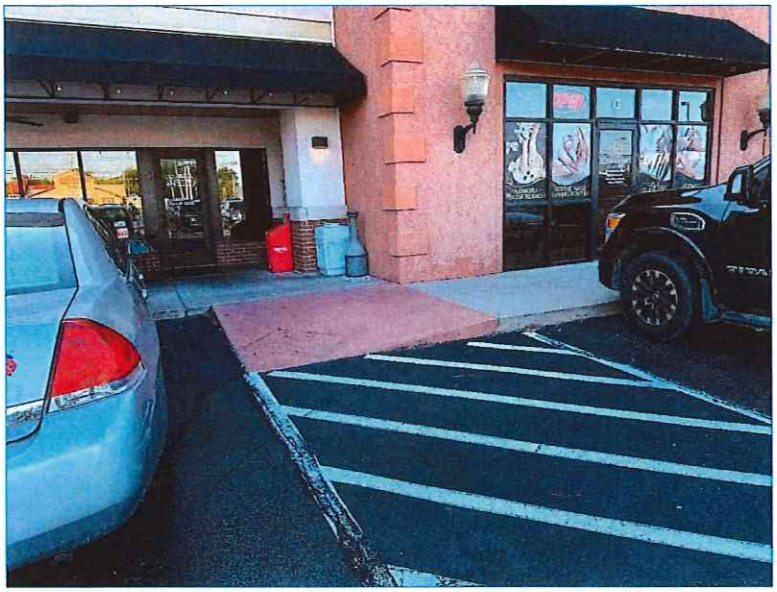
E. 25th St – looking north – stormwater mitigation area, floodway



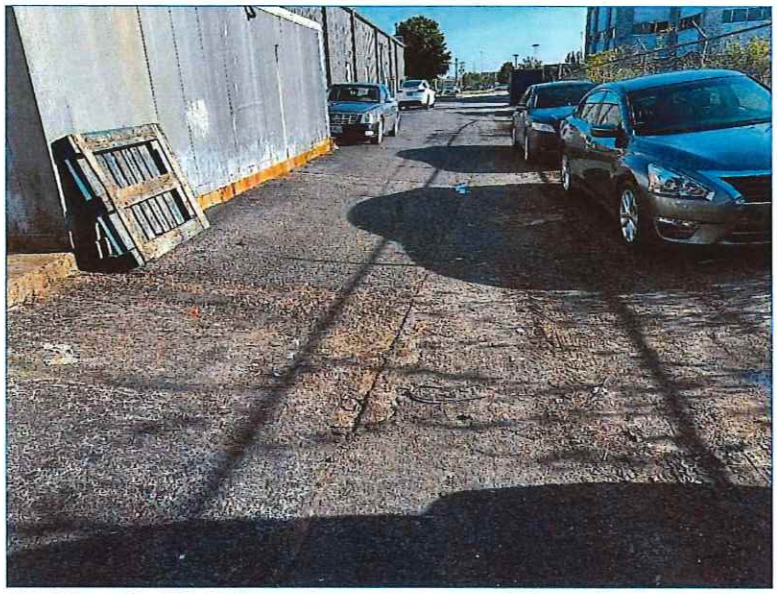
2601 S. Range Line Rd – looking west – deterioration of parking lot, uneven pavement; noncompliant ADA parking spaces



3507 E 20th St – looking east – deterioration of pavement; overgrown vegetation



2330 S. Range Line Rd – looking west – noncompliant ADA parking space, curb ramp/sidewalk



2330 S. Range Line Rd – looking south – uneven pavement; vehicles traveling wrong way in one-way drive-through lane



3105 E 17th St – looking north – deterioration of pavement; uneven pavement



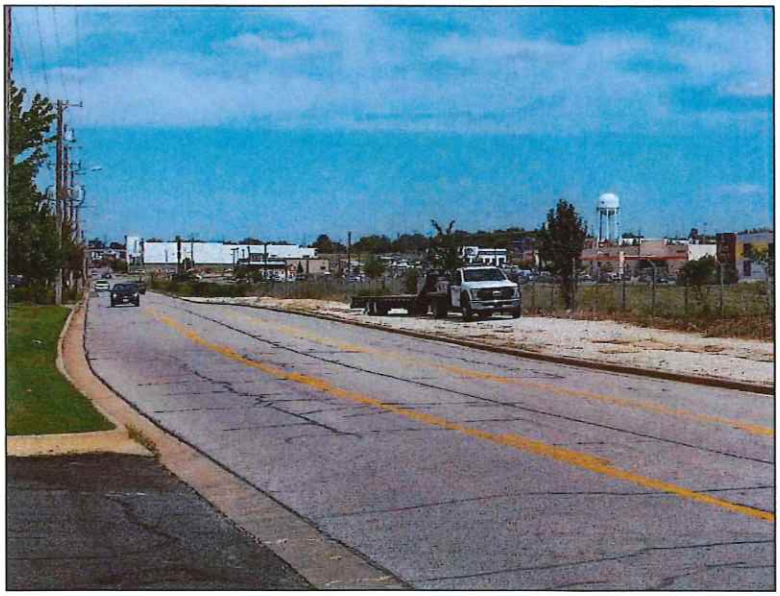
1315 S. Range Line Rd – looking east – deterioration of parking lot; uneven pavement



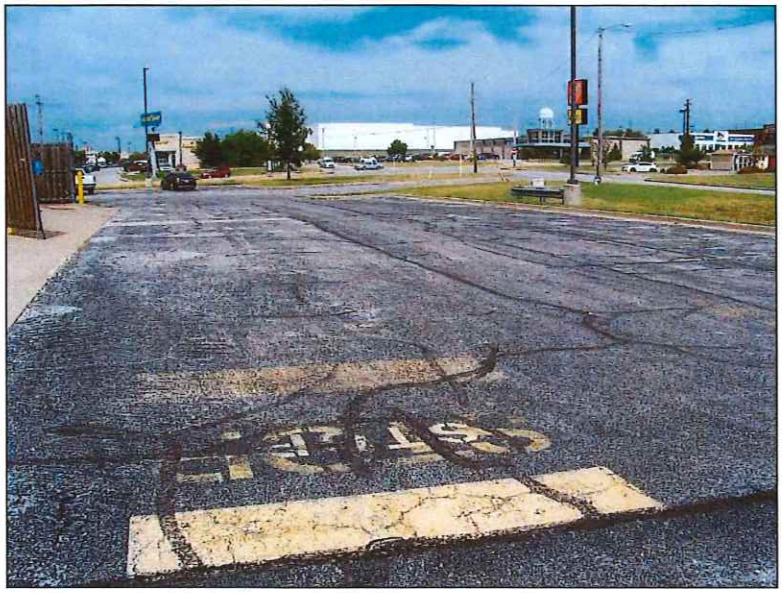
2601 S. Range Line Rd – looking north – debris on sidewalk



1717 S. Range Line Rd – looking east – uneven sidewalk, exposed rebar



International Paper Co. – looking east – lack of pedestrian circulation; neglected property



2021 S. Range Line Rd – looking north – illegible pavement markings



2433 S. Range Line Rd – looking northeast – lack of ADA-compliant signage



2433 S. Range Line Rd – looking northeast – lack of ADA-compliant warning pads



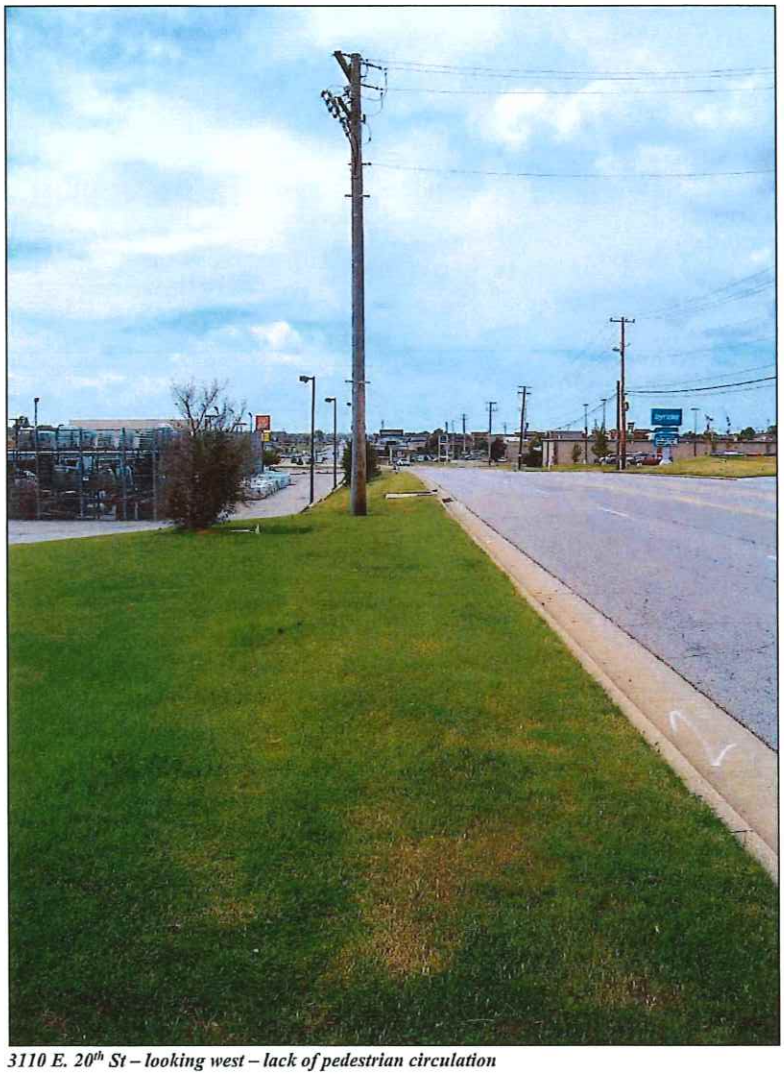
1717 S. Range Line Rd – looking west – lack of pedestrian circulation



3205 E. 20th St – looking east – lack of pedestrian circulation



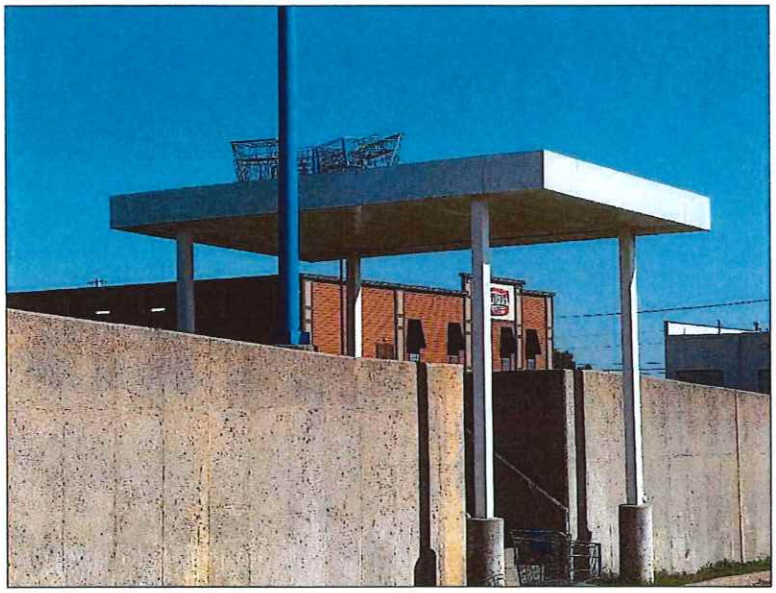
2430 S. Range Line Rd – looking south – lack of pedestrian circulation



3110 E. 20th St – looking west – lack of pedestrian circulation



1717 S. Range Line Rd – looking southeast – debris; transient access to property



1717 S Range Line Rd – looking southeast – vandalism



Woodsonia Marketplace CID Redevelopment Area – flood zone
The CID boundary is in yellow. Properties excluded from the CID are outlined in red.

Cause Component 2: Deterioration of Site Improvements

The condition of deterioration of site improvements was primarily established through field survey work and observation of exterior physical conditions within the Study Area. Building deterioration rating criteria considered included the following: primary structure (roof, walls, foundation); secondary structure (fascia/soffits, gutters/downspouts, exterior finishes, windows and doors, stairways/fire escapes); and exterior structure (mechanical equipment, loading areas, fences/walls/gates, other structures).

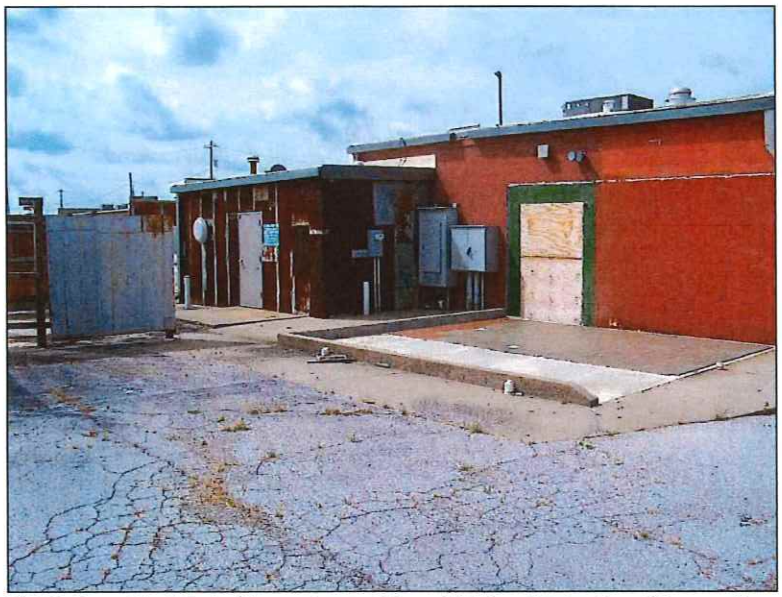
The most common example of structural deterioration found in the Study Area included the failure of finishes. The following photos are examples of structural deterioration in the Study Area.



3110 E. 20th St – looking west – failure of finishes



2601 S. Range Line Rd – looking northeast – failure of finishes; deterioration of pavement



2601 S. Range Line Rd – looking southwest – failure of finishes; deterioration of doors, wall veneer



2120 S. Davis Blvd – looking east – deterioration of gutter, drive aisle and parking area; failure of finishes



1315 S. Range Line Rd – looking north – failure of finishes



2600 S. Range Line Rd – looking west – deterioration of masonry

In addition to structural deterioration, a variety of blight conditions was observed within the Study Area related to the deterioration of the site and non-primary improvements. These conditions which negatively affect the appearance and utilization of the area, most commonly include deterioration of parking surfaces, driveways, equipment, fences, and unenclosed trash dumpsters.

Examples of site deterioration problems are found throughout the Study Area, as shown in the photographs below.



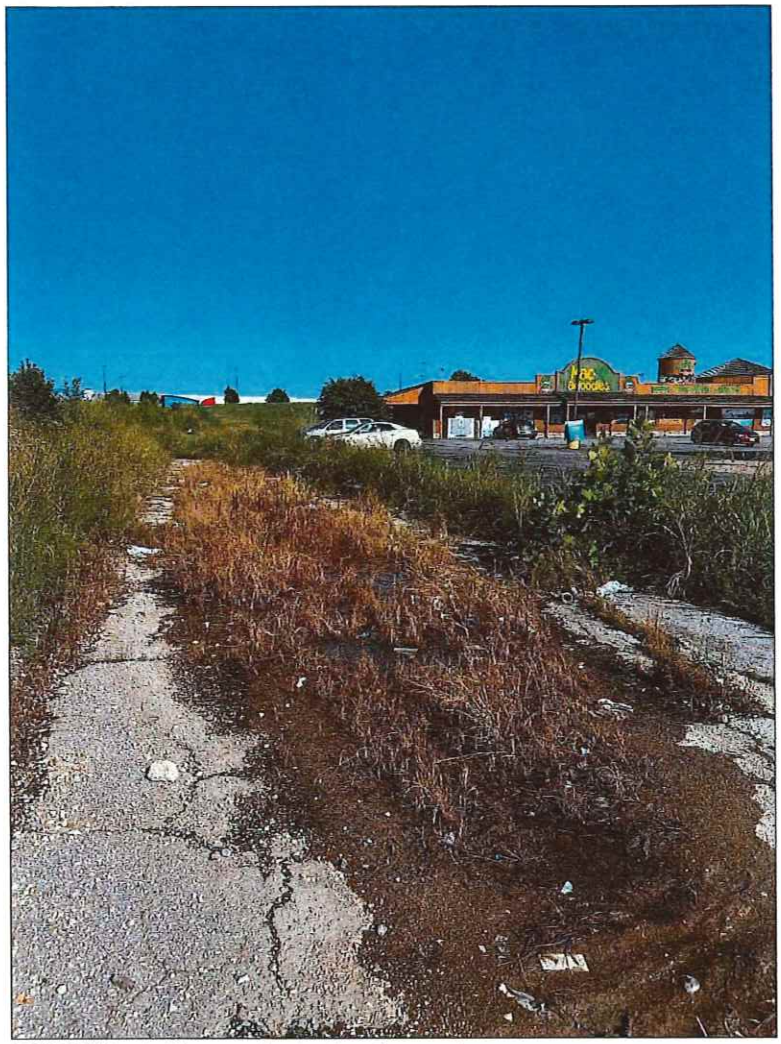
International Paper Co. – looking northwest – deterioration of ancillary building



International Paper Co. – looking north – deterioration of street



3110 E. 20th Street – looking north – deterioration of drive aisle



3105 E 17th St – looking east – deterioration of pavement

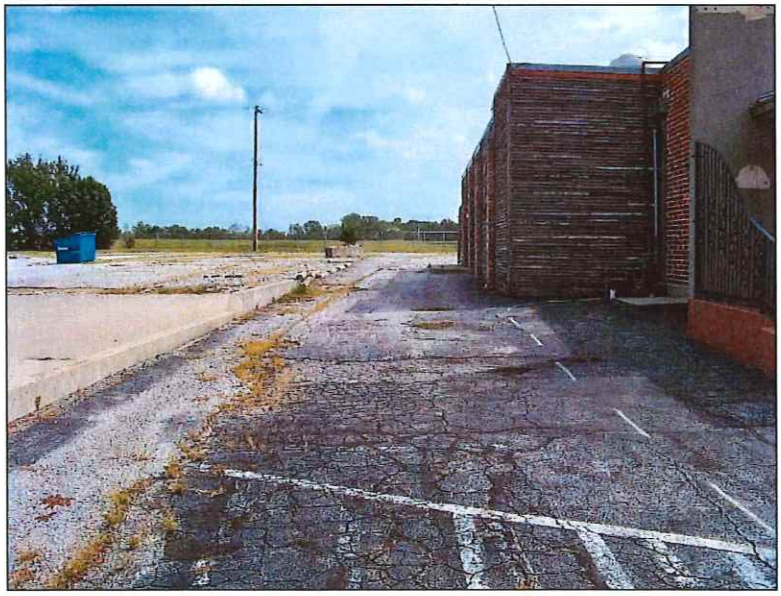


2330 S. Range Line Rd – looking east – deterioration of surface parking lot

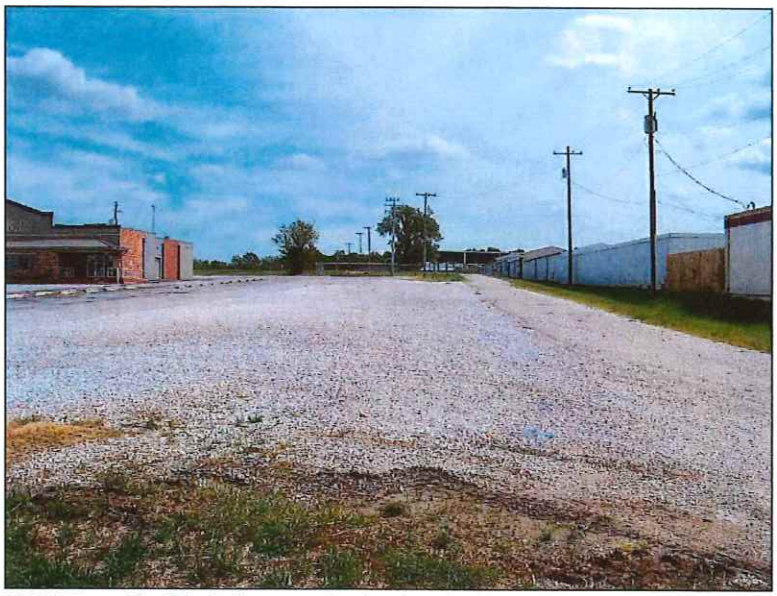




2601 S. Range Line Rd – looking west – deterioration of surface parking lot



2601 S. Range Line Rd – looking east – deterioration of drive aisle



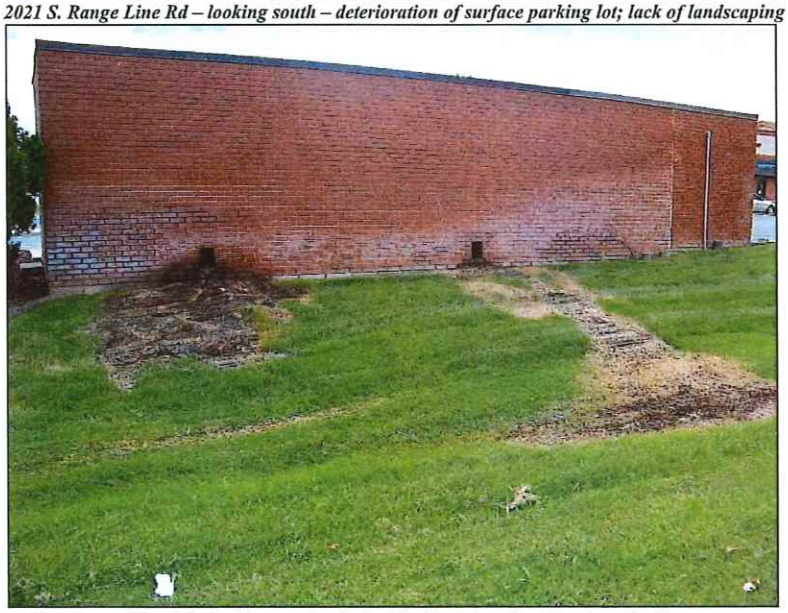
2601 S. Range Line Rd – looking east – deterioration of surface parking lot (gravel)



1717 E Range Line Rd – looking north – deterioration of pavement, curb



2021 S. Range Line Rd – looking south – deterioration of surface parking lot; lack of landscaping



2127 S. Range Line Rd – looking south – lack of landscaping; deterioration of wall



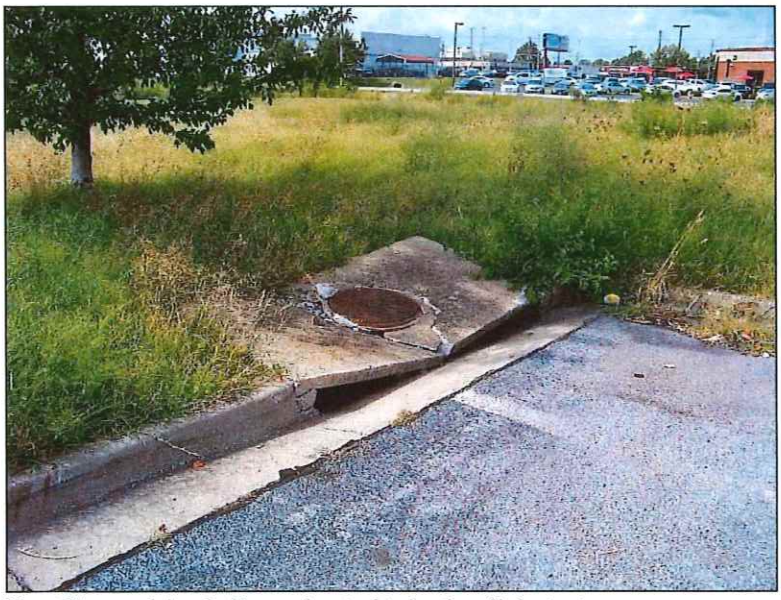
International Paper Co. – looking south – deterioration of fence; overgrown vegetation



2407 S. Range Line Rd – looking west – deterioration of fence



2600 S. Range Line Rd – looking south – deterioration of fence



Planet Fitness pad site – looking southwest – deterioration of infrastructure



International Paper Co. – looking south along Geneva Ave – deterioration of fence; lack of landscaping



S. Geneva Ave – looking south – deterioration of infrastructure

The Study Area exhibits deterioration of site improvements. The most common conditions included the deterioration of surface parking and drive aisle pavement, equipment, and failure of finishes. The deterioration of site improvements, both primary and secondary, and exterior improvements, impacts 74.2% of the Study Area.

Cause Component 3: Existence of Conditions which Endanger Life or Property by Fire and Other Causes

Fire safety and crime information pertaining to the parcels in the Study Area indicated no reported incidents within the Study Area in the past twelve months.

As noted previously environmental liabilities exist within the Study Area on those property/tax parcels currently and recently owned by International Paper (the northern portion of International Paper's property is now owned by Prospect Village) that endanger life and/or property.

The International Paper/Prospect Village properties and eleven other properties are impacted by a floodway that, at times of certain weather events, endanger life and/or property.

The existence of conditions which endanger life or property by fire and other causes were identified within the Study Area and are a major contributor to blight in the Study Area, impacting 39.3% of the Study Area.

Summary of Blighting Factors
The following table summarizes the three blighting cause factors analyzed during the inspection of property within the Study Area.

As evidenced from the table below, the parcels within the Study Area satisfy each of the three blighting cause factors, with more than 50% of the Study Area satisfying the factors of Insanitary or Unsafe Conditions and Deterioration of Site Improvements. Parcels that exhibit a predominance of blighting factors cover 51.5% of the Study Area, and 63.1% of the Study Area located in Jasper County.

Woodsonia Marketplace
Community Improvement District
Summary of Blighting Factors

Study Area	Parcels	Pct.	Area (acres)	Pct.
Total	54	100%	347.99	100%
Blighting Factors				
Insanitary or unsafe conditions	36	66.7%	222.77	64.0%
Deterioration of site improvements	40	74.1%	258.13	74.2%
Existence of conditions which endanger life or property by fire and other causes	14	25.9%	136.88	39.3%
Parcels with Predominance of Blighting Factors	**24**	**44.4%**	**179.30**	**51.5%**

Effect Component 1: Retards the Provision of Housing Accommodations
As noted previously, the environmental liabilities that exist at the International Paper Company and Prospect Village properties has resulted in the Missouri Department of Natural Resources and the U.S. Environmental Protection Agency prohibiting residential use as a future land use.

Other vacant property/tax parcels have not been developed since the tornado impacted the Study Area in 2011, although millions of dollars of investment have occurred in multifamily and commercial development in the vicinity of the Study Area. Underlying factors have impacted the ease with which the vacant properties in the Study Area could be developed, due largely to flooding issues and environmental liabilities.

The blighting conditions within the Study Area have retarded the provision of housing accommodations.

Effect Component 2: Constitutes an Economic or Social Liability
The following are generally considered economic characteristics of blighted areas:

- Reduced or negligible income;
- Impaired economic value;
- Depreciated values;
- Impaired investments;
- Negligible income

The Missouri Supreme Court has determined that "the concept of urban redevelopment has gone far beyond 'slum clearance' and the concept of economic underutilization is a valid one."

As indicated in Appendix B: Property Valuation and Taxes, the assessed value of the Study Area has declined by 3.96% between 2021 and 2023, after increasing by 1.65% in 2023. Assessed values in the Study Area also increased by 3.27% in 2024 and by 26.62% in 2025, largely due to the redevelopment of three of the four properties in Newton County. When considering only the property located in Jasper County, which makes up about 82% of the Study Area, assessed values increased by 3.0% between 2021 and 2025.

When looking at assessed valuations between 2021 and 2025, Jasper County saw an increase of 3.01%, due solely to the completion of the Whataburger on S. Range Line Road and improvements made at Jasper Products. When netting those two properties out, the remaining forty-eight (48) properties in the Study Area in Jasper County had a collective decline of assessed valuation between 2021 and 2025 of 0.90%.

When looking at assessed valuations between 2021 and 2025, Newton County (that part of the Study Area south of 32nd Street), saw an increase of 40.10%, due to the development of Menards, a home improvement retail store completed in April 2024, and The Boulevard Apartments, a 250-unit apartment complex offering studios, one-bedroom and two-bedroom units with rents ranging between $980 and $1,790, and opened in 2024. The four properties had been mostly vacant prior to the redevelopment with the exception of an existing Sam's Club and a vacant restaurant that has since been converted to office use.

While redevelopment is taking place in isolated areas within the Study Area, such as in Newton County and on S. Range Line Road where the tornado damaged properties in 2011, much of the Study Area remains vacant and/or blighted and in need of reinvestment.

Economic underutilization of the property within the Study Area is evident in the following manner:

- Vacant land in the Study Area is excessive. While one parcel is utilized as stormwater mitigation, other vacant land that could be developed is excessive and has a negative impact on the remainder of the Study Area. That vacant land includes the International Paper Company and now Prospect Village, whose soil management plan adds considerable cost to development,

particularly since a fair share of the property is in a floodway. The lack of development on these parcels, when growth is taking place within the adjacent S. Range Line Road corridor, is an indication that blight exists.

- The older improved properties located in the Study Area, due to physical condition, utilization, and age, as evaluated by the Jasper County Assessor, when compared to comparable properties indicate assessed values of the improvements are generating reduced tax revenue to the various taxing jurisdictions and are an indicator of blight. The restaurant on S. Range Line Road has been vacant for about three years and is generating much less in tax revenue than when it was operating. One other parcel, used to mitigate stormwater drainage, is owned by the city and does not generate any tax revenues for the taxing jurisdictions. For the first time in the at least five years, a property is past due on its property tax payment.

The presence of unsafe conditions, particularly those that endanger life, is a social liability. That includes the contaminated International Paper Company and Prospect Village properties (both recently owned by International Paper), the properties impacted by the flood zone, as well as those parcels that violate the city's property nuisance code, which are evident primarily along S. Geneva Avenue and S. Davis Boulevard.

The redevelopment of the area has been hindered primarily by the deterioration of site improvements that has also resulted in unsafe conditions throughout the Study Area and the existence of environmental liabilities and a floodway. Addressing the deterioration and unsafe conditions is a cost that is prohibitive for a private sector developer (or property owner) to take on independently and remain competitive in the market. Doing nothing will only result in further deterioration of building and site improvements and little action with respect to the contaminated vacant land, resulting in the potential for underperformance with respect to sales tax income and property assessments. For the existing businesses to provide a safe environment for customers and employees, and to continue to grow and attract new economic activity to the Study Area and surrounding areas, some form of external financial assistance that is not currently being utilized will be required to make improvement of the Study Area economically feasible.

Economic underutilization – deteriorating site improvements, underutilized property, unsafe conditions, and the lack of development – in a high-traffic location on S. Range Line Road – indicates the Study Area is blighted.

Effect Component 3: Constitutes a Menace to the Public Health, Safety or Welfare
The environmental liabilities and the flood zone are a menace to public health and safety, as are those properties that violate Joplin's nuisance code.

Together, those properties make up most of the Study Area, and as a result the Study Area is a menace to the public health and safety of the community.

Conclusion

A predominance of the components that make up the definition of blight per the CID Act (RSMo. 99.805(1)) was present in the proposed Woodsonia Marketplace Community Improvement District.

The dominant blighting factor is the unsafe conditions caused by environmental liabilities and the impacts of the flood zone, in addition to physical deterioration of site improvements throughout the Study Area. The low assessed values caused by the presence of environmental contamination and the low assessed values of those properties in the remainder of the Study Area due to the deterioration of improvements, and the underutilization of those properties, indicate blight is present within the proposed Woodsonia Marketplace Community Improvement District. The deterioration of site improvements and the presence of unsafe/insanitary conditions violates the city's nuisance code, creating a social liability within the community.

The above combine to create economic underutilization and an inability to pay reasonable property taxes, hinder housing accommodations, and endanger life, thereby creating an economic and social liability for the City and other taxing jurisdictions, and constitutes a menace to the public health and safety of the community.

Therefore, the Consultant has determined that the proposed Woodsonia Marketplace Community Improvement District, as of October 5, 2025, is a "blighted area" according to the definition provided in the CID Act, and hinders housing accommodation, constitutes an economic liability, social liability, and is a menace to public health and safety of the community in its present condition and use.

Appendix A

Property Ownership & Legal Descriptions

Map No.	Site Address	Parcel ID No.	Owner	Short/Abbreviated Parcel Legal Description
1		04-4.0-19-000-000-005.002	SAM'S REAL ESTATE BUSINESS TRUST	BEG 1980.08' S & 660.76' E NW COR N 836.18' E 775' S 545' E 13 8.71' S 12° W 490.12' W 401.16' S 5° W 888.46' S 86° W 11.46' W 453.73' TO POB
2		04-4.0-19-000-000-005.007	WOODSONIA JOPLIN LLC	BEG NW COR NW1/4 S 1980' E 660.78' N 836.18' E 775' S 545' E 1 38.71' SW 350.14' TO POB SW ALG CURVE 445' W 210.02' N 33' N 86 ° W 11.46' N 5° W 88.46
3		04-4.0-19-000-000-005.018	MENARD, INC	PRT FRL SEC 19 BEG NW COR E 1348008' S 40' W 39.87' TO POB S 2 17.96' E 246.88'N 201.65' TO CURVE R S 39° E 55.49' S 239.59' E 11' ETC
4		04-4.0-19-000-000-005.019	WOODSONIA JOPLIN LLC	PT FRL SEC 19 BEG NW COR E 1348.08' S 440.07' E 134.32' TO POB E 1269.44' S 50° E 952.3' TO RR RW W 1125.83' N 18.92' N 63° W 103' N 88° W 106.34' S
5	1930 S RANGE LINE RD	19-1.0-12-040-019-010.000	MAJZOUB FAMILY PARTNERSHIP	JOP MISC BEG 150' E SW COR LOT 43 DOWELL'S 1ST ADD E 408.6' T O W R/W RANGELINE RD S 118.17' W 296.25' S 349.05' TO N R/W 20TH ST S 85 DEG W 113.30' N TO POB
6	1930 S RANGE LINE RD	19-1.0-12-040-019-010.001	MAJZOUB FAMILY PARTNERSHIP	JOP MISC BEG 170.5' W & 50' N SE COR SE N 89 DEG W 73.15' S 88 DEG W 116.47' N 02 DEG E 349.14' S 87 DEG E 296.25' S 01 DEG W 106.85' S 10 DEG W 136.48' S 44 DEG W 130.72' TO POB
7	2014 S RANGE LINE RD	19-6.0-13-010-001-018.000	FUGATE J LARRY TR	KINDREDS SUB S 175' LOT 1 EX HWY
8	2330 S RANGE LINE STE A-F	19-6.0-13-010-013-009.000	SOUTHWEST MISSOURI DEV ENTERPRISES	JOP MISC COM NE COR SE NE S 402.46' & S 88 DEG W 59.76' TH S 150.08' S 88 DEG W 317.69' N 150.08' E TO POB
9	2330 S RANGE LINE RD STE G-H	19-6.0-13-010-013-014.000	SOUTHWEST MISSOURI DEV ENTERPRISES	RANGE LINE SUB REPLAT 1 LOT 1 & N 65' LOT 4
10	2350 S RANGE LINE RD	19-6.0-13-010-013-015.000	LIBERTY BANK	RANGE LINE SUB REPLAT 1 LOT 2
11	2430 S RANGE LINE RD	19-6.0-13-010-013-018.000	2340 REAL PROPERTY	RANGE LINE SUB REPLAT 1 LOT 4 EX N 65' THEREOF
12	JOP	19-6.0-13-010-014-002.000	BROADMOOR AT CHELSEA CO	JOP MISC BEG 30' E & 66.67' N SW COR SE NE E 350.49' N 271.86' E 141.3' TO S R/W 24TH ST S 56 DEG E 30.33' CURV TO LFT CH DIST 205.48' W/BEARING OF S 73 DEG E E ALG S R/W LN
13	2600 RANGELINE	19-6.0-13-040-001-001.000	BROADMOOR AT CHELSEA CO	JOP MISC BEG 739.5' N & 70' W SE COR NE SE N 02 DEG E 105.17' N 464.62' W TO C/L TEXAS AVE S 571.35' E 1153.83' N 1.5' E 20' S 1.5' E 69.7' TO POB EX TEXAS AVE
14	1315-1321 S RANGELINE	20-3.0-07-030-004-017.000	MARKET PARKING INC	JOP MISC BEG 260' S & 215' E NW COR SW S 150' W 150' S 105' E 200' S 175' E 40' N 20.91' E 614.18' S 79 DEG E 54.76' E 99.91' N 100' W 103.93' N 316' W 75' TO POB
15	3105 E 17TH ST	20-3.0-07-030-004-025.000	R & A HOLDINGS	JOP MISC BEG 327.25' E & 833.21' N SW SEC COR N 280.75' E 326 .98' S 281.79' W 327.65' TO POB EX ST R/W
16	1717 S RANGE LINE RD	20-3.0-07-030-004-028.000	WARREN DAVIS PROPERTIES ⅓ WILLIAM P HARRINGTON	JOP MISC BEG 469.15' N & 60.51' E SW COR SEC N 260.04' N 47 DEG E 71.78' S 87 DEG E 515.45' E 372.57' S 310.74' W 246.73' S 436.69' W 30' N 293.17' W 484.86' S 278.18' S 64 D
17	S RANGE LINE RD	20-3.0-07-030-004-030.005	SOONER TWO	JOP MISC BEG 75.26' E SW SEC COR N 28.59' NWLY 7.37' N 132.95' E 200' S 143.18' W 12' S 30' W 195' TO POB & PT LYING N OF NEW 20TH ST & EX ROAD R/W'S
18	3205 E 20TH	20-3.0-07-030-004-031.000	ALDI INC % RYAN TAX COMPLIANCE SERVICES	JOP MISC BEG 45'N & 506.64' E SW SEC COR N 223.18' E 199' 238.23' W 155' N 72 DEG W 50' TO POB
19	3507 E 20TH ST	20-3.0-07-030-004-033.000	HAMMAD ALI	JOP MISC ALL OF TR OF LAND BEG 1004.67' E & 30' N SW COR SEC N 436.67' E 348' S 436.67' W TO BEG EX W 174' THEREOF
20	1501 S RANGE LINE & 3226 E 17TH	20-3.0-07-030-004-034.000	WAL MART REAL ESTATE BUSINESS TR	JOP MISC BEG 1784.68' E & 30' N SW SEC COR W 432.01' N 436.67' W 348' N 366.57' W 126.87' N 280.75' E 310.2' N 648.58' E 590.5' S 201.7' W 5' S 727.9' W 10' S TO POB EX ST
21	15TH & RANGE LINE	20-3.0-07-030-004-034.001	WAL MART STORE EAST	JOP MISC COM INTERSECT N R/W E 20TH ST & W R/W REX AVE W 153' TO POB W 168' N 40 DEG W 47.62' N 100' E 200' S 135.26' TO POB
22	3534 E 30TH ST	20-4.0-18-000-000-012.000	FLETCHER REALTY LLC	JOP MISC BEG 186.75' W NE COR NW TH S 680' W 448.41' N 680' E TO BEG EX N 30' & EX E 30'
23	2120 DAVIS ST	20-4.0-18-000-000-013.000	KAP PROPERTY INVESTMENTS	JOP MISC BEG 635.16' W & 30' S NE COR NW S 570' W 443.29' NWLY 205.6' N 425' E TO POB EX COM NE CPR NW 1/4 S 89 DEG W 635.33' TO POB S 500.12' S 89 DEG W 541.30' N 45 DEG W 64.01
24	2120 S DAVIS BLVD	20-4.0-18-000-000-013.002	CONTINENCE RESTORATION CENTER	JOP MISC BEG 2858.38' W & 680' S NE COR S 770' W 225.3' N 750' W 181.41' N 20' +/- E 414.19' TO POB EX COM NE COR NW 1/4 N 88 DEG W 216.75' S 909.18' TO POB S 540.77' N 88 DEG W
25	3430-3432 E 20TH ST	20-4.0-18-000-000-013.003	FLETCHER REALTY	JOP MISC COM NE COR NW 1/4 S 89 DEG W 635.33' TO POB S 500.12' S 89 DEG W 541.30' N 45 DEG W 64.01' N 455.23' TO N LN NW 1/4 N 89 DEG E 588.19' TO POB EX RD R/W
26	2120 S DAVIS BLVD	20-4.0-18-000-000-013.004	HUKILL DUANE D & HOLLY L TR	JOP MISC COM NE COR NW 1/4 N 88 DEG W 216.75' S 909.18' TO POB S 540.77' N 88 DEG W 227.79' N 540.76' S 88 DEG E 231.37 TO POB
27	BEHIND HOME DEPOT-RANGELINE	20-4.0-18-000-000-014.000	INTERNATIONAL PAPER COMPANY	JOP MISC BEG 400' E & 1300' S NW SEC COR S 500' S 33 DEG E 114.8' S 309.25' W 10.7' S 709.86' W 389.55' S 40' E 640' S 520.7' E 250' S 74.72' S 49 DEG E 75' SW ALG RR SPUR TO KCS
28	3110 E 20TH ST	20-4.0-18-000-000-014.003	IID DEVELOPMENT OF MARYLAND INC	HOME DEPOT LOT 1 EX ST
29	S GENEVA AVE	20-4.0-18-000-000-014.004	RANGELINE INVESTORS	HOME DEPOT LOT 2 EX COM SE COR LOT 2 E 179.43' TO POB N 135.39' W 4.29' N 31.24' E 8.89' N 31.91' W 4.10' N 65.30' E 2.18' N 64.44' E 217.48'
30	E 20TH ST	20-4.0-18-000-000-014.005	HOME DEPOT USA INC	HOME DEPOT LOT 3
31	E 25TH ST	20-4.0-18-000-000-014.006	JOPLIN CITY	JOP MISC BEG 400' E & 1300' S NW SEC COR S 500' S 33 DEG E 114.8' S 309.25' W 10.7' S 709.86' W 389.55' S 40' E 640' S 520.7' E 250' S 74.72' S 49 DEG E 75' SW ALG RR SPUR TO KCS
32	2113 S GENEVA AVE	20-4.0-18-000-000-014.007	RIDGECREST LRAR	HOME DEPOT LOT 2 COM SE COR LOT 2 E 179.43' TO POB N 135.39' W 4.29' N 31.24' E 8.89' N 31.91' W 4.10' N 65.30' E 2.18' N 64.44' E 217.48' S 46 DEG E 57.59' S 13 DEG W
33	BEHIND HOME DEPOT-RANGELINE	20-4.0-18-000-000-014.008	PROSPECT VILLAGE % WOODSONIA REAL ESTATE	JOP MISC COM N 1/4 COR SEC 18 S 01 DEG W 700.72' N 88 DEG W 451.84' TO POB S 01 DEG W 727.18' N 88 DEG W 122.87' S 01 DEG W 180' N 88 DEG W 300' N 01 DEG E 180' N 88 DEG W 200' S
34	S RANGE LINE RD	20-4.0-18-000-000-017.000	MAJZOUB FAMILY PARTNERSHIP	JOP MISC BEG 352' S & 70.83' E OF NW COR SEC N 5.59' N 23 DEG E 113.64' E 105.04' N 12.65' E 36.73' N 74 DEG E 127.53 S 67 DEG E 21.58' S 149.09' W 329.15' TO POB EX RD
35	2021 S RANGE LINE RD	20-4.0-18-000-000-017.001	RALCO ENTERPRISES INC	JOP MISC BEG 65' E & 352' S NW COR SEC TH E 335' S 200' W 335' N 200' TO BEG EX HWY R/W
36	1935 RANGE LINE	20-4.0-18-000-000-017.003	SOONER TWO	JOP MISC ALL THAT PART OF N 100' W 275' NW NW LYING E OF RANGELINE & LYING N OF NEW 20TH ST EX RD R/W
37	2101 S RANGE LINE RD	20-4.0-18-000-000-018.000	WONKA INVESTMENTS	JOP MISC BEG 65' E & 552' S NW COR SEC E 335' S 190' W 165' N 50' W 170' N 140' TO BEG
38	2117 S RANGE LINE RD	20-4.0-18-000-000-020.000	RANGE LINE ROAD	JOP MISC BEG 817.78' S & 65' E OF NW SEC COR N 54 DEG W 55.21' E 290.63' S 167.65' W 334.93' N 134.52' TO POB
39	S RANGE LINE RD	20-4.0-18-000-000-020.001	HD DEVELOPMENT OF MARYLAND INC	JOP MISC BEG 743.78' S & 65' E OF NW SEC COR E 334.97' S 41' W 290.63' S 54 DEG W 55.21' N 74' TO POB
40	2127 S RANGE LINE RD	20-4.0-18-000-000-021.000	CFA-NC TOWNRIDGE SQUARE	JOP MISC BEG 953' S OF N SEC LINE & 400' E OF W SEC LINE W 360' S 242' E 360' N TO BEG EX HWY
41	2209 S RANGE LINE RD	20-4.0-18-000-000-022.000	FLETCHER REALTY	JOP MISC BEG 1195' S & 40' E NW COR SEC E 360' S 518' W 360' N TO BEG EX HWY
42	2407 S RANGE LINE RD	20-4.0-18-000-000-026.000	FLETCHER REALTY	JOP MISC BEG 1896' S & 40' E NW COR SEC S 348.34' E 99.40' N 10' E 302.47' N 155' NW 114.87' N 86.99' W 339.39' TO POB

Map No.	Site Address	Parcel ID No.	Owner	Short/Abbreviated Parcel Legal Description
43	2415 S RANGE LINE RD	20-4.0-18-000-000-027.001	4 STATE CORRAL	JOP MISC BEG 2061.08' S & 60' E NW COR SEC E 75.1' N 10' E 287.8' S 260.13' W 362.9' N 250.25' TO BEG
44	2433 S RANGE LINE RD	20-4.0-18-000-000-028.000	PINNACLE BANK	JOP MISC BEG 2311.25' S & 60' E NW COR E 420' S 23.16' W 118.28' S 144' N 72 DEG W 18.72' S 18' TO N R/W 24TH ST W ALG SD N R/W TO E R/W RANGELINE RD N ALG SD E R/W TO POB
45	2431 D RANGE LINE RD	20-4.0-18-000-000-028.001	JAAG PROPERTIES	JOP MISC COM NW COR SEC S 2311.25' E 420' S 23.16' TO POB S 136.84' S 57 DEG W 36.05' W 105' N 18' S 72 DEG E 18.72' N 144' E 118.28' TO POB
46	2525 S RANGE LINE RD	20-4.0-18-000-000-030.000	GATEWAY LUBES REALTY	JOP MISC BEG 2591.25' S & 67.18' E OF NW SEC COR S 125' E 380' N 125' NW 28.28' W 307' SW 32.60' TO POB
47	2601 S RANGE LINE RD	20-4.0-18-000-000-031.000	ACME LAND COMPANY	JOP MISC BEG 2716.25' S & 60' E NW COR NW E 392.2' S 201.10 W 116.72' N 63' W 277.25' N TO POB EX HWY
48	S RANGE LINE RD	20-4.0-18-000-000-031.001	ACME LAND COMPANY	JOP MISC BEG 50' E & S 212' FR NW COR SW 1/4 SEC 18 E 280.55' S 62.66' W 280.53' N TO POB
49	2705 S RANGE LINE RD	20-4.0-18-000-000-034.000	BURKAT	JOP MISC BEG 373.3' & 62.35' E W 1/4 COR SEC SD PT BEING ON R/W RANGELINE RD E 210' S 125.70' E 91' S 23.5' E 96.26' S 110.53' W 326.95' N 83 DEG W 63.86' N 03 DEG W 100.15' N
50	2803 S RANGE LINE RD	20-4.0-18-000-000-037.000	SUTHERLAND BUILDING MATERIAL INC	JOP MISC BEG 634' S & 65' E NW COR SW E 630' S 209' E 247.4' S 88.3' TO RR SWLY ALG RR TO HWY ANGLE NWLY TO BEG
51	3111 S RANGE LINE RD	20-4.0-18-000-000-042.001	FLETCHER REALTY	JOP MISC BEG 250' N & 62.56' E FR SW COR SW1/4 SEC 18 N 245' E 60' N 41.99' E 338.78' S 291' W TO POB
52	3111 E 32ND RD	20-4.0-18-000-000-045.002	FLETCHER REALTY	JOP MISC BEG 458.8' E & 40' N SW COR SEC N 723.35' E 398' S 723.35' W 398' TO POB
53	3323 E 32ND ST	20-4.0-18-000-000-047.000	WOODSONIA JOPLIN	JOP MISC BEG 770.9' E & 40' N SE COR SW SW W 869.7' N 666.1' TO KCS R/W SE 1086.4' TO BEG EX W 320' EX COM SW COR SEC 18 S 88 DEG E 817.94' TH CONT S 89 DEG E 772.43' N 40'
54	3877 E 27TH ST	20-4.0-18-000-000-079.004	JASPER PRODUCTS	JOP MISC BEG 3268.44' & 897.55' W OF SE SEC CORR S 1615' W 947.49' N 60.24' N 64 DEG E 73.21' CURV LFT W/454.41' RAD 506.52' E 616.97' N 60' W 654.69' N 1054.65' E TO POB

Appendix B

Property Valuation & Taxes

Map No.	Tax Parcel ID Number	Total Assessed Value 2021	2022	2023	2024	2025	Taxes 2024	Delinquent
1	04-4.0-19-000-000-005.002	1,935,170	1,935,170	1,935,680	1,935,680	2,035,170	95,541.28	0.00
2	04-4.0-19-000-000-005.007	318,460	249,860	226,910	226,910	226,910	11,655.00	0.00
3	04-4.0-19-000-000-005.018	34,780	1,019,810	1,019,810	1,019,810	4,397,690	52,381.54	0.00
4	04-4.0-19-000-000-005.019		226,020	226,020	226,020	4,411,430	10,705.19	0.00
5	19-1.0-12-040-019-010.000	514,140	514,140	523,880	523,880	527,620	29,535.84	0.00
6	19-1.0-12-040-019-010.001	423,980	423,980	430,950	430,950	419,690	24,296.52	0.00
7	19-6.0-13-010-001-018.000	210,450	210,450	210,450	210,450	334,380	11,864.97	0.00
8	19-6.0-13-010-013-009.000	395,120	395,120	398,820	398,820	400,350	22,485.07	0.00
9	19-6.0-13-010-013-014.000	253,550	253,550	254,770	254,770	256,110	14,363.68	0.00
10	19-6.0-13-010-013-015.000	371,370	371,370	375,560	375,560	377,450	21,173.71	0.00
11	19-6.0-13-010-013-018.000	816,780	816,780	852,330	852,330	854,630	48,053.53	0.00
12	19-6.0-13-010-014-002.000	91,460	91,460	89,340	89,340	90,140	5,036.88	0.00
13	19-6.0-13-040-001-001.000	1,379,940	1,379,940	1,433,460	1,433,460	1,374,490	80,817.03	0.00
14	20-3.0-07-030-004-017.000	1,379,940	858,550	855,340	855,340	859,180	48,223.19	0.00
15	20-3.0-07-030-004-025.000	457,700	457,700	464,770	464,770	450,670	26,203.26	0.00
16	20-3.0-07-030-004-028.000	1,186,720	1,186,720	1,222,480	1,222,480	1,183,050	69,922.20	0.00
17	20-3.0-07-030-004-030.005	25,150	25,150	24,540	24,540	24,450	1,383.55	0.00
18	20-3.0-07-030-004-031.000	334,900	334,900	342,990	342,990	329,430	19,337.43	0.00
19	20-3.0-07-030-004-033.000	21,120	21,120	21,120	21,120	21,660	1,190.72	0.00
20	20-3.0-07-030-004-034.000	2,074,750	2,054,160	2,113,810	2,113,810	2,017,900	119,174.49	0.00
21	20-3.0-07-030-004-034.001	54,040	54,040	54,040	54,040	54,040	3,046.70	0.00
22	20-4.0-18-000-000-012.000	211,520	211,520	211,520	211,520	211,520	11,925.28	0.00
23	20-4.0-18-000-000-013.000	136,260	136,260	140,520	140,520	135,190	7,922.38	0.00
24	20-4.0-18-000-000-013.002	181,350	181,350	197,400	197,400	197,690	11,129.21	0.00
25	20-4.0-18-000-000-013.003	855,680	855,680	896,840	896,840	831,950	50,562.95	0.00
26	20-4.0-18-000-000-013.004	29,060	29,060	29,060	29,060	29,060	1,638.38	0.00
27	20-4.0-18-000-000-014.000	162,560	162,560	147,400	147,400	105,150	8,310.26	0.00
28	20-4.0-18-000-000-014.003	1,038,480	1,038,480	1,061,170	1,061,170	1,021,070	59,827.70	0.00
29	20-4.0-18-000-000-014.004	96,420	96,420	95,680	95,680	95,620	5,394.33	0.00
30	20-4.0-18-000-000-014.005	29,280	29,280	29,280	29,280	29,280	1,650.77	0.00
31	20-4.0-18-000-000-014.006	0	0	0	0	0	0.00	0.00
32	20-4.0-18-000-000-014.007	716,720	716,720	713,240	713,240	713,120	40,211.76	40,211.76
33	20-4.0-18-000-000-014.008					270,000	0.00	0.00
34	20-4.0-18-000-000-017.000	168,570	168,570	167,990	167,990	168,790	9,471.11	0.00
35	20-4.0-18-000-000-017.001	528,550	528,550	540,940	540,940	526,430	30,497.65	0.00
36	20-4.0-18-000-000-017.003	228,530	228,530	227,550	227,550	222,870	12,829.04	0.00
37	20-4.0-18-000-000-018.000	174,590	174,590	174,590	313,730	316,900	17,687.78	0.00
38	20-4.0-18-000-000-020.000	358,200	358,200	364,820	364,820	356,970	20,568.18	0.00
39	20-4.0-18-000-000-020.001	54,150	54,150	53,670	53,670	53,770	3,025.84	0.00
40	20-4.0-18-000-000-021.000	467,090	467,090	473,020	473,020	467,390	26,668.39	0.00
41	20-4.0-18-000-000-022.000	1,381,170	1,381,170	1,405,530	1,405,530	1,364,590	79,242.37	0.00
42	20-4.0-18-000-000-026.000	959,780	959,780	983,090	983,090	954,210	55,425.64	0.00
43	20-4.0-18-000-000-027.001	568,440	568,440	573,330	573,330	552,200	32,323.76	0.00
44	20-4.0-18-000-000-028.000	283,360	283,360	288,970	288,970	289,350	16,291.83	0.00
45	20-4.0-18-000-000-028.001	121,790	121,790	128,370	128,370	128,820	7,237.37	0.00
46	20-4.0-18-000-000-030.000	289,220	289,220	293,680	293,680	288,030	16,557.38	0.00
47	20-4.0-18-000-000-031.000	284,640	284,640	283,550	283,550	284,890	15,986.27	0.00
48	20-4.0-18-000-000-031.001	74,300	74,300	74,300	74,300	74,300	4,188.95	0.00
49	20-4.0-18-000-000-034.000	547,680	547,680	553,650	553,650	549,230	31,214.23	0.00
50	20-4.0-18-000-000-037.000	625,830	625,830	642,090	642,090	645,450	36,200.40	0.00
51	20-4.0-18-000-000-042.001	464,340	464,340	470,210	470,210	470,210	26,509.97	0.00
52	20-4.0-18-000-000-045.002	937,830	937,830	984,400	984,400	984,400	55,499.49	0.00
53	20-4.0-18-000-000-047.000	109,050	109,050	107,330	107,330	107,330	6,051.15	0.00
54	20-4.0-18-000-000-079.004	2,108,400	2,108,400	2,129,790	2,889,410	2,890,800	162,902.04	0.00
	TOTALS	26,472,360	27,072,830	27,520,050	28,418,810	35,983,020	1,581,343.64	40,211.76
	Annual % Change		2.27%	1.65%	3.27%	26.62%		
	Cumulative % Change		2.27%	3.96%	7.35%	35.93%		

NOTE
As noted on the Jasper County Assessor's website hosted by Beacon, "The 2024 Appraised and Assessed values have not been certified and are subject to change."

Appendix C

Summary of Properties & Blighting Factors Present

No.	Parcel Address	Parcel APN (County)	Insanitary or unsafe conditions	Deterioration of site improvements	Endangerment of life or property by fire, other causes	TOTAL	Acreage	Preponderance of Blighting Factors Present
1	3536 HAMMONS BLVD	04-4.0-19-000-000-005.002				0	19.09	
2	3129 HAMMONS BLVD	04-4.0-19-000-000-005.007				0	1.71	
3	3317 S GENEVA AVE	04-4.0-19-000-000-005.018				0	24.50	
4	3311 HAMMONS BLVD	04-4.0-19-000-000-005.019				0	18.47	
5	1930 S RANGE LINE RD	19-1.0-12-040-019-010.000	■	■		2	2.00	
6	1930 S RANGE LINE RD	19-1.0-12-040-019-010.001		■		1	2.16	
7	2014 S RANGE LINE RD	19-6.0-13-010-001-018.000	■		■	2	1.03	■
8	2330 S RANGE LINE STE A-F	19-6.0-13-010-013-009.000	■	■		2	1.10	
9	2330 S RANGE LINE RD STE G-H	19-6.0-13-010-013-014.000	■	■		2	2.23	
10	2350 S RANGE LINE RD	19-6.0-13-010-013-015.000		■		1	1.05	
11	2430 S RANGE LINE RD	19-6.0-13-010-013-018.000	■	■		2	1.20	
12	JOP	19-6.0-13-010-014-002.000		■		1	4.25	
13	2600 RANGELINE	19-6.0-13-040-001-001.000		■		1	15.25	■
14	1315-1321 S RANGELINE	20-3.0-07-030-004-017.000	■	■		2	7.48	■
15	3105 E 17TH ST	20-3.0-07-030-004-025.000	■	■		2	2.13	■
16	1717 S RANGE LINE RD	20-3.0-07-030-004-028.000	■	■		2	8.54	
17	S RANGE LINE RD	20-3.0-07-030-004-030.005		■		1	0.14	
18	3205 E 20TH	20-3.0-07-030-004-031.000	■	■		2	1.03	
19	3507 E 20TH ST	20-3.0-07-030-004-033.000	■	■		2	1.74	■
20	1501 S RANGE LINE & 3226 E 17TH	20-3.0-07-030-004-034.000	■	■		2	24.61	
21	15TH & RANGE LINE	20-3.0-07-030-004-034.001				0	0.60	
22	3534 E 20TH ST	20-4.0-18-000-000-012.000	■			1	6.22	■
23	2120 DAVIS ST	20-4.0-18-000-000-013.000	■	■		2	2.80	■
24	2120 S DAVIS BLVD	20-4.0-18-000-000-013.002		■		1	1.29	
25	3430-3432 E 20TH ST	20-4.0-18-000-000-013.003	■	■		2	6.34	
26	2120 S DAVIS BLVD	20-4.0-18-000-000-013.004	■		■	2	2.79	■
27	BEHIND HOME DEPOT-RANGELINE	20-4.0-18-000-000-014.000	■	■	■	3	40.97	■
28	3110 E 20TH ST	20-4.0-18-000-000-014.003	■	■	■	3	11.24	■
29	S GENEVA AVE	20-4.0-18-000-000-014.004	■	■	■	3	1.34	■
30	E 20TH ST	20-4.0-18-000-000-014.005	■		■	2	1.83	
31	E 25TH ST	20-4.0-18-000-000-014.006	■		■	2	6.21	■
32	2113 S GENEVA AVE	20-4.0-18-000-000-014.007	■	■		2	3.05	■
33	BEHIND HOME DEPOT-RANGELINE	20-4.0-18-000-000-014.008	■	■	■	3	55.69	■
34	S RANGE LINE RD	20-4.0-18-000-000-017.000	■	■	■	3	0.92	■
35	2021 S RANGE LINE RD	20-4.0-18-000-000-017.001	■	■	■	3	1.54	■
36	1935 RANGE LINE	20-4.0-18-000-000-017.003		■		1	0.33	
37	2101 S RANGE LINE RD	20-4.0-18-000-000-018.000	■		■	2	1.08	■
38	2117 S RANGE LINE RD	20-4.0-18-000-000-020.000	■	■	■	3	1.15	■
39	S RANGE LINE RD	20-4.0-18-000-000-020.001				0	0.42	
40	2127 S RANGE LINE RD	20-4.0-18-000-000-021.000	■		■	2	1.87	■
41	2209 S RANGE LINE RD	20-4.0-18-000-000-022.000				0	4.04	
42	2407 S RANGE LINE RD	20-4.0-18-000-000-026.000		■		1	2.71	
43	2415 S RANGE LINE RD	20-4.0-18-000-000-027.001		■		1	2.07	

No.	Parcel Address	Parcel APN (County)	Insanitary or unsafe conditions	Deterioration of site improvements	Endangerment of life or property by fire, other causes	TOTAL	Acreage	Preponderance of Blighting Factors Present
44	2433 S RANGE LINE RD	20-4.0-18-000-000-028.000	■	■		2	1.06	
45	2431 D RANGE LINE RD	20-4.0-18-000-000-028.001	■	■		2	0.41	
46	2525 S RANGE LINE RD	20-4.0-18-000-000-030.000	■	■		2	1.26	■
47	2601 S RANGE LINE RD	20-4.0-18-000-000-031.000	■	■		2	1.29	■
48	S RANGE LINE RD	20-4.0-18-000-000-031.001	■	■		2	0.40	■
49	2705 S RANGE LINE RD	20-4.0-18-000-000-034.000	■	■		2	1.76	
50	2803 S RANGE LINE RD	20-4.0-18-000-000-037.000	■	■	■	3	9.22	■
51	3111 S RANGE LINE RD	20-4.0-18-000-000-042.001		■		1	2.26	
52	3111 E 32ND RD	20-4.0-18-000-000-045.002	■	■		2	6.61	
53	3323 E 32ND ST	20-4.0-18-000-000-047.000	■	■		2	2.63	■
54	3877 E 27TH ST	20-4.0-18-000-000-079.004		■		1	24.88	
	TOTALS		**36**	**40**	**14**	**90**	**347.99**	**24**
	Acreage of Parcels Exhibiting Condition		**222.77**	**258.13**	**136.88**			**179.30**
	Percentage of Study Area Exhibiting Condition		**64.0%**	**74.2%**	**39.3%**			**51.5%**

Appendix D

Supplemental Information

FIRM Map No. 29097C0278E, effective 11/02/2012

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or floodways have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Missouri State Plane coordinate system, west zone (FIPSZONE 2403). Transverse Mercator projection. Horizontal datum was NAD 83, GRS80 spheroid. Differences in datum, spheroid or projection used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for bench marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at http://www.ngs.noaa.gov/.

Planimetric base map information shown on all FIRM3 panels was derived from 2-foot orthophotos collected in 2008. Base map information shown on the FIRM was provided in digital format by the State of Missouri, Missouri Spatial Data Information Service (MSDIS).

Based on updated topographic information, this map reflects more detailed and up-to-date stream channel configurations and floodplain delineations than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

The "profile base lines" depicted on the map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the "profile base line" in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

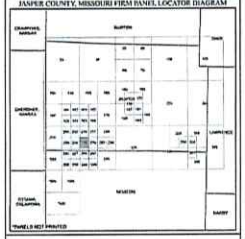
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

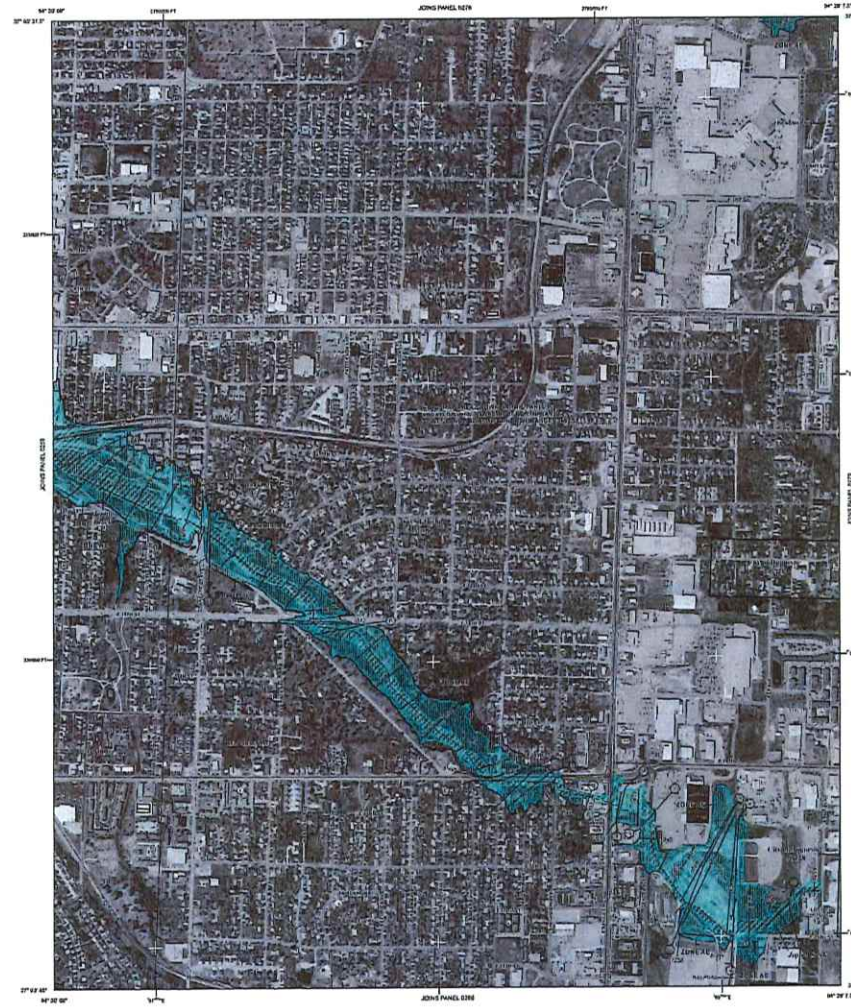
Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the FEMA Map Service Center website at http://www.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be obtained or ordered directly from the MSC website.

If you have questions about this map, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/.

JASPER COUNTY, MISSOURI FIRM PANEL LOCATOR DIAGRAM





LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include zones A, AE, AH, AO, A1-A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A — No Base Flood Elevations determined.
- ZONE AE — Base Flood Elevations determined.
- ZONE AH — Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO — Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR — Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99 — Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V — Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE — Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

- ZONE X — Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

- ZONE X — Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D — Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAS)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
- International, State, or County boundary
- Corporate, Governmental Jurisdiction, or Urban Growth Boundary
- Area Not Included in Study
- Military Reservation, Native American Lands boundary
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet* * Referenced to the North American Vertical Datum of 1988
- A — A — Cross section line
- 23 — 23 — Transect line
- 97°07'45", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
- 4275000 mE — 1000-meter Universal Transverse Mercator grid values, zone 15
- 6500000 FT — 5000-foot grid ticks: Missouri State Plane coordinate system, west zone (FIPSZONE 2403), Transverse Mercator projection
- DX510 — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — Base Map
- Manhattan, Gabriel, Platte, Pendleton, or Storm Street
- Road or Railroad Bridge

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
MARCH 16, 2009

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
November 2, 2012 - to update corporate limits, to change Special Flood Hazard Areas, to reflect updated topographic information, to incorporate previously issued Letters of Map Revision, and to change flooding.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

PANEL 0278E

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

JASPER COUNTY, MISSOURI
AND INCORPORATED AREAS

PANEL 278 OF 400
(SEE LOCATOR DIAGRAM OR MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
DUENWEG, CITY OF	290178	0278	E
JOPLIN, CITY OF	290149	0278	E

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
29097C0278E
MAP REVISED
NOVEMBER 2, 2012

Federal Emergency Management Agency

Appendix E

Certification / Assumptions & Limiting Conditions / Qualifications

Certification

I certify that, to the best of my knowledge and belief…

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
6. I made a personal inspection of the property that is the subject of this report on September 6, 2025 and on October 5, 2025.
7. This study is not based on a requested result or a specific conclusion.
8. I have not relied on unsupported conclusions relating to characteristics such as race, color, religion, national origin, gender, marital status, familial status, age, receipt of public assistance income, handicap, or an unsupported conclusion that homogeneity of such characteristics is necessary to maximize value.



Patrick Sterrett
Sterrett Urban, LLC

Assumptions & Limiting Conditions

This Blight Study is subject to the following limiting conditions and assumptions:

1. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are Sterrett Urban's unbiased professional analyses, opinions, and conclusions.

2. Information provided and utilized by various secondary sources is assumed to be accurate. Sterrett Urban cannot guarantee information obtained from secondary sources.

3. The nature of real estate development is unpredictable and often tumultuous. In particular, the natural course of development is difficult to predict and forecast. Sterrett Urban deems our projections as reasonable considering the current and obtained information.

4. Sterrett Urban has considered and analyzed the existing conditions concerning the subject property within the redevelopment area. We have considered these existing conditions when forming our analyses and conclusions. However, it should be understood that conditions are subject to change without warning, and potential changes could substantially affect our recommendations.

5. Our analyses, opinions and conclusions were prepared in conformance with the Code of Professional Ethics and Standards of the American Institute of Certified Planners.

Patrick Sterrett, AICP

Principal

STERRETTURBAN LLC

Urban Planning & Development Services

Sterrett Urban LLC is an urban planning and real estate development advisory firm which counsels an array of public and institutional clients, as well as private investors and developers, interested in bringing development projects and revitalization efforts to fruition. **Sterrett Urban LLC** has unmatched experience and expertise providing redevelopment, community planning, and economic development strategies and implementation services for a wide variety of product types and settings.

The firm, founded in 2006, is led by Patrick Sterrett, a certified urban planner who has more than twenty-five years of experience forging partnerships, managing complex real estate development projects, and creating vibrant, sustainable urban plans and designs. Current and recent work includes creating a development program and financing strategies for a $20 million mixed-use project on Troost Avenue; developing a strategy to unwind the original financing framework Mr. Sterrett helped originate for the LAMP nonprofit campus that involves tax abatement, New Markets tax credits, and Historic Preservation tax credits; land use planner for the redevelopment of the three million square foot former Bannister Federal Complex; continued management of two community improvement districts originally formed by Mr. Sterrett for others; and the development of financing strategies for a $20 million charter school in Kansas City, Missouri and a $5.5 million social service center and health clinic in Kansas City, Kansas, both of which may include the use of tax credits and tax abatement.

Prior to forming **Sterrett Urban LLC** in 2006, Mr. Sterrett spent eleven years at the Economic Development Corporation of Kansas City, Missouri (EDC) and initiated and/or managed for the public sector some of the largest pioneering redevelopment projects in recent memory in Kansas City and in the country. During his tenure at the EDC, Mr. Sterrett provided staffing to each of the redevelopment agencies and also served as Executive Director of the Port Authority, where he managed land development, the negotiation of redevelopment agreements and creation of mixed-use development programs for the Kansas City Riverfront, former Richards-Gebaur Airport as an intermodal hub, a mixed-use village within the Columbus Park Neighborhood, and creation/implementation of a redevelopment strategy for the Crossroads Arts District.

Mr. Sterrett's work has been featured in local and national publications, and his work in the Crossroads Arts District and the Power & Light District in Kansas City has been recognized by the International Economic Development Council as exemplary of the most advanced redevelopment methods to revitalize distressed areas, including brownfields.

Mr. Sterrett earned a Bachelor Architecture and a Master of Urban Planning with a concentration in housing and community development from the University of Kansas.

Patrick Sterrett, AICP
Principal

STERRETTURBAN LLC
Urban Planning & Development Services

Select Professional Experience

Sterrett Urban LLC 2006 – Current
Owner/Principal

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES

Blight Study
Independence Marketplace (TIF); WNQE Independence VI, LLC; Independence, MO

Blight Study
11828 NW Plaza Circle Community Improvement District; Yashoda Hotels, LLC; Kansas City, MO

Blight Study
7611 NW 97th Terrace Community Improvement District; BVM PLATT CITY, LLC; Kansas City, MO

*Blight Study
Ten Main Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
Brookfield Building (Chapter 353); Brookfield Hotel Investment, LLC; Kansas City, MO

*Blight Study
Kansas City Convention Center Headquarters Hotel (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

*Blight Study
Mt. Cleveland Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*Blight Study
63rd & Holmes Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
23rd & Sterling Community Improvement District; McKeever Enterprises, Inc.; Independence, MO

General Development Plan and Qualifications Analysis (Blight)
17th & Madison (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
63rd Street Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan and Qualifications Analysis (Blight)
Green Village (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
32nd Street Place (TIF); Woodsonia Joplin, LLC; Joplin, MO

Blight Study
32nd Street Place Community Improvement District; Woodsonia Joplin, LLC; Joplin, MO

*Blight Study
Linwood/Prospect (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

*Blight Study
Oak Park Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
16 Main Street (Chapter 353); PC Homes, LLC; Parkville, MO

Blight Study
NE 58th Street & N. Oak Trafficway (Chapter 353); North Eagle Properties, LLC; Gladstone, MO

Blight Study
Twin Creeks Center Community Improvement District; White Goss, Attorneys at Law; Kansas City, MO

Blight Study
325 E. 31st Street Community Improvement District; Syndicate Property Holdings 1, LLC; Kansas City, MO

Blight Study
612 W. 47th Street Community Improvement District; JH Investors, LLC; Kansas City, MO

Blight Study
801 Westport Road Community Improvement District; GLI Hospitality & ADMJM WP1, LLC; Kansas City, MO

Development Plan & Blight Study
1411 Quebec (Chapter 353); MetroPark Warehouses, Inc.; North Kansas City, MO

Urban Renewal Plan & Blight Study
3200 Gillham Road Urban Renewal Area (LCRA); Exact Acme, LLC; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

*Blight Study
40 Highway & Noland Road (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

Blight Study
89th & State Line Community Improvement District; State Line Corner, LLC; Kansas City, MO

Blight Study
Boomtown Central (TIF); Denali Summit, LLC; Joplin, MO

Blight Study - Court Testimony
Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Economic Development Area
Aviara (TIF); City of Liberty, MO; Liberty, MO

Blight Study
4080 W. State Highway 76 (TIF); Fee/Hedrick Family Entertainment; Branson, MO

Blight Study
Creekside (TIF & CID); Parkville Development 38, LLC, Parkville Development 140, LLC, Parkville Development 50, LLC, Parkville Development VV1, LLC; Parkville, MO

Blight Study
Johnson Drive & Renner Road (TIF); Kingdom Real Estate, LLC & Paru, LLC; Shawnee, KS

Blight Study
Merriam Corners (TIF); Merriam Corners, LLC et al.; Merriam, KS

Urban Renewal Plan & Blight Study
Midtown Infill Multifamily Housing Urban Renewal Area (LCRA); FFV Development, LLC; Kansas City, MO

Blight Study
NW 112th Street & I-29 Community Improvement District; Bank of Weston & WB Seventeen, LLC; Kansas City, MO

Blight Study
NW Prairie View Road & NW 72nd Street (TIF & CID); North K I-29 2004, LLC; Kansas City, MO

*Blight Study
3800 Block of Prospect Ave Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

Blight Study
Riverside Red X Community Improvement District; Riverside Red X, Inc.; Riverside, MO

Conservation Area Study
Stag's Spring (TIF); Stag's Spring, LLC; Shawnee, KS

Blight Study
8th & Grand Boulevard (TIF, CID, LCRA, PIEA, Ch. 353); New Generation Construction; Kansas City, MO

Blight Study
Turner Vista (TIF); College Park Developers, LLC; Kansas City, KS

Blight Study
Villa West (TIF); 29th Street Partners, LLC; Topeka, KS

Blight Study
Vivion Point Community Improvement District; Lockard Kansas City Holdings, LLC; Kansas City, MO

Blight Study
Ward Parkway Plaza Community Improvement District; Greensboro Property Company, LLC; Kansas City, MO

Blight Study
Tiffany Landing Community Improvement District; Tiffany Landing, LLC; Kansas City, MO

General Development Plan and Qualifications Analysis (Undeveloped Industrial Area)
Frontage at Executive Park (PIEA), PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
22nd/23rd Street Connector (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
2nd Amended Ellison/Knickerbocker (PIEA), PIEA of Kansas City, MO; Kansas City, MO

*Blight Study
Second & Delaware Development Plan (Chapter 353); Chapter 353 Advisory Board of Kansas City, MO; Kansas City, MO

*Blight Study
Commerce Tower Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

*Blight Study
Key Coalition Neighborhood Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)
Victory Court (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
I-35 & W. 13th Street (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
Troost Bannister (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)
Seven301 (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
Oxford on the Blue (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
1st Amended Ellison/Knickerbocker (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*Blight Study
Bannister & I-435 (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
1st Amended Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study Addendum (Social Liabilities)
Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Liberty Commons (TIF); City of Liberty, MO; Liberty, MO

Blight Study
Hospital Hill III Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)
Hawthorne Road (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan
Amended/Restated Folgers Coffee Company (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Inter-State Building Development Plan (Chapter 353); Abbot Properties; Kansas City, MO

General Development Plan & Blight Study
39th Terrace (PIEA), PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Truman-Hardesty (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

Blight Study
Oak Barry Community Improvement District; MD Management; Kansas City, MO

General Development Plan & Blight Study
Metro North Mall (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Metro North Square Community Improvement District; MD Management; Kansas City, MO

General Development Plan & Blight Study
155th & Kensington (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Hospital Hill III Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study Update
Columbus Park Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study
Troost-Rockhill (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Feasibility & Redevelopment Boundary Analysis
Northwest Briarcliff Road Corridor, City of Kansas City, MO

General Development Plan & Blight Study
Valentine-Broadway (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)
General Development Plan & Blight Study
Westport-Main (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Indiana Corridor Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
Troost/Paseo Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study
Blue Valley (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Martin City Corridor Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
Longfellow-Dutch Hill Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study
Stuart Hall/HD Lee (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study & Urban Renewal Plan
Columbus Park Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

Economic Development Corporation of Kansas City, Missouri 1995 - 2006

Executive Director, Port Authority of Kansas City, Missouri
Planner / Senior Planner

Author of the following plans and studies:

- Riverfront TIF Plan / Blight Study
- 74th & Wornall TIF Plan / Blight Study (plan not approved)
- 19th Terrace TIF Plan / Conservation Study
- 22nd & Main St. TIF Plan / Conservation Study
- 47th & Roanoke TIF Plan
- Prospect North TIF Plan
- Jazz District TIF Plan
- Pershing Road TIF Plan
- Eastwood Urban Renewal Plan / Blight Study
- South 31st Street Urban Renewal Plan / Blight Study
- Longfellow-Dutch Hill Urban Renewal Plan

GRID

GRAPHIC SCALE

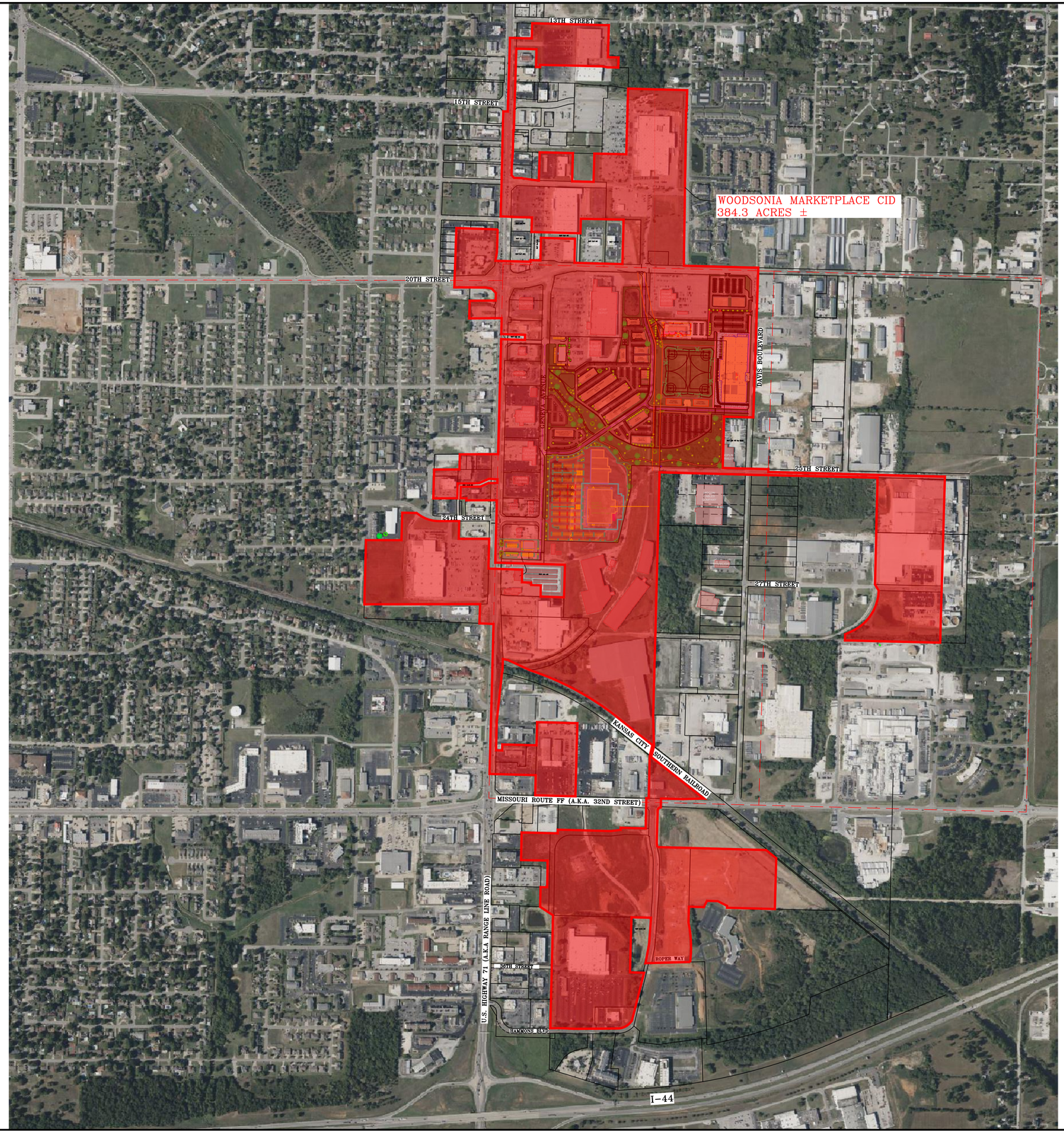
500 0 250 500

(IN FEET)
1 inch = 500 ft.

LEGEND

WOODSONIA MARKETPLACE CID BOUNDARY

DATE OF PREPARATION: 10/09/2025.



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Engineering beyond.™

811 E. Third Street
Joplin, MO 64801
417.782.7399
weareown.com

FORMERLY ANDERSON ENGINEERING

EXHIBIT OF WOODSONIA MARKETPLACE CID AREA

GENEVA AVENUE JOPLIN, JASPER COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 23JO10065
DRAWN BY: TSR
CHECK BY: RWW
FIELD BY:
ISSUED DATE: 10/09/2025

ISSUED BY: R. WALLACE
LICENSE NO: PLS No. 2019015191

A licensed Missouri
Engineering Corporation
COA 00062

SHEET TITLE

DRAWING NUMBER: JOP-100-7303

SHEET NUMBER

1/1

Businesses Within Woodsonia Marketplace CID

Academy Sports
Aldi
Aspen Dental
Boba & Pho
Chick Fil A
El Vallarta
FedEx Office
Firehouse Subs
Fletcher Hyundai
Fletcher Nissan
Fletcher Pre-Owned
Fletcher Subaru
Fletcher Superstore
Fletcher Toyota
Golden Corral
Great Clips
Hobby Lobby
Home Depot
HuHot Mongolians Grill
IHOP
Little Caesars
LongHorn Steakhouse
Lowe's
Lucy's Mexican Restaurant
Macadoodles
McAlister's Deli
Menards
Panera
Planet Fitness
Relax Magic
Rise Up
Roberts Integrative Dentistry
Royal Nail Spa
Salon Store
Sam's
Smoke & Vape
Sutherlands
Tiffany Nail Studio
T-Mobile

U Break Iphone
Valvoline
Vape N' Smoke
VIP Nails
Walgreens
Walmart
Whataburger

Woodsonia Marketplace
Community Improvement District

Blight Study

Woodsonia Joplin, LLC
Joplin, Missouri
October 5, 2025

STERRETTURBAN LLC

Patrick Sterrett
Sterrett Urban, LLC
5320 Longview Road
Kansas City, Missouri 64137
(816) 283.7222
psterrett@sterretturban.com

Woodsonia Marketplace
Community Improvement District

Blight Study

Woodsonia Joplin, LLC
Joplin, Missouri
October 5, 2025

Table of Contents

Section I:	**Introduction**
	Definitions
	Study Methodology
	Previous Blight Determinations
	Legal Description
	Ownership
	Boundary Map
Section II:	**Study Area Overview**
	Location & Access
	Land Area
	Topography
	Utilities
	Zoning
	Environmental
	Real Estate Taxes
	Existing Improvements
	Billboards
	Neighborhood Demographics
	Population & Household Income
	Unemployment
Section III:	**Determination of Study Area Conditions**
	RSMo. 99.805(1)
Appendices	
Appendix A:	Property Ownership & Legal Descriptions
Appendix B:	Property Valuation & Taxes
Appendix C:	Summary of Properties & Blighting Factors Present
Appendix D:	Supplemental Information
Appendix E:	Certification / Assumptions & Limiting Conditions / Qualifications

Section I

Introduction

The purpose of this analysis is to determine if the proposed Woodsonia Marketplace Community Improvement District, which consists of approximately 348.0 acres (excluding right of way), and fifty-four (54) property/tax parcels located generally between E. 13th Street on the north, Joplin city limits on the east, E. Hammons Boulevard on the south, and S. Texas Avenue and S. Range Line Road on the west in Joplin, Jasper County and Newton County, Missouri (as further described herein, the "Study Area") qualifies as a "blighted area" according to the Community Improvement District Act – Sections 67.1401 to 67.1571 R.S.Mo. (the "CID Act").

The consultant who prepared this Blight Study, Patrick Sterrett of Sterrett Urban ("Consultant"), is an urban planner who earned a Master of Urban Planning from the University of Kansas and is certified by the American Institute of Certified Planners. Additional qualifications of Mr. Sterrett are included in Appendix B.

The Consultant visited the Study Area in September and October 2025. The effective date of this study is October 5, 2025, the last date of inspection.

The Study Area is depicted in the map included on the following pages. The Study Area encompasses fifty-four (54) property/tax parcels and approximately 348.0 acres of property (excluding right of way).

Definitions

Community Improvement District

Chapter 67 of the Missouri Revised Statutes, entitled "Political Subdivisions, Miscellaneous Powers", under Sections 67.1401 to 67.1571, entitled the Community Improvement District Act, allows for the establishment of a Community Improvement District ("CID"). A CID is either a political subdivision or a nonprofit corporation and is a separate legal entity distinct and apart from the municipality or county that creates the district. The CID consists of the area in which the improvements are to be constructed or services are to be provided and is created by petition circulated within the proposed district.

CIDs are established for the purpose of financing a wide range of public-use facilities and establishing and managing policies and public services relative to the needs of the CID. CIDs can impose special assessments, real property taxes, sales taxes, and fees. CIDs can also be combined with other funding methods to pay for additional services and improvements.

If a CID is in a blighted area, or includes a blighted area, it has additional powers and may expend its revenues or loan funds to correct blighted conditions on private property within the CID.

The CID Act states the following with regard to the additional powers conferred upon a CID located in a blighted area:

> 2. *Each district which is located in a blighted area or which includes a blighted area shall have the following additional powers:*
>
> *(1) Within its blighted area, to contract with any private property owner to demolish and remove, renovate, reconstruct, or rehabilitate any building or structure owned by such private property owner; and*
>
> *(2) To expend its revenues or loan its revenues pursuant to a contract entered into pursuant to this subsection, provided that the governing body of the municipality has determined that the action to be taken pursuant to such contract is reasonably anticipated to remediate the blighting conditions and will serve a public purpose.* (67.1461.2, RSMo.)

The CID Act provides the following definition for a blighted area, effective August 28, 2021:

> "Blighted area", the same meaning defined pursuant to section 99.805; (67.1401.2(3) RSMo.)

RSMo. 99.805 provides the following definition for a blighted area:

> *(1) "Blighted Area", an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.* (99.805(1), RSMo.)

Since these definitions are a general overview pertaining to all sites, it is important to clarify their intention as it applies to the proposed community improvement district. According to state law, it is unnecessary for every condition of blight to be present to be eligible as a blighted area. Rather, an area can be qualified as a blighted area when as few as one condition is present. The conditions need not be present in each parcel but must be found in the study area as a whole.

With this understanding, the Blight Study presents an overview of factors within the Study Area including a review of physical, economic, and social conditions sufficient to make a determination of a blighted area. The "Summary of Findings" provides conclusions regarding the analysis and presence of blight in key areas; however, the city of Joplin, Missouri ("City") will make a final determination of a blighted area for the entire Study Area or portion(s) of the Study Area.

Study Methodology
The purpose of this work was to analyze conditions located within the Study Area to determine if it qualifies as a blighted area as defined in the CID Act.

The Blight Study includes a detailed analysis of site, building, and public improvement deterioration. Qualifying blight conditions throughout the Study Area were identified and analyzed on a parcel-by-parcel basis to produce a chart showing blight conditions present in the Study Area.

Data was collected from the City, Jasper County and Newton County to document physical blighting conditions as set out in the state statute. Pertinent Geographic Information Systems (GIS) data was obtained through the two counties and analyzed. Additional supplemental information was obtained through various documents prepared or commissioned by the city, state, and plan proponent.

The Consultant visited the Study Area in September and October 2025. The effective date of the study is October 5, 2025, the last date of inspection.

Previous Blight Determinations
Proposed Community Improvement District
The Study Area encompasses portions of four existing tax increment financing ("TIF") redevelopment plans and two community improvement districts.

The 1717 Market Place TIF Plan, which was originally approved by the City on January 10, 2005 by Ordinance No. 2005-006 with a finding of blight, includes three (3) property/tax parcels in the Study Area.

The Recovery TIF Plan, which was originally approved by the City on December 1, 2012 by Ordinance No. 2012-230 with a finding of blight was designed to aid redevelopment in an area of 3,100 acres impacted by the EF-5 tornado that struck the City on May 22, 2011. The eastern boundary of the Recovery TIF Plan is the western side of S. Range Line Road between 15th Street and 24th Street immediately north and west of the Study Area – and includes seven (7) property/tax parcels in the Study Area.

The 32nd Street Place Community Improvement District was originally approved by the City on August 3, 2020 by Ordinance No. 2020-113 with a finding of blight, includes three (3) property/tax parcels in the Study Area.

The 32nd Street Place TIF Plan was originally approved by the City on December 28, 2020 by Ordinance No. 2020-210 with a finding of blight, includes three (3) property/tax parcels in the Study Area.

The Prospect Village TIF Plan was originally approved by the City on February 3, 2025 by Ordinance No. 2025-018 with a finding of blight, includes eleven (11) property/tax parcels in the Study Area.

The Joplin Sports Facility Community Improvement District was originally approved by the City on February 3, 2025 by Ordinance 2025-017 with a finding of blight, includes thirty-seven (37) property/tax parcels in the Study Area.

It should be noted that the statutory definition of blight was changed effective August 28, 2021, after the two TIF plans – 1717 Market Place TIF Plan and the Recovery TIF Plan – were initially approved.

Legal Description
The Study Area consists of fifty-four (54) property/tax parcels. Specific legal descriptions (abbreviated) of all parcels within the Study Area are included in Appendix A – Property Ownership & Legal Descriptions.

Ownership
The Study Area contains fifty-four (54) property/tax parcels, of which fifty (50) property/tax parcels are located in Jasper County and the four (4) southern-most property/tax parcels are located in Newton County. The respective property/tax parcels are identified by the Jasper County Assessor's office and the Newton County Assessor's office. A complete listing of the property/tax parcels identified by the Jasper County Assessor and the Newton County Assessor is included in Appendix A.

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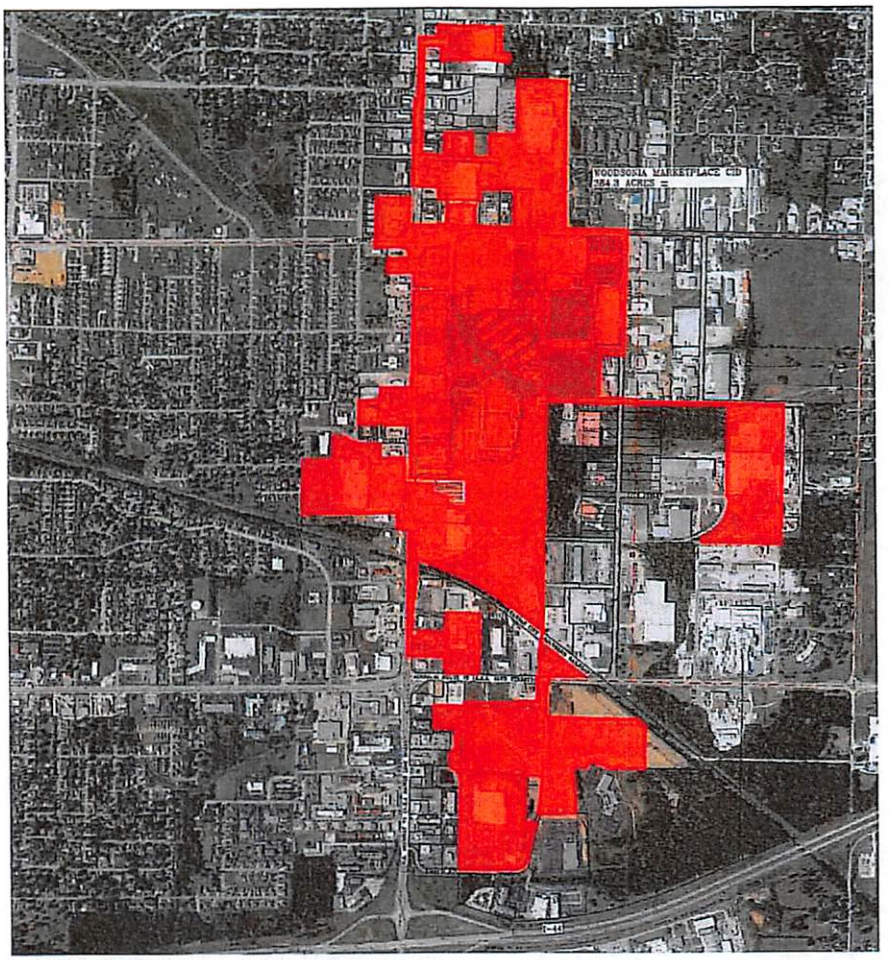
Study Area – Boundary Map



Source: OWN, Inc.

Section II

Study Area Overview

Location & Access

The Study Area encompasses approximately 348.0 acres (excluding right-of-way) and consists of fifty-four (54) property/tax parcels. The Study Area is located generally between E. 13th Street on the north, Joplin city limits on the east, E. Hammons Boulevard on the south, and S. Texas Avenue and S. Range Line Road on the west in Joplin, Jasper County and Newton County, Missouri.

The existing access points to the Study Area are located on the east/west thoroughfares of E. 13th Street, E. 17th Street, E. 20th Street, E. 22nd Street, E. 24th Street, E. 25th Street, E. 27th Street, E. 32nd Street, E. 36th Street, E. Hammons Boulevard, and the north/south thoroughfares of S. Texas Avenue, S. Highview Avenue, S. Range Line Road, S. Geneva Avenue, S. Rex Avenue, S. Davis Boulevard, and S. Hammons Boulevard. The Study Area has quick and easy access to Interstate 44, located slightly less than one/quarter mile to the south with a full interchange on S. Range Line Road, and E. 7th Street, a "Principal Arterial," is slightly more than a half-mile north of the Study Area via S. Range Line Road, and provides access to other north/south freeways and interstates. E. 20th Street, classified as a "Minor Arterial", is a major thoroughfare providing east/west access to the central portion of the Study Area, and S. Range Line Road (also designated as Interstate 49 Business Route), which forms much of the western boundary of the Study Area, is classified as a "Principal Arterial" and is a primary commercial corridor in Joplin. As such the major thoroughfares provide the Study Area with excellent access to the regional and local highway/street network.

All streets adjacent and within the Study Area are two-way streets. Besides the two major thoroughfares of S. Range Line Road and E. 20th Street providing access to the Study Area, E. 13th Street, S. Rex Avenue, S. Davis Boulevard and S. Geneva Avenue are all classified as "Major Collectors." There are no "Interstates," "Freeways," or "Local" thoroughfares within the Study Area." The arterials and collectors provide good access to the Study Area and surrounding areas, except S. Geneva Avenue, which does not extend north past E. 20th Street and terminates just south of E. 24th Street, and E. 13th Street, which only exists east of S. Range Line Road.

Bike routes and trails do not currently exist within the Study Areas and none are currently planned. According to the city's "Master Trail Plan" a trail is planned along E. 20th Street west of S. Range Line Road. Pedestrian access is excellent (along S. Range Line Road, although ADA-compliant warning pads do not always exist at intersections and crosswalks and numerous gaps exist) to poor (nonexistent) within the Study Area. Sidewalks along the building improvements within the Study Area are generally in good condition, but many lack ADA-compliant curb ramps. Most walking takes place across the surface parking lots which are generally in poor to good condition. Where deterioration has occurred, tripping hazards exist.

A demand response transit system, known as the Metro Area Public Transit System (MAPS), serves the entirety of the Study Area and much of the city. MAPS can be scheduled in advance for trips within its service area but has no fixed routes. MAPS operates Monday through Friday.

The Sunshine Lamp Trolley resumed service in February 2025 after being on hiatus due to staffing shortages. The fixed-route service has three routes in Joplin – Green, Blue and Red – of which the Study Area is served by the Blue and Green routes. A number of stops exist in the vicinity of the Study Area, but within the Study Area there is one bus stop for both the Blue and Green routes at the Walmart retail center. The Trolley operates Monday through Friday between 6:00 a.m. and 6:00 p.m.

Land Area
There are fifty-four (54) property/tax parcels within the Study Area. Per information obtained from the geographic information systems of Jasper County and Newton County, Missouri, the Study Area contains a total of approximately 348.0 acres (excluding right of way).

Topography
The Study Area slopes downward from east to west and from north to south. The highest elevation in the Study Area is just shy of 1,100 feet at the northeast corner of 3877 E. 27th Street (which is the southern right of way of E. 25th Street) and developed by Jasper Products. The lowest elevation in the Study Area is generally between 1,030 and 1,040 feet in the southwest portion of the Study Area at 2600 S. Range Line Road that is developed with Lowe's.

According to a flood plain map from the Federal Emergency Management Agency (FIRM No. 29097C0278E, effective 11/2/2012) a "Regulatory Floodway" (Joplin Creek) crosses the Study Area downhill from the eastern edge of the Study Area at S. Davis Boulevard south of E. 20th Street to the western edge of the Study Area west of S. Range Line Road and just south of E. 20th Street as demonstrated in the FIRM map included in Appendix D. A fair amount of the central portion of the Study Area located south of E. 20th Street to just south of the westerly extension of E. 25th Street is within an area designated as a 100-year flood plain and a few areas have been designated as a 500-year flood plain. Altogether thirteen of the fifty-four property/tax parcels in the Study Area are impacted by the Regulatory Floodway and the 100-year flood plain areas.

Utilities
All utilities are available to the properties including electricity, water, sewer, and natural gas.

Zoning
The existing zoning districts include C-3 (Commercial), C-3-PD (Commercial – Planned District) and M-2 (Heavy Industrial). A chart stating the purpose and intent of each of the zoning classifications as expressed in the Development Code of Joplin, Missouri is included below.

Zoning Classification		Intent*
C-3	**Commercial**	The C-3 district provides wide range retail, service and employment uses at a scale, intensity or in a format that requires a high level of vehicle accessibility and visibility, typically along corridors or other locations not easily integrated with other land uses or development patterns. Planned versions of this district can yield campus or mixed-use district patterns that are oriented to internal open space systems or other focal points of development.
C-3-PD	**Commercial – Planned District**	The intent of the planned zoning districts is to encourage innovation in development, unique and distinctive places, and efficient use of land, buildings and infrastructure. Specifically, planned zoning and development plans to support the flexibility offered through planned zoning should accomplish one or more of the following: 1. Preservation of distinct natural features on the land and integration of them into amenities for the project. 2. Reduction in potential environmental impacts from the development, whether through disturbance of land, location of streets and infrastructure or operation of sites and buildings. 3. Create broader community benefits through the better integration of multiple projects, resulting in designs that could not have otherwise been accomplished through the base zoning districts and standards. 4. Improved public realm designs, including streetscapes, open space, civic spaces and the relationship of buildings and sites to those spaces. 5. Creation of unique projects and places that are particularly suited for the planned location based on the

		characteristics of the land or the context and relationship to surrounding areas. Departures from the base standards of all zoning districts may be considered through planned zoning process provided they are based upon a comprehensive and well-integrated development plan for the area. These departures shall not be justified for simply wanting flexibility or deviations from standards based upon a site plan.
M-2	**Heavy Industrial**	The M-2 district provides industrial uses that are generally not compatible with residential and/or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business.

*Joplin, Missouri Development Code

Environmental

Environmental Site Assessments (ESA) of the Study Area were not available, but an environmental covenant for a large portion of the property – two property/tax parcels covering more than 90 acres – in the Study Area that is owned by International Paper and by Prospect Village, was provided by the Missouri Department of Natural Resources. As noted within the covenant:

> "From the early 1900s until approximately 1950, underground lead and zinc mining was conducted in and around Joplin. Rex Mining and Smelting Company became the eventual owner of the property currently occupied by the Joplin facility. Long-Bell Lumber Company and American Lumber & Treating Company purchased a portion of the property from Rex Mining in approximately 1937 and began wood treating operations. Long-Bell eventually purchased the entire property and continued operations until approximately 1956 when International Paper acquired the facility. Wood treating began in 1937 using creosote. Pentachlorophenol (PCP) treating solution (diesel and PCP) was added to the process in 1955. In 1979, PCP completely replaced creosote as the treatment solution. Per the Joplin facility's original RCRA permit, there are two closed solid waste landfills (Landfill 1 and Landfill 2) present on the Northern Parcel (Figure 2). Final closure of the landfills was completed in 1991 with the installation of clay caps. On April 30, 2006, International Paper ceased operations at the Joplin facility. International Paper elected to decommission the plant to facilitate potential future industrial use of the property." ("Soil Management Plan – Northern Parcel," March 2018, p. 2)

Soil data obtained from investigations conducted under the direction of the Missouri Department of Natural Resources (MDNR) and the U.S. Environmental Protection Agency (EPA) were compared to EPA's Industrial Regional Screening Levels (RSLs), dated June 2017. As noted in the covenant, based on these comparisons, PCP, benzo(a)pyrene (BaP) and polychlorinated dibenzo-p-dioxin/polychlorinated dibenzofuran (PCDD/PCDF) were identified as constituents of concern (COCs) for soils on the Property.

> "Modified industrial RSLs were calculated for the three COCs to evaluate the need for soil corrective action on the Property. Based on the comparison of soil concentrations to modified industrial RSLs, BaP does not pose an unacceptable risk and no further corrective action for soils is required related to this constituent. However, PCP and/or PCDD/PCDF concentrations remaining in soils at two distinct areas must be managed to address exposure due to direct contact with soil or indirect contact via air transport of soil particulates." ("Soil Management Plan – Northern Parcel," March 2018, p. 2)

A soil management plan has been developed as a part of the environmental covenant to address soil disturbance activities anticipated during development of the property. The soils on the property within the Study Area are generally acceptable for non-residential use only. However, the soils within the footprint of the southernmost Stormwater Terrace and the Framing Building Area must be managed separately from the remainder of soils in the property.

> "The soils at the Property are approved for non-residential use, only. Soils at locations throughout the Property, excluding the southernmost Stormwater Terrace and Framing Building Area, can be disturbed so long as the soils are kept within the boundaries of the Property and appropriate measures are taken to limit soil-runoff and particulate emissions. If grading or other disturbance activities call for removal of soil from those portions of the Property, waste characterization must be completed prior to offsite disposal at an appropriate disposal facility. Soils from the Property may not be re-used for any purpose at any location beyond the boundaries of the Property. ("Soil Management Plan – Northern Parcel," March 2018, p. 5)

> "If disturbance of soils within either the southernmost Stormwater Terrace or the Framing Building Area are planned, a Workplan must be developed to describe the scope and overall footprint of the proposed activities. Soils within these two areas cannot be reused in another location on the Property or offsite. A copy of the Workplan must be submitted to MDNR for review." ("Soil Management Plan – Northern Parcel," March 2018, p. 6)

International Paper is currently performing long-term monitoring, maintenance activities and conducting corrective action remediation activities on the southern portion of the site of about 43 acres. A Final Hazardous Waste Management Facility Part I Permit was issued by the Missouri Department of Natural Resources in October, 2023, and a Final Part II Permit was issued by the U.S. Environmental Protection Agency in October, 2023. Both permits are scheduled to expire in 2033.

As part of the post-closure care, International Paper is required to operate a groundwater remediation system until August 2045, or until they can show that the contaminant levels have

been below the maximum concentration limits specified in their hazardous waste permit for three consecutive years. The system has been in operation since 1993. Potential off-site surface water and groundwater contamination is a concern. International Paper is conducting a RCRA Facility Investigation to define the horizontal and vertical extent of any contamination. If any corrective action activities are necessary, they will be based on the investigation results.

Real Estate Taxes

A five-year history of the assessed values within the Study Area is included in the appendix.

The data in Appendix B is the resulting assessed value of the Assessor's opinion of Market Value for each of the properties within the Study Area. All property is supposed to be re-assessed in odd-numbered years, except that new construction (including remodeling) can be assessed in any year.

To determine assessed value the assessment ratio for commercial and industrial properties is 32%. The real estate levy for 2024 (the last year in which taxes were collected) in the Study Area was $5.5534 per $100 of assessed valuation in Jasper County, and $4.9358 per $100 of assessed valuation in Newton County (for commercial/industrial properties). The real estate levy in 2024 for residential properties in Newton County was $3.8918 per $100 of assessed valuation).

In 2024, the total assessed value of the Study Area was $28,418,810 (of which $25,010,390 was in Jasper County, and $3,408,420 was in Newton County) generating a total of $1,581,343.64 in billable real estate taxes. Assessed values within the Study Area increased by 35.93% between 2021 and 2025 after increasing by 7.35% between 2021 and 2024. Assessed values increased by 26.6% in 2025, largely due to the redevelopment of three of the four properties in Newton County, although the values have not been certified and could change.

When looking at assessed valuations between 2021 and 2025, Jasper County saw an increase of 3.01%, due solely to the completion of the Whataburger on S. Range Line Road and improvements made at Jasper Products. When netting those two properties out, the remaining forty-eight (48) properties in the Study Area in Jasper County had a collective decline of assessed valuation between 2021 and 2025 of 0.90%.

When looking at assessed valuations between 2021 and 2025, Newton County (that part of the Study Area south of 32nd Street), saw an increase of 40.10%, due to the development of Menards, a home improvement retail store completed in April 2024, and The Boulevard Apartments, a 250-unit apartment complex offering studios, one-bedroom and two-bedroom units with rents ranging between $980 and $1,790, and opened in 2024. The four properties had been mostly vacant prior to the redevelopment with the exception of an existing Sam's Club and a vacant restaurant that has since been converted to office use.

One real property tax payment was delinquent as of the date of this study for $40,211.76.

One property in the Study Area is owned by the city of Joplin and is tax exempt.

Existing Improvements
The Study Area encompasses approximately 348.0 acres (excluding right of way) and consists of fifty-four (54) property/tax parcels. The Study Area is located generally between E. 13th Street on the north, Joplin city limits on the east, E. Hammons Boulevard on the south, and S. Highview Avenue and S. Range Line Road on the west in Joplin, Jasper County, Missouri.

The Study Area consists of 117.39 acres (excluding right of way) on nine property/tax parcels that are vacant, unimproved (or formerly improved) commercial/industrial property.

The two largest property/tax parcels in the Study Area, at a combined 96.66 acres, were formerly utilized as a paper mill, most recently by International Paper Company, who then closed the facility in 2006, and has been undergoing environmental remediation and monitoring since the closure.

The remainder of the Study Area is developed with commercial/industrial uses in forty-nine (49) primary buildings on forty-three property/tax parcels, mostly one story but as high as four stories, and include a former Red Hot and Blue restaurant (2601 S. Range Line Road) that has been closed since October 2022. The other properties are occupied by operating businesses and uses that include a mix of manufacturing, multifamily residential, office, retail, healthcare, and restaurants. One building, a quick-service restaurant (Whataburger), was completed in 2024, and along with the development activity south of 32nd Street and the improvements at Jasper Products, is the most recent development in the Study Area,

An area largely between E. 15th Street and E. 24th Street along S. Range Line Road was impacted by the 2011 tornado, but much of the Study Area has not experienced the same level of investment since then as the S. Range Line Road corridor. Of the forty-nine (49) buildings in the Study Area, thirty-one (33) have been constructed since 2011. The average age of the improvements in the Study Area is approximately 17 years, with an average year built of 2008. The buildings range in condition from poor to excellent, with most in good condition. The exterior site improvements are generally in poor to fair condition.

Billboards
Three double-sided billboards exist within the Study Area at 2014 S. Range Line Road, 2101 S. Range Line Road, and 2525 S. Range Line Road.

Neighborhood Demographics

Population & Household Income

The following provides population and income trends within a one-, three-, and five-mile radius from the approximate center of the Study Area with a latitude of 37.065544 and longitude of -94.472882, which is near the northern and eastern property boundaries of the International Paper property (since the time of the sale of a portion of the property to Prospect Village).

	Population			
Lat. 37.065544, Long. -94.472882	**Historic**		**Forecast**	
Radius	**2010**	**2020**	**2024**	**2029**
One Mile	4,439	4,717	4,642	4,638
percent change (1 mi)		+6.3%	-1.6%	-0.1%
change from '10 (1 mi)		+6.3%	+4.6%	+4.5%
Three Mile	37,462	38,345	38,983	39,772
percent change (3 mi)		+2.4%	+1.7%	+2.0%
change from '10 (3 mi)		+2.4%	+4.1%	+6.2%
Five Mile	63,551	66,030	67,206	68,508
percent change (5 mi)		+3.9%	+1.8%	+1.9%
change from '10 (5 mi)		+3.9%	+5.8%	+7.8%
Joplin	50,808	51,762	52,512	53,512
percent change		+1.9%	+1.4%	+1.9%
change from '10		+1.9%	+3.4%	+5.3%

Source: ESRI; Sterrett Urban, LLC

The population figures indicate a rate of growth within one mile of the Study Area (+6.3%) that is more than triple that of the city and at least one-and-a-half times the rate of growth within three and five miles of the Study between 2010 and 2020 (2.4%-3.9%). Despite the period of growth nearest the Study Area between 2010 and 2020, population growth is forecasted to have declined in 2024 and continue to do so through 2029, albeit slightly. Growth within three and five miles of the Study Area, and growth within the city of Joplin, is forecast to have increased at similar rates of 1.4%-1.8% between 2020 and 2024, and 1.9%-2.0% between 2024 and 2029. The greatest rate of growth between 2010 and 2029 is projected to occur within three and five miles of the Study Area (+3.7%-3.8%), while the area nearest the Study Area is projected to lose population (-1.7%). The city grew at 3.4% over the same time.

	Median Household Income	
Lat. 37.065544, Long. -94.472882 Radius	**Forecast**	
	2024	**2029**
One Mile	51,024	54,597
chg. from '23 (1 mile)		+7.0%
Three Mile	50,235	54,744
chg. from '23 (3 mile)		+9.0%
Five Mile	52,961	58,237
chg. from '23 (5 mile)		+10.0%
Joplin	51,025	55,628
chg. from '23		+9.0%

Source: ESRI; Sterrett Urban, LLC

The median household income forecasted by ESRI for 2024 and 2029 within five miles of the Study Area is greater than the median household income ESRI forecasts for the city of Joplin. The median household income within one mile and three miles of the Study Area in 2024 and 2029 is forecasted by ESRI to be lower than the median household income for the city. The rate of income growth nearest the Study Area is also forecast to be lower than that of the city between 2024 and 2029 (7.0% compared to 9.0% for the city).

Unemployment

The most recent unemployment data for the Study Area is for the City of Joplin, Missouri. The following data was provided by the Missouri Economic Research and Information Center (MERIC):

Civilian Labor Force – Joplin, Missouri
August 2025 *(not seasonally adjusted)*

Labor Force	Labor Force Employed	Labor Force Unemployed	Percentage Unemployed
26,295	25,103	1,192	4.5%

Source: Missouri Economic Research and Information Center (MERIC)

According to the Bureau of Labor Statistics, the preliminary unemployment rate for the Joplin, MO-KS metropolitan statistical area in August 2025 was 4.4%.

According to the Federal Reserve, an unemployment rate of 5.0% - 5.2% can generally be considered "full employment."

Section III

Determination of Study Area Conditions

Significant findings of the Woodsonia Marketplace Community Improvement District Blight Study are presented in the discussion which follows. These findings are based on a review of documents and reports, interviews, field surveys, and analyses conducted in September and October 2025. Properties and buildings, along with public improvements adjacent to the properties, were evaluated and deficiencies noted. As previously explained, the purpose of this study was to determine whether conditions as defined by the CID Act in RSMo. 99.805(1) of the Missouri State Statute, as amended, exist in the Study Area.

RSMo. 99.805(1)
The principal blighting factors reported here and in line with the respective statutory definitions include: insanitary or unsafe conditions, deterioration of site improvements, and the existence of conditions which endanger life or property by fire and other causes. The Appendix section of this report includes a table exhibiting the blighting factors present at each property parcel.

Blight Defined
As presented in Section I, blight is defined as follows with respect to the CID Act:

> *(1) "Blighted Area", an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.* (99.805(1), RSMo.)

Several court cases provide additional direction in the consideration of blight:

- It is not necessary for an area to be what commonly would be considered a "slum" in order to be blighted. Parking Systems, Inc. v. Kansas City Downtown Redevelopment Corporation, 518 S.W.2d 11, 15 (Mo. 1974).
- An otherwise viable use of a property may be considered blighted if it is an economic underutilization of the property. Crestwood Commons Redevelopment Corporation v. 66 Drive-In, Inc., 812 S.W.2d 903, 910 (MO.App.E.D. 1991).
- It is not necessary for every property within an area designated as blighted to conform to the blight definition. A preponderance of blight conditions is adequate to designate an area for redevelopment. Maryland Plaza

Redevelopment Corporation v. Greenberg, 594 S.W.2d 284, 288 (MO.App.E.D. 1979).

- In order to make a finding of blight for a defined redevelopment area, the total square footage of the area is to be considered and not a preponderance of the individual parcels. Allright Properties, Inc. v. Tax Increment Financing Commission of Kansas City, 240 S.W.3d 777 (MO.App.W.D. 2007).

Cause Component 1: Insanitary or Unsafe Conditions

There are numerous locations within the Study Area exhibiting unsafe or insanitary conditions. The most prevalent and/or impactful include the presence of environmental liabilities on the International Paper Company/Prospect Village properties (as previously detailed), and as noted previously the presence of floodways, 100-year floodplains and stormwater mitigation areas impact fourteen of the fifty-four properties. Also unsafe is trash/debris, the deterioration of pavement throughout the surface parking lots and drive aisles which creates tripping hazards, faded or nonexistent directional signage and pavement markings in the parking lots and drive aisles, and overgrown vegetation, particularly on those properties along S. Geneva Avenue and along S. Davis Boulevard.

Noncompliance with the Americans with Disabilities Act (ADA) is evident in some places and primarily includes nonexistent signage, substandard curb ramps, and nonexistent warning pads on sidewalks at intersections and crosswalks.

Examples of this condition are shown below. Additional photographs of deteriorated pavement are included in *Cause Component 2: Deterioration of Site Improvements.*

The Study Area exhibited insanitary or unsafe conditions and is a major contributor to blight. thirty-six of the fifty-four properties in the Study Area exhibited insanitary or unsafe conditions, or almost 64% of the Study Area.

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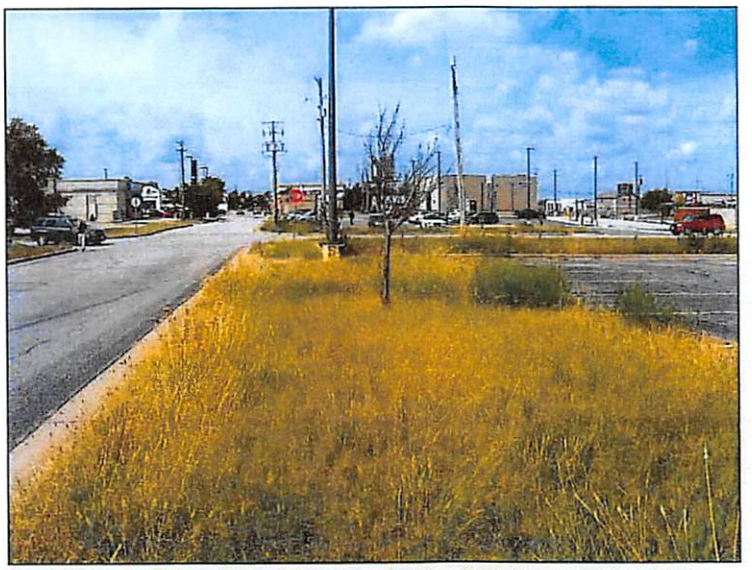
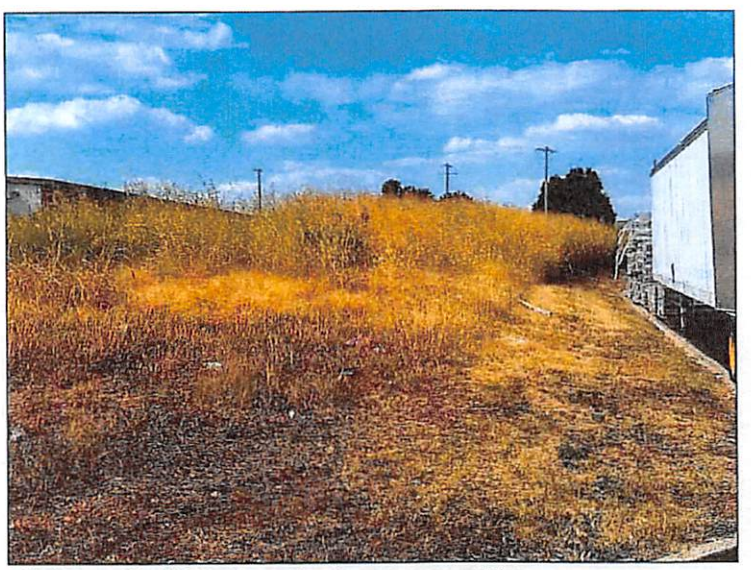
Prospect Village property – looking west – overgrown vegetation; uneven pavement; contaminated property



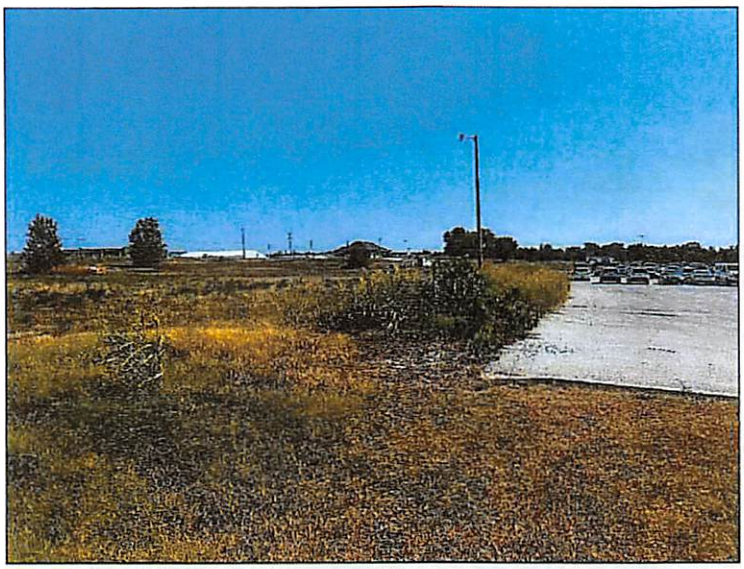
Planet Fitness pad site – looking northwest – overgrown vegetation; deterioration of drive aisle



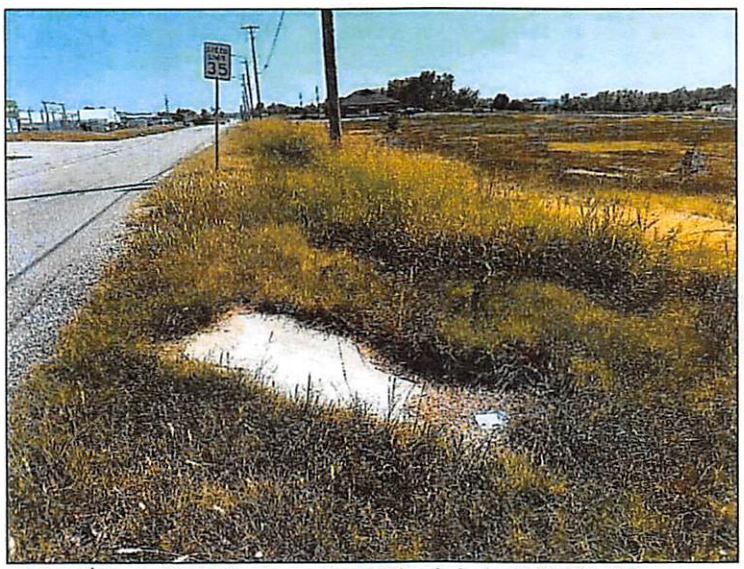
Planet Fitness pad site – looking west – lack of pedestrian circulation; overgrown vegetation



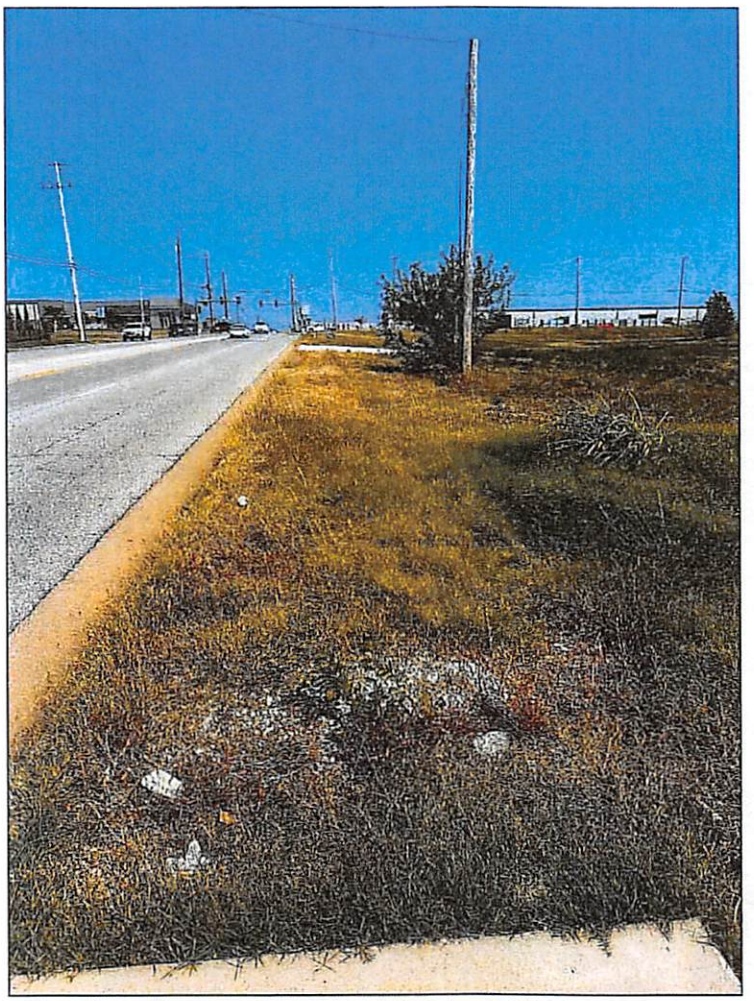
2600 S. Range Line Rd – looking northwest – overgrown vegetation



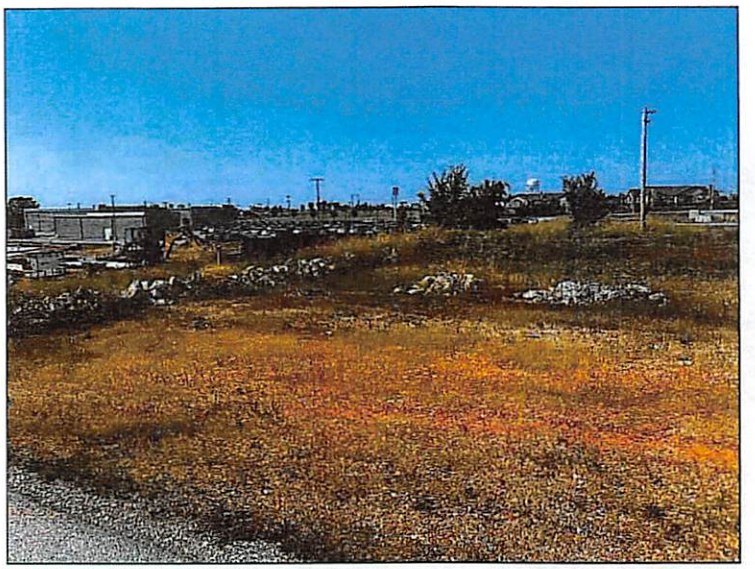
3534 E. 20th St – looking south – overgrown vegetation



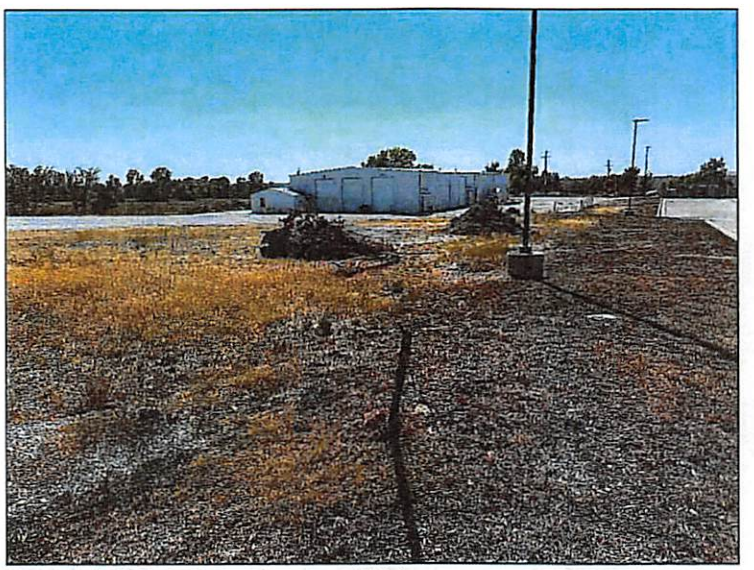
3534 E. 20th St – looking south – overgrown vegetation; lack of pedestrian circulation



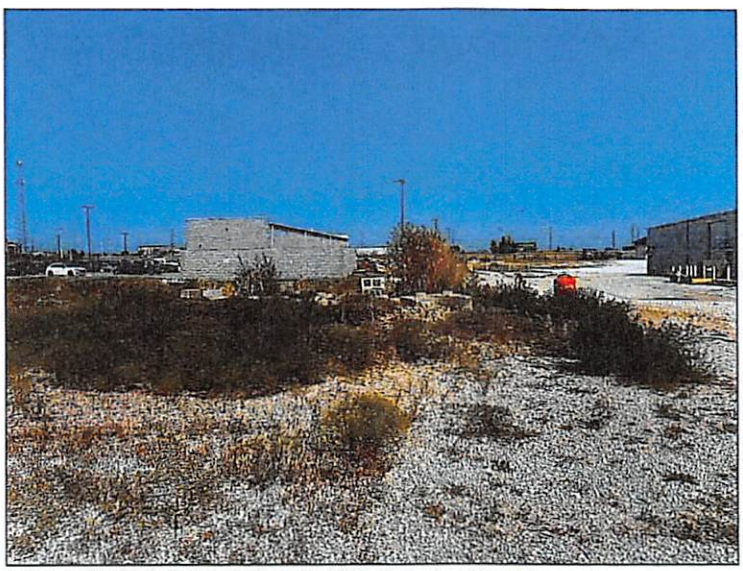
3534 E. 20th St – looking east – lack of pedestrian circulation; trash/debris



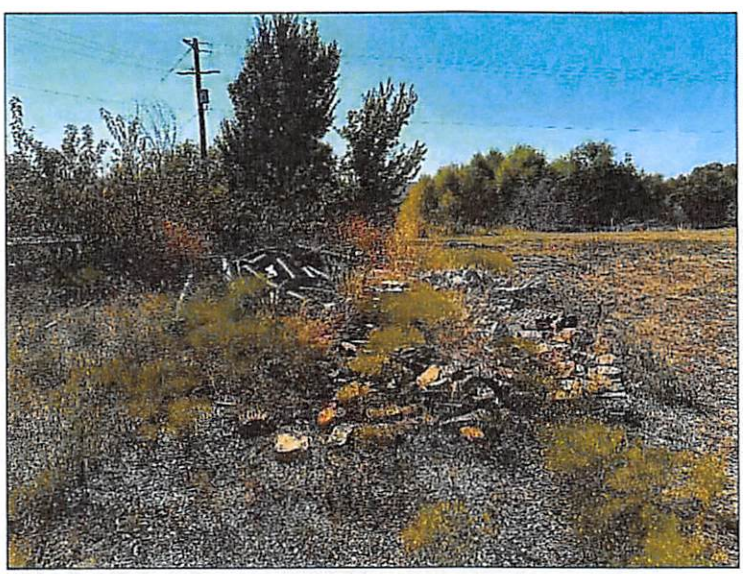
3435 E. 20th St – looking northwest – trash/debris



2120 S. Davis Blvd – looking southwest – trash/debris; overgrown vegetation



2120 S. Davis Blvd – looking east – trash/debris; overgrown vegetation



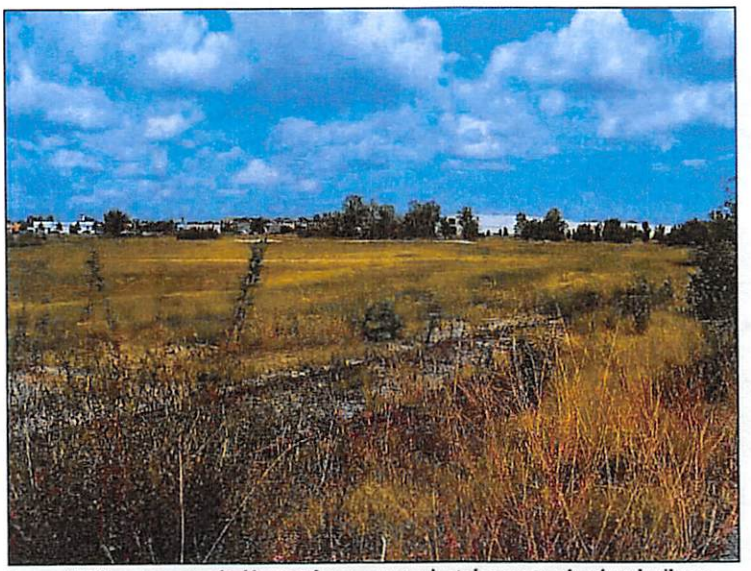
2120 S. Davis Blvd – looking west – trash/debris; overgrown vegetation



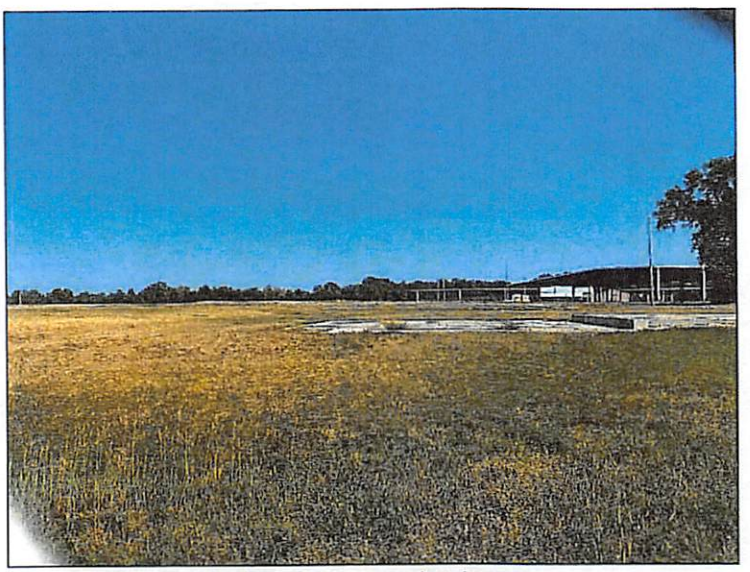
2120 S. Davis Blvd – looking west – trash/debris; overgrown vegetation



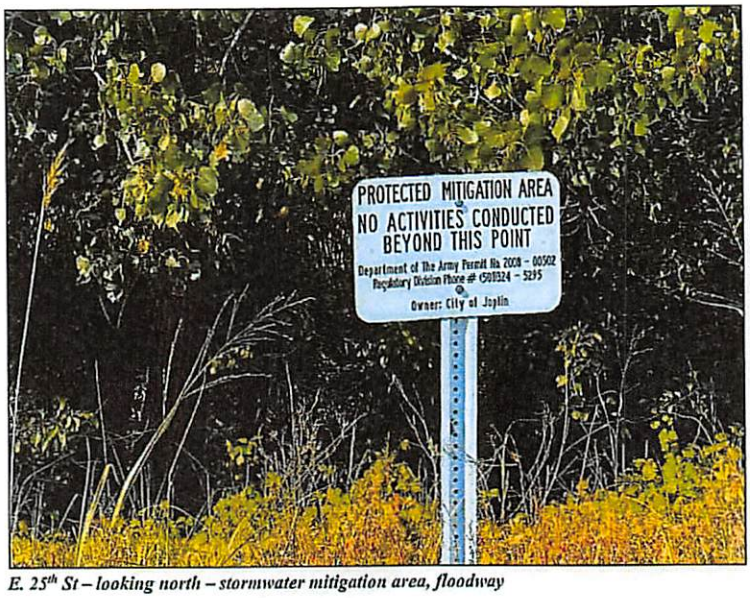
1717 S. Range Line Rd – looking south – trash/debris blocking gutter/drainage



Prospect Village property – looking northwest – contaminated property; abandoned rail spur



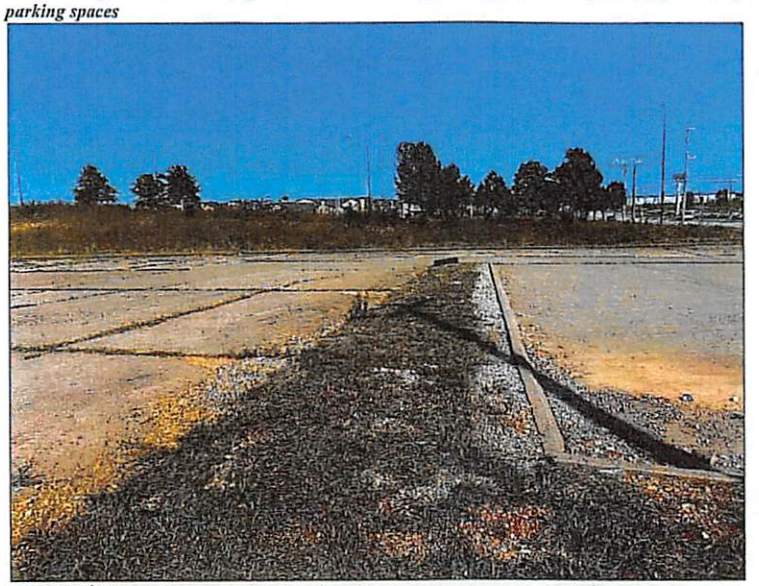
International Paper Co. – looking northwest – contaminated property



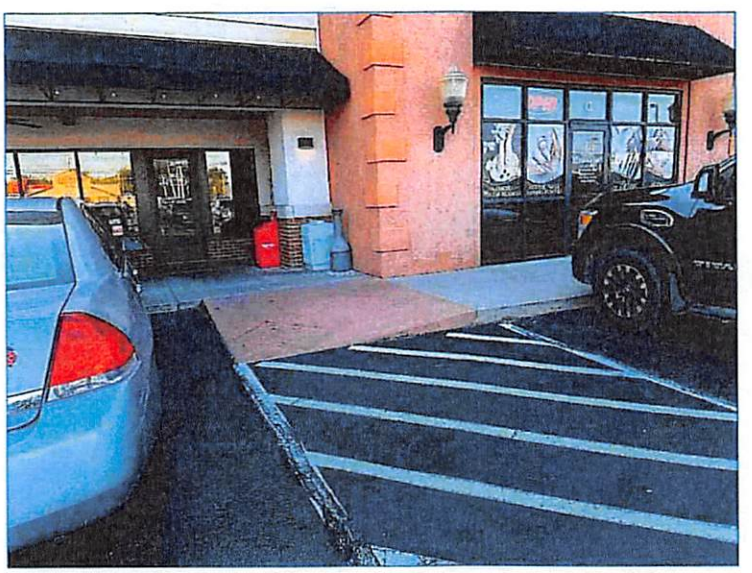
E. 25th St – looking north – stormwater mitigation area, floodway



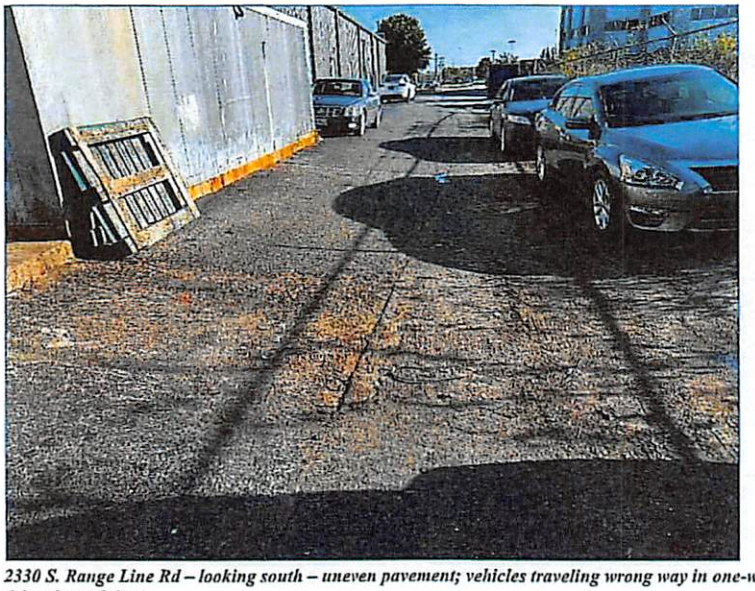
2601 S. Range Line Rd – looking west – deterioration of parking lot, uneven pavement; noncompliant ADA parking spaces



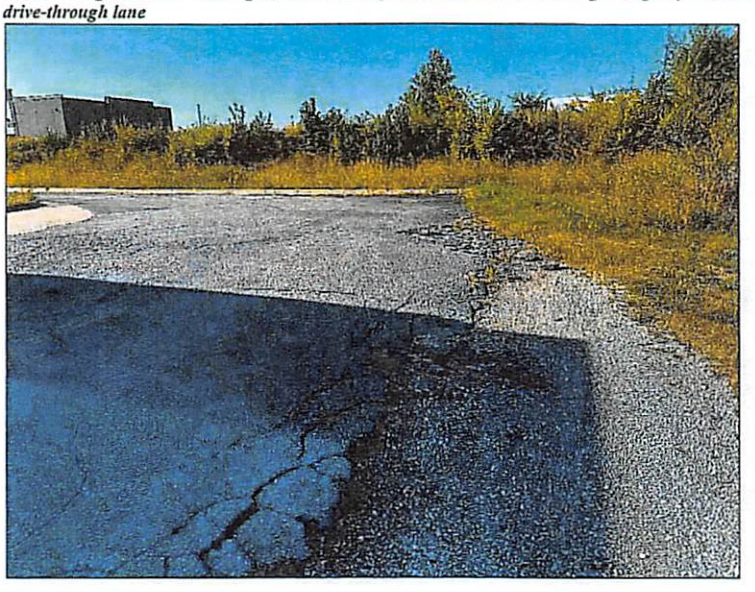
3507 E 20th St – looking east – deterioration of pavement; overgrown vegetation



2330 S. Range Line Rd – looking west – noncompliant ADA parking space, curb ramp/sidewalk



2330 S. Range Line Rd – looking south – uneven pavement; vehicles traveling wrong way in one-way drive-through lane



3105 E 17th St – looking north – deterioration of pavement; uneven pavement



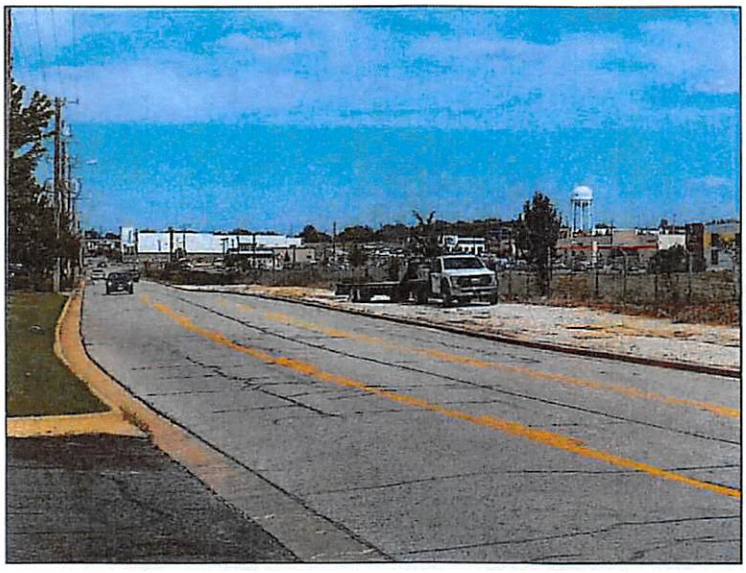
1315 S. Range Line Rd – looking east – deterioration of parking lot; uneven pavement



2601 S. Range Line Rd – looking north – debris on sidewalk



1717 S. Range Line Rd – looking east – uneven sidewalk, exposed rebar



International Paper Co. – looking east – lack of pedestrian circulation; neglected property



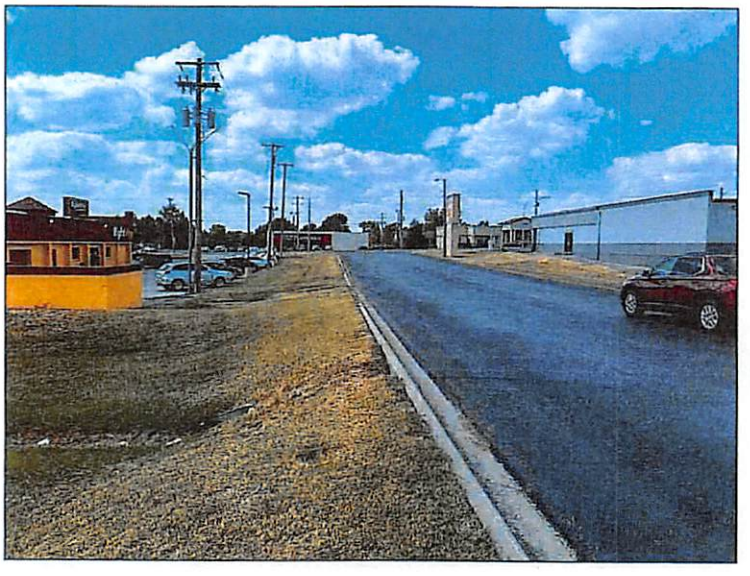
2021 S. Range Line Rd – looking north – illegible pavement markings



2433 S. Range Line Rd – looking northeast – lack of ADA-compliant signage



2433 S. Range Line Rd – looking northeast – lack of ADA-compliant warning pads



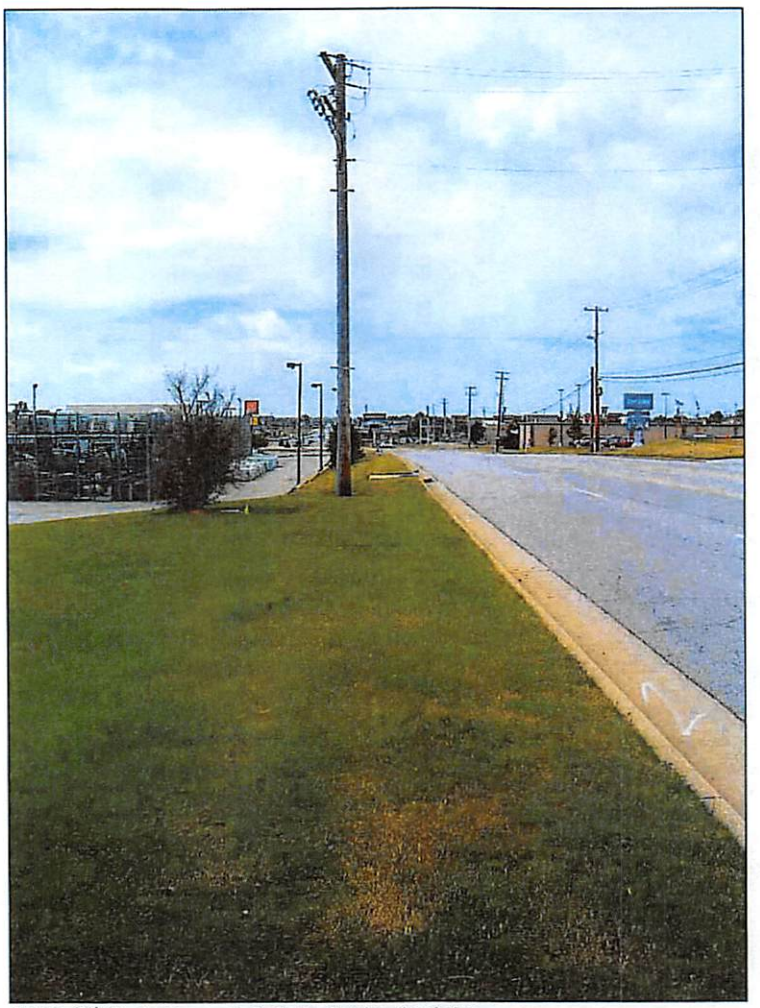
1717 S. Range Line Rd – looking west – lack of pedestrian circulation



3205 E. 20th St – looking east – lack of pedestrian circulation



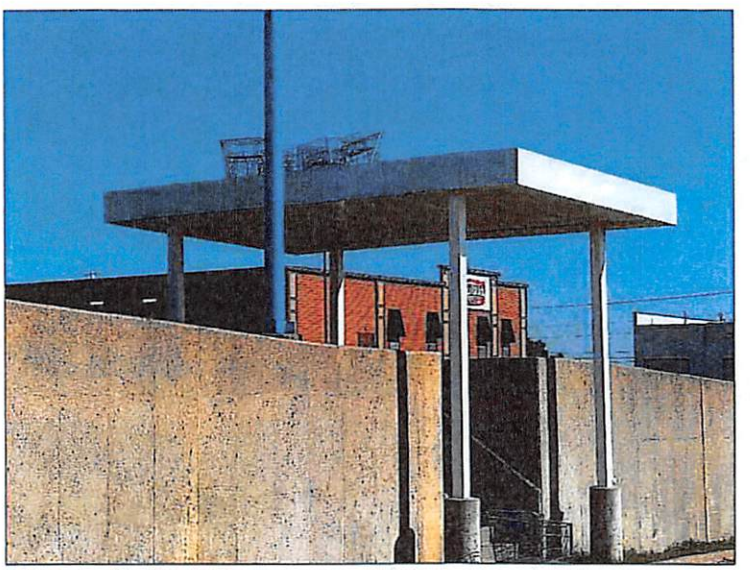
2430 S. Range Line Rd – looking south – lack of pedestrian circulation



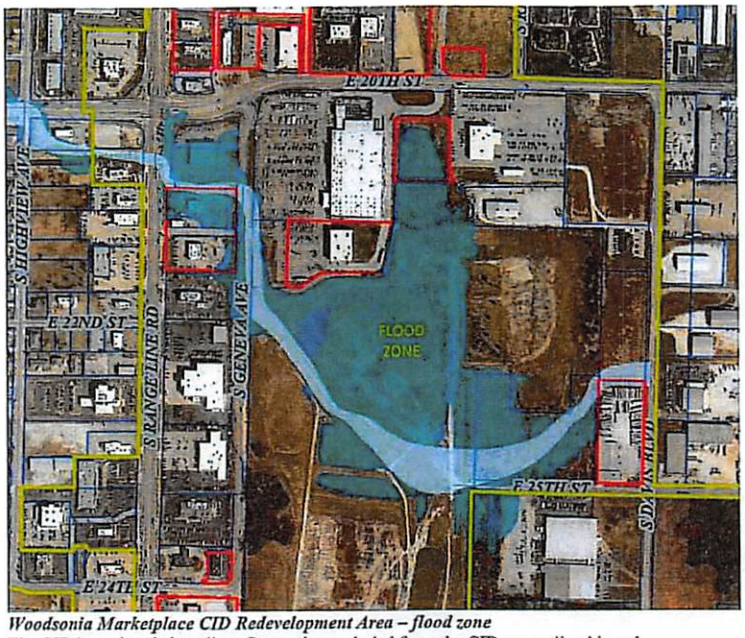
3110 E. 20th St – looking west – lack of pedestrian circulation



1717 S. Range Line Rd – looking southeast – debris; transient access to property



1717 S Range Line Rd – looking southeast – vandalism



Woodsonia Marketplace CID Redevelopment Area – flood zone
The CID boundary is in yellow. Properties excluded from the CID are outlined in red.

Cause Component 2: Deterioration of Site Improvements

The condition of deterioration of site improvements was primarily established through field survey work and observation of exterior physical conditions within the Study Area. Building deterioration rating criteria considered included the following: primary structure (roof, walls, foundation); secondary structure (fascia/soffits, gutters/downspouts, exterior finishes, windows and doors, stairways/fire escapes); and exterior structure (mechanical equipment, loading areas, fences/walls/gates, other structures).

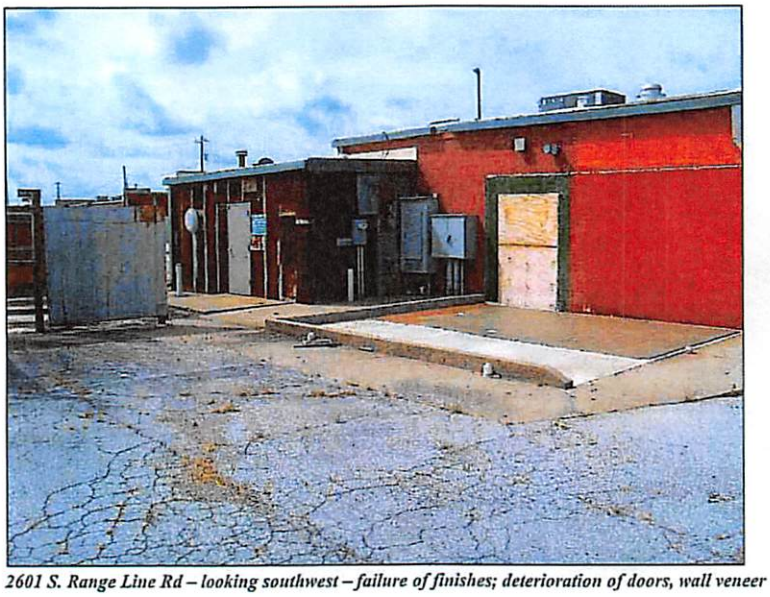
The most common example of structural deterioration found in the Study Area included the failure of finishes. The following photos are examples of structural deterioration in the Study Area.



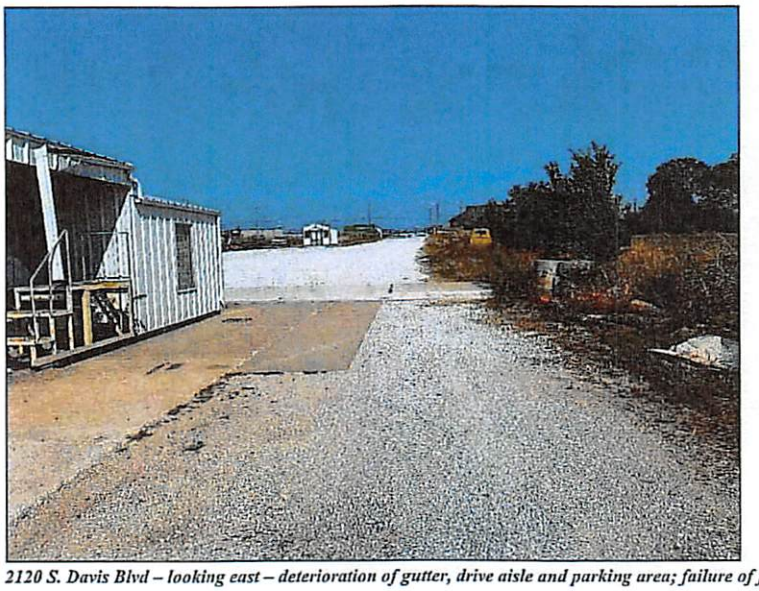
3110 E. 20th St – looking west – failure of finishes



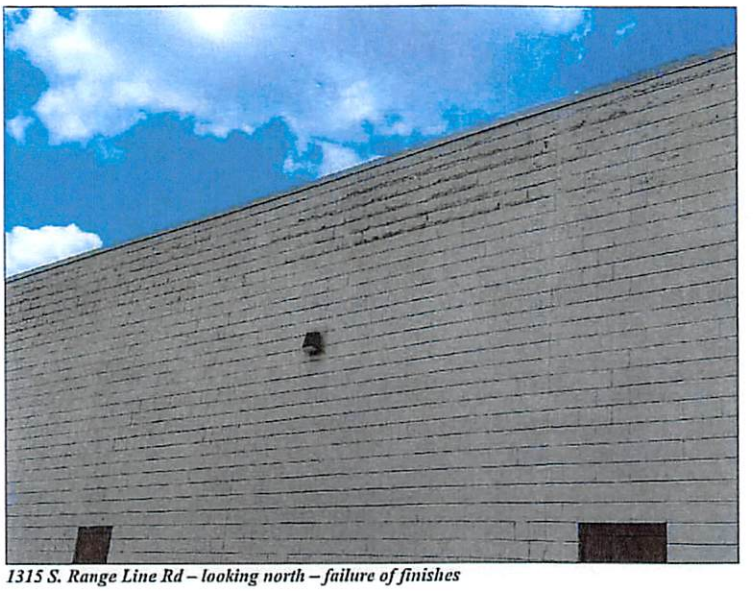
2601 S. Range Line Rd – looking northeast – failure of finishes; deterioration of pavement



2601 S. Range Line Rd – looking southwest – failure of finishes; deterioration of doors, wall veneer



2120 S. Davis Blvd – looking east – deterioration of gutter, drive aisle and parking area; failure of finishes



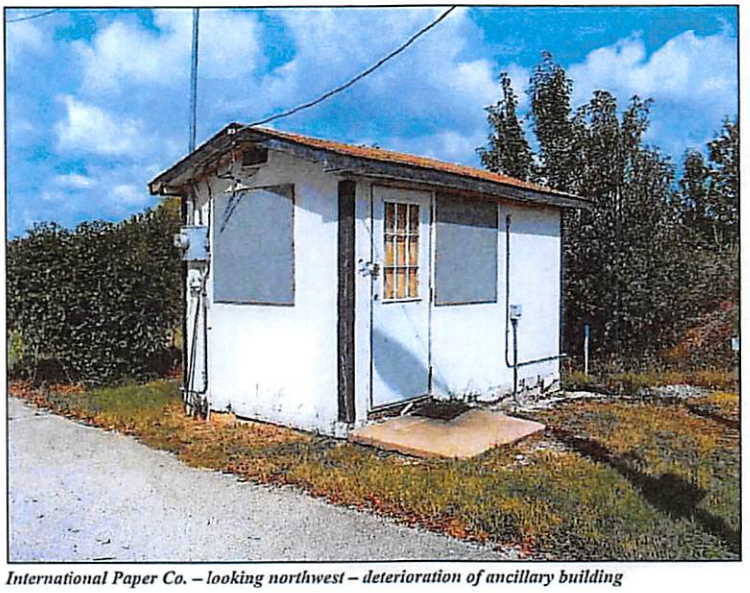
1315 S. Range Line Rd – looking north – failure of finishes



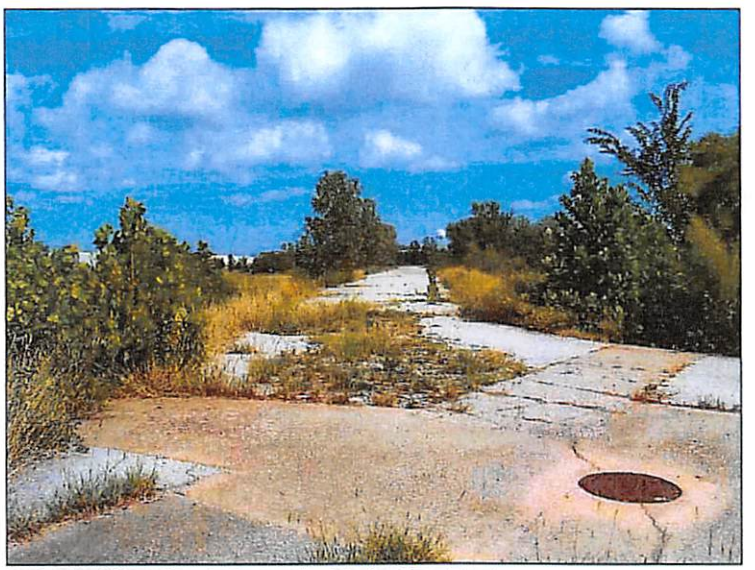
2600 S. Range Line Rd – looking west – deterioration of masonry

In addition to structural deterioration, a variety of blight conditions was observed within the Study Area related to the deterioration of the site and non-primary improvements. These conditions which negatively affect the appearance and utilization of the area, most commonly include deterioration of parking surfaces, driveways, equipment, fences, and unenclosed trash dumpsters.

Examples of site deterioration problems are found throughout the Study Area, as shown in the photographs below.



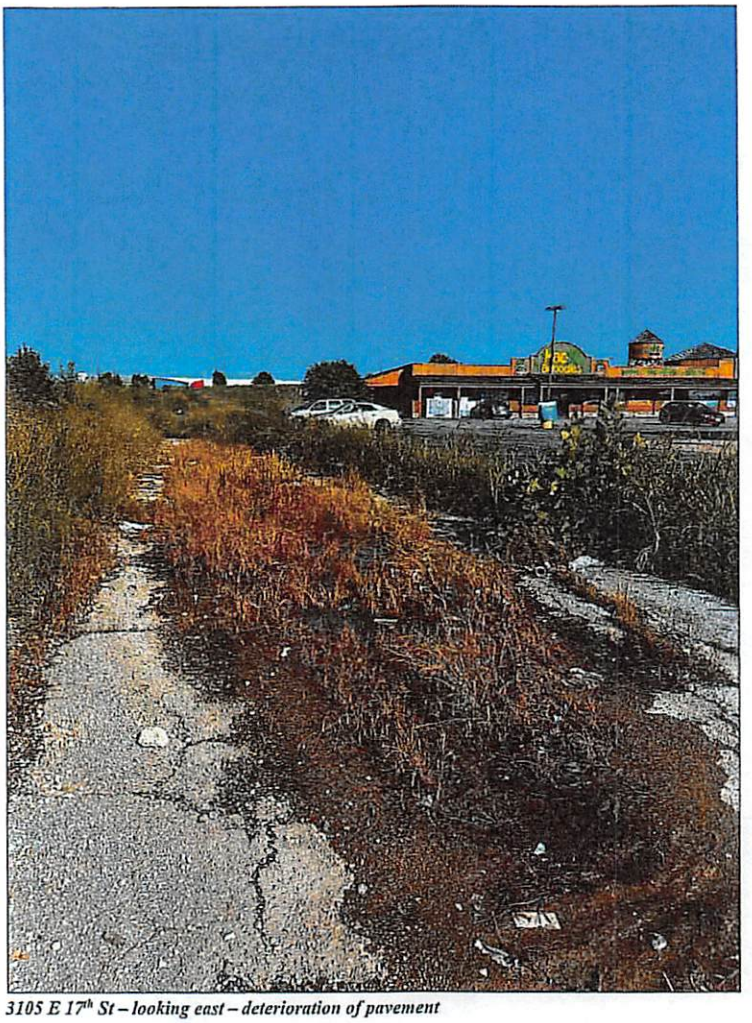
International Paper Co. – looking northwest – deterioration of ancillary building



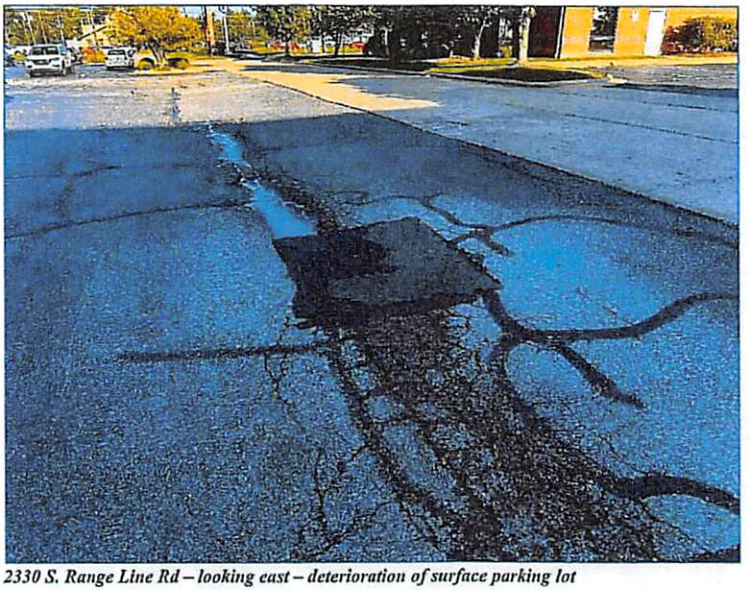
International Paper Co. – looking north – deterioration of street



3110 E. 20th Street – looking north – deterioration of drive aisle



3105 E 17th St – looking east – deterioration of pavement

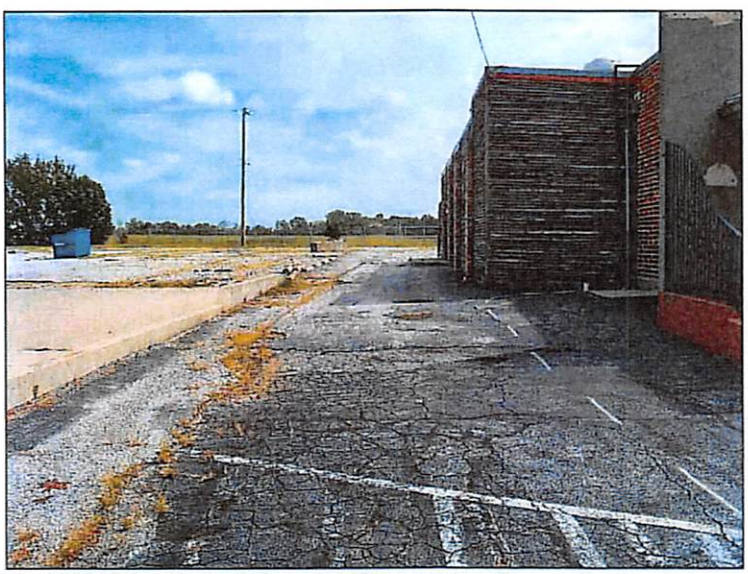


2330 S. Range Line Rd – looking east – deterioration of surface parking lot

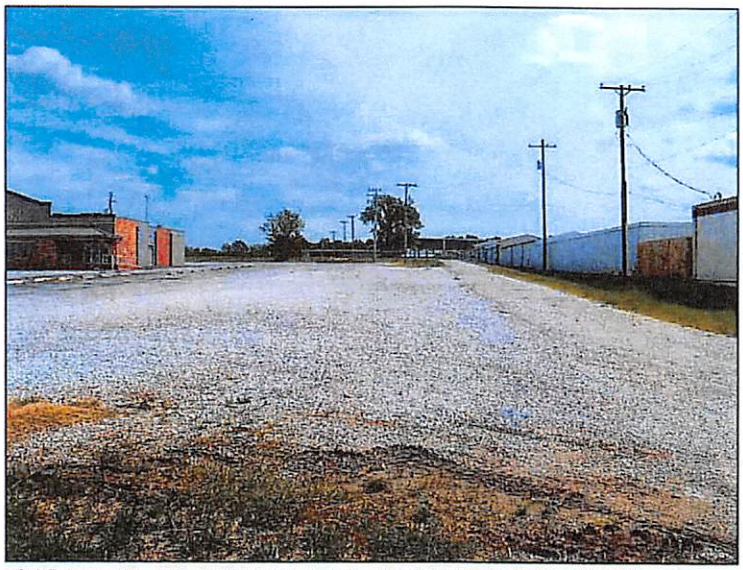




2601 S. Range Line Rd – looking west – deterioration of surface parking lot



2601 S. Range Line Rd – looking east – deterioration of drive aisle



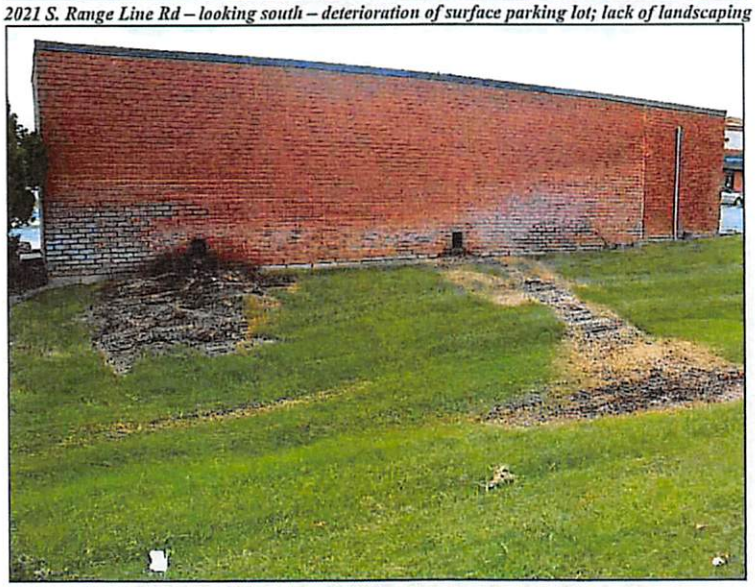
2601 S. Range Line Rd – looking east – deterioration of surface parking lot (gravel)



1717 E Range Line Rd – looking north – deterioration of pavement, curb



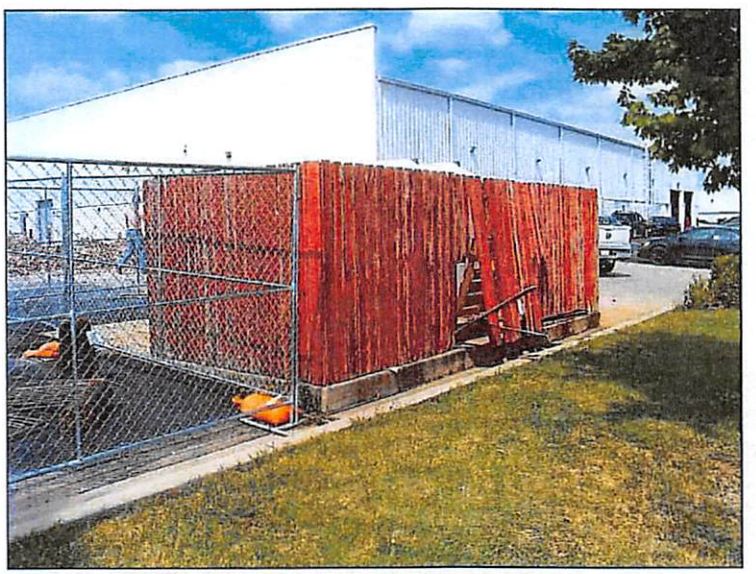
2021 S. Range Line Rd – looking south – deterioration of surface parking lot; lack of landscaping



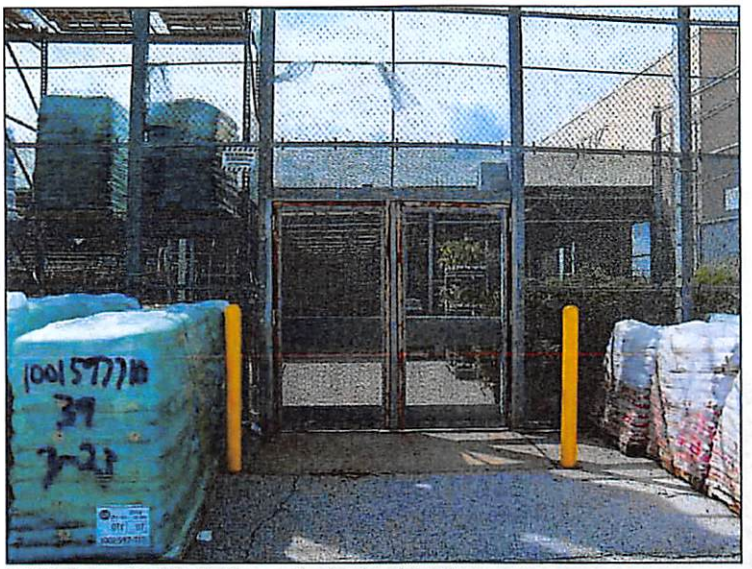
2127 S. Range Line Rd – looking south – lack of landscaping; deterioration of wall



International Paper Co. – looking south – deterioration of fence; overgrown vegetation



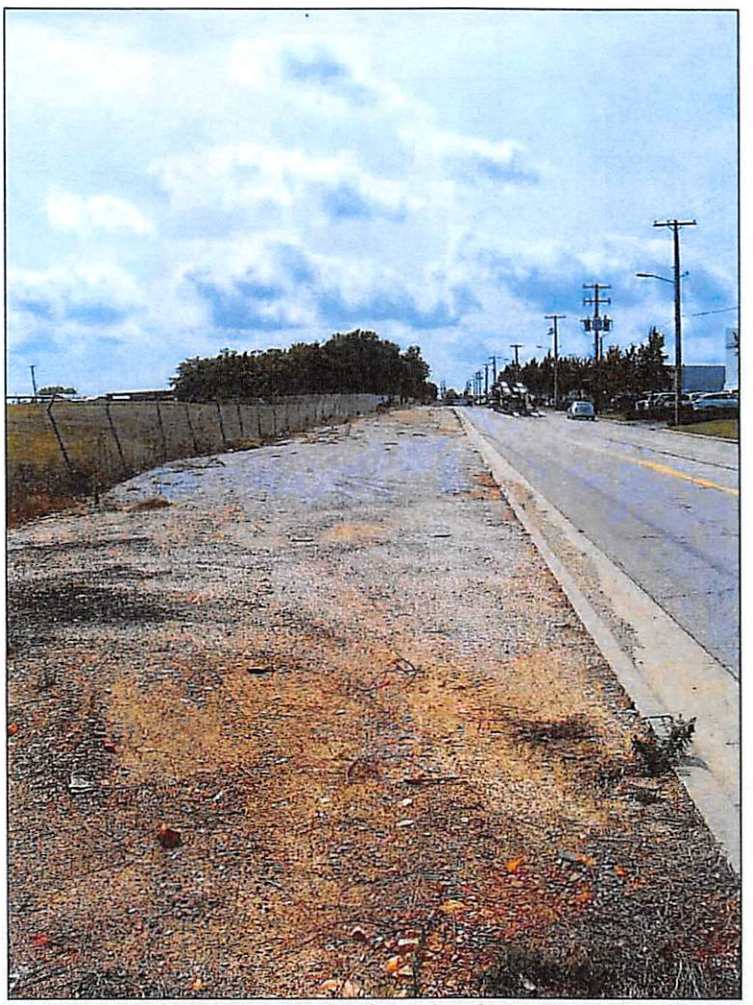
2407 S. Range Line Rd – looking west – deterioration of fence



2600 S. Range Line Rd – looking south – deterioration of fence



Planet Fitness pad site – looking southwest – deterioration of infrastructure



International Paper Co. – looking south along Geneva Ave – deterioration of fence; lack of landscaping



S. Geneva Ave – looking south – deterioration of infrastructure

The Study Area exhibits deterioration of site improvements. The most common conditions included the deterioration of surface parking and drive aisle pavement, equipment, and failure of finishes. The deterioration of site improvements, both primary and secondary, and exterior improvements, impacts 74.2% of the Study Area.

Cause Component 3: Existence of Conditions which Endanger Life or Property by Fire and Other Causes

Fire safety and crime information pertaining to the parcels in the Study Area indicated no reported incidents within the Study Area in the past twelve months.

As noted previously environmental liabilities exist within the Study Area on those property/tax parcels currently and recently owned by International Paper (the northern portion of International Paper's property is now owned by Prospect Village) that endanger life and/or property.

The International Paper/Prospect Village properties and eleven other properties are impacted by a floodway that, at times of certain weather events, endanger life and/or property.

The existence of conditions which endanger life or property by fire and other causes were identified within the Study Area and are a major contributor to blight in the Study Area, impacting 39.3% of the Study Area.

Summary of Blighting Factors
The following table summarizes the three blighting cause factors analyzed during the inspection of property within the Study Area.

As evidenced from the table below, the parcels within the Study Area satisfy each of the three blighting cause factors, with more than 50% of the Study Area satisfying the factors of Insanitary or Unsafe Conditions and Deterioration of Site Improvements. Parcels that exhibit a predominance of blighting factors cover 51.5% of the Study Area, and 63.1% of the Study Area located in Jasper County.

Woodsonia Marketplace
Community Improvement District
Summary of Blighting Factors

Study Area	Parcels	Pct.	Area (acres)	Pct.
Total	54	100%	347.99	100%
Blighting Factors				
Insanitary or unsafe conditions	36	66.7%	222.77	64.0%
Deterioration of site improvements	40	74.1%	258.13	74.2%
Existence of conditions which endanger life or property by fire and other causes	14	25.9%	136.88	39.3%
Parcels with Predominance of Blighting Factors	24	44.4%	179.30	51.5%

Effect Component 1: Retards the Provision of Housing Accommodations
As noted previously, the environmental liabilities that exist at the International Paper Company and Prospect Village properties has resulted in the Missouri Department of Natural Resources and the U.S. Environmental Protection Agency prohibiting residential use as a future land use.

Other vacant property/tax parcels have not been developed since the tornado impacted the Study Area in 2011, although millions of dollars of investment have occurred in multifamily and commercial development in the vicinity of the Study Area. Underlying factors have impacted the ease with which the vacant properties in the Study Area could be developed, due largely to flooding issues and environmental liabilities.

The blighting conditions within the Study Area have retarded the provision of housing accommodations.

Effect Component 2: Constitutes an Economic or Social Liability
The following are generally considered economic characteristics of blighted areas:

- Reduced or negligible income;
- Impaired economic value;
- Depreciated values;
- Impaired investments;
- Negligible income

The Missouri Supreme Court has determined that "the concept of urban redevelopment has gone far beyond 'slum clearance' and the concept of economic underutilization is a valid one."

As indicated in Appendix B: Property Valuation and Taxes, the assessed value of the Study Area has declined by 3.96% between 2021 and 2023, after increasing by 1.65% in 2023. Assessed values in the Study Area also increased by 3.27% in 2024 and by 26.62% in 2025, largely due to the redevelopment of three of the four properties in Newton County. When considering only the property located in Jasper County, which makes up about 82% of the Study Area, assessed values increased by 3.0% between 2021 and 2025.

When looking at assessed valuations between 2021 and 2025, Jasper County saw an increase of 3.01%, due solely to the completion of the Whataburger on S. Range Line Road and improvements made at Jasper Products. When netting those two properties out, the remaining forty-eight (48) properties in the Study Area in Jasper County had a collective decline of assessed valuation between 2021 and 2025 of 0.90%.

When looking at assessed valuations between 2021 and 2025, Newton County (that part of the Study Area south of 32nd Street), saw an increase of 40.10%, due to the development of Menards, a home improvement retail store completed in April 2024, and The Boulevard Apartments, a 250-unit apartment complex offering studios, one-bedroom and two-bedroom units with rents ranging between $980 and $1,790, and opened in 2024. The four properties had been mostly vacant prior to the redevelopment with the exception of an existing Sam's Club and a vacant restaurant that has since been converted to office use.

While redevelopment is taking place in isolated areas within the Study Area, such as in Newton County and on S. Range Line Road where the tornado damaged properties in 2011, much of the Study Area remains vacant and/or blighted and in need of reinvestment.

Economic underutilization of the property within the Study Area is evident in the following manner:

- Vacant land in the Study Area is excessive. While one parcel is utilized as stormwater mitigation, other vacant land that could be developed is excessive and has a negative impact on the remainder of the Study Area. That vacant land includes the International Paper Company and now Prospect Village, whose soil management plan adds considerable cost to development,

particularly since a fair share of the property is in a floodway. The lack of development on these parcels, when growth is taking place within the adjacent S. Range Line Road corridor, is an indication that blight exists.

- The older improved properties located in the Study Area, due to physical condition, utilization, and age, as evaluated by the Jasper County Assessor, when compared to comparable properties indicate assessed values of the improvements are generating reduced tax revenue to the various taxing jurisdictions and are an indicator of blight. The restaurant on S. Range Line Road has been vacant for about three years and is generating much less in tax revenue than when it was operating. One other parcel, used to mitigate stormwater drainage, is owned by the city and does not generate any tax revenues for the taxing jurisdictions. For the first time in the at least five years, a property is past due on its property tax payment.

The presence of unsafe conditions, particularly those that endanger life, is a social liability. That includes the contaminated International Paper Company and Prospect Village properties (both recently owned by International Paper), the properties impacted by the flood zone, as well as those parcels that violate the city's property nuisance code, which are evident primarily along S. Geneva Avenue and S. Davis Boulevard.

The redevelopment of the area has been hindered primarily by the deterioration of site improvements that has also resulted in unsafe conditions throughout the Study Area and the existence of environmental liabilities and a floodway. Addressing the deterioration and unsafe conditions is a cost that is prohibitive for a private sector developer (or property owner) to take on independently and remain competitive in the market. Doing nothing will only result in further deterioration of building and site improvements and little action with respect to the contaminated vacant land, resulting in the potential for underperformance with respect to sales tax income and property assessments. For the existing businesses to provide a safe environment for customers and employees, and to continue to grow and attract new economic activity to the Study Area and surrounding areas, some form of external financial assistance that is not currently being utilized will be required to make improvement of the Study Area economically feasible.

Economic underutilization – deteriorating site improvements, underutilized property, unsafe conditions, and the lack of development – in a high-traffic location on S. Range Line Road – indicates the Study Area is blighted.

Effect Component 3: Constitutes a Menace to the Public Health, Safety or Welfare
The environmental liabilities and the flood zone are a menace to public health and safety, as are those properties that violate Joplin's nuisance code.

Together, those properties make up most of the Study Area, and as a result the Study Area is a menace to the public health and safety of the community.

Conclusion

A predominance of the components that make up the definition of blight per the CID Act (RSMo. 99.805(1)) was present in the proposed Woodsonia Marketplace Community Improvement District.

The dominant blighting factor is the unsafe conditions caused by environmental liabilities and the impacts of the flood zone, in addition to physical deterioration of site improvements throughout the Study Area. The low assessed values caused by the presence of environmental contamination and the low assessed values of those properties in the remainder of the Study Area due to the deterioration of improvements, and the underutilization of those properties, indicate blight is present within the proposed Woodsonia Marketplace Community Improvement District. The deterioration of site improvements and the presence of unsafe/insanitary conditions violates the city's nuisance code, creating a social liability within the community.

The above combine to create economic underutilization and an inability to pay reasonable property taxes, hinder housing accommodations, and endanger life, thereby creating an economic and social liability for the City and other taxing jurisdictions, and constitutes a menace to the public health and safety of the community.

Therefore, the Consultant has determined that the proposed Woodsonia Marketplace Community Improvement District, as of October 5, 2025, is a "blighted area" according to the definition provided in the CID Act, and hinders housing accommodation, constitutes an economic liability, social liability, and is a menace to public health and safety of the community in its present condition and use.

Appendix A

Property Ownership & Legal Descriptions

Map No.	Site Address	Parcel ID No.	Owner	Short/Abbreviated Parcel Legal Description
1		04-4.0-19-000-020-005.000	SAMS REAL ESTATE BUSINESS TRUST	BEG 1938.05' S & 660.30' E NW COR N 836.18' E 775' S 545' E 13 E.71' S 12° W 490.12' W 401.18' S 5° W 232.46' S 86° W 11.48' W 453.75' TO POB
2		04-4.0-19-000-020-005.007	WOODSONIA JOPLIN LLC	BEG NW COR NW1/4 S 1937' E 660.30' N 836.18' E 775' S 545' E 1 38.71' SW 138.14' TO POB SW ALG CURVE 445' W 210.02' N 33° N 86 ° W 11.48' N 5° W 25.46
3		04-4.0-19-000-020-005.018	MENARD, INC	PRT FRL SEC 19 BEG NW COR E 1343.05' S 49' W 35.85' TO POB S 2 17.56' E 246.45 FM 281.65' TO CURVE R S 39° E 55.49' S 229.39' E 11' ETC
4		04-4.0-19-000-020-005.019	WOODSONIA JOPLIN LLC	PT FRL SEC 19 BEG NW COR E 1343.05' S 445.07' E 134.32' TO POB E 1269.44' S 50° E 952.3' TO RR R/W W 1125.83' N 18.57' N 63° W 143' N 88° W 106.34' S
5	1930 S RANGE LINE RD	19-1.0-13-040-019-018.000	MAJZOUB FAMILY PARTNERSHIP	JOP MISC BEG 150' E SW COR LOT 43 DOWELL'S 1ST ADD E 488.9' TO W R/W RANGELINE RD S 111.17' W 296.25' S 349 05" TO N R/W 20TH ST S 85 DEG W 113.39' N TO POB
6	1930 S RANGE LINE RD	19-1.0-13-040-019-018.001	MAJZOUB FAMILY PARTNERSHIP	JOP MISC BEG 170.3' W & 50' N SE COR SE N 89 DEG W 72.15' S 88 DEG W 116.47' N 02 DEG E 349.14' S 87 DEG E 294.25' S 01 DEG W 166.15' S 10 DEG W 136.45' S 44 DEG W 130.72' TO POB
7	2014 S RANGE LINE RD	19-4.0-13-010-001-018.000	FUGATE J LARRY TR	KINDRENS SUB S 179' LOT 1 EX HWY
8	2330 S RANGE LINE STR A-F	19-4.0-13-010-013-009.000	SOUTHWEST MISSOURI DEV ENTERPRISES	JOP MISC COM NE COR SE NE S 402.46' & S 88 DEG W 59.76' TH S 150.03' S 88 DEG W 317.69' N 150.85' E TO POB
9	2330 S RANGE LINE RD STE O-H	19-4.0-13-010-013-014.000	SOUTHWEST MISSOURI DEV ENTERPRISES	RANGE LINE SUB REPLAT 1 LOT 1 & N 65' LOT 4
10	2350 S RANGE LINE RD	19-4.0-13-010-013-013.000	LIBERTY BANK	RANGE LINE SUB REPLAT 1 LOT 2
11	2450 S RANGE LINE RD	19-4.0-13-010-013-018.000	2340 REAL PROPERTY	RANGE LINE SUB REPLAT 1 LOT 4 EX N 65' THEREOF
12	JOP	19-4.0-13-010-014-002.000	BROADMOOR AT CHELSEA CO	JOP MISC BEG 30' E & 66.67' N SW COR SE NE E 350.49' N 271.89' E 141.5' TO S R/W 34TH ST S 34 DEG E 30.13' CURV TO LFT CH DIST 105.48' W/BEARING OF S 72 DEG E E ALG S R/W LN
13	2603 RANGELINE	19-4.0-13-040-001-001.000	BROADMOOR AT CHELSEA CO	JOP MISC BEG 139.5' N & 30' W SE COR NE SE N 63 DEG E 165.17' N 444.62' W TO CL TEXAS AVE S 571.33' E 1153.83' N 1.5' E 20' S 1.5' E 69.7' TO POB EX TEXAS AVE
14	1315-1321 S RANGELINE	20-3.0-07-030-004-017.000	MARKET PARKING INC	JOP MISC BEG 260' S & 215' E NW COR SW S 150' W 150' S 105' E 200' S 175' E 40' N 28.98' E 614.15' S 79 DEG E 54.76' E 99.91' N 100' W 183.95' N 216' W 75' TO POB
15	3165 E 17TH ST	20-3.0-07-030-004-025.000	R & A HOLDINGS	JOP MISC BEG 337.2' E & 833.2' N SW SEC COR N 210.75' E 326.38' S 281.79' W 327.65' TO POB EX ST R/W
16	1717 S RANGE LINE RD	20-3.0-07-030-004-029.000	WARREN DAVIS PROPERTIES % WILLIAM P HARRINGTON	JOP MISC BEG 460.2' N & 60.5' E SW COR SEC N 260.04' N 43 DEG E 71.75' S 47 DEG E 515.45' E 172.5' S 310.2' W 246.72' S 436.69' W 39' N 293.17' W 454.69' S 278.15' S 84 D
17	S RANGE LINE RD	20-3.0-07-030-004-030.005	SOONER TWO	JOP MISC BEG 75.28' E SW SEC COR N 28.50' NWLY 7.37' N 132.95' E 200' S 142.18' W 12' S 20' W 149' TO POB & PT LYING N OF NEW 20TH ST & EX ROAD R/WS
18	3205 E 20TH	20-3.0-07-030-004-031.000	ALDI INC % RYAN TAX COMPLIANCE SERVICES	JOP MISC BEG 429' N & 508.64' E SW SEC COR N 233.18' E 199' 238.23' W 135' N 21 DEG W 59' TO POB
19	3507 E 20TH ST	20-3.0-07-030-004-033.000	MAHMAD ALI	JOP MISC ALL OF TR OF LAND BEG 1004.67' E & 30' N SW COR SEC N 434.67' E 348' E 436.67' W TO BEG EX W 174' THEREOF
20	1501 S RANGE LINE & 3724 E 15TH	20-3.0-07-030-004-034.000	WAL MART REAL ESTATE BUSINESS TR	JOP MISC BEG 1784.48' E & 30' N SW SEC COR W 432.06' N 436.67' W 348' N 344.57' W 126.8' N 230.78' E 310.7' N 648.15' E 590.5' S 281.7' W P S 772.9' W 10' S TO POB EX ST
21	15TH & RANGE LINE	20-3.0-07-030-004-034.001	WAL MART STORE EAST	JOP MISC COM INTERSECT N R/W E 36TH ST & W R/W REX AVE W 135' TO POB W 169' N 48 DEG W 47.42' N 100' E 200' S 125.26' TO POB
22	2534 E 20TH ST	20-4.0-18-000-000-013.000	FLETCHER REALTY LLC	JOP MISC BEG 114.75' W NE COR NW TH S 680' W 442.41' N 660' E TO BEG EX N 30' & EX E 30'
23	2120 DAVIS ST	20-4.0-18-000-000-013.000	KAP PROPERTY INVESTMENTS	JOP MISC BEG 635.16' W & 30' S NE COR NW S 570' W 443.29' NWLY 203.6' N 425' E TO POB EX COM NE CFR NW 1/4 S 89 DEG W 635.13' TO POB S 500.12' S 89 DEG W 541.30' N 45 DEG W 64.01
24	2120 S DAVIS BLVD	20-4.0-18-000-000-013.002	CONFIDENCE RESTORATION CENTER	JOP MISC BEG 2458.35' W & 630' S NE COR S 770' W 225.3' N 770' W 181.41' N 20' +/- E 414.19' TO POB EX COM NE COR NW 1/4 N 88 DEG W 216.75' S 909.18' TO POB S 543.37' N 88 DEG W
25	3430-3432 E 20TH ST	20-4.0-18-000-000-013.003	FLETCHER REALTY	JOP MISC COM NE COR NW 1/4 S 89 DEG W 635.33' TO POB S 503.12' S 89 DEG W 541.30' N 45 DEG W 64.08' N 455.22' TO N L'N NW 1/4 N 89 DEG E 518.19' TO POB EX RD R/W
26	2120 S DAVIS BLVD	20-4.0-18-000-000-013.004	HUKILL DUANE D & HOLLY L TR	JOP MISC COM NE COR NW 1/4 N 88 DEG W 216.75' S 909.18' TO POB S 543.77' N 88 DEG W 227.79' N 540.76' S 88 DEG E 231.37 TO POB
27	BEHIND HOME DEPOT-RANGELINE	20-4.0-18-000-000-014.000	INTERNATIONAL PAPER COMPANY	JOP MISC BEG 400' E & 1300' S NW SEC COR S 500' S 33 DEG E 114.8' S 309.25' W 10.7' S 308.86' W 319.55' S 40' E 640' S 520.7' E 250' S 34.72' S 49 DEG E 75' SW ALG RR SPUR TO KCS
28	3110 E 20TH ST	20-4.0-18-000-000-014.002	HD DEVELOPMENT OF MARYLAND INC	HOME DEPOT LOT 1 EX ST
29	S GENEVA AVE	20-4.0-18-000-000-014.004	RANGELINE INVESTORS	HOME DEPOT LOT 2 EX COM SE COR LOT 2 E 179.42' TO POB N 133.39' W 4.29' N 21.34' E 8.89' N 21.91' W 4.18' N 65.30' E 2.18' N 64.44' E 212.45'
30	E 20TH ST	20-4.0-18-000-000-014.005	HOME DEPOT USA INC	HOME DEPOT LOT 3
31	E 25TH ST	20-4.0-18-000-000-014.006	JOPLIN CITY	JOP MISC BEG 400' E & 1300' S NW SEC COR S 500' S 33 DEG E 114.8' S 309.25' W 10.7' S 308.86' W 319.55' S 40' E 640' S 520.7' E 250' S 34.72' S 49 DEG E 75' SW ALG RR SPUR TO KCS
32	2113 S GENEVA AVE	20-4.0-18-000-000-014.007	RIDGECREST LRAR	HOME DEPOT LOT 3 COM SE COR LOT 2 E 179.42' TO POB N 133.39' W 4.29' N 21.34' E 8.89' N 21.91' W 4.18' N 65.30' E 2.18' N 64.44' E 217.45' S 46 DEG E 57.5' S 13 DEG W
33	BEHIND HOME DEPOT-RANGELINE	20-4.0-18-000-000-014.008	PROSPECT VILLAGE % WOODSONIA REAL ESTATE	JOP MISC COM N 1/4 COR SEC 18 S 01 DEG W 700.72' N 88 DEG W 451.84' TO POB S 01 DEG W 777.12' N 88 DEG W 132.87' S 01 DEG W 180' N 88 DEG W 100' N 01 DEG E 180' N 88 DEG W 200' S
34	S RANGE LINE RD	20-4.0-18-000-000-017.000	MAJZOUB FAMILY PARTNERSHIP	JOP MISC BEG 332' E & 70.85' E OF NW COR SEC N 5.59' N 23 DEG E 113.64' E 165.04' N 12.45' E 36.79' N 74 DEG E 127.53 S 67 DEG E 21.58' S 149.25' W 329.15' TO POB EX RD
35	2021 S RANGE LINE RD	20-4.0-18-000-000-017.001	RALCO ENTERPRISES INC	JOP MISC BEG 65' E & 333' S NW COR SEC TH E 335' S 200' W 335' N 200' TO BEG EX HWY R/W
36	1935 RANGE LINE	20-4.0-18-000-000-017.003	SOONER TWO	JOP MISC ALL THAT PART OF N 100' W 225' NW NW LYING E OF RANGELINE & LYING N OF NEW 20TH ST EX RD R/W
37	2101 S RANGE LINE RD	20-4.0-18-000-000-018.000	WONKA INVESTMENTS	JOP MISC BEG 65' E & 333' S NW COR SEC E 335' S 150' W 165' N 50' W 170' N 140' TO BEG
38	2117 S RANGE LINE RD	20-4.0-18-000-000-020.000	RANGE LINE ROAD	JOP MISC BEG 817.71' S & 65' E OF NW SEC COR N 54 DEG W 53.21' E 250.65' S 167.45' W 334.93' N 134.5' TO POB
39	S RANGE LINE RD	20-4.0-18-000-000-020.001	HD DEVELOPMENT OF MARYLAND INC	JOP MISC BEG 343.71' S & 65' E OF NW SEC COR E 334.93' S 41' W 250.65' S 54 DEG W 55.21' N 24' TO POB
40	2127 S RANGE LINE RD	20-4.0-18-000-000-021.000	CFA-NC TOWNSUDOR SQUARE	JOP MISC BEG 933' S OF N SEC LINE & 405' E OF W SEC LINE W 340' S 215' E 360' N TO BEG EX HWY
41	2259 S RANGE LINE RD	20-4.0-18-000-000-023.000	FLETCHER REALTY	JOP MISC BEG 1197' S & 45' E NW COR SEC E 360' S 515' W 360' N TO BEG EX HWY
42	2457 S RANGE LINE RD	20-4.0-18-000-000-024.000	FLETCHER REALTY	JOP MISC BEG 1596' S & 45' E NW COR SEC S 343.34' E 99.45' N 10' E 332.47' N 115' NW 114.85' N 84.99' W 339.39' TO POB

Map No.	Site Address	Parcel ID No.	Owner	Short/Abbreviated Parcel Legal Description
43	3415 S RANGE LINE RD	20-4-0-18-000-000-027.001	4 STATE CORRAL	JOP MISC DEG 2051.68' S & 60' E NW COR SEC E 75.1' N 10' E 287.8' S 202.8 1' W 362.9' N 250.29' TO BEG
44	3433 S RANGE LINE RD	20-4-0-18-000-000-028.000	PINNACLE BANK	JOP MISC BEG 2311.25' S & 60' E NW COR E 450' S 23.18' W 118.28' S 144' N 72 DEG W 18.72' S 18' TO N R/W 24TH ST W ALG SD N R/W TO E R/W RANGELINE RD N ALG SD E R/W TO POB
45	3431 D RANGE LINE RD	20-4-0-18-000-000-029.001	JAAG PROPERTIES	JOP MISC COM NW COR SEC S 2311.25' E 450' S 23.18' TO POB S 134.36' S 37 DEG W 26.05' W 102' N 18' S 72 DEG E 18.72' N 144' E 111.28' TO POB
46	2525 S RANGE LINE RD	20-4-0-18-000-000-030.000	GATEWAY LUBES REALTY	JOP MISC BEG 2591.25' S & 67.18' E OF NW SEC COR S 125' E 350' N 125' NW 28.28' W 350' SW 32.68' TO POB
47	2601 S RANGE LINE RD	20-4-0-18-000-000-031.000	ACME LAND COMPANY	JOP MISC BEG 2716.25' S & 60' E NW COR NW E 392.3' S 201.10 W 116.72' N 63° W 277.25' N TO POB EX HWY
48	S RANGE LINE RD	20-4-0-18-000-000-031.001	ACME LAND COMPANY	JOP MISC BEG 50' E & S 2128' FR NW COR SW 1/4 SEC 18 E 280.55' S 62.66' W 292.53' N TO POB
49	2705 S RANGE LINE RD	20-4-0-18-000-000-034.000	BURKAT	JOP MISC DEG 373.3' & 62.3.5' E W 1/4 COR SEC SD PT BEING ON R/W RANGELINE RD E 210' S 125.70' E 91' S 23.5' E 96.28' S 110.52' W 328.95' N 83 DEG W 63.86' N 01 DEG W 100.15' N
50	2603 S RANGE LINE RD	20-4-0-18-000-000-037.000	SUTHERLAND BUILDING MATERIAL INC	JOP MISC DEG 634' S & 65' E NW COR SW E 630' S 209' E 247.4' S 83.3' TO RR SWLY ALG RR TO HWY ANGLE NWLY TO BEG
51	3111 S RANGE LINE RD	20-4-0-18-000-000-043.001	FLETCHER REALTY	JOP MISC DEG 350' N & 62.50' E FR SW COR SW1/4 SEC 18 N 249' E 467' N 41.09' E 314.75' S 291' W TO POB
52	3111 E 32ND RD	20-4-0-18-000-000-045.003	FLETCHER REALTY	JOP MISC DEG 418.9' E & 427' N SW COR SEC N 723.35' E 295' S 733.35' W 295' TO POB
53	3323 E 32ND ST	20-4-0-18-000-000-047.000	WOODSONIA JOPLIN	JOP MISC BEG 730.9' E & 427' N SE COR SW SW W 869.7' N 466.1' TO RCS R/W SE 1036.4' TO BEG EX W 330' EX COM SW COR SEC 18 S 88 DEG E 817.54' TH CONT S E9 DEG E 772.43' N 467
54	3377 E 27TH ST	20-4-0-18-000-000-079.004	JASPER PRODUCTS	JOP MISC DEG 3288.44' & 897.25' W OF SE SEC COR S 1615' W 943.46' N 26 24' N 64 DEG E 73.21' CURV LFT W/454.41' RAD 505.52' E 616.97' N 60' W 454.69' N 1054.65' E TO POB

Appendix B

Property Valuation & Taxes

Map No.	Tax Parcel ID Number	Total Assessed Value					Taxes	
		2021	2022	2023	2024	2025	2024	Delinquent
1	04-4.0-19-000-000-005.002	1,935,170	1,935,170	1,935,680	1,935,680	2,035,170	95,541.28	0.00
2	04-4.0-19-000-000-005.007	318,460	249,860	226,910	226,910	226,910	11,655.00	0.00
3	04-4.0-19-000-000-005.018	34,780	1,019,810	1,019,810	1,019,810	4,397,690	52,381.54	0.00
4	04-4.0-19-000-000-005.019		226,020	226,020	226,020	4,411,430	10,705.19	0.00
5	19-1.0-12-040-019-010.000	514,140	514,140	523,880	523,880	527,620	29,535.84	0.00
6	19-1.0-12-040-019-010.001	423,980	423,980	430,950	430,950	419,690	24,296.52	0.00
7	19-6.0-13-010-001-018.000	210,450	210,450	210,450	210,450	334,380	11,864.97	0.00
8	19-6.0-13-010-013-009.000	395,120	395,120	398,820	398,820	400,350	22,485.07	0.00
9	19-6.0-13-010-013-014.000	253,550	253,550	254,770	254,770	256,110	14,363.68	0.00
10	19-6.0-13-010-013-015.000	371,370	371,370	375,560	375,560	377,450	21,173.71	0.00
11	19-6.0-13-010-013-018.000	816,780	816,780	852,330	852,330	854,630	48,053.53	0.00
12	19-6.0-13-010-014-002.000	91,460	91,460	89,340	89,340	90,140	5,036.88	0.00
13	19-6.0-13-040-001-001.000	1,379,940	1,379,940	1,433,460	1,433,460	1,374,490	80,817.03	0.00
14	20-3.0-07-030-004-017.000	1,379,940	858,550	855,340	855,340	859,180	48,223.19	0.00
15	20-3.0-07-030-004-025.000	457,700	457,700	464,770	464,770	450,670	26,203.26	0.00
16	20-3.0-07-030-004-028.000	1,186,720	1,186,720	1,222,480	1,222,480	1,183,050	69,922.20	0.00
17	20-3.0-07-030-004-030.005	25,150	25,150	24,540	24,540	24,450	1,383.55	0.00
18	20-3.0-07-030-004-031.000	334,900	334,900	342,990	342,990	329,430	19,337.43	0.00
19	20-3.0-07-030-004-033.000	21,120	21,120	21,120	21,120	21,660	1,190.72	0.00
20	20-3.0-07-030-004-034.000	2,074,750	2,054,160	2,113,810	2,113,810	2,017,900	119,174.49	0.00
21	20-3.0-07-030-004-034.001	54,040	54,040	54,040	54,040	54,040	3,046.70	0.00
22	20-4.0-18-000-000-012.000	211,520	211,520	211,520	211,520	211,520	11,925.28	0.00
23	20-4.0-18-000-000-013.000	136,260	136,260	140,520	140,520	135,190	7,922.38	0.00
24	20-4.0-18-000-000-013.002	181,350	181,350	197,400	197,400	197,690	11,129.21	0.00
25	20-4.0-18-000-000-013.003	855,680	855,680	896,840	896,840	831,950	50,562.95	0.00
26	20-4.0-18-000-000-013.004	29,060	29,060	29,060	29,060	29,060	1,638.38	0.00
27	20-4.0-18-000-000-014.000	162,560	162,560	147,400	147,400	105,150	8,310.26	0.00
28	20-4.0-18-000-000-014.003	1,038,480	1,038,480	1,061,170	1,061,170	1,021,070	59,827.70	0.00
29	20-4.0-18-000-000-014.004	96,420	96,420	95,680	95,680	95,620	5,394.33	0.00
30	20-4.0-18-000-000-014.005	29,280	29,280	29,280	29,280	29,280	1,650.77	0.00
31	20-4.0-18-000-000-014.006	0	0	0	0	0	0.00	0.00
32	20-4.0-18-000-000-014.007	716,720	716,720	713,240	713,240	713,120	40,211.76	40,211.76
33	20-4.0-18-000-000-014.008					270,000	0.00	0.00
34	20-4.0-18-000-000-017.000	168,570	168,570	167,990	167,990	168,790	9,471.11	0.00
35	20-4.0-18-000-000-017.001	528,550	528,550	540,940	540,940	526,430	30,497.65	0.00
36	20-4.0-18-000-000-017.003	228,530	228,530	227,550	227,550	222,870	12,829.04	0.00
37	20-4.0-18-000-000-018.000	174,590	174,590	174,590	313,730	316,900	17,687.78	0.00
38	20-4.0-18-000-000-020.000	358,200	358,200	364,820	364,820	356,970	20,568.18	0.00
39	20-4.0-18-000-000-020.001	54,150	54,150	53,670	53,670	53,770	3,025.84	0.00
40	20-4.0-18-000-000-021.000	467,090	467,090	473,020	473,020	467,390	26,668.39	0.00
41	20-4.0-18-000-000-022.000	1,381,170	1,381,170	1,405,530	1,405,530	1,364,590	79,242.37	0.00
42	20-4.0-18-000-000-026.000	959,780	959,780	983,090	983,090	954,210	55,425.64	0.00
43	20-4.0-18-000-000-027.001	568,440	568,440	573,330	573,330	552,200	32,323.76	0.00
44	20-4.0-18-000-000-028.000	283,360	283,360	288,970	288,970	289,350	16,291.83	0.00
45	20-4.0-18-000-000-028.001	121,790	121,790	128,370	128,370	128,820	7,237.37	0.00
46	20-4.0-18-000-000-030.000	289,220	289,220	293,680	293,680	288,030	16,557.38	0.00
47	20-4.0-18-000-000-031.000	284,640	284,640	283,550	283,550	284,890	15,986.27	0.00
48	20-4.0-18-000-000-031.001	74,300	74,300	74,300	74,300	74,300	4,188.95	0.00
49	20-4.0-18-000-000-034.000	547,680	547,680	553,650	553,650	549,230	31,214.23	0.00
50	20-4.0-18-000-000-037.000	625,830	625,830	642,090	642,090	645,450	36,200.40	0.00
51	20-4.0-18-000-000-042.001	464,340	464,340	470,210	470,210	470,210	26,509.97	0.00
52	20-4.0-18-000-000-045.002	937,830	937,830	984,400	984,400	984,400	55,499.49	0.00
53	20-4.0-18-000-000-047.000	109,050	109,050	107,330	107,330	107,330	6,051.15	0.00
54	20-4.0-18-000-000-079.004	2,108,400	2,108,400	2,129,790	2,889,410	2,890,800	162,902.04	0.00
	TOTALS	26,472,360	27,072,830	27,520,050	28,418,810	35,983,020	1,581,343.64	40,211.76
	Annual % Change		2.27%	1.65%	3.27%	26.62%		
	Cumulative % Change		2.27%	3.96%	7.35%	35.93%		

NOTE
As noted on the Jasper County Assessor's website hosted by Beacon, "The 2024 Appraised and Assessed values have not been certified and are subject to change."

Appendix C

Summary of Properties & Blighting Factors Present

No.	Parcel Address	Parcel APN (County)	Insanitary or unsafe conditions	Deterioration of site improvements	Endangerment of life or property by fire, other causes	TOTAL	Acreage	Preponderance of Blighting Factors Present
1	3536 HAMMONS BLVD	04-4.0-19-000-000-005.002				0	19.09	
2	3129 HAMMONS BLVD	04-4.0-19-000-000-005.007				0	1.71	
3	3317 S GENEVA AVE	04-4.0-19-000-000-005.018				0	24.50	
4	3311 HAMMONS BLVD	04-4.0-19-000-000-005.019				0	18.47	
5	1930 S RANGE LINE RD	19-1.0-12-040-019-010.000	■	■		2	2.00	
6	1930 S RANGE LINE RD	19-1.0-12-040-019-010.001		■		1	2.16	
7	2014 S RANGE LINE RD	19-6.0-13-010-001-018.000	■		■	2	1.03	■
8	2330 S RANGE LINE STE A-F	19-6.0-13-010-013-009.000	■	■		2	1.10	
9	2330 S RANGE LINE RD STE G-H	19-6.0-13-010-013-014.000	■	■		2	2.23	
10	2350 S RANGE LINE RD	19-6.0-13-010-013-015.000		■		1	1.05	
11	2430 S RANGE LINE RD	19-6.0-13-010-013-018.000	■	■		2	1.20	
12	JOP	19-6.0-13-010-014-002.000		■		1	4.25	
13	2600 RANGELINE	19-6.0-13-040-001-001.000		■		1	15.25	■
14	1315-1321 S RANGELINE	20-3.0-07-030-004-017.000	■	■		2	7.48	■
15	3105 E 17TH ST	20-3.0-07-030-004-025.000	■	■		2	2.13	■
16	1717 S RANGE LINE RD	20-3.0-07-030-004-028.000	■	■		2	8.54	
17	S RANGE LINE RD	20-3.0-07-030-004-030.005		■		1	0.14	
18	3205 E 20TH	20-3.0-07-030-004-031.000	■	■		2	1.03	
19	3507 E 20TH ST	20-3.0-07-030-004-033.000	■	■		2	1.74	■
20	1501 S RANGE LINE & 3226 E 17TH	20-3.0-07-030-004-034.000	■	■		2	24.61	
21	15TH & RANGE LINE	20-3.0-07-030-004-034.001				0	0.60	
22	3534 E 20TH ST	20-4.0-18-000-000-012.000	■			1	6.22	■
23	2120 DAVIS ST	20-4.0-18-000-000-013.000	■	■		2	2.80	■
24	2120 S DAVIS BLVD	20-4.0-18-000-000-013.002		■		1	1.29	
25	3430-3432 E 20TH ST	20-4.0-18-000-000-013.003	■	■		2	6.34	
26	2120 S DAVIS BLVD	20-4.0-18-000-000-013.004	■		■	2	2.79	■
27	BEHIND HOME DEPOT-RANGELINE	20-4.0-18-000-000-014.000	■	■	■	3	40.97	■
28	3110 E 20TH ST	20-4.0-18-000-000-014.003	■	■	■	3	11.24	■
29	S GENEVA AVE	20-4.0-18-000-000-014.004	■	■	■	3	1.34	■
30	E 20TH ST	20-4.0-18-000-000-014.005	■		■	2	1.83	
31	E 25TH ST	20-4.0-18-000-000-014.006	■		■	2	6.21	■
32	2113 S GENEVA AVE	20-4.0-18-000-000-014.007	■	■		2	3.05	■
33	BEHIND HOME DEPOT-RANGELINE	20-4.0-18-000-000-014.008	■	■	■	3	55.69	■
34	S RANGE LINE RD	20-4.0-18-000-000-017.000	■	■	■	3	0.92	■
35	2021 S RANGE LINE RD	20-4.0-18-000-000-017.001	■	■	■	3	1.54	■
36	1935 RANGE LINE	20-4.0-18-000-000-017.003		■		1	0.33	
37	2101 S RANGE LINE RD	20-4.0-18-000-000-018.000	■		■	2	1.08	■
38	2117 S RANGE LINE RD	20-4.0-18-000-000-020.000	■	■	■	3	1.15	■
39	S RANGE LINE RD	20-4.0-18-000-000-020.001				0	0.42	
40	2127 S RANGE LINE RD	20-4.0-18-000-000-021.000	■		■	2	1.87	■
41	2209 S RANGE LINE RD	20-4.0-18-000-000-022.000				0	4.04	
42	2407 S RANGE LINE RD	20-4.0-18-000-000-026.000		■		1	2.71	
43	2415 S RANGE LINE RD	20-4.0-18-000-000-027.001		■		1	2.07	

No.	Parcel Address	Parcel APN (County)	Insanitary or unsafe conditions	Deterioration of site improvements	Endangerment of life or property by fire, other causes	TOTAL	Acreage	Preponderance of Blighting Factors Present
44	2433 S RANGE LINE RD	20-4.0-18-000-000-028.000	■	■		2	1.06	
45	2431 D RANGE LINE RD	20-4.0-18-000-000-028.001	■	■		2	0.41	
46	2525 S RANGE LINE RD	20-4.0-18-000-000-030.000	■	■		2	1.26	■
47	2601 S RANGE LINE RD	20-4.0-18-000-000-031.000	■	■		2	1.29	■
48	S RANGE LINE RD	20-4.0-18-000-000-031.001	■	■		2	0.40	■
49	2705 S RANGE LINE RD	20-4.0-18-000-000-034.000	■	■		2	1.76	
50	2803 S RANGE LINE RD	20-4.0-18-000-000-037.000	■	■	■	3	9.22	■
51	3111 S RANGE LINE RD	20-4.0-18-000-000-042.001		■		1	2.26	
52	3111 E 32ND RD	20-4.0-18-000-000-045.002	■	■		2	6.61	
53	3323 E 32ND ST	20-4.0-18-000-000-047.000	■	■		2	2.63	■
54	3877 E 27TH ST	20-4.0-18-000-000-079.004		■		1	24.88	
	TOTALS		36	49	14	90	347.99	24
	Acreage of Parcels Exhibiting Condition		222.77	258.13	136.88			179.30
	Percentage of Study Area Exhibiting Condition		64.0%	74.2%	39.3%			51.5%

Appendix D

Supplemental Information

FIRM Map No. 29097C0278E, effective 11/02/2012

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or floodways have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Missouri State Plane coordinate system, west zone (FIPSZONE 2403). Transverse Mercator projection. Horizontal datum was NAD 83 (1992) (other). Ellipsoid is GRS80. Differences in datum, ellipsoid or projection used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov/ or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for bench marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at http://www.ngs.noaa.gov/.

Base map information shown on all FIRM panels was derived from 2-foot orthophotos collected in 2008. Base map information shown on the FIRM was provided in digital format by the State of Missouri, Missouri Spatial Data Information Service (MSDIS).

Based on updated topographic information, this map reflects more detailed and up-to-date stream channel configurations and floodplains delineated from those of previous FIRMs for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables may reflect stream channel distances that differ from what is shown on this map. Also the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

The "profile base lines" depicted on the map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the "profile base line" in some cases, may deviate significantly from the channel centerline digitized from the DFIRM.

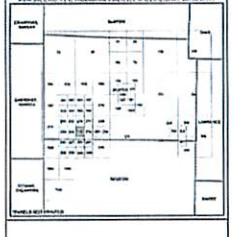
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

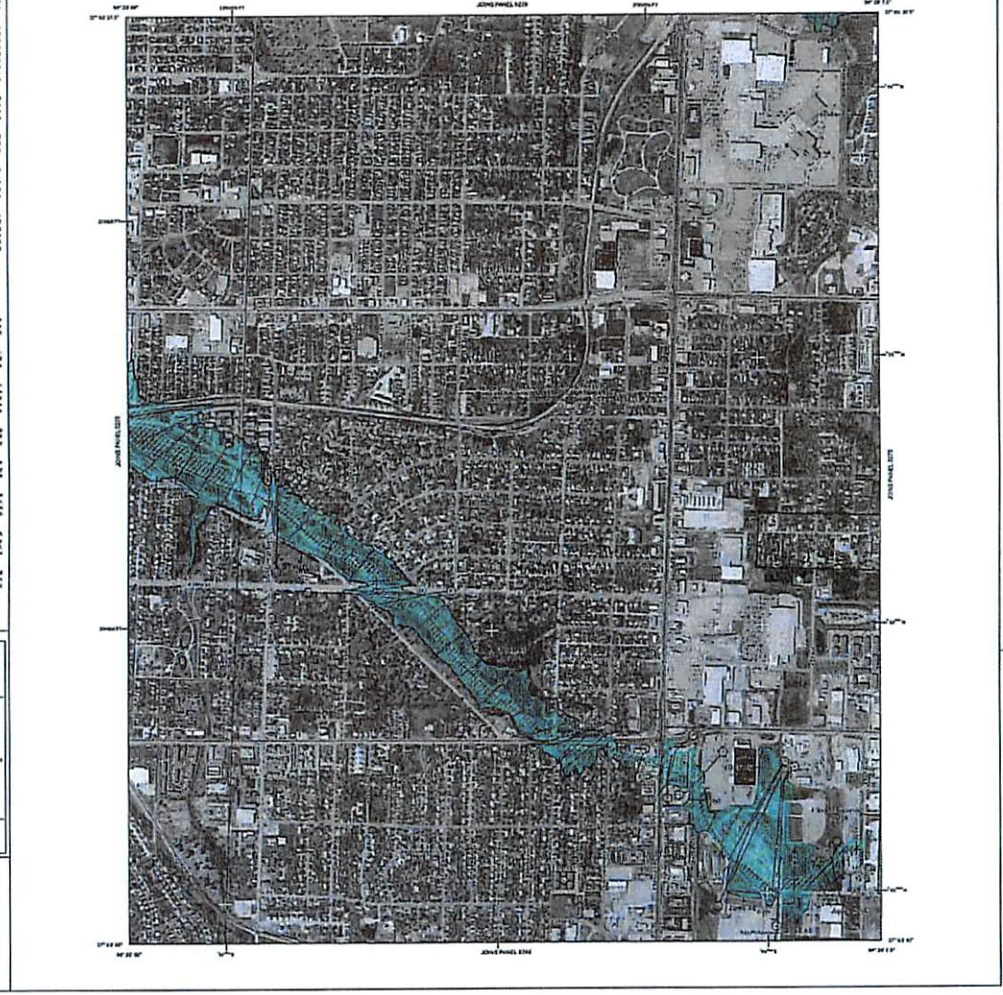
Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels; community map repository addresses; and a listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the FEMA Map Service Center website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have questions about this map, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at http://www.fema.gov.

JASPER COUNTY, MISSOURI FIRM PANEL LOCATOR DIAGRAM





LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the Base Flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A — No Base Flood Elevations determined.
ZONE AE — Base Flood Elevations determined.
ZONE AH — Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO — Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR — Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99 — Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V — Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE — Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X — Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X — Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D — Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally the result of actions on Coastal Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
- Limits of Moderate Wave Action (LiMWA)
- Jurisdiction boundary
- Limit of study
- Coastal transect
- Coastal transect baseline
- Profile baseline
- Hydrographic feature
- Base Flood Elevation value where uniform within zone; elevation in feet*
- * Referenced to the North American Vertical Datum of 1988
- 513 — Cross section line
- 97°07'45", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD83)
- 4276000 mN — 1000-meter Universal Transverse Mercator grid values, zone 15
- 1968000 FT — State Plane coordinate system (Missouri West, FIPSZONE 2403) grid values, Transverse Mercator projection
- 5000 m Ω — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M5513 — Bench Mark
- Rockford, Calvert, Flume, Fernbank, or Shoal Creek — Road or Railroad Name

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

November 2, 2012 – to update corporate limits, to change Special Flood Hazard Areas, to reflect incorporation of new topographic information, to incorporate previously issued Letters of Map Revision, and to change flood risk.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

PANEL 0278C

FIRM
FLOOD INSURANCE RATE MAP

JASPER COUNTY, MISSOURI AND INCORPORATED AREAS

PANEL 278 OF 400
(SEE LOCATOR DIAGRAM ON MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
JASPER, CITY OF	290628	0278	C
JOPLIN, CITY OF	290644	0278	C

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
29097C0278C
MAP REVISED
NOVEMBER 2, 2012

Federal Emergency Management Agency

Appendix E

Certification / Assumptions & Limiting Conditions / Qualifications

Certification

I certify that, to the best of my knowledge and belief…

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
6. I made a personal inspection of the property that is the subject of this report on September 6, 2025 and on October 5, 2025.
7. This study is not based on a requested result or a specific conclusion.
8. I have not relied on unsupported conclusions relating to characteristics such as race, color, religion, national origin, gender, marital status, familial status, age, receipt of public assistance income, handicap, or an unsupported conclusion that homogeneity of such characteristics is necessary to maximize value.



Patrick Sterrett
Sterrett Urban, LLC

Assumptions & Limiting Conditions

This Blight Study is subject to the following limiting conditions and assumptions:

1. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are Sterrett Urban's unbiased professional analyses, opinions, and conclusions.

2. Information provided and utilized by various secondary sources is assumed to be accurate. Sterrett Urban cannot guarantee information obtained from secondary sources.

3. The nature of real estate development is unpredictable and often tumultuous. In particular, the natural course of development is difficult to predict and forecast. Sterrett Urban deems our projections as reasonable considering the current and obtained information.

4. Sterrett Urban has considered and analyzed the existing conditions concerning the subject property within the redevelopment area. We have considered these existing conditions when forming our analyses and conclusions. However, it should be understood that conditions are subject to change without warning, and potential changes could substantially affect our recommendations.

5. Our analyses, opinions and conclusions were prepared in conformance with the Code of Professional Ethics and Standards of the American Institute of Certified Planners.

Patrick Sterrett, AICP

Principal

STERRETTURBAN LLC

Urban Planning & Development Services

Sterrett Urban LLC is an urban planning and real estate development advisory firm which counsels an array of public and institutional clients, as well as private investors and developers, interested in bringing development projects and revitalization efforts to fruition. **Sterrett Urban LLC** has unmatched experience and expertise providing redevelopment, community planning, and economic development strategies and implementation services for a wide variety of product types and settings.

The firm, founded in 2006, is led by Patrick Sterrett, a certified urban planner who has more than twenty-five years of experience forging partnerships, managing complex real estate development projects, and creating vibrant, sustainable urban plans and designs. Current and recent work includes creating a development program and financing strategies for a $20 million mixed-use project on Troost Avenue; developing a strategy to unwind the original financing framework Mr. Sterrett helped originate for the LAMP nonprofit campus that involves tax abatement, New Markets tax credits, and Historic Preservation tax credits; land use planner for the redevelopment of the three million square foot former Bannister Federal Complex; continued management of two community improvement districts originally formed by Mr. Sterrett for others; and the development of financing strategies for a $20 million charter school in Kansas City, Missouri and a $5.5 million social service center and health clinic in Kansas City, Kansas, both of which may include the use of tax credits and tax abatement.

Prior to forming **Sterrett Urban LLC** in 2006, Mr. Sterrett spent eleven years at the Economic Development Corporation of Kansas City, Missouri (EDC) and initiated and/or managed for the public sector some of the largest pioneering redevelopment projects in recent memory in Kansas City and in the country. During his tenure at the EDC, Mr. Sterrett provided staffing to each of the redevelopment agencies and also served as Executive Director of the Port Authority, where he managed land development, the negotiation of redevelopment agreements and creation of mixed-use development programs for the Kansas City Riverfront, former Richards-Gebaur Airport as an intermodal hub, a mixed-use village within the Columbus Park Neighborhood, and creation/implementation of a redevelopment strategy for the Crossroads Arts District.

Mr. Sterrett's work has been featured in local and national publications, and his work in the Crossroads Arts District and the Power & Light District in Kansas City has been recognized by the International Economic Development Council as exemplary of the most advanced redevelopment methods to revitalize distressed areas, including brownfields.

Mr. Sterrett earned a Bachelor Architecture and a Master of Urban Planning with a concentration in housing and community development from the University of Kansas.

Patrick Sterrett, AICP
Principal

STERRETTURBAN LLC
Urban Planning & Development Services

Select Professional Experience

Sterrett Urban LLC 2006 – Current
Owner/Principal

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES

Blight Study
Independence Marketplace (TIF); WNQE Independence VI, LLC; Independence, MO

Blight Study
11828 NW Plaza Circle Community Improvement District; Yashoda Hotels, LLC; Kansas City, MO

Blight Study
7611 NW 97th Terrace Community Improvement District; BVM PLATT CITY, LLC; Kansas City, MO

*Blight Study
Ten Main Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
Brookfield Building (Chapter 353); Brookfield Hotel Investment, LLC; Kansas City, MO

*Blight Study
Kansas City Convention Center Headquarters Hotel (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

*Blight Study
Mt. Cleveland Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*Blight Study
63rd & Holmes Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
23rd & Sterling Community Improvement District; McKeever Enterprises, Inc.; Independence, MO

General Development Plan and Qualifications Analysis (Blight)
17th & Madison (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
63rd Street Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan and Qualifications Analysis (Blight)
Green Village (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
32nd Street Place (TIF); Woodsonia Joplin, LLC; Joplin, MO

Blight Study
32nd Street Place Community Improvement District; Woodsonia Joplin, LLC; Joplin, MO

*Blight Study
Linwood/Prospect (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

*Blight Study
Oak Park Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
16 Main Street (Chapter 353); PC Homes, LLC; Parkville, MO

Blight Study
NE 58th Street & N. Oak Trafficway (Chapter 353); North Eagle Properties, LLC; Gladstone, MO

Blight Study
Twin Creeks Center Community Improvement District; White Goss, Attorneys at Law; Kansas City, MO

Blight Study
325 E. 31st Street Community Improvement District; Syndicate Property Holdings 1, LLC; Kansas City, MO

Blight Study
612 W. 47th Street Community Improvement District; JH Investors, LLC; Kansas City, MO

Blight Study
801 Westport Road Community Improvement District; GLI Hospitality & ADMJM WP1, LLC; Kansas City, MO

Development Plan & Blight Study
1411 Quebec (Chapter 353); MetroPark Warehouses, Inc.; North Kansas City, MO

Urban Renewal Plan & Blight Study
3200 Gillham Road Urban Renewal Area (LCRA); Exact Acme, LLC; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

*Blight Study
40 Highway & Noland Road (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

Blight Study
89th & State Line Community Improvement District; State Line Corner, LLC; Kansas City, MO

Blight Study
Boomtown Central (TIF); Denali Summit, LLC; Joplin, MO

Blight Study - Court Testimony
Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Economic Development Area
Aviara (TIF); City of Liberty, MO; Liberty, MO

Blight Study
4080 W. State Highway 76 (TIF); Fee/Hedrick Family Entertainment; Branson, MO

Blight Study
Creekside (TIF & CID); Parkville Development 38, LLC, Parkville Development 140, LLC, Parkville Development 50, LLC, Parkville Development VV1, LLC; Parkville, MO

Blight Study
Johnson Drive & Renner Road (TIF); Kingdom Real Estate, LLC & Paru, LLC; Shawnee, KS

Blight Study
Merriam Corners (TIF); Merriam Corners, LLC et al.; Merriam, KS

Urban Renewal Plan & Blight Study
Midtown Infill Multifamily Housing Urban Renewal Area (LCRA); FFV Development, LLC; Kansas City, MO

Blight Study
NW 112th Street & I-29 Community Improvement District; Bank of Weston & W8 Seventeen, LLC; Kansas City, MO

Blight Study
NW Prairie View Road & NW 72nd Street (TIF & CID); North K I-29 2004, LLC; Kansas City, MO

*Blight Study
3800 Block of Prospect Ave Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

Blight Study
Riverside Red X Community Improvement District; Riverside Red X, Inc.; Riverside, MO

Conservation Area Study
Stag's Spring (TIF); Stag's Spring, LLC; Shawnee, KS

Blight Study
8th & Grand Boulevard (TIF, CID, LCRA, PIEA, Ch. 353); New Generation Construction; Kansas City, MO

Blight Study
Turner Vista (TIF); College Park Developers, LLC; Kansas City, KS

Blight Study
Villa West (TIF); 29th Street Partners, LLC; Topeka, KS

Blight Study
Vivion Point Community Improvement District; Lockard Kansas City Holdings, LLC; Kansas City, MO

Blight Study
Ward Parkway Plaza Community Improvement District; Greensboro Property Company, LLC; Kansas City, MO

Blight Study
Tiffany Landing Community Improvement District; Tiffany Landing, LLC; Kansas City, MO

General Development Plan and Qualifications Analysis (Undeveloped Industrial Area)
Frontage at Executive Park (PIEA), PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
22nd/23rd Street Connector (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
2nd Amended Ellison/Knickerbocker (PIEA), PIEA of Kansas City, MO; Kansas City, MO

*Blight Study
Second & Delaware Development Plan (Chapter 353); Chapter 353 Advisory Board of Kansas City, MO; Kansas City, MO

*Blight Study
Commerce Tower Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING / BUILDING CONDITION STUDIES (CONTINUED)

*Blight Study
Key Coalition Neighborhood Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)
Victory Court (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
I-35 & W. 13th Street (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
Troost Bannister (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)
Seven301 (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
Oxford on the Blue (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
1st Amended Ellison/Knickerbocker (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*Blight Study
Bannister & I-435 (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
1st Amended Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study Addendum (Social Liabilities)
Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Liberty Commons (TIF); City of Liberty, MO; Liberty, MO

Blight Study
Hospital Hill III Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)
Hawthorne Road (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan
Amended/Restated Folgers Coffee Company (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Inter-State Building Development Plan (Chapter 353); Abbot Properties; Kansas City, MO

General Development Plan & Blight Study
39th Terrace (PIEA), PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Truman-Hardesty (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

Blight Study
Oak Barry Community Improvement District; MD Management; Kansas City, MO

General Development Plan & Blight Study
Metro North Mall (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Metro North Square Community Improvement District; MD Management; Kansas City, MO

General Development Plan & Blight Study
155th & Kensington (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Hospital Hill III Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study Update
Columbus Park Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study
Troost-Rockhill (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Feasibility & Redevelopment Boundary Analysis
Northwest Briarcliff Road Corridor, City of Kansas City, MO

General Development Plan & Blight Study
Valentine-Broadway (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING / BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan & Blight Study
Westport-Main (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Indiana Corridor Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
Troost/Paseo Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study
Blue Valley (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Martin City Corridor Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
Longfellow-Dutch Hill Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study
Stuart Hall/HD Lee (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study & Urban Renewal Plan
Columbus Park Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

Economic Development Corporation of Kansas City, Missouri 1995 - 2006

Executive Director, Port Authority of Kansas City, Missouri
Planner / Senior Planner

Author of the following plans and studies:

- Riverfront TIF Plan / Blight Study
- 74th & Wornall TIF Plan / Blight Study (plan not approved)
- 19th Terrace TIF Plan / Conservation Study
- 22nd & Main St. TIF Plan / Conservation Study
- 47th & Roanoke TIF Plan
- Prospect North TIF Plan
- Jazz District TIF Plan
- Pershing Road TIF Plan
- Eastwood Urban Renewal Plan / Blight Study
- South 31st Street Urban Renewal Plan / Blight Study
- Longfellow-Dutch Hill Urban Renewal Plan



PROSPECT VILLAGE – JOPLIN, MO

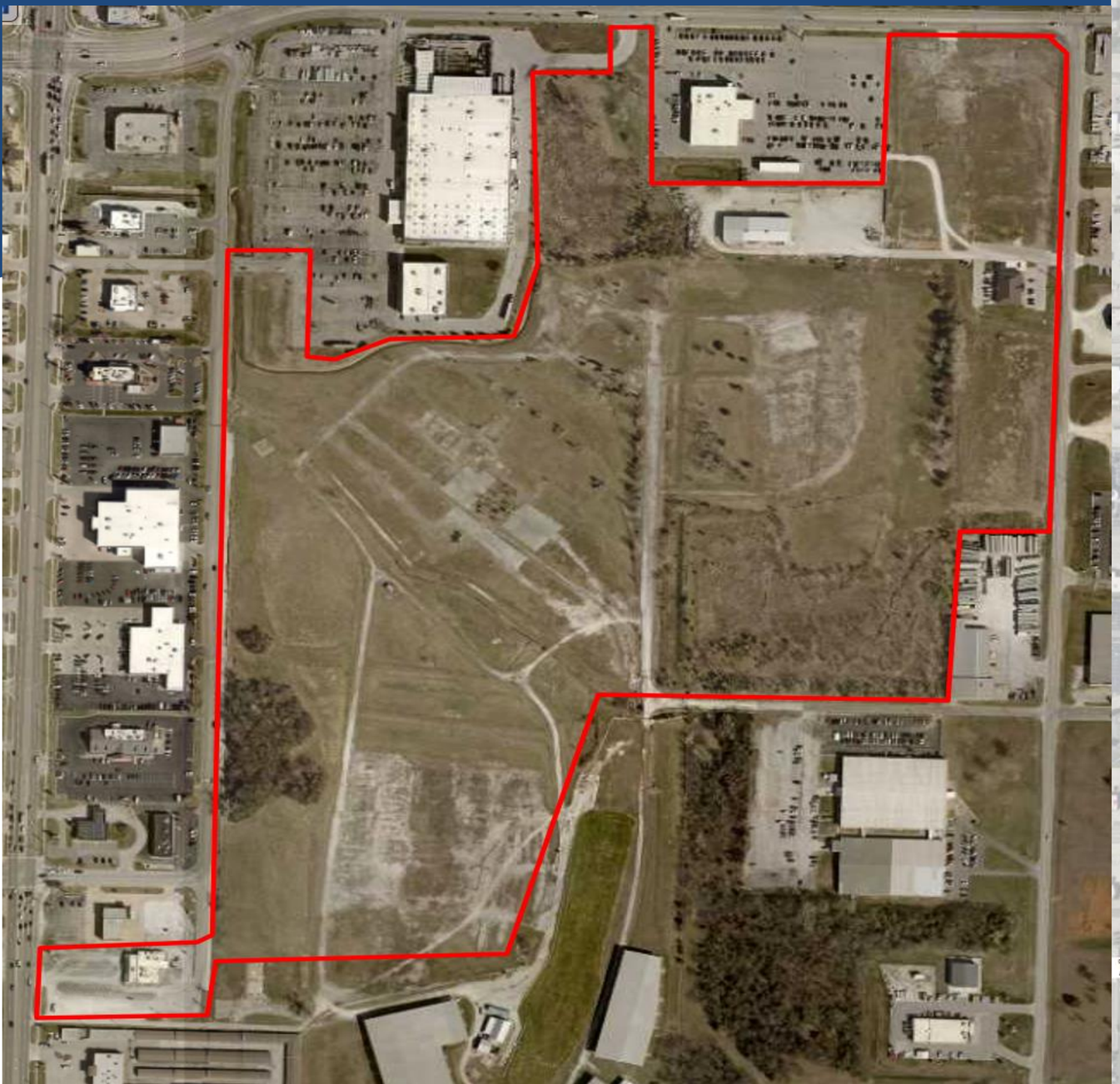
JOPLIN CITY COUNCIL PRESENTATION – NOVEMBER 3, 2025

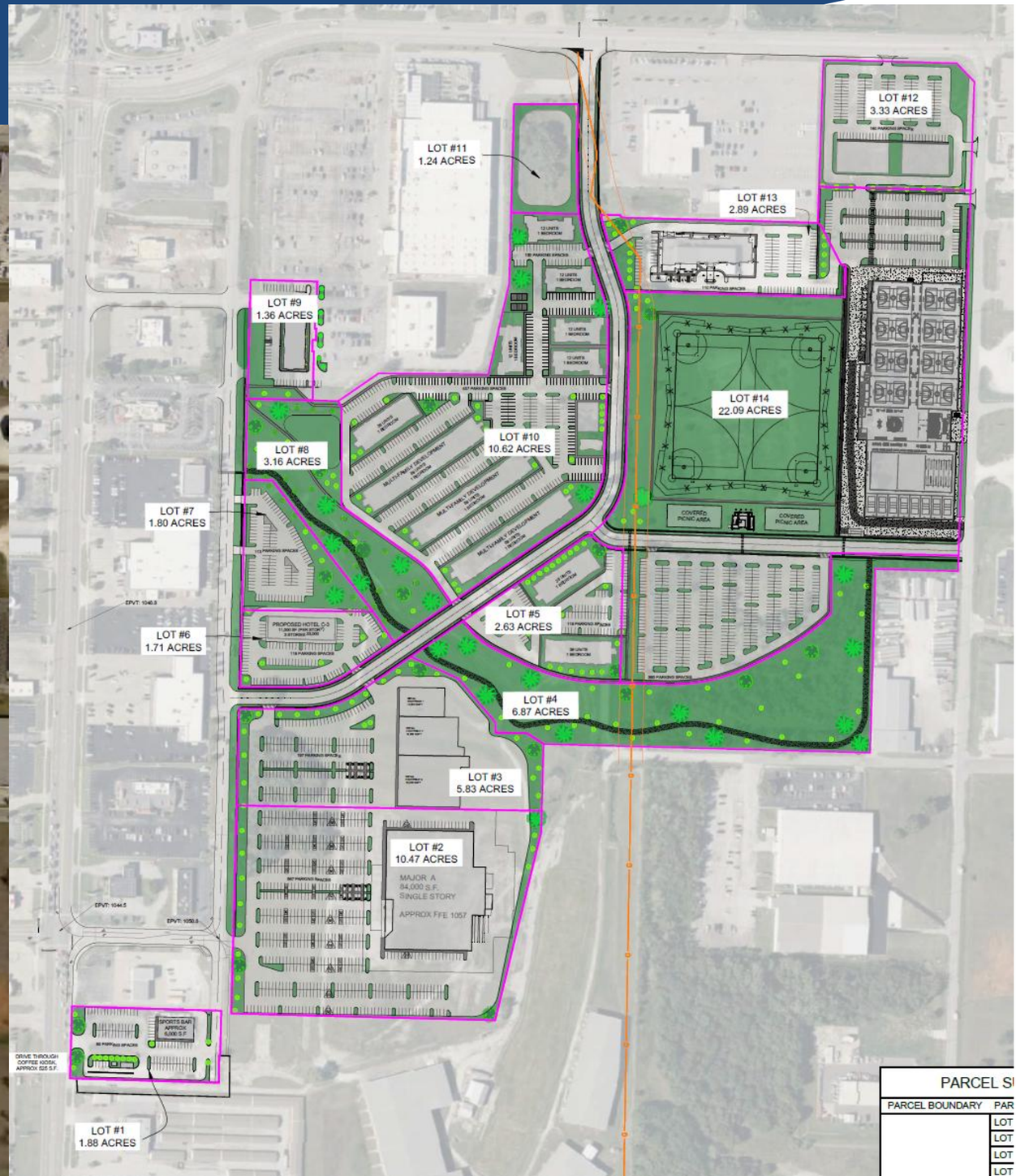
DEVELOPER BACKGROUND

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

Woodsonia
Real Estate Inc

OVERALL SITE PLAN





EXISTING SITE

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











Woodsonia Real Estate Inc

BLIGHT STUDY

Summary of Blighting Factors
The following table summarizes the three blighting factors analyzed during the inspection of property within the Study Area.

As evidenced from the table below, the parcel within the Study Area satisfies each of the three blighting cause factors, and all are evident in more than 50% of the Study Area.

Prospect Village
Redevelopment Area
Summary of Blighting Factors

Study Area	Parcels	Pct.	Area (acres)	Pct.
Total	11	100%	74.99	100%
Blighting Factors				
Insanitary or unsafe conditions	9	81.8%	72.88	97.2%
Deterioration of site improvements	6	54.5%	57.12	76.2%
Existence of conditions which endanger life or property by fire and other causes	5	45.5%	62.17	82.9%
Parcels with Preponderance of Blighting Factors	**7**	**63.6%**	**64.83**	**86.5%**

Woodsonia Real Estate Inc

BLIGHT STUDY

Effect Component 1: Retards the Provision of Housing Accommodations
As noted previously, the environmental liabilities that exist at the International Paper Company property has resulted in the Missouri Department of Natural Resources and the U.S. Environmental Protection Agency prohibiting residential use as a future land use.

Other vacant property/tax parcels have not been developed since the tornado impacted the Study Area in 2011, although millions of dollars of investment have occurred in multifamily and commercial development in the vicinity of the Study Area. Underlying factors have impacted the ease with which the vacant properties in the Study Area could be developed, due largely to flooding issues and environmental liabilities.

The blighting conditions within the Study Area have retarded the provision of housing accommodations.





BLIGHT STUDY

Effect Component 2: Constitutes an Economic or Social Liability
The following are generally considered economic characteristics of blighted areas:

- Reduced or negligible income;
- Impaired economic value;
- Depreciated values;
- Impaired investments;
- Negligible income

The Missouri Supreme Court has determined that "the concept of urban redevelopment has gone far beyond 'slum clearance' and the concept of economic underutilization is a valid one."

As indicated in Appendix B: Property Valuation and Taxes, the assessed value of the Study Area has increased by 3.94% since 2019, and by 1.00% in 2023. In comparison, assessed valuation of commercial real estate in Jasper County increased by 20.0% since 2019 and increased 5.3% in 2023. Growth is occurring in Jasper County and in Joplin, but not within the Study Area.

Economic underutilization of the property within the Study Area is evident in the following manner:

- Vacant land in the Study Area is excessive. While one parcel is utilized as a detention basin and another as stormwater mitigation, other vacant land that could be developed is excessive and has a negative impact on the remainder of the Study Area. That vacant land includes the International Paper Company, whose soil management plan adds considerable cost to development, particularly since a fair share of the property is in a floodway. The lack of development on these parcels, when growth is taking place within the adjacent S. Range Line Road corridor, is an indication that blight exists.

- The improved properties located in the Study Area, due to physical condition, utilization, and age, as evaluated by the Jasper County Assessor, when compared to comparable properties indicate assessed values of the improvements are generating reduced tax revenue to the various taxing jurisdictions and are an indicator of blight. The restaurant on S. Range Line Road has been vacant for about two years and is generating much less in tax revenue than when it was operating. One other parcel, used to mitigate stormwater drainage, is owned by the city and does not generate any tax revenues for the taxing jurisdictions.

The presence of unsafe conditions, particularly those that endanger life, is a social liability. That includes the contaminated International Paper Company property, as well as those parcels that violate the city's property nuisance code, which are evident primarily along S. Geneva Avenue and S. Davis Boulevard.

The redevelopment of the area has been hindered primarily by the deterioration of site improvements that has also resulted in unsafe conditions throughout the Study Area and the existence of environmental liabilities and a floodway. Addressing the deterioration and unsafe conditions is a cost that is prohibitive for a private sector developer (or property owner) to take on independently and remain competitive in the market. Doing nothing will only result in further deterioration of building and site improvements and little action with respect to the contaminated vacant land, resulting in the potential for underperformance with respect to sales tax income and property assessments. For the existing businesses to provide a safe environment for customers and employees, and to continue to grow and attract new economic activity to the Study Area and surrounding areas, some form of external financial assistance that is not currently being utilized will be required to make improvement of the Study Area economically feasible.

Economic underutilization – deteriorating site improvements, underutilized property, unsafe conditions, and the lack of development – in a high-traffic location on S. Range Line Road – indicates the Study Area is blighted.

BLIGHT STUDY

Conclusion

A predominance of the components that make up the definition of blight per the TIF Act was present in the proposed Prospect Village Redevelopment Area.

The dominant blighting factor is the physical deterioration of site improvements and unsafe conditions throughout the Study Area. The low assessed values of the International Paper Company property due to environmental contamination and the low assessed values of those properties in the remainder of the Study Area due to the deterioration of improvements, and the underutilization of those properties, indicate blight is present within the proposed Prospect Village Redevelopment Area. The above combine to create economic underutilization and an inability to pay reasonable property taxes, and endanger life, thereby creating an economic and social liability for the City and other taxing jurisdictions.

Therefore, the Consultant has determined that the proposed Prospect Village Redevelopment Area, as of August 26, 2024, is a "blighted area" according to the definition provided in the TIF Act and constitutes an economic and social liability, and is a menace to the public health, safety, or welfare in its present condition and use.

PROJECT OVERVIEW

Housing:

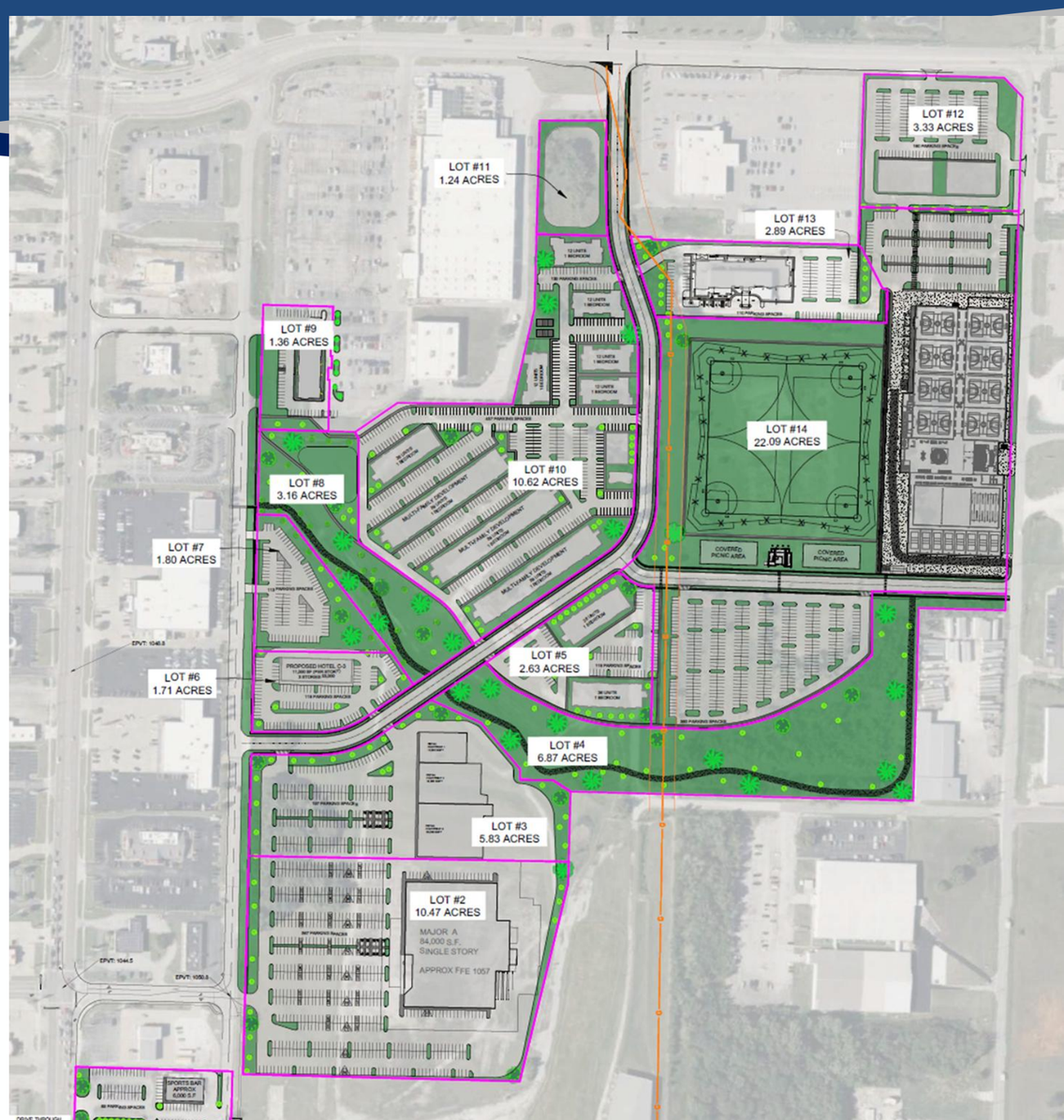
The housing component of the Project offers first class multifamily residences to a community facing a significant housing shortage. The housing segment is designed to accommodate multiple product types for different family sizes and price points with up to an estimated 350 units between two different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

Retail / Hospitality / Commercial / Entertainment:

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

Sports Complex:

Prospect Village will be home to Southwest Missouri’s latest state-of-the-art sporting, event and entertainment destination. Spanning nearly 20 acres, this modern indoor and outdoor sports facility will offer a wide variety of both local and regional wide sports tourism use with an anticipated draw of over **80,000 - 100,000 annual out-of-state visitors**, hosting best-in-class youth & amateur sports tournaments to attract teams and families outside of Missouri. Youth Sports (a $45 billion industry) will serve as a major catalyst to draw in both in-state and out-of-state visitors to the Joplin market. The



ESTIMATED REDEVELOPMENT COST

DEVELOPMENT COST BUDGET - "TIF & CID Reimbursable Project Costs"

DATE: October 8, 2025

			TIF	Woodsonia Marketplace - Community Improvement District (CID)		Joplin Sports Facility - Community Improvement District (CID)	
DEVELOPLMENT COSTS	TOTAL PROJECT COST	PRIVATE	PILOTS / EATS	CID NON-CAPTURED (TIF CAPTURING)	CID REIMBURSEMENT	CID NON-CAPTURED (TIF REDIRECTING BACK TO CID DISTRICT)	CID REIMBURSEMENT
Acquisition							
International Paper Property	$10,000,000.00	$5,500,000.00	$0.00	$0.00	$4,500,000.00	$0.00	$0.00
Duane Hukill	$250,000.00	$0.00	$0.00	$0.00	$250,000.00	$0.00	$0.00
Red Hot Blue	$3,150,000.00	$0.00	$0.00	$0.00	$3,150,000.00	$0.00	$0.00
Dave Chrisitie - Chris Robert's Future Location	$1,000,000.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00	$0.00
Home Depot ROW / Pinnacle Bank ROW / Future Public Road and Detention Facilities Property	$3,000,000.00	$0.00	$0.00	$0.00	$3,000,000.00	$0.00	$0.00
Metal Shed Building	$2,600,000.00	$0.00	$0.00	$0.00	$2,600,000.00	$0.00	$0.00
Fletcher Vacant Land	$2,000,000.00	$0.00	$0.00	$0.00	$2,000,000.00	$0.00	$0.00
Total Acquisition Cost	$22,000,000.00	$5,500,000.00	$0.00	$0.00	$15,500,000.00	$1,000,000.00	$0.00
Building Construction and Enhancements							
Sports Complex Facility							
~ Acquistion - 22 acres @ $12 PSF	$11,500,000.00	$0.00	$0.00	$0.00	$11,500,000.00	$0.00	$0.00
~ Soft Costs	$4,275,579.00	$0.00	$0.00	$0.00	$0.00	$0.00	$4,275,579.00
~ Hard Costs + Outdoor Fields	$35,294,646.00	$0.00	$0.00	$0.00	$0.00	$0.00	$35,294,646.00
~ Furniture Fixtures Equipment	$11,100,983.00	$0.00	$0.00	$0.00	$0.00	$0.00	$11,100,983.00
Total Sports Complex Facility	$62,171,208.00	$0.00	$0.00	$0.00	$11,500,000.00	$0.00	$50,671,208.00
Anchor Store							
~ Acquistion - CID Purchase of Parking Lot Area	$4,000,000.00	$500,000.00	$0.00	$3,500,000.00	$0.00	$0.00	$0.00
~ Parking Lot Improvements	$5,000,000.00	$0.00	$0.00	$0.00	$5,000,000.00	$0.00	$0.00
~ Vertical Improvements	$27,500,000.00	$10,000,000.00	$17,500,000.00	$0.00	$0.00	$0.00	$0.00
~ Furniture Fixtures Equipment	$8,500,000.00	$8,500,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total Anchor Store	$45,000,000.00	$19,000,000.00	$17,500,000.00	$3,500,000.00	$5,000,000.00	$0.00	$0.00
Multi-Family (375 units)							
~ Acquistion - $0.00 PSF	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
~ Parking Lot Improvements	$2,750,000.00	$0.00	$0.00	$2,750,000.00	$0.00	$0.00	$0.00
~ Vertical Improvements	$78,625,000.00	$70,000,000.00	$8,625,000.00	$0.00	$0.00	$0.00	$0.00
~ Amenity Package	$6,000,000.00	$6,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total Multi-Family	$87,375,000.00	$76,000,000.00	$8,625,000.00	$2,750,000.00	$0.00	$0.00	$0.00

ESTIMATED REDEVELOPMENT COST (Continued)

			TIF	Woodsonia Marketplace - Community Improvement District (CID)		Joplin Sports Facility - Community Improvement District (CID)	
DEVELOPLMENT COSTS	TOTAL PROJECT COST	PRIVATE	PILOTS / EATS	CID NON-CAPTURED (TIF CAPTURING)	CID REIMBURSEMENT	CID NON-CAPTURED (TIF REDIRECTING BACK TO CID DISTRICT)	CID REIMBURSEMENT
Fletcher Parking Improvements	$1,000,000.00	$1,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Lot #5 Hotel on Pad Site							
~ Acquistion - $0. PSF	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
~ Parking Lot Improvements	$13,000,000.00	$10,000,000.00	$1,000,000.00	$0.00	$2,000,000.00	$0.00	$0.00
~ Vertical Improvements	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total Lot #5 Hotel on Pad Site	$13,000,000.00	$10,000,000.00	$1,000,000.00	$0.00	$2,000,000.00	$0.00	$0.00
Commercial Buildings on Lot 3							
~ Acquistion - $0. PSF	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
~ Parking Lot Improvements	$3,000,000.00	$3,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
~ Vertical Improvements	$20,000,000.00	$20,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total Commercial Buildings on Lots 3	$23,000,000.00	$23,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Commercial Bldg. in front of Planet Fitness							
~ Acquistion - $0. PSF	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
~ Parking Lot Improvements	$1,000,000.00	$0.00	$0.00	$500,000.00	$0.00	$500,000.00	$0.00
~ Vertical Improvements	$6,700,000.00	$0.00	$0.00	$0.00	$2,500,000.00	$4,200,000.00	$0.00
Total Commercial Bldg. in front of Planet Fitness	$7,700,000.00	$0.00	$0.00	$500,000.00	$2,500,000.00	$4,700,000.00	$0.00
Commercial Buildings on Lots 12 & 13							
~ Acquistion - $0. PSF	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
~ Parking Lot Improvements	$2,000,000.00	$2,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
~ Vertical Improvements	$15,000,000.00	$15,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total Commercial Buildings on Lots 12 & 13	$17,000,000.00	$17,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Red Hot Blue Improvements							
~ Acquistion - $0. PSF	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
~ Parking Lot Improvements	$500,000.00	$0.00	$0.00	$0.00	$500,000.00	$0.00	$0.00
~ Vertical Improvements	$8,500,000.00	$5,000,000.00	$0.00	$0.00	$3,500,000.00	$0.00	$0.00
~ Furniture Fixtures Equipment	$500,000.00	$0.00	$0.00	$0.00	$500,000.00	$0.00	$0.00
Total Red Hot Blue Improvements	$9,500,000.00	$5,000,000.00	$0.00	$0.00	$4,500,000.00	$0.00	$0.00
Prospect Village Public Park Improvements	$11,000,000.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00	$10,000,000.00

ESTIMATED REDEVELOPMENT COST (Continued)

			TIF	Woodsonia Marketplace - Community Improvement District (CID)		Joplin Sports Facility - Community Improvement District (CID)	
DEVELOPLMENT COSTS	TOTAL PROJECT COST	PRIVATE	PILOTS / EATS	CID NON-CAPTURED (TIF CAPTURING)	CID REIMBURSEMENT	CID NON-CAPTURED (TIF REDIRECTING BACK TO CID DISTRICT)	CID REIMBURSEMENT
Total Cost - Building Construction and Enhancements	$276,746,208.00	$151,000,000.00	$27,125,000.00	$6,750,000.00	$25,500,000.00	$5,700,000.00	$60,671,208.00
Environmental Cleanup / Remediation (see environmental budget tab for additional details)	$7,000,000.00	$0.00	$0.00	$0.00	$7,000,000.00	$0.00	$0.00
Public Improvements (on & offsite) - (see OWN - Estimate Tab for additional details)	$18,500,000.00	$0.00	$0.00	$0.00	$18,500,000.00	$0.00	$0.00
Soft Costs							
Professional Services (Eng./Arch/Consult/Legal/PM/Other)	$6,500,000.00	$0.00	$3,250,000.00	$0.00	$3,250,000.00	$0.00	$0.00
Commissions & Marketing	$2,500,000.00	$2,500,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Financing Costs (Interest Carry/Closing/Fees/Other)	$20,000,000.00	$20,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Development Fee	$5,000,000.00	$0.00	$2,500,000.00	$0.00	$2,500,000.00	$0.00	$0.00
Contingency and Misc. fees	$8,000,000.00	$200,000.00	$5,000,000.00	$0.00	$2,800,000.00	$0.00	$0.00
Travel	$300,000.00	$150,000.00	$150,000.00	$0.00	$0.00	$0.00	$0.00
Total Soft Costs	$42,300,000.00	$22,850,000.00	$10,900,000.00	$0.00	$8,550,000.00	$0.00	$0.00
Total Development Costs	$366,546,208.00	$179,350,000.00	$38,025,000.00	$6,750,000.00	$75,050,000.00	$6,700,000.00	$60,671,208.00

(1) Any amounts paid to the City for payment or reimbursement of its professional fees and other charges of any kind related to these project are deemed Reimbursable Project Costs in addition to any cap reimburseable amounts established for the project.

(2) This Development Project Cost Budget is an estimate of the development costs to implement the Project. The amounts set forth in the TIF and CID columns may allocate any cost savings to other line items with reimbursable expenses for cost overruns and shall only be subject to statutory restrictions for reimburseable costs.

(3) The reimbursable amounts set forth in this Development Project Cost Budget are reasonable best estimates at the time of approval of this budget and it is agreed to and understood that such estimates are subject to change as part of the development process. The reimbursable amounts may be applied to any one or all of the stated line items, irrespective of the costs set forth in this exhibit, up to the maximum reimbursable amount as determined by the TIF Contract and CID Cooperative Agreement.

(4) All certified reimbursable CID (including CID Non-Captured Costs) costs will be subject to an interest expense as contemplated in the cooperative agreement.

(5) All certified reimbursable TIF costs shall be subject to a 7.0% interest expense from the date of certification until the reimbursement amount is paid in full.

(6) Eligible TIF reimbursement amounts will be paid back under the earlier of: (a) TIF maximum reimbursable amount plus eligible interest or (b) 20 years. Eligible CID reimbursement amounts will be paid back under the earlier of: (a) CID reimburseable amount plus eligible interest or (b) 27 years

INCENTIVE TOOLS

Tax Increment Financing along with the creation of two Community Improvement Districts (CID) will be necessary to fund the project.

- **Tax Increment Financing (TIF)**: Used to help offset costs associated with bringing in new retailers to the Joplin market. An example would be TIF dollars used towards construction cost of an anchor retailer. This would allow an anchor retailer to limit their upfront costs, making it more appealing to build a new store in a community the size of Joplin. This is also a positive for the city, as they will be receiving substantial future tax revenue from the anchor retailer on a site that currently produces minimal revenue for the city. Approved by City Council February 3, 2025.

- **Sports Complex Community Improvement District:** Funds from this CID will be used exclusively towards the land acquisition and construction of the new Joplin Sports Complex that will be owned by the city. Approved by City Council February 3, 2025.

- **Woodsonia Marketplace Community Improvement District:** Funds from this CID will be used toward public infrastructure within the project such as roads, utilities, etc. These CID funds will also be used toward the environmental cleanup necessary on site which is substantial.

*A financing breakout of the project is shown on the next slide.

PROJECT FINANCING

SOURCES OF FUNDS FOR ALL
ESTIMATED REDEVELOPMENT COSTS (ALL AMOUNTS ARE NPV)

Developer Equity and/or Debt	$179,350,000
Amount of Reimbursable Costs from Payments in Lieu of Taxes and Economic Activity Taxes	$38,025,000
Community Improvement District Costs	$149,171,208
TOTAL	$366,546,208

Woodsonia Real Estate Inc

SPORTS COMPLEX RENDERING



SPORTS COMPLEX RENDERING



Woodsonia Real Estate Inc | PINNACLE SPORTS Facility Development, Marketing & Management | Holland Basham Architects

SPORTS TOURISM & ECONOMIC AND FISCAL IMPACTS: HIGHLIGHTS

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

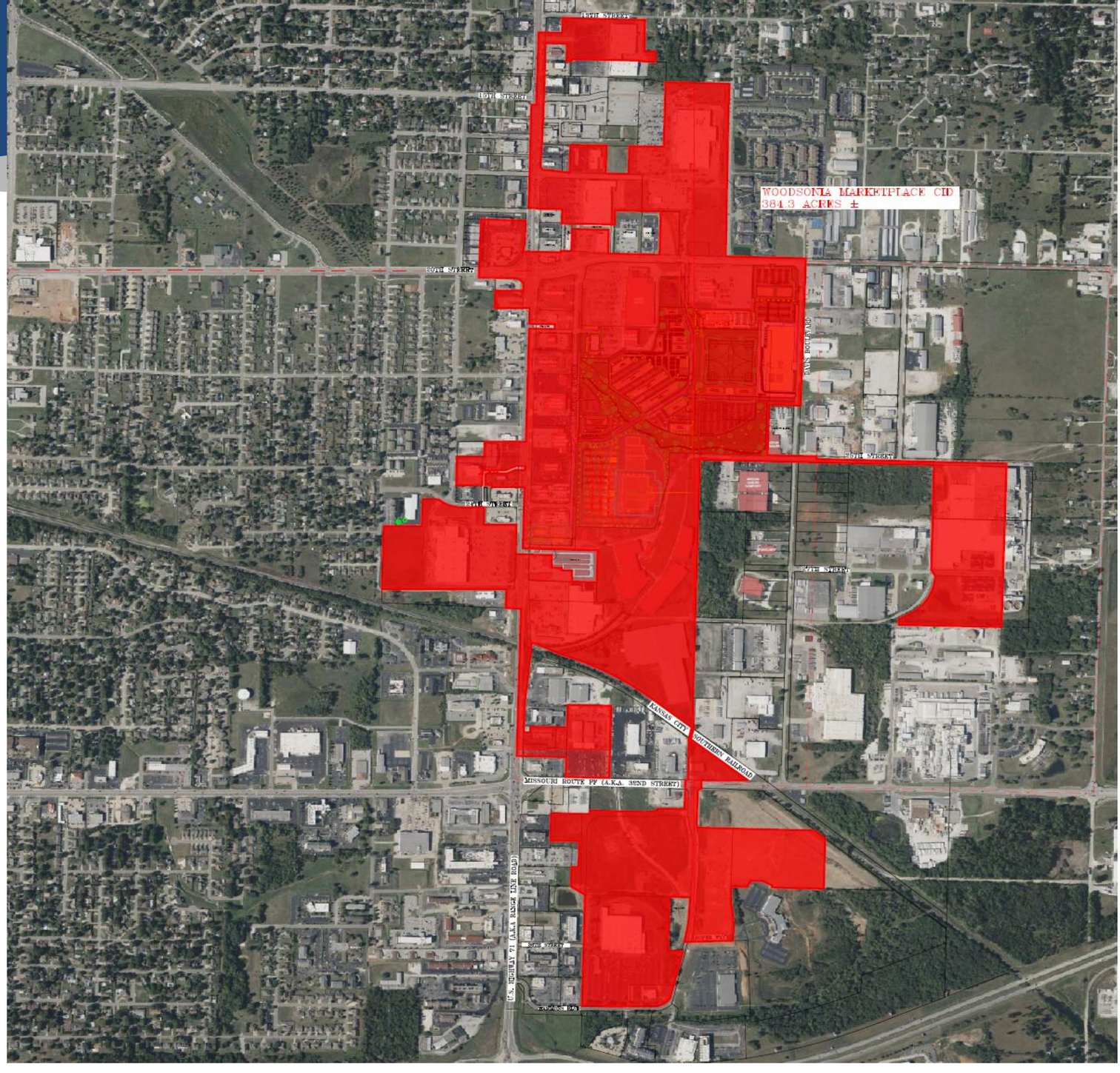
LOCAL ANNUAL ECONOMIC IMPACT	
$18.1 M SPENDING	167 Jobs $4.7 M Household Earnings
*Including direct, indirect, and induced efforts	

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

PINNACLE SPORTS
Facility Development, Marketing & Management

Woodsonia Real Estate Inc

MARKETPLACE CID MAP



Woodsonia
Real Estate Inc

PROSPECT VILLAGE RENDERINGS









PROSPECT VILLAGE RENDERINGS









PROSPECT VILLAGE RENDERINGS

plan view



green space views



1 LOOKING WEST AT THE SEATING AREA



2 LOOKING SOUTH TOWARDS THE CREEK AND SEATING AREA

green space views



3 LOOKING SOUTH TOWARDS THE CREEK AND BENCH PODS



5 LOOKING SOUTH OVER THE CREEK TO THE GATHERING PLAZA

landworks STUDIO

PROSPECT VILLAGE RENDERINGS

green space views



7 LOOKING SOUTH AT THE GAME PLAZA



8 LOOKING WEST ALONG THE MULTI-USE TRAIL AND REST AREA



LOOKING NORTH AT SEATING AREA AND BOULDER PLAYSCAPE



9 LOOKING SOUTH TOWARDS THE CREEK AND BENCH PODS



10 LOOKING SOUTH TOWARDS THE CREEK AND SEATING AREA



LOOKING EAST AT THE GATHERING PLAZA AND AMPITHEATER STYLE SEATING

SCHEDULE – CRITICAL DATES

Woodsonia Marketplace CID Key Dates	
Woodsonia Marketplace CID City Council Approval	~November 3, 2025
Woodsonia Marketplace CID Adoption at City Council	~November 17, 2025
Missouri Department of Revenue begins sales tax collection in Woodsonia Marketplace CID	~April 1, 2026
Environmental and Corps of Engineering Key Dates	
Voluntary Cleanup Program (VCP) Application Submitted to MoDNR	~November 10, 2025
Site Characterization Work Plan submittal to MoDNR	~December 20, 2025
Corps of Engineers 404 Permit Approval	~January 15, 2026
Site Characterization Field Work Done and Report submitted to MoDNR and subsequent MoDNR Approval of Site Characterization Report by MoDNR	~April 15, 2026
Approval of Remedial Action Plan by MoDNR	~August 1, 2026
Remediation Work Completed and Letter of No Further Action granted by MoDNR	~March 1, 2027
Key Construction Dates	
Site work and Construction to begin on new building for Roberts Dentistry in front of Planet Fitness	~April 1, 2026
Construction to begin on new multi-tenant retail building (former Red, Hot & Blue site) along Rangeline Rd.	~April 1, 2026
Site work to begin on main portion of overall project	~April 1, 2026
Improvement to Geneva Street	~May 1, 2026
Construction to begin on new hotel within project	~October 1, 2026

PROJECT TEAM

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

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

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

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

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

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

JOPLIN CITY COUNCIL
OCTOBER 20, 2025
MEETING MINUTES

CALL TO ORDER
The October 20, 2025, regular meeting of the Joplin City Council was called to order at 6:00 p.m. by Mayor Cortez.

INVOCATION was read by City Clerk, Holly Nagy

PLEDGE OF ALLEGIANCE TO THE UNITED STATES OF AMERICA was led by Vita Nova Village.

ROLL CALL
Answering Roll Call were Council Members: Joshua Bard, Doris Carlin, Charles Copple, Keenan Cortez, Josh DeTar, Mark Farnham, Ryan Jackson, Doug Lawson and Gary Shaw. Also, in attendance were City Manager Nick Edwards and Assistant City Attorney Andrea Knoblock.

PRESENTATIONS
AoPP Tansit Grant Planning Update
David Johnson, from TransPro presented.

Winter Weather Preparedness Snow and Ice Control Update
Chad Weller, Assistant Director of Public Works presented.

FINALIZATION OF CONSENT AGENDA

REPORTS AND COMMUNICATIONS
News from the Public Information Office
Drew Douglas, Public Information Officer, presented.

CITIZEN REQUESTS AND PETITIONS
The following individuals addressed Council at this time:

Amanda Bearden spoke regarding homelessness.

Motion made by Mr. Copple, seconded by Mr. Lawson to extend Ms. Bearden's time by 1 minute. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, DeTar, Farnham, Lawson and Shaw 8. Nays: Jackson, 1.

Frank Thompson spoke regarding the audit.

PUBLIC HEARINGS

CONSENT AGENDA
Motion by Mr. DeTar, second by Mr. Lawson to approve the consent agenda. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, DeTar, Farnham, Jackson, Lawson and Shaw, 9.

Minutes of the October 6, 2025 City Council Meeting

COUNCIL BILL NO. 2025-143 - AN ORDINANCE approving Amendment 1 to Work Authorization OLS-OC21-04 with Olsson in the not to exceed amount of Two Hundred Fifty-Six Thousand Five Hundred Eighty and 00/100 dollars ($256,580.00) for professional engineering services for the Zora Street Improvements Phases 2 and 3 project and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; and setting a date when this Ordinance shall become effective. **Ordinance No. 2025-132.**

COUNCIL BILL NO. 2025-144 - AN ORDINANCE approving an Agreement and Work Authorization with SFS Architecture, Inc. for Architectural Design Services for the Public Safety Training Center (PSTC) Bathroom Facility in the not to exceed amount of Fifty-Three Thousand Two Hundred and 00/100 dollars ($53,200.00) and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; amending the Annual Budget of the City of Joplin for the Fiscal Year 2024-2025 as adopted by Ordinance 2024-151 on October 21, 2024; and setting a date when this Ordinance shall become effective. **Ordinance No. 2025-133.**

COUNCIL BILL NO. 2025- 276 - AN ORDINANCE providing to vacate Forest Ave from Rolla Street to Quincy Street, City of Joplin, Jasper County, Missouri. **Ordinance No. 2025-134.**

COUNCIL BILL NO. 2025-278 - AN ORDINANCE amending Ordinance No. 2022-274, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District M-2 PD (Heavy Industrial – Planned Development) and include in District C-3 (Commercial) property as described below and generally known as the 7603 E 32nd St, Joplin, Jasper County, Missouri. **Ordinance No. 2025-135.**

COUNCIL BILL NO. 2025-280- AN ORDINANCE approving the voluntary annexation by the Council of the City of Joplin, Missouri, of property generally described as the Southeast corner of the intersection at W Adobe Ln and Country Club Dr (Approximately 1,200 feet north of 32nd Street), Jasper County, Missouri. **Ordinance No. 2025-136.**

COUNCIL BILL NO. 2025-281- AN ORDINANCE amending Ordinance No. 2022-274, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District R-1 (Single-Family Residential) and include in District R-3 (Apartment House) property as described below and generally known as the Southeast corner of the intersection at W Adobe Ln and Country Club Dr, Joplin, Jasper County, Missouri. **Ordinance No. 2025-137.**

COUNCIL BILL NO. 2025-282- AN ORDINANCE providing to Vacate 1st Street from Monroe Ave to McKinley Ave, City of Joplin, Jasper County, Missouri. **Ordinance No. 2025-138.**

COUNCIL BILL NO. 2025-283 - AN ORDINANCE amending Ordinance No. 2022-274, passed by the Council of the City of Joplin, Missouri, August 1, 2022, by removing from District M-2 (Heavy Industrial) and District C-1 PD (Neighborhood Commercial – Planned Development) and include in District C-3 (Commercial) property as described below and generally known as 901 N Florida Ave, Joplin, Jasper County, Missouri. **Ordinance No. 2025-139.**

COUNCIL BILL NO. 2025-284 - AN ORDINANCE establishing grades and accepting the Final Plat of Emerald Glades 3rd Addition located West of the intersection of N St Louis Ave and Reed Street, in the City of Joplin, Jasper County, Missouri. **Ordinance No. 2025-140.**

COUNCIL BILL NO. 2025-401 - AN ORDINANCE approving an Agreement between the City of Joplin, Missouri, and the Economic Security Corporation to partner in administering activities to complete the Lead Hazard Reduction Demonstration (LHRD) grant # MOLHB0807-24 provided through the U.S. Department of Housing and Urban Development's Office of Lead Hazard Control and Healthy Homes (OLHCHH); authorizing the City Manager to execute same on behalf of the City of Joplin. **Ordinance No. 2025-141.**

COUNCIL BILL NO. 2025-402 - AN ORDINANCE approving an Agreement between the City of Joplin, Missouri, and the Economic Security Corporation that pertains to 2025 CDBG public service grant funds; authorizing the City Manager to execute same on behalf of the City. **Ordinance No. 2025-144.**

COUNCIL BILL NO. 2025-453- AN ORDINANCE amending Chapter 18, Animals, Article I, Sec. 18-5(c) Animal neglect and abandonment — Penalties. **Ordinance No. 2025-145.**

COUNCIL BILL NO. 2025-454- 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, 2025 and running through September 30, 2026, for the amount of up to Thirty Five Thousand, Eight Hundred Forty One Dollars and Ninety Cents ($35,841.90), to enable the Health Department to provide maternal child health services to residents of Joplin, authorizing the City Manager to execute the same by and on behalf of the City of Joplin, Missouri. **Ordinance No. 2025-146.**

COUNCIL BILL NO. 2025-535- AN ORDINANCE approving the Real Estate Contract by and between the City of Joplin, Missouri, a Municipal Corporation, and Lauren White, for the sale of one parcel located at North Street – West of St Louis Avenue, totaling approximately 10,625 square feet of land; and authorizing the City Manager to execute the same by and on behalf of the City of Joplin; and setting a date when this Ordinance shall become effective. **Ordinance No. 2025-147.**

COUNCIL BILL NO. 2025-536 - AN ORDINANCE approving an Agreement by and between the City of Joplin and UMR to provide health insurance administration services for City employees on behalf of the employer, the City of Joplin; authorizing the City Manager to execute said renewal agreement by and on behalf of the City of Joplin; and setting a date when this Ordinance shall become effective. **Ordinance No. 2025-148.**

RESOLUTIONS

ORIDNANCES – EMERGENCY

COUNCIL BILL NO. 2025-455

Mr. Lawson introduced Council Bill No. 2025-455- AN ORDINANCE amending Chapter 18, Animals, of the Joplin City Code by amending certain fees found in Section 18-144; and, containing an emergency clause. Motion by Mr. Lawson, second by Mr. DeTar, that Council Bill 2025-455 be passed on an emergency basis. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, DeTar, Farnham, Jackson, Lawson and Shaw, 9. **Ordinance No. 2025-149.**

COUNCIL BILL NO. 2025-456

Mr. DeTar introduced Council Bill No. 2025-456- AN ORDINANCE approving an Agreement by and between the Joplin Humane Society, Inc., and the City of Joplin, Missouri, providing for animal sheltering services for the city animal control program, authorizing the City Manager to execute said Agreement by and on behalf of the City of Joplin, Missouri; and, containing an emergency clause. Motion by Mr. DeTar, second by Mr. Copple, that Council Bill 2025-456 be passed on an emergency basis. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, DeTar, Farnham, Jackson, Lawson and Shaw, 9. **Ordinance No. 2025-150.**

COUNCIL BILL NO. 2025-537

Mr. Bard introduced Council Bill No. 2025-537- AN ORDINANCE amending the Annual Budget of the City of Joplin for the Fiscal Year 2024-2025 as adopted by Ordinance 2024-151 on October 21, 2024, to adjust appropriations and containing an emergency clause. Motion by Mr. Bard, second by Mr. Jackson, that Council Bill 2025-537 be passed on an emergency basis. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, DeTar, Farnham, Jackson, Lawson and Shaw, 9. **Ordinance No. 2025-142.**

COUNCIL BILL NO. 2025-538

Mr. DeTar introduced Council Bill No. 2025-538- AN ORDINANCE providing for the Budget of the City of Joplin for the period from November 1, 2025 to October 31, 2026, estimating the revenues for said period and appropriating for the purposes stated the sums set forth therein; and containing an emergency clause. Motion by Mr. DeTar, second by Mr. Jackson, that Council Bill 2025-538 be passed on an emergency basis. Voting in favor were Council Members: Bard, Carlin, Cortez, DeTar, Farnham, Jackson, Lawson and Shaw, 8. Abstained: Copple, 1. **Ordinance No. 2025-143.**

COUNCIL BILL NO. 2025-539

Mr. Jackson introduced Council Bill No. 2025-539- AN ORDINANCE providing for the Budget of the City of Joplin for the period from November 1, 2025 to October 31, 2026, estimating the revenues for said period and appropriating for the purposes stated the sums set forth therein; and containing an emergency clause. Motion by Mr. Jackson, second by Mr. Bard, that Council Bill 2025-539 be passed on an emergency basis. Voting in favor were Council Members: Bard, Carlin, Cortez, DeTar, Farnham, Jackson, Lawson and Shaw, 8. Abstained: Copple, 1. **Ordinance No. 2025-151.**

COUNCIL BILL NO. 2025-540

Mr. DeTar introduced Council Bill No. 2025-540- AN ORDINANCE adopting a new step pay plan by reference the City Salary Administration Plan; establishing the annual salary of certain Classified and Unclassified positions and Part-Time/Seasonal positions for Fiscal Year 2025-2026; adopting a new step pay plan by reference Police Salary Administration Plan establishing the annual salary of certain police positions; adopting a new step pay plan by reference Fire Salary Administration Plan establishing the annual salary of certain fire positions; and, containing an emergency clause. Motion by Mr. DeTar, second by Mr. Lawson, that Council Bill 2025-540 be passed on an emergency basis. Voting in favor were Council Members: Bard, Carlin, Cortez, DeTar, Farnham, Jackson, Lawson and Shaw, 8. Abstained: Copple, 1. **Ordinance No. 2025-152.**

A break was taken at 8:05 PM. Meeting was reconvened at 8:15 PM.

ORDINANCES – FIRST READING

COUNCIL BILL NO. 2025-012

Mr. Bard introduced Council Bill No. 2025-012 - AN ORDINANCE amending the criminal code of the City of Joplin Chapter 82 – Offenses and Miscellaneous Provisions, Article V. - Offenses Against Health and Safety, by enacting a new section prohibiting the displacement of transient individuals; and establishing a time for this ordinance to become effective. Motion by Mr. Bard, second by Mr. Jackson, that Council Bill 2025-012 be passed on the first reading and advance to second and third. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, DeTar, Farnham, Jackson, Lawson and Shaw, 9. The Bill was read as Council Bill No. 2025-012.

COUNCIL BILL NO. 2025-279

Mr. Copple introduced Council Bill No. 2025-279 - AN ORDINANCE amending the criminal code of the City of Joplin Chapter 82 – Offenses and Miscellaneous Provisions, Article V. - Offenses Against Health and Safety, by enacting a new section prohibiting the displacement of transient individuals; and establishing a time for this ordinance to become effective. Motion by Mr. Copple, second by Dr. Farnham, that Council Bill 2025-279 be passed on the first reading and advance to second and third. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, DeTar, Farnham, Jackson, Lawson and Shaw, 9. The Bill was read as Council Bill No. 2025-279.

COUNCIL BILL NO. 2025-286

Dr. Farnham introduced Council Bill No. 2025-286 - AN ORDINANCE approving a Purchase Order to be issued to Corwin Ford- Republic to cover the cost of three (3) 2025 Ford Ranger 4X4 Crew Cabs for a total of One Hundred Thirteen Thousand, One Hundred and Sixty-Eight Dollars and Eighty-Eight cents ($113,168.88) within the approved City of Joplin Fiscal Year 2024-25 budget with an effective date of November 4, 2025. Motion by Dr. Farnham, second by Ms. Carlin, that Council Bill 2025-286 be passed on the first reading and advance to second and third. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, DeTar, Farnham, Jackson, Lawson and Shaw, 9. The Bill was read as Council Bill No. 2025-286.

COUNCIL BILL NO. 2025-541

Mr. DeTar introduced Council Bill No. 2025-541 - AN ORDINANCE adopting a new step pay plan by reference the City Salary Administration Plan; establishing the annual salary of certain Classified and Unclassified positions and Part-Time/Seasonal positions effective January 1, 2026; adopting a new step pay plan by reference the Fire Salary Administration Plan establishing the annual salary of certain fire positions effective January 1, 2026; and, setting a date when this Ordinance shall become effective. Motion by Mr. DeTar, second by Mr. Bard, that Council Bill 2025-541 be passed on the first reading and advance to second and third. Voting in favor were Council Members: Bard, Carlin, Cortez, DeTar, Farnham, Jackson, Lawson and Shaw, 8. Abstained: Copple, 1. The Bill was read as Council Bill No. 2025-541.

COUNCIL BILL NO. 2025-619

Mr. Lawson introduced Council Bill No. 2025-619 - A AN ORDINANCE approving a Memorandum of Understanding (MOU) And Agreement by and between the City of Joplin, Missouri, a Municipal Corporation, and Joplin Family YMCA, for sponsorship rights on the premises of the Tin Cup Trail; authorizing the City Manager to execute said Memorandum of Understanding (MOU) And Agreement, and such other documents as may be necessary, by and on behalf of the City of Joplin, Missouri. Motion by Mr. Lawson, second by Dr. Farnham, that Council Bill 2025-619 be passed on the first reading and advance to second and third. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, DeTar, Farnham, Jackson, Lawson and Shaw, 9. The Bill was read as Council Bill No. 2025-619.

COUNCIL BILL NO. 2025-620

Mr. Copple introduced Council Bill No. 2025-620 - AN ORDINANCE approving a Contract by and between the City of Joplin and Joplin Industrial Electric Company, in the amount of One Million Six-Hundred Ninety-Eight Thousand One Hundred Dollars ($1,698,100) for Park Security Lighting Installation, authorizing the City Manager to execute said Contract by and on behalf of the City of Joplin; and, amending the Annual Budget of the City of Joplin for the Fiscal Year 2025-2026 as adopted by Ordinance 2025-145 on October 20, 2025. Motion by Mr. Copple, second by Mr. DeTar, that Council Bill 2025-620 be passed on the first reading and advance to second and third. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, DeTar, Farnham, Jackson, Lawson and Shaw, 9. The Bill was read as Council Bill No. 2025-620.

SECOND AND THIRD READING

COUNCIL BILL NO. 2025-142

Mr. DeTar introduced Council Bill No. 2025-142 - AN ORDINANCE approving Amendment #1 to work authorization OLS-24OC-001 with Olsson for professional engineering consultation services in the not to exceed amount of Sixty-One Thousand One Hundred Fifty and 00/100 dollars ($61,150.00) for the 7th Street Sanitary Sewer Relocation Project and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; and, setting a date when this Ordinance shall become effective. Motion by Mr. DeTar, second by Mr. Copple for Council Bill No. 2025-142 to move to Second Reading, advance to Third Reading and pass. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, DeTar, Farnham, Jackson, Lawson and Shaw, 9. **Ordinance No. 2025-153.**

UNFINISHED BUSINESS

NEW BUSINESS

Shawna Fischer addressed Council regarding jail incident.

Motion by Mr. Lawson, seconded by Mr. DeTar to extend one more minute to Ms. Fischer. Voting in favor were Council Members: Carlin, Copple, Cortez, DeTar, Farnham, Lawson and Shaw, 7. Nay: Bard, Jackson, 2.

Josh Shackles addressed Council regarding Camping Ordinance.

Mr. Copple would like the City Manager to establish a work group to look at the dispatch shortage issue and bring back solutions.

Vote to go into closed session, which shall pertain to the hiring, firing, disciplining, or promotion of an employee or particular employees of a governmental body involving personal information as set forth in Section 610.021(3) RSMo, as amended, 2020, more specifically for the purpose of evaluating certain Council employees. 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. Motion by Mr. DeTar, second by Mr. Jackson, to convene into closed session. Voting in favor were Council Members: Bard, Carlin, Copple, Cortez, DeTar, Farnham, Jackson, Lawson and Shaw, 9.

The meeting was adjourned at 9:18 p.m.

Respectfully,

Holly Nagy
City Clerk

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
Council Bill No. 2025-012 – AN ORDINANCE amending the criminal code of the City of Joplin Chapter 82 – Offenses and Miscellaneous Provisions, Article V. - Offenses Against Health and Safety, by enacting a new section prohibiting the displacement of transient individuals; and establishing a time for this ordinance to become effective.

MEETING DATE
October 20, 2025

ATTACHMENTS
Council Bill No. 2025-012

REVIEWED BY
City Attorney Peter Edwards; Chief of Police Richard Pearson; and City Manager Nicholas Edwards.

SUMMARY
This council bill imposes a penalty punishable by Section 1-5, for any individual, entity, or agent thereof, causing the unsanctioned displacement of a transient individual within the City of Joplin, with specific language describing the prohibition, definitions, and including a number of legitimate exceptions.

BACKGROUND
Over the last few years, the City has confirmed several instances of the prohibited conduct addressed within the proposed ordinance. Displaced transient individuals have put a strain on public resources and led to increased crime, drug activity, and other health and safety concerns. Additionally, displaced transient individuals deplete the already limited resources available to local residents experiencing homelessness. This ordinance is designed to prioritize citizens, resources, community health and safety, and deter other jurisdictions from the reckless displacement of problematic transient individuals.

FUNDING SOURCE
N/A

RECOMMENDATION
Staff recommends this Council Bill be approved on First Reading.

COUNCIL BILL NO. 2025-012 ORDINANCE NO.

AN ORDINANCE amending the criminal code of the City of Joplin Chapter 82 – Offenses and Miscellaneous Provisions, Article V. - Offenses Against Health and Safety, by enacting a new section prohibiting the displacement of transient individuals; and establishing a time for this ordinance to become effective.

WHEREAS, it is the desire of the City Council to amend the criminal code to address the unsanctioned displacement of transient individuals within the City of Joplin; and

WHEREAS, displaced transient individuals negatively affect the health and safety of the community through increases in crime, drug activity, and pollution; thereby straining public resources; and

WHEREAS, in order to preserve the already limited homelessness-related resources for the benefit of local residents experiencing homelessness; and

WHEREAS, finding that it is in the best interest of the City of Joplin to impose a penalty against persons causing the displacement of additional transient individuals within the city; and

WHEREAS, it is the desire of the City Council to address local residents experiencing homeless, while protecting such efforts from irresponsible individuals, organizations and governmental bodies contributing to the homelessness crisis by displacing transient individuals within the City of Joplin.

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

Section 1. That Chapter 82 – Offenses and Miscellaneous Provisions, Article V. - Offenses Against Health and Safety, enact the following section:

"Sec. 82-213. Displacement of Transient Individuals Prohibited.

(a) No person, entity, or agent, whether government official or private party, from outside the city limits, shall knowingly cause the displacement of any non-local transient individual within the city of Joplin, either directly or indirectly, by providing one-way transport and drop off of said individual on public property, or private property that is accessible to the public, within the city of Joplin, when the person being transported and dropped off lacks a fixed, regular, and adequate nighttime residence.

(b) A person "lacks a fixed, regular, and adequate nighttime residence" within the meaning of subsection (a) when that person:

(1) Has a primary nighttime residence that is a public or private place not meant for habitation; or

(2) Lives in a publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, and local government programs); or

(3) Is exiting any jail, institution, or health care facility, where they have resided for 365 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution.

(c) The prohibition contained in subsection (a) shall not be interpreted to prohibit the following authorized activities:

(1) Transporting a person to be booked into a jail; or

(2) Transporting a person to be treated at a hospital or other medical facility under emergency circumstances; or

(3) Transporting a person to reside at a shelter, temporary housing, or permanent housing, when the officer, agent, or employee has independently verified that the individual being transported has already been accepted to reside at the facility; or

(4) Transporting a person to attend a verified appointment with a health care provider, governmental or nonprofit social service provider; or

(5) Transporting a person to attend a verified court hearing.

(d) Penalty. A violation of this section is a misdemeanor punishable under Section 1-5.

Section 2. That this ordinance shall be in full force and effect twenty days (20) after its passage.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2025, by a vote of _____.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
2025-279 – Text Amendment

MEETING DATE:
October 6, 2025

ORIGINATING DEPARTMENT:
Planning, Development and Neighborhood Services

REVIEWED BY:
Director of Planning, Development & Neighborhood Services – Troy Bolander
Director of Finance – Leslie Haase
City Attorney – Peter Edwards
Assistant City Manager – Tony Robyn
City Manager – Nicholas Edwards

FUNDING SOURCE:

Not applicable for this item.

SUMMARY REQUEST:

Case 030-25: Text Amendment - A request to review amendments to Appendix 29-A of the Joplin Municipal Code, Joplin Development Code – City of Joplin

BACKGROUND:

The City of Joplin adopted a new development and zoning code in July of 2022. Following three years of implementation and application of this new code, staff is proposing amendments to add items that were not carried over from the prior zoning code, adopt revised policies to create better solutions for development regulations that present problems in practice and enforcement, and clarify ambiguities.

PLANNING & ZONING COMMISSION TESTIMONY:

Mr. Bellairs presented the proposed changes listed in the staff report and the ordinance. Mr. Bellairs stated that this will be brought before City Council in October for a public hearing and a work session, and that it will come back to the Commission in October. Ms. Harrington asked how long staff has been working on this. Mr. Bellairs stated that this has been working on this since he started in 2022. Mr. Bolander stated that this was an entirely new code and that they knew there would be some issues once we started implementing it. He stated that he was sure that we will run into something else as well.

PUBLIC COMMENT;

There was none.

RECOMMENDATIONS:
Staff recommends a continuance for Council Bill 2025-279
Planning & Zoning Commission recommends tabling Case 030-25 (7 in Favor, 0 Opposed, 0 Absent)

ATTACHMENTS
Staff Planning Report
P&Z Commission Minutes
Council Bill

JOPLIN
PLANNING, DEVELOPMENT, & NEIGHBORHOOD SERVICES

STAFF PLANNING REPORT
Development Code Amendment

CASE 030-25 Text Amendment

CONTEXT:

The City of Joplin adopted a new development and zoning code in July of 2022. Following three years of implantation and application of this new code, staff is proposing amendments to add items that were not carried over from the prior zoning code, adopt revised policies to create better solutions for development regulations that present problems in practice and enforcement, and clarify ambiguities. City staff is recommending to table this case to allow for additional review time and a work session for City Council in October.

DISCUSSION:

Section 2: Allowing large outbuildings to be placed in front of the primary dwelling was included in the 2004 zoning code but was not adopted with the 2022 Development Code. This exception will allow large, isolated properties (lots over 40,000 square feet) to have some flexibility in the placement of the building. Typically, accessory buildings are not supposed to sit in front of the home. This change is intended for properties where the aesthetic will be minimal, as neighborhoods of this size would be vastly low density. This change will also require the structures to be placed at least 60 feet from the property line, which severely limits any visibility from the right-of-way.

Section 3: This is also corrective language that should have been included from the 2004 zoning code, Procedures Manual. The rule to mail letters to properties within 185 feet is a state requirement for rezoning and special use permit cases. The state does not require cities mail letters for vacations, so the blanket "letters to property owners to properties within 185 feet" is misleading. The City has created the practice of mailing property owners who utilize the right-of-way with the adoption of the 2004 Zoning Code. The current code fails to differentiate based on the type of case. This section also corrects a typo in the table name.

Section 4: Encroachment agreements require public hearings; however, they were not included as a type of case or on the fee schedule. This revises this table to include encroachment agreements as a type of public hearing. This section also corrects a typo in the table name.

Section 5. This section removes the fee amounts from the zoning code, as they are currently inaccurate. It adds reference to the ordinance for the most up to date fee schedule. Fee changes are made more frequently than the zoning code is updated, and this is the most reliable source for this information.

Section 6. In order to protect the historic value of properties within the City of Joplin, removing rezoning fees is a way to ensure that applicants are not deterred from applying for the Historic Preservation overlay.

Section 7. Our current code establishes a design emphasis on shared lane markings when creating bike lanes. The change references NACTO's guidelines which requires protected bike lanes, which are either elevated or provide a barrier between vehicles and bicycles, to create safer road conditions.

Section 8. Major utilities should be eligible for special use permit in all districts, as depending on the need for services, they may not be able to provide services for all areas, such as residential, if they are solely located in industrial districts. Currently they are only permitted in Industrial Districts. In the previous code, they were permitted via special use permit in all zoning districts. Currently, we have substations located in residentially zoned districts.

Section 9. The City adopted medical marijuana provisions and amended the zoning district table in 2019. Since then, the state has adopted recreational use. This update permits the same uses we permitted in the same districts, while removing the "medicinal" language. Article 9 is adopted in Section 34 to define these uses. This does not nullify the medicinal marijuana ordinance, Ordinance No. 2019-079, rather, it adds recreational uses to the zoning code.

Section 10. Permits Cultivation Facilities in the AG District.

Section 11. Permits Dispensaries and Testing Facilities in the C-2 and C-3 Districts.

Section 12. Permits Cultivation and Infused Product Manufacturing in the M-2 District.

Section 13. Permits Apartments in C-3 by right, rather than by special use. This will support integrated mixed-use development areas in large commercial developments, such as Prospect Village.

Section 14. The definition of Outdoor Sales, Large, currently includes motor vehicle sales. This use is not permitted in C-3 by right, under the current zoning table. However, almost all of the existing car lots in Joplin are located within a C-3 district and are legally non-conforming. The City adopted a form-based code under these provisions, which places an emphasis on beautification and site standards, such as building design, landscaping and more intensive buffer requirements. These standards accomplish the desired compatibility between outdoor motor sales and normal commercial retail uses, which is why staff is recommending we change the table to allow motor vehicle sales by right.

Section 15. Animal Care, General is permitted in C-1 through Special Use, and C-3 by right. This requested change will allow animal care in a C-2 District by City Council approval of a

Special Use Permit. These facilities would still be subject to the specific use standards for Kenneling.

Section 16. Similar to Section 14, this section seeks to amend the zoning table to allow commercial drive-up storage units in a C-3 District, due to the same reasoning: the City has adopted development standards that better integrate typical commercial uses with commercial uses such as storage units or motor sales.

Section 17. The definitions for this section clarify that this section is not exclusive to RV's (Outdoor storage or parking of recreational vehicles, water craft or trailers, or trucks with 12,000 pound gross vehicle weight or less), however, the title can be a little misleading, so we seek to remedy this by changing *Recreational* to *Large.*

Section 18. This clause was in our old zoning code, which allowed for a tractor unit for a tractor/trailer combination to be parked in the driveway for a limited period of time, to protect residents who were employed as truckers and did not have anywhere else to store their vehicle. This clause never made it into the current zoning code, so staff is seeking to correct this.

Section 19. Staff is recommending allowing solar panel ground mounts by right. Ground mounts are already treated as accessory structures and must comply with size, setback, and placement restrictions, along with the allowable building coverage (the amount of the yard that may have structures, versus the amount that must remain lawn) sections in in Article 5, Table 5-02. The code also refers to these as "conditional use permits" instead of "special use permits," which is the only time in the code this language is used. This is a copy and past error that was brought in from another code. "Conditional" and "special" use permits can be used interchangeably within the planning field, but per our procedures they are referred to as a Special Use Permit.

Section 20. This is a typo correction.

Section 21. There is a conflict with the animal care definitions in Article 9, and the kennel specific use standards. Currently, Animal Care, General, allows up to 50 animals, on properties between 5,000 and 20,000 square feet, and includes commercial kennels as an included use for that category. The current kennel specific use standards restrict the number of kenneled animals to 20, and requires a minimum of 2 acres, which most of our existing facilities in the City do not meet. Staff recommend we remove the 20 animal limitation and require a minimum of 2 acres if the facility houses more than 50 animals, bumping the use up to Animal Care, Large. All kennels will still be required to be screened, include outside runs, restrict their proximity to residential dwellings, and have an enclosed area for each animal. This will permit the legally non-conforming facilities by right, while also making our definitions consistent with the specific use standards.

Section 22. City staff researched codes from the City of Springfield, which had more indoor climate-controlled storage units (currently the City of Joplin has one). Our existing parking requirements are written to address drive-up, outdoor storage units, and do not provide realistic parking industry standards for indoor units. This will provide parking provisions specific to the indoor units, which do not generate as much traffic and require less parking spaces. This was

verified with the City of Springfield Planning office, who confirmed that their current provisions work for them.

Section 23. This is another clause that was in the previous zoning code but did not make it into the current code. This was adopted as an amendment to the previous code, which is why it was missed. In order to preserve historic buildings and sites, this clause allows limited commercial uses that are compatible with residential neighborhoods through the application for a Special Use Permit, contingent upon City Council approval.

Section 24. This section provides the use restrictions and standards for recreational marijuana uses, compliant and consistent with the Missouri statutes, and includes provisions that the City adopted for medicinal use. This section limits the facility's proximity to churches, schools, and licensed daycares, requires ventilation, prohibits onsite consumption, prohibits a facility in a building containing a residence, and prohibits outdoor storage.

Section 25. This is a typo correction, the setback should be 15 feet non 15 inches.

Section 26. This section allows residential property owners to have a detached garage and a pool or solar mount, rather than one or the other (most pools and solar installations are over 200 square feet, and for most residential lots, the limit is one per property). This section still limits the property to the maximum lot coverage standards, so residents will still not be able to fill the entire backyard with accessory structures.

Section 27. The current code states that fences that are over 5 feet and closed construction are limited to the backyard. The intent behind the adoption of this change was to allow privacy fences up to 12 feet along the side yard. Everything else is limited to 4 feet and to be open construction. Under the old code they were strictly limited to the backyard. However, due to the way this was worded, this can be interpreted to allow 5-foot privacy fences up to the front building line. This revised section will clean up the language to only allow privacy fences in the back and back side yard.

Section 28. T-posts and woven wire are not explicitly allowed as approved fence materials under the current zoning code. Materials that are not explicitly approved are left to the Planning Development and Neighborhood Services Director's discretion. The Joplin Municipal Code permitted these, however, the current code super cedes this, as there was a clause under the adoption of the 2022 Development Code that any ordinance in conflict with this code would be null and void. After implementing this code, staff is recommending to explicitly allow t-posts and woven wire in agricultural and industrial districts. This revision also removes the 15 foot property line setback for chain link fences in industrial and commercial areas. This was added to our code in 2022, and conflicts with the provisions in the municipal code and the previous zoning code (2004). It is a common industry standard for schools and industrial facilities to enclose their property with security fences up to the property line, so long as site triangles are not obstructed.

Section 29. One problem with the existing buffer requirements is when it is applied to existing sites, many of those whose existing buildings lay within what would be the required buffer perimeter. There is currently an applicability section that allows for the Director to pro-rate landscaping for the site where full compliance is not practical or possible. However, this added

section will provide an option for denser vegetation within a smaller perimeter area, or move the required amount to other areas of the site, as another option to pro-rating, so that conflicting use screening may still be provided to fulfill the intent of this section.

Section 30. This section was added as another design option for Accessible parking spaces. Our current design section for Accessible parking references the federal Americans with Disabilities Act Design Standards (2010), but our code only provides one of the design options for van accessible spaces, which is a 11-foot-wide aisle with a 5-foot-wide loading/unloading aisle. The ADA standards also provide the option for an 8-foot-wide space with an 8-foot-wide loading aisle. Staff is recommending the City include this design option in our code as well, making it consistent, and not more restrictive, than the federal requirements.

Section 31. This is a typo correction, the original code language references the R-5 District, not the MP District, by mistake.

Section 32. Staff is recommending removing the word "modular" from the Manufactured Home Park and Small Format Home District (MP) section. "Modular" and "Manufactured" mean fundamentally different things under federal law. The previous zoning code referred to homes within this district as "manufactured," not "modular." They should not have been referred to as "modular" in our current code. "Modular" homes are homes that are constructed to local building codes, may not be distinguishable from site-built homes, and are considered real property. "Modular" homes are financed through traditional means, such as Federal Housing Act (FHA) loans. Manufactured homes are built to the U.S. Department of Housing and Urban Development (HUD) codes, are not always subject to the same method of financing and may not always be permanently anchored to a foundation.

Section 33. We allow duplexes to be developed on a single parcel subject to them being treated as a multi-family project, where the lots are not subdivided and the buildings are not for individual sale. This changes some of the development requirements, like triggering stormwater and landscaping standards. This change will add a clause that allows for the City to require lots or parcels be merged, so that the owner does not split lots off later without City approval, creating non-conforming lots.

Section 34. This section has been revised to ensure that mobile vendors or micro businesses do not set up on vacant lots and gives the City some authority to require site plan review and/or special use permits if deemed necessary.

Section 35. This section adds the marijuana use definitions to the Use Definition section in the current zoning code.

Section 36. This section amends the ground cover definition by adding a section that prohibits invasive species as defined by the Missouri Department of Conservations. It also includes an allowance for cultivated native landscape beds. Neighborhood Services have been working with individuals who wish to maintain and conserve native plants. These revisions seek to provide specific language that will allow residents to conserve wildlife and native landscaping, but requires that it is done so in a maintained and orderly fashion.

Section 37. This section amends the Appendix C (Walkable Design Guidelines) applicability section to allow some flexibility in neighborhoods that would generally meet the other applicability sections for walkable design, but where strict application of the Walkable Design Guidelines would make new structures incompatible with the rest of existing homes.

Section 38. This section redefines the Historic Preservation overlay (HP District) by breaking it down into two categories. It creates one overlay (Historic Landmark - HL) for individual properties, and one overlay for (Historic District - HD) for historic districts or neighborhoods. An example of a Historic District designation would be for the Sunshine Lamp District. A historic landmark would be a single property nominated for historical significance. This change was brought before the Historic Preservation Commission in July 2025, with a recommendation for approval.

Staff recommends to table Case 030-25

ENCLOSURES:

- Council Bill
- Amended Development Code

CASE 030-25: TEXT AMENDMENT

Dr. Rosenberg asked if this was supposed to be tabled.

Mr. Bellairs stated yes but that we are still going to hold a public hearing.

Ms. Phillips asked when this will be presented to them again.

Mr. Bellairs stated that it will be brought to Council in October for a work session and a public hearing and then it will be brought back to the commission in October.

Ms. Phillips thought it was interesting in the Globe that they wanted to amend the code on dangerous buildings but did not see that in the changes provided to them.

Mr. Bellairs stated that this is a separate code but that this one was posted in the Globe.

Mr. Troy Bolander, Director of Planning, Development and Neighborhood Services stated that they are revising the dangerous building codes and that they are separate.

Dr. Rosenberg asked if changes could be made in yellow.

Mr. Bolander stated we could do this.

Mr. Bellairs presented the proposed text amendments. Each section in the staff report follows the section in the ordinance. Mr. Bellairs presented the staff report items and displayed the ordinance.

Mr. Bellairs stated that staff recommends approval of these items and asked if the Commission had any questions.

Ms. Harrington asked how long we have been working on this.

Mr. Bellairs stated that this has been worked on since he started 2022, and that there were several meetings.

Mr. Bolander stated that this was an entirely new code that was adopted and they knew there would be some issues with it once we started implementing it. He stated he is sure we will run into something else as well.

Mr. Bellairs stated that this does not mean it will be the last one.

Mr. Kimble stated Mr. Bellairs said staff recommending to approve.

Mr. Bellairs stated that he misspoke. Staff is recommending to table as there are a lot of items here, but the Commission could always call for a vote.

Mr. Bolander stated we do not have to table it we just advertised it as a public hearing. Mr. Bolander stated that someone in the audience can speak on it as well.

Mr. Bellairs asked if everything made sense in how it was organized in the staff report and ordinance.

Mr. Kimble stated that it did.

MS. KLUE-MICHAEL MADE A MOTION TO TABLE CASE 030-25. THIS MOTION WAS SECONDED BY MS. HARRINGTON. MOTION CARRIED. (7 IN FAVOR, 0 IN OPPOSITION)

P & Z Case 030-25
City of Joplin
(P & Z Recommended to Table)

COUNCIL BILL NO. 2025-279 ORDINANCE NO.

AN ORDINANCE amending the Joplin Development Code, Ordinance No. 2022-119, passed by the Council of the City of Joplin, Missouri, August 1, 2022, being Appendix 29-A of the Joplin Municipal Code.

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

Section 1. Having referred to the subject matter of this ordinance to the City Planning and Zoning Commission and having given at least fifteen (15) days' notice of time and place of hearing on same by publication in the Joplin Globe, Ordinance No. 2022-119 is hereby amended to reflect the following:

Section 2. That Article 1. (General Provisions), Section 2 (Interpretation), D. Measurements, e. Setback Exceptions, of Chapter 29-A (Zoning Code) of the Joplin Municipal Code, be amended to include a new subsection (7) stating the following:

(7) For residential out buildings, as described in Article 5.01 Accessory Structures, detached buildings may be located in front of the front building line, provided they are no closer than 60 feet to the front lot line.

Section 3. That Article 2 (Procedures), Table 6-01, of Chapter 29-A (Zoning Code) of the Joplin Municipal Code, be amended to Table 2-01, and that Table 2-01 be amended to add a footnote reflecting the following:

Vacations of right-of-way and easements: letters shall be mailed to adjacent property owners with access from the right-of-way and nearby property owners that utilize the right-of-way.

Section 4. That Article 2 (Procedures), Section 2.01, 2. Fees, Table 6-02, of Chapter 29-A (Zoning Code) of the Joplin Municipal Code, be amended to Table 2-02, and be amended to include Encroachment Agreement.

Section 5. That Article 2 (Procedures), Section 2.01, 2. Fees, Table 6-02, of Chapter 29-A (Zoning Code) of the Joplin Municipal Code, be amended to remove the fee dollar amounts, and instead state "Refer to Fee Schedule adopted by City Ordinance, Article V – Permits and Fees, Sec. 94-100 of the Joplin Municipal Code."

Section 6. That Article 2 (Procedures), Section 2.01, 2. Fees, of Chapter 29-A (Zoning Code) of the Joplin Municipal Code, be amended to include a new subsection (a.) to read as follows:

a. Historic Preservation (HL and HD) rezoning cases shall be exempt from application fees.

Section 7. That Article 3 (Subdivision Standards), Section 1, Streets, Table 3-3, footnote 2, of Chapter 29-A (Zoning Code) of the Joplin Municipal Code, be amended to:

[2] Bicycle facilities shall conform to the standards of NACTO's Urban Bikeway Design Guide, Urban Street Design Guide, and Transit Street Design Guide. MUTCD guides the use of signs, signals, and markings.

Section 8. Article 4. (Zoning Districts & Use Standards) Table 4-03 (Zoning District & Use Table) Public/Civic Uses, Utility, Major, of Chapter 29-A (Zoning Code) of the Joplin Municipal Code, be amended to eligibility for Special Use Permit ("S" designation) in Districts AG, RS, R-1, R-2, R-3, R-4, MP, MUC, C-O, C-1, C-2, and C-3.

Section 9. Article 4. (Zoning Districts & Use Standards) Table 4-03 (Zoning District & Use Table) of Chapter 29-A (Zoning Code) of the Joplin Municipal Code, be amended by adding the following uses: "Marijuana Cultivation Facility, Marijuana Dispensary Facility, Marijuana Infused Products Manufacturing Facility, Marijuana Testing Facility."

Section 10. Article 4. (Zoning Districts & Use Standards) Table 4-03 (Zoning District & Use Table) of Chapter 29-A (Zoning Code) of the Joplin Municipal Code, be amended by permitting the following uses in AG (Agricultural) Districts: "Marijuana Cultivation Facility."

Section 11. Article 4. (Zoning Districts & Use Standards) Table 4-03 (Zoning District & Use Table) of Chapter 29-A (Zoning Code) of the Joplin Municipal Code, be amended by permitting the following uses in C-2 (Central Business) and C-3 (Commercial) Districts: "Marijuana Dispensary Facility, Marijuana Testing Facility."

Section 12. Article 4. (Zoning Districts & Use Standards) Table 4-03 (Zoning District & Use Table) of Chapter 29-A (Zoning Code) of the Joplin Municipal Code, be amended by permitting the following uses in M-2 (Heavy Industrial) Districts: "Marijuana Cultivation Facility, Marijuana Infused Products Manufacturing Facility."

Section 13. Article 4. (Zoning Districts & Use Standards) Table 4-03 (Zoning District & Use Table) Public/Civic Uses, Apartments, of Chapter 29-A (Zoning Code) of the Joplin Municipal Code, be amended to be permitted by right ("P" designation) in District C-3.

Section 14. Article 4. (Zoning Districts & Use Standards) Table 4-03 (Zoning District & Use Table) Commercial Uses, Outdoor Sales - Large, of Chapter 29-A (Zoning Code) of the Joplin Municipal Code, be amended to be permitted by right ("P" designation) in District C-3.

Section 15. Article 4. (Zoning Districts & Use Standards) Table 4-03 (Zoning District & Use Table) Commercial Uses, Animal Care - General, of Chapter 29-A (Zoning Code) of the Joplin Municipal Code, be amended to qualify for a special use permit ("S" designation) in District C-2.

Section 16. Article 4. (Zoning Districts & Use Standards) Table 4-03 (Zoning District & Use Table) Commercial Uses, Storage and Warehousing – Personal, Outdoor, of Chapter 29-A (Zoning Code) of the Joplin Municipal Code, be amended to be permitted by right ("P" designation) in District C-3.

Section 17. Article 4. (Zoning Districts & Use Standards) Section 4.03 (Accessory Uses), E. Outdoor Storage, Residential, 1. Recreational Vehicles of Chapter 29-A (Zoning Code) of the Joplin Municipal Code, be amended to 1. Large Vehicles.

Section 18. Article 4. (Zoning Districts & Use Standards) Section 4.03 (Accessory Uses), E. Outdoor Storage, Residential, of Chapter 29-A (Zoning Code) of the Joplin Municipal Code, be amended to include a new subsection (4.) to read as follows:

4. One (1) tractor unit of a tractor/trailer combination may be parked in the yard for a maximum of 72 hours at any one time. Such parking area shall be paved with concrete, asphaltic cement, or any other dust-free surface approved by the Director of Planning, Development, and Neighborhood Services.

Section 19. That Article 4. (Zoning Districts & Use Standards) Section 4.03 (Accessory Uses), J. Solar Panels, of Chapter 29-A (Zoning Code) of the Joplin Municipal Code be amended by removing the following:

3. Free standing panels may only be authorized by conditional use permit if roof or wall mounted panels are shown to be infeasible.

Section 20. That Article 4 (Zoning Districts & Use Standards) Section 4.04 (Specific Use Standards), T. Storage Personal, Subsection "87" of Chapter 29-A (Zoning Code) of the Joplin Municipal Code, be amended to Subsection "7."

Section 21. That Article 4 (Zoning Districts & Use Standards) Section 4.04 (Specific Use Standards) I. Kennel, of Chapter 29-A (Zoning Code) of the Joplin Municipal Code, be amended to read as follows:

I. Kennel. A kennel shall be defined as any animal care use that provides the overnight housing of animals for commercial, boarding or breeding purposes. This definition shall not apply to any overnight boarding necessary for medical care or observation. A kennel shall not be located closer than 50 feet to another lot line on which a residential dwelling is located, including outside runs, and shall contain at least one fully enclosed shelter for each animal or animals and provide an exercise area. If the kennel harbors more than 50 animals, the minimum lot size shall not be less than two acres. All kennel runs or open areas shall be screened around such areas or at the property lines to

prevent the distraction or excitement of the dogs. Such screening may be mature, dense deciduous foliage (double row), solid masonry, brick, or stone wall, louvered wood, stockade, or chain link fence with aluminum strip intertwined or other equivalent fencing, providing a sight barrier to the dogs.

Section 22. That Article 4 (Zoning Districts & Use Standards) Section 4.04 (Specific Use Standards) T. Storage Personal, of Chapter 29-A (Zoning Code) of the Joplin Municipal Code, be amended to include a new subsection (8.) to read as follows:

8. Indoor/climate-controlled storage units shall provide one parking space for every 25 storage spaces, one parking space for every employee, and two additional parking spaces if a residential manager lives on site. A minimum of two parking spaces shall be provided for the office.

Section 23. That Article 4 (Zoning Districts & Use Standards) Section 4.04 (Specific Use Standards) of Chapter 29-A (Zoning Code) of the Joplin Municipal Code be amended by adding a new paragraph (X) to read as follows:

X. Historic Commercial Uses in R-1, R-2, R-3, R-4 Districts

1. Purpose: To protect and conserve the heritage and character of Joplin's historic residential neighborhoods by specially permitting commercial uses in historic districts and from historic landmarks.
2. Structures that are located in a residentially zoned district shall be part of a historic district or designated a historic landmark.
3. The commercial use must obtain a special use permit prior to operation. Uses eligible for special use permit shall be uses permitted by right in the C-1 District.
4. The commercial use shall contribute positively to the historic character of the residential neighborhood.
5. Approval of the commercial use shall not alter the historic district or historic landmark in a way that detracts from its uniqueness.
6. Prior to the granting of any special use permit, the Planning Commission or City Council may stipulate such conditions and restrictions upon the establishment, location, and operation of the special use as is deemed necessary for the protection of the public interest.

Section 24. That Article 4 (Zoning Districts & Use Standards) Section 4.04 (Specific Use Standards) of Chapter 29-A (Zoning Code) of the Joplin Municipal Code be amended by adding a new paragraph (Y) to read as follows:

Y. Marijuana

Marijuana facilities shall be subject to the following use restrictions:

1. Buffer requirement. No marijuana facility shall be located within one thousand (1,000) feet of an existing elementary or secondary school, licensed child day care

center, or church. In the case of a freestanding facility, the distance between the facility and the school, daycare, or church shall be measured from the external wall of the facility structure closest in proximity to the school, daycare or church to the closest point of the property line of the school, daycare, or church. In the case of a facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the school, daycare, or church shall be measured from the property line of the school, daycare, or church to the facility's entrance or exit closest in proximity to the school, daycare, or church. Measurements shall be made along the shortest path between the demarcation points that can be traveled by foot.

2. Outdoor operations or storage is prohibited. All operations and all storage of materials, products, or equipment shall be within a fully enclosed building. No outdoor operations or storage shall be permitted.
3. Onsite usage prohibited. No marijuana may be smoked, ingested, or otherwise consumed on the premises of a marijuana facility.
4. No marijuana facility shall be located in a building that contains a residence.
5. Ventilation required. All marijuana facilities shall install and operate a ventilation system that will prevent any odor of marijuana from leaving the premises of the facility. No odors shall be detectable by a person with a normal sense of smell outside the boundary of the parcel on which the facility is located.

Section 25. That Article 5 (Building & Development Standards) Section 5.02 (Non-Residential Development Standards) Table 5-3 Nonresidential District Lot & Building Standards, of Chapter 29-A (Zoning Code) of the Joplin Municipal Code be amended by removing the 15" setback and replacing it with 15' for the M-1 (Restricted Industrial) and M-2 (Heavy Industrial) District.

Section 26. That Article 5 (Building & Development Standards) Section 5.01 (Residential Development Standards) C. (Accessory Buildings – Residential) of Chapter 29-A (Zoning Code) of the Joplin Municipal Code be amended by adding a new subsection (f.) to read as follows:

f. Pools and solar ground mounts shall be subject to size/placement requirements but shall not be subject to the maximum number of accessory structures per lot. However, all accessory structures shall still be subject to the maximum building coverage standards in Table 5-02.

Section 27. That Article 6 (Landscape & Site Design Standards) Section 6.04 (Fences) B. (Rear and Interior Side Fences), 3. of Chapter 29-A (Zoning Code) of the Joplin Municipal Code be amended to read as follows:

3. All privacy fences with a solid screen or height over 4 feet high shall be limited along interior side lot lines to no more than 12 feet in front of the rear building line. The Director may approve exceptions to allow as much as along 50% of the side elevation where the building and yard is configured to have substantially active or social outside spaces such as building entrances, walkways, patios, or courtyards.

Section 28. That Article 6 (Landscape & Site Design Standards) Section 6.04 (Fences) B. (Rear and Interior Side Fences), 4. d., of Chapter 29-A (Zoning Code) of the Joplin Municipal Code be amended to read as follows:

d. Materials for construction of a decorative fence may be wood, woven wire, chain link, wrought iron, square tubing or metal pipe. A decorative fence must be of open construction, and no panels such as plywood, wafer board, etc., will be allowed. T-posts shall be permitted in agricultural and industrial districts but shall be prohibited in residential and commercial districts.

Section 29. That Article 6 (Landscape & Site Design Standards) Section 6.03 (Buffers and Screening) Table 6-03: Buffer Planting Requirements, of Chapter 29-A (Zoning Code) of the Joplin Municipal Code be amended by adding a new subsection to read as follows:

Where existing site or building conditions severely limit the site's ability to fulfill these requirements, Type III buffers may reduce the width to 15' provided that the planting schedule is met at twice (2X) the required rate. Where existing site conditions do not allow for a Type II or Type III buffer, the required number of trees and shrubs shall be provided in other areas of the site, in combination with a fence or masonry wall. Additional landscaping shall provide a visual barrier but shall not exceed the American Nursery Stock Standards (AMNS).

Section 30. That Article 7 (Access & Parking Standards), Section 7.03 (Required Parking), C. (Accessible Parking), Line 3., Chapter 29-A (Zoning Code) of the Joplin Municipal Code be amended to read as follows:

3. Accessible spaces shall be at least nine feet wide with a minimum five feet accessible aisle. Van accessible spaces shall be at least 11 feet wide with a minimum five feet accessible aisle, or at least eight feet wide with a minimum eight feet accessible aisle. Two adjacent spaces may share the same accessible aisle.

Section 31. That Article 8 (Special Districts & Supplemental Standards) Section 8.03 (Manufactured Home Park & Small Format Home (MP) District) F. (Landscape and Parking Design), Chapter 29-A (Zoning Code) of the Joplin Municipal Code be amended to read as follows:

F. Landscape and Parking Design. The standards of Articles 6 and 7 are generally applicable to the MP district, except as modified through a development plan based on the criteria in Section 2.04.

Section 32. That Article 8 (Special Districts & Supplemental Standards) Section 8.03 (Manufactured Home Park & Small Format Home (MP) District) A. (Intent and Applicability) and B. (Permitted Use) Chapter 29-A (Zoning Code) of the Joplin Municipal Code be amended to remove the word "modular."

Section 33. That Article 9 (Definitions & Terms) 9.01 (Description of Uses), Duplex/Multi-unit House, Chapter 29-A (Zoning Code) of the Joplin Municipal Code be amended to read as follows:

Duplex/Multi-unit House. A residential building designed to accommodate 2 to 4 primary dwelling units in an urban neighborhood or suburban setting. Duplex units that share a single common wall may be on a single lot, or on a single parcel, or may be platted as separate lots along the common wall line subject to platting restrictions. Duplex/Multi-unit Houses shall have a scale, orientation and design features that maintains the appearance and form similar to a detached house. Multiple duplexes constructed on a single-parcel may be subject to additional platting requirements.

Section 34. That Article 9 (Definitions & Terms) 9.01 (Description of Uses), C. Commercial Uses, Retail-Micro/Mobile, Chapter 29-A (Zoning Code) of the Joplin Municipal Code be amended to read as follows:

Retail - Micro/Mobile - A small scale retail use under 1,000 square feet, including food trucks, sales kiosks or machines, and other temporary or permanent sales receptacles, each of which may be subject to specific licensing and siting conditions depending on the permanence of the use, structures or other circumstances of the location. Mico/Mobile Retail uses not specified in Article 4.05, shall be located on an approved temporary vendor location which hosts a legally established use. Any Micro/Mobile Retail use located on a vacant lot shall be subject to special use permitting and specific siting conditions.

Section 35. That Article 9 (Definitions & Terms) 9.01 (Description of Uses), C. Commercial Uses, Chapter 29-A (Zoning Code) of the Joplin Municipal Code be amended to include the following uses and definitions:

Marijuana Facility – a Marijuana Cultivation Facility, Marijuana Dispensary Facility, Marijuana Infused Products Manufacturing Facility, or Marijuana Testing Facility.

Marijuana Cultivation Facility – a facility licensed by the State of Missouri to acquire, cultivate, process, store, transport, and sell marijuana to a Marijuana Dispensary Facility, Marijuana Testing Facility, or a Marijuana Infused Products Manufacturing Facility.

Marijuana Dispensary Facility – a facility licensed by the State of Missouri to acquire, store, sell, transport, and deliver marijuana, marijuana-infused products, and drug paraphernalia used to administer marijuana to another Dispensary Facility, a licensed Testing Facility, or a licensed Manufacturing Facility.

Marijuana Infused Products Manufacturing Facility – a facility licensed by the State of Missouri to acquire, store, manufacture, transport, and sell marijuana-infused products to a Marijuana Dispensary Facility, Marijuana Testing Facility, or to another Marijuana Infused Products Manufacturing Facility."

Marijuana Testing Facility – a facility certified by the State of Missouri to acquire, test, certify, and transport marijuana.

Section 36. That Article 9 (Definitions & Terms) 9.02 (Definitions), Ground Cover, be amended to read as follows:

Ground Cover. Materials that typically do not exceed one foot in height used to provide cover of the soil in landscaped areas, which may include a combination of, but not limited to river rock, cobble, boulders, concrete pavers, grasses, flowers, low-growing shrubs and vines, and those materials derived from once-living things, such as wood mulch. Prohibited landscaping materials shall include anything identified as an invasive species by the Missouri Department of Conservation. Cultivated native landscape beds are permitted, provided they are in accordance with the planting standards set by the Missouri Department of Conservation and Grow Native by the Missouri Prairie Foundation. A cultivated landscape bed shall be defined as a landscaped area where plants were purchased, planted and maintained in a planned, intentional, and organized manner. In no instance shall plants that grew on their own from the soil's seed bank and were allowed to grow without management be considered a cultivated landscape bed. Taller native plants shall be planted towards the interior of the lot, near the structure, and lower native plants shall be planted toward the exterior of the lot closer to the street. Plants on corner lots and within the right-of-way, and areas in proximity to the right-of-way or streets, shall maintain a height no greater than 12 inches. Plant material shall be regularly trimmed and pruned to keep from encroaching sidewalks, walkways, streets, driveways, parking areas, and neighboring properties. Any plant materials that exceed these provisions shall be considered in violation of this section, and be considered a nuisance under Sec. 54-61 and Sec. 54-62 of the Joplin Code of Ordinances.

Section 37. That Appendix C (Walkable Neighborhood Design Guidelines), B. Applicability, of Chapter 29-A (Zoning Code) of the Joplin Municipal Code, be amended by adding the following subsections:

5. Where the existing development of a block has deviated from these design guidelines, in a neighborhood that would fall under the applicability of this section, variation to the building design may be allowed in regard to driveway width and placement, garage extent and location, and frontage design, provided that the proposed design upholds the existing character of the neighborhood.

Section 38. That Appendix E (Historic Preservation) of Chapter 29-A (Zoning Code) of the Joplin Municipal Code be amended by adding a new subsection (32.) to read as follows:

32. Zoning Overlays: Historical properties, structures, and areas shall be issued zoning district overlays based on the type of designation.
HL (Historic Landmark): Properties that are individually nominated as local historic landmarks.
HD (Historic District): Multiple properties, nominated collectively as a new, or expansion of an existing district.

Section 39. That any other ordinance, or part of such ordinance, or chapter of the Joplin Municipal Code in conflict with said provisions shall and the same is hereby repealed.

Section 40. That this ordinance shall become effective beginning _____, 2025.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2025, by a vote of _____.

_____
Keenan T. Cortez, Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2025- 286 approving a purchase order for 3 Neighborhood Services Vehicles

MEETING DATE
October 20, 2025

REVIEWED BY
Director of Planning, Development and Neighborhood Services - Troy Bolander; Director of Finance - Leslie Haase; City Attorney - Peter Edwards; Assistant City Manager – Tony Robyn; City Manager - Nicholas Edwards

SUMMARY
This Council Bill approves the issuance of a Purchase Order(s) to Corwin Ford - Republic for the purchase of three (3) 2025 Ford Ranger 4X4 Crew Cabs.

BACKGROUND
The approved 2024-25 FY Budget included the purchase of 3 (Three) new Compact Trucks to replace 2 (Two) 2010 Ford Rangers and 1 (One) 2009 Ford Ranger. The purchase of 3 (Three) 2025 Ford Rangers with an individual cost of $37,722.96, combined total of $113,168.88. In Fiscal Year 2024-2025 budgeted appropriations, there is an appropriation in the total amount of One Hundred Twenty Thousand Dollars. ($120,000.00) for the purchase of 3 trucks.

FUNDING SOURCE
This payment is included in the FY 2024-25 budget of the General Fund – Neighborhood Improvement, Motor Vehicle line item.

RECOMMENDATION
Staff recommends approval of this council bill for the purchase of 3 trucks for the Neighborhood Services division.

ATTACHMENTS
CB2025-286 Ordinance; Corwin Ford - Republic Quote

CNGP530 VEHICLE ORDER CONFIRMATION

==> _____

Dealer: F53493
Page: 1 of 1

2025 RANGER

Order No: Q888 Priority: F2 Ord FIN: QS036 Order Type: 5B Price Level: 520
Ord PEP: 100A Cust/Flt Name: JOPLIN PO Number:

		RETAIL
R4P	RANGER 4X4 C/C	$36725
	.128" WHEELBASE	
YZ	OXFORD WHITE	
B	CLOTH SEATS	
H	EBONY INTERIOR	
100A	EQUIP GRP	
	.XL SERIES	
99H	.2.3L ECOBOOST	
44T	.10-SPD AUTO TR	
	255/70R17 A/T	
76F	STX APPEAR PKG	NC
	.FOG LAMPS	
	.17"SILVER WHL	
153	FRT LICENSE BKT	NC
18D	RUN BOARD-BLACK	695

		RETAIL
53R	TRAILER TOW PKG	$495
86S	TGH BED SPRY IN	495
	FLEET SPCL ADJ	NC
	SP DLR ACCT ADJ	
	SP FLT ACCT CR	
	FUEL CHARGE	
B4A	NET INV FLT OPT	NC
	DEST AND DELIV	1595
TOTAL	BASE AND OPTIONS	40005
TOTAL		40005
*THIS	IS NOT AN INVOICE*	

F1=Help F2=Return to Order F3/F12=Veh Ord Menu
F4=Submit F5=Add to Library
S099 - PRESS F4 TO SUBMIT QC05218

* PRICE AS EQUIPPED ABOVE .... $ 36,753. (4x4)

+ "HAZARD LIGHTING" + 969.96

COMPLETED UNIT $ 37,722.96

COUNCIL BILL NO. 2025-286 ORDINANCE NO.

AN ORDINANCE approving a Purchase Order to be issued to Corwin Ford- Republic to cover the cost of three (3) 2025 Ford Ranger 4X4 Crew Cabs for a total of One Hundred Thirteen Thousand, One Hundred and Sixty-Eight Dollars and Eighty-Eight cents ($113,168.88) within the approved City of Joplin Fiscal Year 2024-25 budget with an effective date of November 4, 2025.

WHEREAS, Corwin Ford – Republic is an approved vendor for the City of Joplin and,

WHEREAS, in the FY2024-25 budget, Council approved One Hundred Twenty Thousand Dollars ($120,000.00) to purchase three (3) compact trucks for the Neighborhood Services Division of the Department of Planning, Development & Neighborhood Services.

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

Section 1. That a Purchase Order issued to Corwin-Ford Republic in the amount of $113,168.88, be and the same is, hereby approved.

Section 2. That Fiscal Year 2024-25 budget reflects an appropriation in the total amount of One Hundred Twenty Thousand Dollars ($120,000.00) for the purchase of three Neighborhood Services Vehicles.

Section 3. That this Council Bill shall have an effective date of November 4, 2025

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2025, by a vote of _____.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2025-541 – Approving the updated General Employee Salary Administration Plan, the Part-Time/Seasonal Salary Administration Plan and the Fire Salary Administration Plan to comply with the recently passed HB567 revised minimum wage, effective January 1, 2026

MEETING DATE
October 20, 2025

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2025-541 Ordinance; Exhibit "A" Salary Administration Plan; Exhibit "B" Part-Time/Seasonal Salary Administration Plan; Exhibit "D"- Fire Salary Administration Plan for certain fire positions

REVIEWED BY
Department Head: Leslie Haase; Human Resources Director: Michelle Ducre; City Attorney: Peter Edwards; City Manager: Nick Edwards

SUMMARY
This Council Bill approves an updated General Employee Salary Administration Plan, the Part-Time/Seasonal Salary Administration Plan and the Fire Salary Administration Plan by complying with HB567 pursuant to RSMo. 290.500 through 290.502 making the minimum wage $15.00 effective January 1, 2026, which is now applicable to public employers.

BACKGROUND
The Governor of the State of Missouri recently signed HB567, which states pursuant to RSMo. 290.500 through 290.502, public employers will be subject to Missouri's minimum wage law. Beginning August 28, 2025, public employers in the state were required to pay non-exempt employees a minimum of $13.75 per hour, and starting January 1, 2026, $15.00 per hour. Prior to the passage of HB567, public employers were exempted from Missouri's minimum wage law and were only required to follow the federal minimum wage law.

In early September, City Council approved a modification to the Fire Pay Plan to address the Firefighter/EMT position that started below $13.75 per hour. On January 1, 2026, there will be certain general employee, fire and part-time/seasonal positions below the required minimum wage of $15.00 per hour.

In order to bring these employees to the new minimum wage, this Council Bill approves new pay plans, effective January 1, 2026, for general employees, fire employees and part-time/seasonal positions.

- For general employees, Steps 1-3 of Grade N1 and Step 1 of Grade N2 will be removed. This will make the starting pay for N1 $15.293 per hour, which is $31,810 annually and N2 $15.721 per hour, which is $32,700 annually.
- For fire employees, Steps 4-6 will be removed from Grade F2, while Steps 1-3 will be removed from Grade F4. This will make the starting pay for F2 $15.358 per hour, which is $44,723 annually and $15.833 per hour or $46,106 annually for F4.
- The first grade on the Part-Time/Seasonal pay plan will be removed and combined with the second grade. This will make the starting pay for those positions in this pay plan $15.338 per hour.

There are 6 general plan employees impacted by this minimum wage change. The total cost for implementing this short-term resolution is $18,000, of which $15,000 is the estimated 2026 fiscal year cost. Of this amount, $8,300 represents the general fund cost, with the remainder occurring in the Solid Waste, Parks/Stormwater Sales Tax and TST funds. These amounts are included in the 2026 budget.

There are 34 fire plan employees impacted by this minimum wage change. The total estimated cost for implementing the short-term resolution is $147,000, while the 2026 fiscal year cost is about $122,500. This amount is split approximately $57,500 to the general fund and $65,000 to the public safety sales tax fund. These amounts are included in the 2026 budget.

It is more difficult to project the impact of the seasonal pay plan change. However, the change is mostly in the parks fund, with a small amount in the general fund for school crossing guards which is covered by a cooperative agreement with the Joplin R-VIII School District. Based on the percentage increase in the hourly rate, it is anticipated the additional cost will be approximately $56,000 in the parks fund for fiscal year 2026. This amount has been included in the 2026 budget.

Removing steps from the current pay plans to meet this State mandate is a short-term solution. The short-term solution does create compression for the General Employee and Fire Pay Plans. This compression doesn't retain the internal equity that has been previously established. This will certainly need to be addressed through a long-term solution, which is currently being developed. However, the long-term solution to address compression and internal equity caused by the unfunded State minimum wage mandate, as well as overall wages will require a new funding source.

FUNDING SOURCE

The funding has been included in the adopted FY 2026 budget in the appropriate funds.

RECOMMENDATION

Staff recommends approval of this council bill on first reading.

CITY OF JOPLIN
EXHIBIT "A"-SALARY ADMINISTRATION PLAN
FOR CLASSIFIED AND UNCLASSIFIED POSITIONS
EFFECTIVE JANUARY 1, 2026

* - unclassified position according to city charter (E) - exempt according to FLSA

Grade	Position (* - unclassified according to city charter)	Step 1 (hrly/annual)	Step 2 (hrly/annual)	Step 3 (hrly/annual)	Step 4 (hrly/annual)	Step 5 (hrly/annual)	Step 6 (hrly/annual)	Step 7 (hrly/annual)	Step 8 (hrly/annual)	Step 9 (hrly/annual)	Step 10 (hrly/annual)	Step 11 (hrly/annual)	Step 12 (hrly/annual)	Step 13 (hrly/annual)	Step 14 (hrly/annual)	Step 15 (hrly/annual)	Step 16 (hrly/annual)	Step 17 (hrly/annual)	Step 18 (hrly/annual)
N1	Cook				$ 15.293	$ 15.676	$ 16.068	$ 16.469	$ 16.881	$ 17.303	$ 17.736	$ 18.179	$ 18.634	$ 19.099	$ 19.577	$ 20.066	$ 20.568	$ 21.082	
	Court Assistant I				$ 31,810	$ 32,606	$ 33,421	$ 34,256	$ 35,113	$ 35,990	$ 36,890	$ 37,812	$ 38,758	$ 39,727	$ 40,720	$ 41,738	$ 42,781	$ 43,851	
	Custodian																		
	Transit Dispatcher																		
N2	Administrative Assistant		$ 15.721	$ 16.114	$ 16.517	$ 16.930	$ 17.353	$ 17.787	$ 18.232	$ 18.687	$ 19.155	$ 19.633	$ 20.124	$ 20.627	$ 21.143	$ 21.672	$ 22.213	$ 22.769	
	Breastfeeding Peer Counselor Coordinator		$ 32,700	$ 33,517	$ 34,355	$ 35,214	$ 36,094	$ 36,997	$ 37,922	$ 38,870	$ 39,841	$ 40,837	$ 41,858	$ 42,905	$ 43,977	$ 45,077	$ 46,204	$ 47,359	
	Court Compliance Officer I																		
	Laborer I																		
	Police Services Assistant																		
	Tourism Assistant																		
	Transit Driver I																		
	Utility Locator																		
	Wastewater Laboratory Assistant																		
N3	Automotive Service Worker	$ 16.565	$ 16.979	$ 17.404	$ 17.839	$ 18.285	$ 18.742	$ 19.210	$ 19.691	$ 20.183	$ 20.687	$ 21.205	$ 21.735	$ 22.278	$ 22.835	$ 23.406	$ 23.991	$ 24.591	
	Court Assistant II	$ 34,455	$ 35,317	$ 36,199	$ 37,104	$ 38,032	$ 38,983	$ 39,957	$ 40,956	$ 41,980	$ 43,030	$ 44,106	$ 45,208	$ 46,338	$ 47,497	$ 48,684	$ 49,901	$ 51,149	
	Engineering Assistant																		
	Health Professional Assistant-WIC																		
	Laborer II																		
	Permit Technician																		
	Recreation Leader																		
	Transit Driver II																		
N4	Accounting Specialist	$ 17.890	$ 18.337	$ 18.796	$ 19.266	$ 19.747	$ 20.241	$ 20.747	$ 21.266	$ 21.797	$ 22.342	$ 22.901	$ 23.473	$ 24.060	$ 24.662	$ 25.278	$ 25.910	$ 26.558	
	Airport Operations Worker	$ 37,212	$ 38,142	$ 39,095	$ 40,073	$ 41,075	$ 42,102	$ 43,154	$ 44,233	$ 45,339	$ 46,472	$ 47,634	$ 48,825	$ 50,045	$ 51,297	$ 52,579	$ 53,894	$ 55,241	
	Assistant City Clerk																		
	Communications Specialist																		
	Competent Professional Authority-WIC																		
	Court Compliance Officer II																		
	Crime Analyst/Accreditation Coordinator																		
	CVB Marketing Specialist																		
	Engineering Technician																		
	Equipment Operator																		
	Evidence Technician																		
	HR Specialist																		
	Interactive Communications Specialist																		
	Legal Specialist																		
	Neighborhood Improvement Officer																		
	Park Ranger																		
	Parks Caretaker																		
	Public Safety Communications Operator I																		
	Recreation Coordinator																		

CITY OF JOPLIN
EXHIBIT "A"-SALARY ADMINISTRATION PLAN
FOR CLASSIFIED AND UNCLASSIFIED POSITIONS
EFFECTIVE JANUARY 1, 2026
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	Right-of-Way Technician																		
	Transit Driver III																		
	Wastewater Laboratory Technician																		
	Wastewater Plant Operator																		
	Wastewater Plant Utility Worker																		
N10	Airport Police Officer	$ 19.679	$ 20.171	$ 20.675	$ 21.192	$ 21.722	$ 22.265	$ 22.822	$ 23.392	$ 23.977	$ 24.577	$ 25.191	$ 25.821	$ 26.466	$ 27.128	$ 27.806	$ 28.501	$ 29.214	
	Animal Control Officer	$ 40,933	$ 41,956	$ 43,005	$ 44,080	$ 45,182	$ 46,312	$ 47,469	$ 48,656	$ 49,873	$ 51,119	$ 52,397	$ 53,707	$ 55,050	$ 56,426	$ 57,837	$ 59,283	$ 60,765	
	Building Inspector																		
	Building Maintenance Technician																		
	Construction Inspector																		
	Detention Officer																		
	Environmental Public Health Specialist I																		
	Executive Asst/Secretary to City Manager																		
	Heavy Equipment Operator																		
	Parks Facilities Maintenance Technician																		
	Public Safety Communications Operator II																		
	Traffic, Markings and Sign Technician																		
N11	Automotive Technician II	$ 21.647	$ 22.188	$ 22.743	$ 23.312	$ 23.894	$ 24.492	$ 25.104	$ 25.732	$ 26.375	$ 27.034	$ 27.710	$ 28.403	$ 29.113	$ 29.841	$ 30.587	$ 31.352	$ 32.135	
	Communications Technician	$ 45,026	$ 46,152	$ 47,305	$ 48,488	$ 49,700	$ 50,943	$ 52,216	$ 53,522	$ 54,860	$ 56,231	$ 57,637	$ 59,078	$ 60,555	$ 62,069	$ 63,621	$ 65,211	$ 66,841	
	Environmental Public Health Specialist II																		
	GIS Technician																		
	Lead Animal Control Officer																		
	Lead Building Inspector																		
	Lead Case Investigator/Contact Tracer																		
	Lead Cemetery Caretaker																		
	Lead Parks Caretaker																		
	Nutritionist I																		
	Project Coordinator																		
	Property Negotiator/Appraiser																		
	Traffic Signal Technician																		
	Wastewater Plant Technician																		
	Wastewater Pretreatment Technician																		
N20	Airport Operations Supervisor	$ 22.729	$ 23.298	$ 23.880	$ 24.477	$ 25.089	$ 25.716	$ 26.359	$ 27.018	$ 27.694	$ 28.386	$ 29.096	$ 29.823	$ 30.569	$ 31.333	$ 32.116	$ 32.919	$ 33.742	$ 34.586
	Chief Wastewater Plant Operator	$ 47,277	$ 48,459	$ 49,671	$ 50,913	$ 52,185	$ 53,490	$ 54,827	$ 56,198	$ 57,603	$ 59,043	$ 60,519	$ 62,032	$ 63,583	$ 65,172	$ 66,802	$ 68,472	$ 70,184	$ 71,938
	Chief Wastewater Plant Technician																		
	Community Health Planner/Educator																		
	Jail Shift Supervisor																		
	Nutritionist II																		
	Transit Driver Supervisor																		
	Utility Billing Supervisor																		

CITY OF JOPLIN
EXHIBIT "A"-SALARY ADMINISTRATION PLAN
FOR CLASSIFIED AND UNCLASSIFIED POSITIONS
EFFECTIVE JANUARY 1, 2026
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	Wastewater Biosolids Program Supervisor																		
	Wastewater Laboratory Supervisor																		
	Wellness Coordinator																		
N21	Accountant I (E)	$ 25.002	$ 25.628	$ 26.268	$ 26.925	$ 27.598	$ 28.288	$ 28.995	$ 29.720	$ 30.463	$ 31.225	$ 32.005	$ 32.805	$ 33.626	$ 34.466	$ 35.328	$ 36.211	$ 37.116	$ 38.044
	Community Health Nurse (E)	$ 52,005	$ 53,305	$ 54,638	$ 56,004	$ 57,404	$ 58,839	$ 60,310	$ 61,818	$ 63,363	$ 64,947	$ 66,571	$ 68,235	$ 69,941	$ 71,690	$ 73,482	$ 75,319	$ 77,202	$ 79,132
	Fire Apparatus Fleet Manager																		
	IT Analyst																		
	Land Surveyor																		
	Planner																		
	Plans Reviewer																		
	Public Safety Communications Supervisor																		
	Recycling Coordinator (E)																		
	Right-of-Way Manager																		
	Wastewater Pretreatment Inspector																		
N22	Accountant II (E)	$ 27.503	$ 28.190	$ 28.895	$ 29.617	$ 30.358	$ 31.117	$ 31.895	$ 32.692	$ 33.509	$ 34.347	$ 35.206	$ 36.086	$ 36.988	$ 37.913	$ 38.861	$ 39.832	$ 40.828	$ 41.849
	Assistant CVB Director/Director of Sales (E)	$ 57,206	$ 58,636	$ 60,102	$ 61,604	$ 63,144	$ 64,723	$ 66,341	$ 67,999	$ 69,699	$ 71,442	$ 73,228	$ 75,059	$ 76,935	$ 78,859	$ 80,830	$ 82,851	$ 84,922	$ 87,045
	Building Maintenance Supervisor (E)																		
	Communications Technician Manager																		
	Fleet Maintenance Supervisor (E)																		
	Golf Course Professional (E)																		
	HR Safety Manager (E)																		
	Jail Administrator (E)																		
	Neighborhood Improvement Supervisor (E)																		
	Regional Response Planner																		
	Transportation Coordinator (E)																		
N23	Assistant Wastewater Plant Superintendent (E)	$ 30.253	$ 31.009	$ 31.785	$ 32.579	$ 33.394	$ 34.228	$ 35.084	$ 35.961	$ 36.860	$ 37.782	$ 38.726	$ 39.695	$ 40.687	$ 41.704	$ 42.747	$ 43.815	$ 44.911	$ 46.033
	Athletic Facilities Superintendent (E)	$ 62,926	$ 64,499	$ 66,112	$ 67,765	$ 69,459	$ 71,195	$ 72,975	$ 74,799	$ 76,669	$ 78,586	$ 80,551	$ 82,565	$ 84,629	$ 86,744	$ 88,913	$ 91,136	$ 93,414	$ 95,750
	Cemetery Superintendent (E)																		
	Emergency Management Coordinator (E)																		
	Financial Analyst (E)																		
	Golf Course Superintendent (E)																		
	Infrastructure Maintenance Supervisor (E)																		
	Medical Services Coordinator (E)																		
	Museum Curator (E)																		
	Network Administrator																		
	Parks Superintendent (E)																		
	Public Information Officer (E)																		
	Public Safety Communications Manager (E)																		
	Webmaster (E)																		
	WIC Services Coordinator (E)																		

CITY OF JOPLIN
EXHIBIT "A"-SALARY ADMINISTRATION PLAN
FOR CLASSIFIED AND UNCLASSIFIED POSITIONS
EFFECTIVE JANUARY 1, 2026
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N24	Airport Manager (E)	$ 33.278	$ 34.110	$ 34.963	$ 35.837	$ 36.733	$ 37.651	$ 38.593	$ 39.557	$ 40.546	$ 41.560	$ 42.599	$ 43.664	$ 44.756	$ 45.874	$ 47.021	$ 48.197	$ 49.402	$ 50.637
	Assistant City Prosecutor (E)	$ 69,219	$ 70,949	$ 72,723	$ 74,541	$ 76,405	$ 78,315	$ 80,273	$ 82,279	$ 84,336	$ 86,445	$ 88,606	$ 90,821	$ 93,092	$ 95,419	$ 97,804	$ 100,249	$ 102,756	$ 105,325
	Capital Improvement Project Manager (E)																		
	Chief Building Official (E)																		
	Civil Engineer I (E)																		
	Infrastructure Superintendent (E)																		
	Police Captain (E)																		
	Wastewater Plant Superintendent (E)																		
N30	Assistant Director of Health (E)	$ 36.606	$ 37.521	$ 38.459	$ 39.421	$ 40.406	$ 41.416	$ 42.452	$ 43.513	$ 44.601	$ 45.716	$ 46.859	$ 48.030	$ 49.231	$ 50.462	$ 51.723	$ 53.017	$ 54.342	$ 55.700
	Assistant Director of Planning, Development (E)	$ 76,141	$ 78,044	$ 79,995	$ 81,995	$ 84,045	$ 86,146	$ 88,300	$ 90,507	$ 92,770	$ 95,089	$ 97,466	$ 99,903	$ 102,401	$ 104,961	$ 107,585	$ 110,274	$ 113,031	$ 115,857
	Assistant Director of Public Works-Operations (E)																		
	Assistant IT Director (E)																		
	Assistant Finance Director (E)																		
	Assistant Parks Director (E)																		
	City Prosecutor (E)																		
	Civil Engineer II (E)																		
	Deputy Fire Chief (E)																		
N40	Assistant City Attorney (E)	$ 40.267	$ 41.273	$ 42.305	$ 43.363	$ 44.447	$ 45.558	$ 46.697	$ 47.864	$ 49.061	$ 50.288	$ 51.545	$ 52.833	$ 54.154	$ 55.508	$ 56.896	$ 58.318	$ 59.776	$ 61.271
	Assistant Director of Public Works-Engineering (E)	$ 83,755	$ 85,849	$ 87,995	$ 90,195	$ 92,450	$ 94,761	$ 97,130	$ 99,558	$ 102,047	$ 104,598	$ 107,213	$ 109,893	$ 112,641	$ 115,457	$ 118,343	$ 121,302	$ 124,334	$ 127,443
	Assistant Police Chief (E)																		
	* CVB Director (E)																		
	* Director of Communications (E)																		
	* Municipal Court Administrator (E)																		
N41	* Community Health Director (E)	$ 44.293	$ 45.401	$ 46.536	$ 47.699	$ 48.892	$ 50.114	$ 51.367	$ 52.651	$ 53.967	$ 55.316	$ 56.699	$ 58.117	$ 59.570	$ 61.059	$ 62.585	$ 64.150	$ 65.754	$ 67.398
	* Director of IT (E)	$ 92,130	$ 94,433	$ 96,794	$ 99,214	$ 101,694	$ 104,237	$ 106,843	$ 109,514	$ 112,252	$ 115,058	$ 117,934	$ 120,883	$ 123,905	$ 127,002	$ 130,178	$ 133,432	$ 136,768	$ 140,187
	* Director of Planning, Development and NI (E)																		
	* Finance Director (E)																		
	* Fire Chief (E)																		
	* HR Director/Risk Manager (E)																		
	* Parks & Recreation Director (E)																		
N42	* Assistant City Manager (E)	$ 48.723	$ 49.941	$ 51.189	$ 52.469	$ 53.781	$ 55.125	$ 56.503	$ 57.916	$ 59.364	$ 60.848	$ 62.369	$ 63.928	$ 65.527	$ 67.165	$ 68.844	$ 70.565	$ 72.329	$ 74.137
	* Police Chief (E)	$ 101,343	$ 103,877	$ 106,474	$ 109,136	$ 111,864	$ 114,661	$ 117,527	$ 120,465	$ 123,477	$ 126,564	$ 129,728	$ 132,971	$ 136,295	$ 139,703	$ 143,195	$ 146,775	$ 150,445	$ 154,206
	* Public Works Director (E)																		

CITY OF JOPLIN
EXHIBIT "B"-SALARY ADMINISTRATION PLAN FOR
PART-TIME SEASONALS
EFFECTIVE JANUARY 1, 2026

	REGULAR Part-Time and Seasonal Hourly	Hourly Rate
S2	Cashier Clerk Intern Interpreter/Translator Laborer Lifeguard Museum Assistant Outside Service Attendant Peer Counselor Pool Operator Recreation Instructor School Crossing Guard Utility Assistant	$ 15.338
S3	Aquatic Supervisor Athletic Coordinator Concessions Coordinator Day Camp Director Golf Lead Cashier School Crossing Guard Coordinator	$ 16.565

CITY OF JOPLIN
EXHIBIT "D"-SALARY ADMINISTRATION PLAN
FIRE BARGAINING UNIT
EFFECTIVE JANUARY 1, 2026

Grade	Position	Step 1 (hrly/annual)	Step 2 (hrly/annual)	Step 3 (hrly/annual)	Step 4 (hrly/annual)	Step 5 (hrly/annual)	Step 6 (hrly/annual)	Step 7 (hrly/annual)	Step 8 (hrly/annual)	Step 9 (hrly/annual)	Step 10 (hrly/annual)	Step 11 (hrly/annual)	Step 12 (hrly/annual)	Step 13 (hrly/annual)	Step 14 (hrly/annual)	Step 15 (hrly/annual)
1A	Firefighter Trainee	$ 16.646	$ 17.146													
		$ 34,625	$ 35,663													
F2	Firefighter/EMT							$ 15.3580	$ 15.8188	$ 16.2933	$ 16.7821	$ 17.2856	$ 17.8042	$ 18.3383	$ 18.8884	$ 19.4551
								$ 44,723	$ 46,064	$ 47,446	$ 48,870	$ 50,336	$ 51,846	$ 53,401	$ 55,003	$ 56,653
F4	Fire Driver/Engineer				$ 15.8330	$ 16.3080	$ 16.7972	$ 17.3011	$ 17.8201	$ 18.3547	$ 18.9054	$ 19.4726	$ 20.0567	$ 20.6584	$ 21.2782	$ 21.9165
					$ 46,106	$ 47,489	$ 48,913	$ 50,381	$ 51,892	$ 53,449	$ 55,052	$ 56,704	$ 58,405	$ 60,157	$ 61,962	$ 63,821
10A	Deputy Fire Marshal	$ 24.509	$ 25.245	$ 26.002	$ 26.782	$ 27.586	$ 28.413	$ 29.266	$ 30.143	$ 31.048	$ 31.979	$ 32.939	$ 33.927	$ 34.945	$ 35.993	$ 37.073
		$ 50,980	$ 52,509	$ 54,084	$ 55,707	$ 57,378	$ 59,099	$ 60,872	$ 62,698	$ 64,579	$ 66,517	$ 68,512	$ 70,568	$ 72,685	$ 74,865	$ 77,111
F10	Fire Captain	$ 17.5067	$ 18.0319	$ 18.5729	$ 19.1301	$ 19.7040	$ 20.2951	$ 20.9040	$ 21.5311	$ 22.1770	$ 22.8423	$ 23.5276	$ 24.2334	$ 24.9604	$ 25.7092	$ 26.4805
		$ 50,980	$ 52,509	$ 54,084	$ 55,707	$ 57,378	$ 59,099	$ 60,872	$ 62,698	$ 64,579	$ 66,517	$ 68,512	$ 70,568	$ 72,685	$ 74,865	$ 77,111
F20	Battalion Chief	$ 29.536	$ 30.422	$ 30.720	$ 32.275	$ 33.243	$ 34.241	$ 35.268	$ 36.326	$ 37.416	$ 38.538	$ 39.694	$ 40.488	$ 41.703	$ 42.954	$ 44.243
20A	Fire Marshal	$ 61,436	$ 63,279	$ 65,177	$ 67,132	$ 69,146	$ 71,221	$ 73,357	$ 75,558	$ 77,825	$ 80,160	$ 82,564	$ 84,216	$ 86,742	$ 89,344	$ 92,025
20A	Fire Training Chief	$ 21.0974	$ 21.7303	$ 22.3822	$ 23.0537	$ 23.7453	$ 24.4577	$ 25.1914	$ 25.9471	$ 26.7256	$ 27.5273	$ 28.3531	$ 28.9202	$ 29.7878	$ 30.6814	$ 31.6019
		$ 61,436	$ 63,279	$ 65,177	$ 67,132	$ 69,146	$ 71,221	$ 73,357	$ 75,558	$ 77,825	$ 80,160	$ 82,564	$ 84,216	$ 86,742	$ 89,344	$ 92,025

COUNCIL BILL NO. 2025-541 ORDINANCE NO.

AN ORDINANCE adopting a new step pay plan by reference the City Salary Administration Plan; establishing the annual salary of certain Classified and Unclassified positions and Part-Time/Seasonal positions effective January 1, 2026; adopting a new step pay plan by reference the Fire Salary Administration Plan establishing the annual salary of certain fire positions effective January 1, 2026; and, setting a date when this Ordinance shall become effective.

WHEREAS, the City Council of the City of Joplin, Missouri, last adopted a new pay plans by Ordinance Number 2025-____ on October 20, 2025; and,

WHEREAS, Missouri HB567 revised the required minimum wage from $13.75 per hour to $15.00 per hour effective January 1, 2026 to include public employers; and,

WHEREAS, the starting pay for certain general employees, fire employees and part-time/seasonal employee positions start below the January 1, 2026 required minimum wage of $15.00 per hour; and,

WHEREAS, the City must comply with RSMo. 290.500 through 290.502, which requires an update to the general employee pay plan, fire pay plan and the part-time/seasonal pay plan; and,

WHEREAS, pursuant to Section 5.10 of the Home Rule Charter of the City of Joplin, Missouri, the Council, by Ordinance, must prescribe the compensation of all officers and employees of the City in the Classified service of the City.

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

Section 1. That the attached Step Pay Plans be and the same is hereby adopted as the Salary Administration Plans for certain Classified and Unclassified positions of the City of Joplin as contained in said Plans effective on January 1, 2026, a copy of which is on file in the Office of the City Clerk.

Section 2. That the annual salary of certain Classified and Unclassified positions effective January 1, 2026, shall be in accordance with Exhibit "A" attached hereto and incorporated herein.

Section 3. That the rate per hour for certain Part-Time and Seasonal positions effective January 1, 2026, shall be in accordance with Exhibit "B" attached hereto and incorporated herein. The City Manager may approve any increase to the rates stated in Exhibit "B" in order to meet the Federal or State Minimum Wage requirements.

Section 4. That the annual salary of certain Classified positions effective January 1, 2026, shall be in accordance with Exhibit "D" attached hereto and incorporated herein.

Section 5. That additional compensation to members of the Classified service shall be based upon length of service and paid in accordance with the Longevity Pay Plan currently in effect.

Section 6. That this Ordinance shall become effective on January 1, 2026.

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

_____ day of _____, 2025.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2025-619 – Approving the Memorandum of Understanding between the City of Joplin and the Joplin Family YMCA.

MEETING DATE
October 20, 2025

ORIGINATING DEPT
Parks and Recreation

ATTACHMENTS
CB 2025-619 Ordinance; Exhibit "A" Copy of Memorandum of Understanding; Exhibit "B" Trail Head Sign example with sponsorship

REVIEWED BY
Department Head: Paul Bloomberg; City Attorney: Peter Edwards; City Manager: Nick Edwards

SUMMARY
This Council Bill approves the Memorandum of Understanding between the City of Joplin and the Joplin Family YMCA for sponsorship rights on the premises of the Tin Cup Trail.

BACKGROUND
In January of 2024, Dan Johnson, Director of Public Works, presented to City Council the potential agreement between the Joplin Family YMCA and City of Joplin for dedicating easements for construction of the Tin Cup Trail which was valued at $130,000.00. In turn the City would enter into this agreement allowing the Joplin Family YMCA the sponsorship rights at the bridge trailhead and the other two trailheads on the Tin Cup Trail. All sponsorships naming rights or assignments would be approved in writing by the City prior to the placement on any signage on the premises.

The total project expense for the Tin Cup Trail including the bridge is $3,298,415.50. The Tin Cup Trail/Bridge is funded from two separate funds. We have a contract with Hartman in the amount of $1,632,717.50 for the trial which is funded by Parks/Stormwater Sales Tax and Elements has the contract for the bridge for $1,665,698 funded from ARPA/TST.

FUNDING SOURCE
Not Applicable

RECOMMENDATION
Staff recommend approval of this council bill on 1st reading.

MEMORANDUM OF UNDERSTANDING AND AGREEMENT

THIS MEMORANDUM OF UNDERSTANDING AND AGREEMENT made and entered into this _____ day of _____, 2025, by and between the CITY OF JOPLIN, hereinafter referred to as "City," and JOPLIN FAMILY YMCA, hereinafter referred to as "YMCA", and collectively referred to as the "Parties."

W I T N E S S E T H:

WHEREAS, City owns certain real estate commonly known as Tin Cup Trail, hereinafter referred to as "the premises." The Joplin Family YMCA dedicated easements for construction of the Tin Cup Trail with a value One Hundred and Thirty Thousand Dollars ($130,000) to the City of Joplin. The City in turn desires to enter into an agreement with Joplin Family YMCA for sponsorship naming rights on the premises under the terms and conditions described herein; and,

WHEREAS, the parties agree that the Joplin Family YMCA be allowed to place sponsorship naming rights for the Tin Cup Trail bridge and the two Tin Cup Trail Heads on the premises under the terms and conditions described herein; and,

WHEREAS, because of the naming rights of the Joplin Family YMCA, and the shared use of the premises, the parties desire to set forth the material terms in this Memorandum of Understanding and Agreement.

NOW, THEREFORE, in exchange for valuable consideration each received from the other, the parties do hereby agree as follows:

1. Trail: The Trail Name in perpetuity is Tin Cup Trail. This agreement is to assign a sponsorship naming opportunity in association with the Trail name.

2. Naming Rights. All sponsorship naming rights or assignment must be approved in writing by the City prior to the placement on any signage on the premises.

3. Location and Placement of Naming Rights. The City has determined that the naming rights for the trail will be placed on the premises next to bridge and the two trail heads located at 32nd Street and W. McIntosh Circle, and Glendale Road. In total there are three (3) locations.

4. Maintenance of Signage. The City will be responsible for its current maintenance responsibilities.

5. Ownership of Signage. The City will own all signage.

6. Duration and Renewal: The initial term of this agreement shall be ten (10) years. Sponsorship naming renewal may be considered and renegotiated upon the completion of the initial term and YMCA will be given first right of refusal on renewal terms.

7. Naming or recognition may not include, but is not limited to offensive language, images and/or content considered demeaning and derisive.

IN WITNESS WHEREOF, the parties have caused these presents to be executed in duplicate as of the day and year first above written.

CITY OF JOPLIN

By: _____
Its: authorized signatory

ATTEST:

_____
Holly Nagy
City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards
City Attorney

JOPLIN FAMILY YMCA

By:_____
Its: authorized signatory

ATTEST:

_____
Secretary

38.25″

30″


in Cup Trail
TRAIL SPONSORED BY:
the
RULES OF
THE TRAIL
BE SAFE, BE KIND, BE RESPECT
TRAILS ARE TWO-WAY AND MULTI-US
OPEN 6AM-10PM
PLEASE FOLLOW THESE RULES
• Respect private property. Stay on trails. Do not enter private property or cross through the yards of homes along the trail.
• Be aware of your surroundings and other trail users.
• Keep to the right, pass on the left.
• Bicyclists and skaters yield to pedestrians.
• Give audible signal when passing.
• Stop for cross traffic.
SAFETY IS OUR HIGHEST
• Enjoy the trail with a friend.
• Leave valuables at home.
• Take car keys with you.
PROHIBITED
• Drugs or alcohol

Tin Cup Trail

W 32ND ST
S ST JOHNS BLVD
MCINTOSH CIR
W OAKRIDGE LN
S THORNHILL DR
W HILLTOP LN
W VALLEYVIEW LN
S MCCLELLAND BLVD
NORTHRIDGE RD
RIVER CREST VALLEY DR
DEER RIDGE RD
RIDGE TRAIL RD
OAKMONT DR
RUSTIC RIDGE DR
WOODCREST CT
CARRINGTON TERR
GLENDALE RD
RIVERSIDE DR
GRAND BLVD

Legend

- Park_Signs
- Tire_FixIt_Station
- Bike_Rack
- Bench

COUNCIL BILL NO. 2025-619 **ORDINANCE NO.**

AN ORDINANCE approving a Memorandum of Understanding (MOU) And Agreement by and between the City of Joplin, Missouri, a Municipal Corporation, and Joplin Family YMCA, for sponsorship rights on the premises of the Tin Cup Trail; authorizing the City Manager to execute said Memorandum of Understanding (MOU) And Agreement, and such other documents as may be necessary, by and on behalf of the City of Joplin, Missouri.

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

Section 1. That the Memorandum of Understanding (MOU) And Agreement by and between the City of Joplin, Missouri, a Municipal Corporation, and the Joplin Family YMCA, for sponsorships rights on the premises of the Tin Cup Trail, a copy of which is attached hereto and incorporated herein as an Exhibit, or copy in substantially similar form to that, be, and the same is, hereby approved.

Section 2. That the City Manager is hereby authorized and directed to execute said Memorandum of Understanding (MOU) And Agreement and such other documents as may be necessary, by and on behalf of the City of Joplin upon the recommendation and approval of the City Attorney.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____day of _____, 2025, by a _____vote.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM

Council Bill 2025-620 – Approving a contract with Joplin Industrial Electric Company to complete Security Lighting Installation in City Parks.

MEETING DATE

October 20, 2025

ORIGINATING DEPT

Parks and Recreation

ATTACHMENTS

CB 2025-620 Ordinance; Exhibit "A" City of Joplin RFP; Exhibit "B" Joplin Industrial Electric Company Agreement Contract

REVIEWED BY

Department Head: Paul Bloomberg; Finance Director: Leslie Haase; City Attorney: Peter Edwards; City Manager: Nick Edwards

SUMMARY

This Council Bill approves a contract with Joplin Industrial Electric Company to complete the Security Lighting Installation Project in the amount of $1,698,100.

BACKGROUND

Security Lighting and Security Cameras are voter-approved projects through Phase III of the ¼-Cent Parks and Stormwater Sales Tax Projects. This security lighting will make our parks safer, which was a high priority based on comments from our citizens during the Parks Master Plan process and the City Manager's Listening Tour. The parks that will be included in this project are Leonard, Ewert, Landreth, Humphrey, Garvin, Cunningham, and Parr Hill. Mercy Park has already been completed.

Both of these projects were originally included in the fiscal year 2025 approved budget. However, because this Ordinance will not be effective until November, this item includes a fiscal year 2026 budget amendment for the parks and stormwater sales tax fund in the amount of $1,698,100.00. The Security Camera RFP is being advertised this week and will be brought to City Council in the near future.

The original Security Lighting estimate was $1,510,000, while the Security Camera estimate was $300,000. This item includes $1,568,100 for the Security Lighting Project, while there is $130,000 included for conduit for the Security Camera Project. Additionally, Security Lighting at Mercy Park has already been installed as a part of the overall Security Lighting Project in the amount of $122,271. Here is the total financial breakdown of these projects as of now:

Security Lighting Original Budget	$1,510,000
Less: Mercy Park Security Lighting	($122,271)
Less: JIE Actual Security Lighting Contract	($1,568,100)
Total Over Original Budget	$180,371

Security Camera Original Budget	$300,000
Less: JIE Actual Bid for Conduit	($130,000)
Balance Remaining	$170,000

The overrun on the Security Lighting Original Budget will be funded by a combination of: a) some approved projects coming in under budget such as Mercy Electrical, b) rolled funding from Phase II of Parks & Stormwater Sales Tax, and c) higher than projected sales tax revenue over the ten-year life of the tax.

FUNDING SOURCE

This item includes a budget amendment for the fiscal year 2026 Parks and Stormwater Sales Tax Fund.

RECOMMENDATION

Staff recommends approval of this council bill on first reading.

NOTICE OF REQUEST FOR PROPOSAL

REQUEST FOR PROPOSAL NO. 2025-RFP-22

Park Lighting Installation

RFP Due Date: 10:00 A.M., Monday, September 08, 2025

Location: City of Joplin
Parks Department
3301 West 1st Street
Joplin, MO 64801

Staff: Greg Bertoncino, Assistant Director
Email: gbertonc@joplinmo.org

Phone: 417-625-4750

Proposals will be received by the Parks Department at the specified location until the time and date cited above. Only proposals received by the correct time and date will be recorded.

Proposals must be submitted in an envelope with the Request for Proposals number and the Vendor's name and address clearly indicated on the envelope. All proposals must be completed in ink or typewritten and submitted by the time and date above.

Consultants are strongly encouraged to carefully read the entire Request for Proposals.

08/06/2025
Issue Date

NOTICE TO BIDDERS

The City of Joplin, Missouri will accept sealed bids until ***10:00 a.m., Monday, Sep 08, 2025,*** at the *Joplin Athletic Complex* located at *3301 West 1st Street*, Joplin, Missouri 64801 to PURCHASE the following:

Park Lighting Installation

Specifications and bid forms are available from **Greg Bertoncino or Paul Bloomberg, by calling 417-625-4750 EXT 1506** or by writing to the address indicated above. Any bids received after the specified deadline will be returned to the vendor.

The City reserves the right to evaluate all bids, to reject any or all bids and re-bid at a later date. The City may waive any irregularities in the bid or negotiate variances from specifications, and make awards that are in the best interests of the City. The City will have final decision in all matters regarding acceptance of bids and issuance of awards.

The City encourages minority and female owned businesses to submit bids on all City purchases.

Finance Director
Leslie Haase, CPA, CMA

Publication Date: August 06, 2025

INSTRUCTIONS TO BIDDERS

The City of Joplin, Missouri proposes to PURCHASE the following:

PARK LIGHTING INSTALLATION

All bids shall have firm-fixed F.O.B. Joplin, Missouri price and shall be honored for a minimum of ninety (90) days following the bid opening.

All bids shall be exclusive of Federal, State, and City taxes.

It is the intent of the specifications included with this bid document to generally describe the item(s) desired in sufficient detail as to secure bids on comparable items. All parts not specifically mentioned which are necessary in order for the item(s) to perform as intended shall be included. The strength, quality of workmanship, and material shall be in accordance with the best trade practices.

Specification variances, manufacturer's literature and additional information should be attached to the bid form. All blanks on the attached bid specifications shall be filled in completely and accurately. Any bid not meeting this requirement may be considered non-responsive.

Any protest or grievance must be issued in writing and delivered to the office of the Director of Finance within five (5) working days following the bid opening. Any protest filed after this time period has elapsed will not be considered.

The City encourages selection of products manufactured, assembled and/or produced in the United States, as long as the quality and price are comparable with other items bid.

Businesses which are located within the city limits of Joplin may be given preference in the awarding of a bid, providing the bid from the local business does not exceed the lowest bid by more than 3% or $2,500, whichever is less.

The City may give preference to vendors handling products that contain post-consumer recovered materials, providing the bid does not to exceed the lowest bid by more than 5% or $2,500, whichever is less.

Once the bids are reviewed and evaluated, the successful vendor will be notified, in writing, and will receive an authorized City of Joplin purchase order. Verbal acknowledgments will not be considered as official notification and will not obligate the City in any way. Delivery or performance should not be completed without the receipt of an authorized purchase order.

Minimum information to be submitted with each bid shall consist of the following:
1. Verification of Bid Specifications (with variances noted)

MARK BID ENVELOPES: "Park Lighting Installation - BID #2025-RFP-22, 10:00 A.M., Monday, September 08, 2025"

Questions concerning the specifications and bidding procedures should be directed to Greg Bertoncino, Asst. Director (417)-625-4750 EXT 1506 or Paul Bloomberg, Director 417-625-4750. CITY OF JOPLIN, MISSOURI

Scope of Work

The City of Joplin, Missouri is issuing this Request for Proposals (RFP) to provide and install the following lighting in various City parks. Installation of light poles and LED fixtures and all necessary materials and labor to seven (7) City of Joplin Parks (see attached maps). Locations will include the walking trails, parking lots/restrooms, sport lighting for sand volleyball, basketball courts and the horseshoe/cornhole areas in our parks. Also, included is conduit that will be needed for selected light poles for future security cameras. (Attached map shows location for cameras). Final placement and locations of each park's lighting will be coordinated with Parks staff. The walking trail lights will be on a dusk to dawn mechanism and the sporting lights will be on a timer mechanism. Limited solar lighting may be considered in inaccessible or remote locations without sufficient infrastructure but should be minimal and only in special circumstances approved by staff.

PLEASE ATTACH SPECIFICATIONS IN BID REQUEST IF ALTERNATE PRODUCTS ARE SUBMITTED AS EQUIVALENT PER SPECS)

The process for determining approved alternates is as follows:

A) Submittal must include Manufacturer's contact information, specifications and warranty information. Complete list of equipment and a narrative of how alternate(s) provides the same or exceeds the level of service.

Manufacturer (s):_____

Park Lighting Installation

(1) <u>Cunningham Park:</u>

- 26 - 24" Pole bases. 12" above finished grade with 36" in ground, reinforcing steel, and ground rods.
- 26 – 12' LED Pole Lights Walking Trail. (**Similar to Mercy Park)**
  - WEEF 661-5225 / NEW 108-1157
  - VFL530 [S70] 24 LED / 24W / 4000K
  - WEEF 661-9321 / NEW 106-0454
  - RI1-RFL530 adj pole top brkt
  - WEEF 693-1223 / SAME PART ID
  - AML-Z-12-40-125. Straight round aluminum pole. 12'-0", 4" diam., 0.125" wall, straight tenon.
- 4 – 40' Musco LED Pole Lights for a Sand Volleyball Court.
- 4 Musco LED Lights to retrofit the Basketball Court.
- 2 - 24" Pole bases. 24" above finished grade with 72" in ground, reinforcing steel, and ground rods.
- 2 – 30' LED Pole Lights for the Northeast Playground/Parking lot.
  - Pole: KW SSP30-4.0-7-BRZ-DM2XX-BC
  - Fixtures: 2 – LUMOUT PRVS-C40-UNV-T3

- 6 - 24" Pole bases. 24" above finished grade with 72" in ground, reinforcing steel, and ground rods.
- 6 – 30' LED Pole Lights for the Northwest Parking lot.
    - 2 LED Lights for the Cornhole/Horseshoe Area.
        - Poles:
            - 5 – KW SSP30-4.0-7-BRZ-DM2XX-BC (Two Poles w/single head)
            - 1 – KW SSP30-4.0-7-BRZ-DM10-BC-2 FA1000-XHH (Cornhole/Horseshoe Area)
        - Fixtures:
            - 9 – LUMOUT PRVS-C40-UNV-T3
            - 2 - LUMOUT NFFLD-C40-S (Cornhole/Horseshoe Area)
- 4 - 24" Pole bases. 24" above finished grade with 72" in ground, reinforcing steel, and ground rods.
- 4 – 30' LED Pole Lights for the South Parking Lot
    - Pole: KW SSP30-4.0-7-BRZ-DM2XX-BC
    - Fixtures: LUMOUT PRVS-C40-UNV-T3
- 2 - 24" Pole bases. 24" above finished grade with 60" in ground, reinforcing steel, and ground rods.
- 2 – 20' LED Pole Lights for the Kidney Bean Shaped Area.
    - Pole: KW SSP20-4.0-11-BRZ-DM10-BC
    - Fixtures: LUMOUT PRVS-C40-UNV-T3
- Utility Meter/Panel/Lighting Control on GRC.
- 120V Power to Security Camera Locations.

(2a) Landreth Park South Side:

- 36 - 24" Pole bases. 24" above finished grade with 60" in ground, reinforcing steel, and ground rods.
- 36 - 20' Walking Trail Light Poles
    - Pole: VALM DS340-LS-400V200-D1-FP-BRONZE-FBC-AB
    - Fixture: RAXR-100-2-VS-CP-BR-A (40W, T2, 4000K)
- Utility Meter/Panel/Lighting Control on GRC Rack.
- 120V Power to Security Camera Locations.

(2b) Landreth Park North Side:

- 77 - 24" Pole bases. 24" above finished grade with 60" in ground, reinforcing steel, and ground rods.
- 77 - 20' Walking Trail Light Poles
    - Pole: VALM DS340-LS-400V200-D1-FP-BRONZE-FBC-AB
    - Fixture: RAXR-100-2-VS-CP-BR-A (40W, T2, 4000K)
- Utility Meter/Panel/Lighting Control on GRC Rack.
- 120V Power to Security Camera Locations.

(3) Garvin Park:

- 3 - 24" Pole bases. 24" above finished grade with 72" in ground, reinforcing steel, and ground rods.
- 3 – 25' LED Pole Lights with 2 LED Floods on Playgrounds
    - Pole: VALM DS330-400W250-P2-FP-BRONZE-FPC
    - Fixtures:

- 1 – RSXF1-LED-P5-40K-SP
- 4 – RSXF1-LED-P5-40K-NSP
- 1 – RSXF1-LED-P5-40K-NFL

- Utility Meter/Panel/Lighting Control on GRC Rack.
- 120V Power to Security Camera Locations.

(4) <u>Leonard Park:</u>

- 30 - 24" Pole bases. 24" above finished grade with 60" in ground, reinforcing steel, and ground rods.
- 30 – 20' Walking Trail Light Poles
  - Pole: VALM DS340-LS-400V200-D1-FP-BRONZE-FBC-AB
  - Fixture: RAXR-100-2-VS-CP-BR-A (40W, T2, 4000K)
- 2 - 24" Pole bases. 24" above finished grade with 60" in ground, reinforcing steel, and ground rods.
- 2 – 20' LED Pole Lights with 2 Floods on the Playground
  - Pole: VALM DS340-LS-400V200-D1-FP-BRONZE-FBC-AB
  - Fixture: RAXR-100-2-VS-CP-BR-A (40W, T2, 4000K)
- 2 - 24" Pole bases. 24" above finished grade with 60" in ground, reinforcing steel, and ground rods.
- 2 – 20' LED Pole lights on the Parking Lot
  - Pole: VALM DS340-LS-400V200-D1-FP-BRONZE-FBC-AB
  - Fixture: RAXR-100-4-VS-CP-BR-A (100W, T4, 4000K)
- 4 - 24" Pole bases. 24" above finished grade with 72" in ground, reinforcing steel, and ground rods.
- 4 – 30' LED Pole Lights on the Tennis Courts
  - Pole: VALM DS340-LS-500V300-D1-FP-BRONZE-FBC-AB
  - Fixture: RAXR-100-4-VS-CP-BR-A (100W, T4, 4000K)
- Utility Meter/Panel/Lighting Control on GRC.
- 120V Power to Security Camera Locations.

(5) <u>Humphrey Park.</u>

- 15 - 24" Pole bases. 24" above finished grade with 60" in ground, reinforcing steel, and ground rods.
- 15 – 20' LED Pole Lights on the Walking Trail.
  - Pole: VALM DS340-LS-400V200-D1-FP-BRONZE-FBC-AB
  - Fixture: RAXR-100-4-VS-CP-BR-A (100W, T4, 4000K)
- 2 - 24" Pole bases. 24" above finished grade with 72" in ground, reinforcing steel, and ground rods.
- 2 – 25' LED Pole Lights on the Playground.
  - Pole: VALM DS340-LS-500V250-D1-FP-BRONZE-FBC-AB
  - Fixture: RSXF1-LED-P5-40K-WFL
- 2 - 24" Pole bases. 24" above finished grade with 72" in ground, reinforcing steel, and ground rods.
- 2 – 25' LED Pole lights on the Parking Lot.
  - Pole: VALM DS340-LS-500V250-D1-FP-BRONZE-FBC-AB
  - Fixture: RAXR-100-4-VS-CP-BR-A (100W, T4, 4000K)
- 1 - 24" Pole bases. 24" above finished grade with 54" in ground, reinforcing steel, and ground rods.

- 1 – 16’ LED Pole Light on the Grill/Building.
  - Pole: VALM DS340-LS-400V160-D1-FP-BRONZE-FBC-AB
  - Fixture: RSXF1-LED-P5-40K-WFL
- Utility Meter/Panel/Lighting Control on GRC.
- 120V Power to Security Camera Locations.

(6) <u>Parr Hill Park:</u>

- 7 - 24” Pole bases. 24” above finished grade with 54” in ground, reinforcing steel, and ground rods.
- 7 – 16’ LED Pole Lights on the playground
  - Pole: VALM DS330-400Q160-D1-FP-BRONZE-FPC
  - Fixtures:
    - 6 – RAXR-100-4-VS-CP-BR-A (100W, T4, 4000K)
    - 1 – RAXR-100-5-VS-CP-BR-A (100W, T5, 4000K)
- 2 - 24” Pole bases. 24” above finished grade with 72” in ground, reinforcing steel, and ground rods.
- 2 – 25’ Led Pole Lights on the Basketball Court.
  - Pole: VALM DS330-400Q250-D1-FP-BRONZE-FPC
  - Fixtures: RAXR-400-4-VS-CP-BR-A (325W, T4, 4000K)
- 2 - 24” Pole bases. 24” above finished grade with 60” in ground, reinforcing steel, and ground rods.
- 2 – 20’ Led Lights on Pole on the Shelter. Power for Camera.
  - Pole: VALM DS330-400Q200-P2-FP-BRONZE-FPC
  - Fixtures:
    - 1 – RSXF1-LED-P5-40K-SP
    - 1 – RSXF1-LED-P5-40K-NSP
- 2 - 24” Pole bases. 24” above finished grade with 60” in ground, reinforcing steel, and ground rods.
- 2 – 20’ Led Lights on Pole on the Shelter.
  - Pole: VALM DS330-400Q200-P2-FP-BRONZE-FPC
  - Fixtures:
    - 1 – RSXF1-LED-P5-40K-NFL
    - 1 – RSXF1-LED-P5-40K-WFL
- 1 - 24” Pole bases. 24” above finished grade with 60” in ground, reinforcing steel, and ground rods.
- 1 – 20’ Pole for camera only on Northeast of park.
  - Pole: VALM DS340-LS-400V200-D1-FP-BRONZE-FBC-AB
- Utility Meter/Panel/Lighting Control on GRC.
- 120V Power to Security Camera Locations.

(7) <u>Ewert Park:</u>

- 35 – 20’ LED Pole Lights on the Walking Trail.
  - Pole: VALM DS340-LS-400V200-D1-FP-BRONZE-FBC-AB
  - Fixture: RAXR-100-4-VS-CP-BR-A (100W, T4, 4000K)
- 120V Power to Security Camera Locations.
- **No bases or conduit needed for this park due to new construction.**

Attached Map's shows Description Markings
C=Camera locations
=Poles and Light locations.

SPECIFICATIONS

SPECIFICATION DETAIL

1. Site familiarizations visit and meeting with Parks and Recreation Director.

2. View Park sites, provide input on location considerations taking into account current park activity and potential future developments, relation to utilities, access and parking, pedestrian flow, support facilities, etc., and provide project timeline

3. Installation Plan: Design layout, construction budget, timeline and present to Park and Recreation Director.

4. Contractor shall be responsible for the cost of all necessary city and any applicable state permits, sales taxes, and insurance.

5. Contractor must be licensed, bonded, and insured with the City of Joplin.

6. Contractor must provide a 100% Payment and Performance Bond for the project.
7. Wage rates for this project shall be in accordance with wage rate determination made by the Industrial Commission of Missouri on file in the Public Works Department.

8. Contractor must have 10 years verifiable experience and must submit references.

9. Documents and Specifications: Develop construction documents, shop drawings and specifications for accepted plan, including any above ground structures needed to accommodate park infrastructure.

10. Construction: Provide oversight and technical expertise during installation of base, installation of poles and wiring and that installation is of a workman like manner.

11. Final Review: Inspect final project with Parks Director, develop and complete final checklist, and turnover construction, as built and operations documents. Provide staff training to ensure proper long-term operations.

NOTE:
PLEASE ATTACH SPECIFICATIONS IN BID REQUEST IF ALTERNATE PRODUCTS ARE SUBMITTED AS EQUIVALENT PER SPECS ABOVE

The process for determining approved alternates is as follows:

A) Submittal must include Manufacturer's contact information, specifications and warranty information. Complete list of equipment and a narrative of how alternate(s) provides the same or exceeds the level of service.

Manufacturer (s):_____

Bid Form: 2025-RFP-22; Park Lighting Installation

Company Name: _____

Address: _____

Signature: _____

Printed Name: _____

Telephone: _____

E-mail: _____

Total Cost $_____

****** ADD ALTERNATE "MOTION SENSOR LIGHTS IN PARKS WITH TRAILS"***

******TOTAL COST WITH ADD ALTERNATE: _____***

MARK BID ENVELOPES: "Park Lighting Installation - BID #2025-RFP-22, 10:00 A.M., Monday, September 08, 2025"

Park Addresses:
ATHLETIC COMPLEX
3301 W 1ST ST.

The successful bidder will have to sign an agreement that they are enrolled and participating a Federal Work Authorization Program ("FWAP") that ensures that all of its employees or agents or subcontractors have the legal right to work in the United States, as defined in 8 U.S.C. 1324a(h)(3) and RSMo § 285.525-285.555, and that it will maintain this compliance for the entire duration of its contract with the City of Joplin, and will provide an Affidavit of Compliance to the City stating the same.

AFFIDAVIT OF COMPLIANCE
(Missouri Unauthorized Alien Workers Act)

My name is _____ (name) _____ and I am the _____ (Title) _____ of _____ (Company Name) _____.
I hereby represent, affirm and certify to the City of Joplin that my company does not knowingly employ any person who is an unauthorized alien in connection with contracted services with the City. I further affirm that my company is actively enrolled and participating in a federal work authorization program with respect to all employees working in connection with the contract services provided to the City.

_____
Affiant

Attached Map's shows Description Markings
C=Camera locations
=Poles and Light locations.

SPECIFICATIONS

SPECIFICATION DETAIL

1. Site familiarizations visit and meeting with Parks and Recreation Director.

2. View Park sites, provide input on location considerations taking into account current park activity and potential future developments, relation to utilities, access and parking, pedestrian flow, support facilities, etc., and provide project timeline

3. Installation Plan: Design layout, construction budget, timeline and present to Park and Recreation Director.

4. Contractor shall be responsible for the cost of all necessary city and any applicable state permits, sales taxes, and insurance.

5. Contractor must be licensed, bonded, and insured with the City of Joplin.

6. Contractor must provide a 100% Payment and Performance Bond for the project.
7. Wage rates for this project shall be in accordance with wage rate determination made by the Industrial Commission of Missouri on file in the Public Works Department.

8. Contractor must have 10 years verifiable experience and must submit references.

9. Documents and Specifications: Develop construction documents, shop drawings and specifications for accepted plan, including any above ground structures needed to accommodate park infrastructure.

10. Construction: Provide oversight and technical expertise during installation of base, installation of poles and wiring and that installation is of a workman like manner.

11. Final Review: Inspect final project with Parks Director, develop and complete final checklist, and turnover construction, as built and operations documents. Provide staff training to ensure proper long-term operations.

NOTE:
PLEASE ATTACH SPECIFICATIONS IN BID REQUEST IF ALTERNATE PRODUCTS ARE SUBMITTED AS EQUIVALENT PER SPECS ABOVE

The process for determining approved alternates is as follows:

A) Submittal must include Manufacturer's contact information, specifications and warranty information. Complete list of equipment and a narrative of how alternate(s) provides the same or exceeds the level of service.

Manufacturer (s): KW Industries, Lumark, WEEF

Bid Form: 2025-RFP-22; Park Lighting Installation

Company Name: Joplin Industrial Electrical

Address: 2202 S Prigmore Ave Joplin Mo

Signature: [signature]

Printed Name: Austin Zengel

Telephone: 417-623-3425

E-mail: austin@joplinelectric.com

Total Cost $1,645,000.00

****** ADD ALTERNATE "MOTION SENSOR LIGHTS IN PARKS WITH TRAILS"***

******TOTAL COST WITH ADD ALTERNATE: $ 1,698,100.00***

MARK BID ENVELOPES: "Park Lighting Installation - BID #2025-RFP-22, 10:00 A.M., Monday, September 08, 2025"

Park Addresses:
ATHLETIC COMPLEX
3301 W 1ST ST.

Unauthorized Aliens Workers Act

The successful bidder will have to sign an agreement that they are enrolled and participating a Federal Work Authorization Program ("FWAP") that ensures that all of its employees or agents or subcontractors have the legal right to work in the United States, as defined in 8 U.S.C. 1324a(h)(3) and RSMo § 285.525-285.555, and that it will maintain this compliance for the entire duration of its contract with the City of Joplin, and will provide an Affidavit of Compliance to the City stating the same.

AFFIDAVIT OF COMPLIANCE
(Missouri Unauthorized Alien Workers Act)

My name is _____ (name) Austin Zengel and I am the _____ (Title) Project Manager of _____ (Company Name) Joplin Industrial Electric
I hereby represent, affirm and certify to the City of Joplin that my company does not knowingly employ any person who is an unauthorized alien in connection with contracted services with the City. I further affirm that my company is actively enrolled and participating in a federal work authorization program with respect to all employees working in connection with the contract services provided to the City.

Affiant

Exhibit B

NOTICE OF REQUEST FOR PROPOSAL ADDENDUM #1

REQUEST FOR Proposal NO

REQUEST FOR PROPOSAL NO. 2025-RFP-22

Park Lighting Installation

DESCRIPTION

The City of Joplin invites qualified firms to submit sealed proposals for park lighting installation for the City of Joplin, Missouri.

RFP Due Date: **10:00 A.M., Monday, September 08, 2025**

Location: Parks Department, 3301 West 1st Street, Joplin, MO 64801

Owner Representative: Greg Bertoncino **Email: gbertonc**@joplinmo.org

Phone: 417-625-4750 Ext 1506

Addendum #1-Adding Pull Boxes every 150' FT.

- *The City of Joplin is modifying the Park lighting Installation RFP NO. 2025-RFP-22 by Adding Pull Boxes every 150'ft*

The undersigned hereby acknowledges receipt of this addendum, which by this reference is hereby incorporated in and becomes a part of the Request for Proposal for the above referenced project. Please include a signed copy of this addendum with your qualification's submission.

Joplin Industrial Electric
Company Name


Signature

Austin Zengel
Printed Name, Title

Project Manager

CONTRACT NO._____

ADDRESS & PHONE OF CITY
Parks Department
3301 West 1st Street
Joplin, MO
417-625-4750

NAME, ADDRESS & PHONE OF CONSULTANT
Joplin Industrial Electric Co, Inc.
2202 S. Prigmore Ave.
Joplin, MO 64804
417-623-3425

AGREEMENT

THIS AGREEMENT, made and entered into this 4th day of November 2025, by and between the City of Joplin, a municipal corporation of the State of Missouri, hereinafter referred to as the "City" with offices at 602 South Main, Joplin, Missouri and Consultant hereinafter referred to as the "Consultant."

WITNESSETH:

WHEREAS, the City of Joplin desires to engage the Consultant to render certain services hereinafter described in Request for Proposal #**2025-RFP-22** which Request for Proposal is attached hereto and incorporated herein as Exhibit A; and

WHEREAS, the Consultant submitted a proposal dated September 8, 2025, which proposal is attached hereto and incorporated herein as Exhibit B; and

NOW, THEREFORE, the parties to the contract agree to the following:

1. The City agrees to engage the Consultant and the Consultant agrees to perform, in strict accordance with Exhibit A, and within the time specified therein.

2. The services of the Consultant shall commence only as authorized in writing by City purchase order or other written notice and shall be undertaken and completed as promised by the Consultant in Exhibit B.

3. The City agrees to pay the Consultant in accordance with the prices and terms set forth in Exhibit B for work authorized by City purchase order or other written Notice by the City upon presentation of proper invoice and inspection by the City of work completed by the Consultant.

4. All information, data, and reports as are existing, available, and necessary for the conducting of the work, shall be furnished to the Consultant without charge, and the parties shall cooperate with each other in every way possible in carrying out the scope of services.

5. The Consultant shall fully coordinate its activities in the performance of the contract with the activities of the City.

6. The Consultant represents that Consultant will secure at Consultant's own expense; all personnel required to perform the services called for under this contract by Consultant. Such personnel shall not be employees of or have any contractual relationship with the City except as employees of the Consultant. All the services required hereunder will be performed by the Consultant or under Consultant's direct supervision and all personnel engaged in the work shall be fully qualified and shall be authorized under state and local law to perform such services. None of the work or services covered by this contract shall be subcontracted without the written approval of the City.

7. **Termination:** If, through any cause, the Consultant shall fail to fulfill in a timely and proper manner Consultant's obligations under this contract, or if the Consultant shall violate any of the covenants, agreements, or stipulations of this contract, the City shall thereupon have the right to terminate this

contract by giving written notice to the Consultant of such termination and specifying the effective date thereof, at least five (5) days before the effective day of such termination. The City may, without cause, terminate this contract upon 30 day's prior written notice. **In either such event, all finished or unfinished documents, data, studies, reports, or other materials prepared by the Consultant shall, at the option of the City become its property.** The Consultant shall be entitled to receive just and equitable compensation for any satisfactory work completed. Notwithstanding the above, the Consultant shall not be relieved of liability to the City for damages sustained by the City by virtue of any such breach of the contract by the Consultant.

8. **Assignment:** The Consultant 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 Consultant 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. 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, though City will attempt to so notify any such assignee.

9. Any reports, data, or similar information given to or prepared or assembled by the Consultant under this contract which the City requests to be kept as confidential shall not be made available to any individual or organization by the Consultant without prior written approval of the City.

10. **Modification of Contract:** The Scope of Work to be done under the Contract shall be subject to modification and supplementation upon the written Agreement of the duly authorized representatives of the Contracting parties. No provision in the Contract shall be changed or modified without the execution of a formal amendment to the Contract, mutually agreed to by the City and the Consultant and processed through the Division of Purchases. Upon request by the City, the Consultant shall provide an estimate of cost of any additional work or services to be incorporated by a modification to the Scope of Work and the Contract.

11. **Contract Documents:** The agreement between the City of Joplin and the Consultant shall consist of (1) The Contract form which embodies the requirements contained herein, (2) the Request for Proposal, and any amendments thereto and, (3) the proposal, as accepted, submitted in response to the Request for Proposal. In the event of a conflict in language between the documents referenced above, the provisions and requirements set forth and/or referenced in the Contract shall govern over all other documents, and the Request for Proposal and amendments thereto shall govern over the Consultant's Proposal and amendments thereto. However, the City reserves the right to clarify any Contractual relationship in writing with the concurrence of the Consultant, and such written clarification shall govern in case of conflict with the applicable requirements stated in the Request for Proposal or the Consultant's proposal. In all other matters not affected by the written clarification, if any, the Request for Proposal shall govern. The Consultant is cautioned that the proposal shall be subject to acceptance without further clarification.

12. **General Independent Consultant Clause:** This agreement does not create an employee/employer relationship between the parties. It is the parties intention that the Consultant will be an Independent Consultant 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 Contributions 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 Consultant will retain sole and absolute discretion in the judgment of the manner and means of conducting the Consultant’s activities and responsibilities hereunder. The Consultant agrees that it is a separate and independent enterprise from the public employer, that is has a full opportunity to find other business, which is 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 Consultant and the City, and the City will not be liable for any obligation incurred by the Consultant, including but not limited to unpaid minimum wages and/or overtime premiums.

13. The Consultant shall not be entitled to any of the benefits established for the employees of the City nor be covered by the Workers Compensation Program of the City.

14. **Certification of Non-Resident/Foreign Consultants:** If the Consultant is a foreign corporation or non-resident Consultant, it is agreed that the Consultant shall procure and maintain during the life of this contract:

    A. 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 RSMo.

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

15. **Nondiscrimination:** The Consultant 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, or political opinion or affiliation, against any employee of Consultant or applicant for employment and shall include a similar provision in all subcontracts let or awarded hereunder.

16. Consultant covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services to be performed under this contract. The Consultant further covenants that in the performance of this contract no person having such interest shall be employed.

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

18. The certificates of insurance, including evidence of the required endorsements of the policies shall be filed with the City of Joplin within ten (10) days of the date of receipt of the Award of the contract to the Consultant and prior to the start of work. All insurance policies shall provide thirty (30) days written notice to be given by the insurance company in question, prior to modification or cancellation of insurance. Such notices shall be mailed, return receipt requested to:

    City Attorney
    City of Joplin
    602 South Main
    Joplin, MO 64801

19. **Liability and Indemnity:**

    A. In no event shall the City be liable to the Consultant 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 Consultant 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 there under (the Consultant 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 Consultant.

C. The Consultant 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 Consultant hereunder shall not be limited by any limitations as to the amount or type of damages, compensation or benefits payable by or for the Consultant, 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. Consultant affirms that it has had the opportunity to recover the costs of the liability insurance required in this agreement in its contract price. Consultant'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.

20. **Conflict of Interest:** No salaried officer or employee of the City and no member of the City Council shall have a financial interest, direct or indirect, in this contract. A violation of this provision renders the contract void. Any federal regulations and applicable provisions in RSMo. Chapter 105 shall not be violated.

21. **Entire Agreement:** This agreement, including the contract documents contained or referenced herein, constitutes the entire agreement between 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.

22. **Waiver:** No provision of the contract documents shall be construed, expressly or by implication, as a waiver by the City of any existing or future right or remedy available by law in the event of any claim of default or breach of contract.

23. **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.

24. **Notices:** All notices required or permitted hereunder and required to be in writing may be given by first class mail addressed to Division of Purchases, 602 South Main, Joplin, Missouri, 64801, and the Consultant at the address indicated. The date of delivery of any notice shall be the date falling on the second full day after the day of its mailing.

IN WITNESS WHEREOF the parties have hereunto set their hands and seal the date first above written.

CITY OF JOPLIN, MISSOURI

By: _____
City Manager

CONSULTANT

_____
Company Name

By: _____
Signature

Name: _____
Print or type

Title: _____

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

COUNCIL BILL NO. 2025-620 **ORDINANCE NO.**

AN ORDINANCE approving a Contract by and between the City of Joplin and Joplin Industrial Electric Company, in the amount of One Million Six-Hundred Ninety-Eight Thousand One Hundred Dollars ($1,698,100) for Park Security Lighting Installation, authorizing the City Manager to execute said Contract by and on behalf of the City of Joplin; and, amending the Annual Budget of the City of Joplin for the Fiscal Year 2025-2026 as adopted by Ordinance 2025-145 on October 20, 2025.

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 Joplin Industrial Electric Company to complete the Park Security Lighting Installation a true and accurate copy of said agreement being attached hereto and incorporated herein by reference as Exhibit "A", be, and the same 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. That fiscal year 2025-2026 budgeted appropriations as adopted by Ordinance 2025-145 be amended by increasing appropriations by the total amount of One Million Six-Hundred Ninety-Eight Thousand One Hundred Dollars and No Cents ($1,698,100.00).

Section 4. That the Director of Finance is hereby directed to make all necessary entries on the City records to show the increase in appropriations.

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

of _____, 2025, by a _____vote.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____

Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2025-147 - Construction Agreement between City of Joplin and Jeff Asbell Excavating & Trucking, Inc. for the Joplin ARPA Group C Project

MEETING DATE
November 3, 2025

ORIGINATING DEPARTMENT
Public Works - Engineering

ATTACHMENTS
CB 2025 - 147 Ordinance; Bid Summary, Construction Agreement, Location Map, Letter of Recommendation.

REVIEWED BY
Director of Public Works, Daniel Johnson; Director of Finance, Leslie Haase; City Attorney, Peter Edwards; Assistant City Manager, Tony Robyn; City Manager, Nicholas Edwards

SUMMARY
This Council Bill authorizes the City Manager or his designee to enter into an agreement with Jeff Asbell Excavating & Trucking, Inc. in the amount of One Million, Two Hundred Eighteen Thousand, Three Hundred Sixty-Five Dollars and 41/100 ($1,218,365.41), for construction of the Joplin ARPA Group C Project.

BACKGROUND
The Parks and Stormwater Sales Tax was approved by voters in 2021. In order to make additional stormwater improvements throughout the community, the City applied for State ARPA funding for additional stormwater projects utilizing the sales tax as the match source. The City was awarded $8,625,546.00 in grant funding to do $14,831,427.00 in stormwater improvements, with the City's match totaling $6,205,881.00. The Parks & Stormwater Sales Tax Phase III program is allocated nearly $20 million, plus additional rollover funds from Phase II.

Since the award, the improvements were designed and in 2024, two construction projects were awarded, ARPA Group A and Group B, to the same contractor. These projects both contained multiple smaller projects that were grouped together. Recently, Missouri DNR sent emails to all State ARPA recipients indicating the projects must be complete earlier than previously provided, which is now August 31, 2026. Due to the change in the ARPA Grant funding construction completion deadline, the City had to make the decision to re-bid some of the stormwater improvements in order to meet the new deadline. The City also had discussions with Missouri DNR and received approval to re-bid some of the projects that had not started yet. This bid process has been expedited in order to get these new construction contracts to City Council quickly, so the construction can start as soon as possible to meet this new deadline, also necessitating this item being presented as an emergency.

Staff followed the City's procurement policy for advertising the projects, with bids being opened on October 21st, 2025. It was specified in the bid that one contractor could not win both schedules of ARPA Group C. Asbell and Sprouls both submitted bids for both schedules. Bids were evaluated and it was determined that Schedule 1 and all Schedule 1 Alternates would be awarded to Asbell. Bids were below the engineer's estimate. Schedule 1 includes Ten Pin Lane, plus alternates for Whispering Oaks and an extension on Goetz Boulevard. Schedule 2 is for the improvements at 12th and Wall. Additionally, there will be an additional extension at Massachusetts and Murphy, which will fall under the D&E scope of work. With these contracts, the City wants to ensure all funds are spent, which likely means there will be some overrun which will be funded by the stormwater portion of the parks & stormwater sales tax.

Here is a summary of the total estimated costs of this project:

Right-of-Way and Easement Costs	$236,066.00
Utility Relocation Costs	$200,462.00
Engineering Costs	$3,299,680.00
Original Construction Costs	$8,719,304.00
Re-bid Construction Costs	$2,559,019.00
Grand Total	**$15,014,531.00**

With the total budget of $14,831,427.00, the estimated overrun is $183,104.00. Missouri DNR has already approved the recommended awards, as required. This item approves the agreement with Jeff Asbell Excavating & Trucking, Inc.

FUNDING SOURCE

This is included in the FY 2026 Budget in the Parks and Stormwater Sales Tax Fund and is being partially funded through ARPA Grant funds of FY 2026.

RECOMMENDATION

Staff recommends adoption of this Council Bill on an Emergency basis, being an Ordinance related to public improvement, within the meaning of Section 2.12(6) of the Home Rule Charter of the City of Joplin, and, as such, this Ordinance shall become effective immediately upon its passage. Specifically, this council bill needs to be approved on an emergency basis to allow the execution of the agreement within funding time limitations.

COUNCIL BILL NO. 2025-147 **ORDINANCE NO**

AN ORDINANCE approving an agreement with Jeff Asbell Excavating & Trucking, Inc. in the amount of One Million, Two Hundred Eighteen Thousand, Three Hundred Sixty-Five Dollars and 41/100 ($1,218,365.41) for Joplin ARPA Group C Project and authorizing the City Manager or his designee to execute this agreement 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, as follows:

Section 1. That the said agreement by and between the City of Joplin and Jeff Asbell Excavating & Trucking, Inc. in the amount of One Million, Two Hundred Eighteen Thousand, Three Hundred Sixty-Five Dollars and 41/100 ($1,218,365.41) for Joplin ARPA Group C Project on behalf of the City of Joplin; a true and accurate copy of said agreement being attached hereto; be and the same is hereby approved.

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

Section 3. That upon the final approval and acceptance of the contractor's work under said contract, in substantial conformance with the attached agreement, in writing to the Director of Public Works and his certification to the effect to the Director of Finance, the contractors shall be paid from the Parks and Stormwater Sales Tax Fund and is being partially funded through ARPA Grant Funds.

Section 4. That the City of Joplin declares that this ordinance relating to public improvement is an emergency within the meaning of Section 2.12(6) of the HOME RULE CHARTER of the City of Joplin, Missouri and the Council hereby declares that this ordinance shall be in full force and effect from and after passage. Specifically, this council bill needs to be approved to allow the execution of the agreement within funding time limitations.

Passed by the Council of the City of Joplin, Missouri, this _____ day of

_____, 2025 by a _____ vote.

_____

ATTEST: Keenan T. Cortez, Mayor

_____

Holly Nagy, City Clerk

COUNCIL BILL 2025-147 **ORDINANCE NO**

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

I hereby certify that a sufficient amount is available in the Parks and Stormwater Sales Tax of FY 2026 to pay the amounts called for through this agreement.

_____
Leslie Haase, Director of Finance

CONTRACTOR	ENGINEER	Jeff Asbell Excavating & Trucking, Inc.	Sprouls Construction, Inc.
SCHEDULE 1			
TOTAL SITE D BASE BID AMOUNT	$ 1,081,693.30	$ 968,233.23	$ 1,114,294.00
TOTAL ADD ALTERNATE D1 BID AMOUNT	$ 229,593.20	$ 186,712.54	$ 219,780.00
TOTAL ADD ALTERNATE D2 BID AMOUNT	$ 55,374.60	$ 63,689.64	$ 72,460.00
TOTAL FOR BASIS OF COMPARISON (SITE D BASE BID + ADD ALTERNATE D1)	$ 1,311,286.50	**$ 1,154,945.77**	**$ 1,334,074.00**
TOTAL (SITE D BASE BID + ADD ALTERNATE D1 + ADD ALTERNATE D2)	$ 1,366,661.10	$ 1,218,635.41	$ 1,406,534.00
SCHEDULE 2			
TOTAL SITE H BASE BID AMOUNT	$ 709,830.00	$ 769,093.03	$ 1,017,969.00
TOTAL ADD ALTERNATE E BID AMOUNT	$ 358,460.00	$ 249,494.25	$ 406,230.00
TOTAL ADD ALTERNATE H1 BID AMOUNT	$ 127,080.00	$ 230,879.34	$ 173,770.00
TOTAL ADD ALTERNATE H2 BID AMOUNT	$ 167,110.00	$ 146,290.36	$ 176,000.00
TOTAL FOR BASIS OF COMPARISON (SITE H BASE BID)	$ 709,830.00	**$ 769,093.03**	$ 1,017,969.00

SECTION 00 51 00 – NOTICE OF AWARD

TO: Jeff Asbell Excavating & Trucking, Inc.
9400 State Highway 171
Carl Junction, MO 64834

PROJECT Description: Joplin ARPA Stormwater Project – Group C, Schedule 1

The OWNER has considered the BID submitted by you on October 21, 2025 for the above-described WORK in response to its Invitation to Bid, and Information for Bidders.

You are hereby notified that your BID has been accepted in the amount of One Million, Two Hundred Eighteen Thousand, Three Hundred Sixty-Five and 41/100 DOLLARS ($1,218,365.41) for the base bid and add alternates D1 and D2.

You are required by the Information for Bidders to execute the Agreement and furnish the required CONTRACTOR'S PERFORMANCE BOND, PAYMENT BOND, and certificates of insurance within ten (10) calendar days from the date of this Notice to you.

If you fail to execute said Agreement and to furnish said Bonds within ten (10) days from the date of this Notice, said OWNER will be entitled to consider all your rights arising out of the OWNER'S acceptance of your BID as abandoned and as a forfeiture of your BID BOND. The OWNER will be entitled to such other rights as may be granted by law.

You are required to return an acknowledged copy of this NOTICE OF AWARD to the OWNER.

Dated this _____ day of _____, 2025.

OWNER:

THE CITY OF JOPLIN, MISSOURI

By _____

Title: Director of Public Works

ACCEPTANCE OF NOTICE

Receipt of the above NOTICE OF AWARD is hereby acknowledged

By _____

Title: _____

this the _____ day of _____, 2025

END OF SECTION 00 51 00

SECTION 00 52 00 – AGREEMENT BETWEEN OWNER AND CONTRACTOR

AGREEMENT
BETWEEN
CITY OF JOPLIN AND

CITY		CONTRACTOR	
CITY OF JOPLIN **602 S. MAIN STREET** **JOPLIN, MO 64801**		Name: Jeff Asbell Excavating & Trucking, Inc. Address: 9400 State Highway 171 Carl Junction, MO 64834	
Attention: Dan Johnson		Attention: JACOB ASBELL	
Department: Public Works		Phone:	Fax:
Phone: 417-624-0820	Fax:		

THIS AGREEMENT made and entered into this ____ day of _____, 20____, 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:

JOPLIN ARPA STORMWATER PROJECT – GROUP C SCHEDULE 1
BASE BID SITE D AND ADD ALTERNATE D1 AND D2

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 prior to August 31, 2026, which order shall be issued by the Director of Public Works within 30 days after the date of this contract.

2. 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. 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.

3. 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 always maintain adequate insurance coverage 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:

City of Joplin - Public Works, 602 S. Main Street, Joplin, MO 64801

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, 2023, 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 Three Million Two Hundred Fifty Eight Thousand Three Hundred Sixty Eight and no/100 Dollars ($3,258,368.00) for all claims arising out of a single accident or occurrence and at least Four Hundred Eighty Eight Thousand Seven Hundred Fifty Five and no/100 Dollars ($488,755.00) 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 Three Million Two Hundred Fifty Eight Thousand Three Hundred Sixty Eight and no/100 Dollars ($3,258,368.00) for all claims arising out of a single accident or occurrence and at least Four Hundred Eighty Eight Thousand Seven Hundred Fifty Five and no/100 Dollars ($488,755.00) 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 Three Million Two Hundred Fifty Eight Thousand Three Hundred Sixty Eight and no/100 Dollars ($3,258,368.00) for all claims arising out of a single accident or occurrence and at Four Hundred Eighty Eight Thousand Seven Hundred Fifty Five and no/100 Dollars ($488,755.00) 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.

4. 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 **One Million, Two Hundred Eighteen Thousand, Three Hundred Sixty-Five and 41/100 DOLLARS ($1,218,365.41),** 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.

5. Certification Regarding Disbarment, Eligibility, Indictments, Convictions or Civil Judgements for all Federal Aid Projects: By signing and submitting the bid, the president or authorized official of the bidder, under penalty of perjury under the laws of the USA, shall certify that, except as noted in the exceptions, the company or any person associated therewith in the capacity of owner, partner, director, officer, principal investor, project director, manager, auditor or any position involving the administration of federal funds:
(Reference can be made to "The System for Award Management" website as a helpful resource).

a. Is not currently under suspension, debarment, voluntary exclusion or determination of ineligibility by any federal agency.

b. Has not been suspended, debarred, voluntarily excluded or determined ineligible by any federal agency within the past three years.

c. Does not have a proposed debarment or suspension pending.

d. Has not been indicted, convicted or had a civil judgment rendered against any of the listed parties by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past three years.

5.1 If there are any exceptions, the bidder shall submit the exceptions on company letterhead, signed by the bidder and inserted inside the bid submitted. Exceptions will not necessarily result in denial of award, but will be considered in determining bidder responsibility. For any exception noted, the bidder shall indicate to whom it applies, the initiating agency, and dates of action. Providing false information may result in criminal prosecution or administrative sanctions.

5.2 By signing the contract, the contractor shall further certify that all related subcontracts of $25,000 shall comply with this requirement. This includes all subcontractors, material suppliers and vendors.

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, (http://mo-joplin.civicplus.com/DocumentCenter/View/3460) Contractor (or surety) shall be liable to the City in the (additive) amounts of: 1) $2,500.00 per day for each and every calendar day that the contract remains uncompleted after the time allowed for substantial completion for each project site, and 2) $5,000.00 per day for each and every calendar day that the contract remains uncompleted after July 15, 2026. 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
d. City of Joplin Standard Specifications (Latest Revised Edition)
e. Invitation to Bid
f. Instructions to Bidders
g. Bid
h. Contractors Statement of Qualifications
i. Anti-Collusion Statement
j. Agreement
k. Notice of Award
l. Notice to Proceed
m. Performance Bond
n. Payment Bond (Labor and Materials)
o. General Conditions of Contract
p. Supplemental General Conditions
q. All Addenda

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 **One Million, Two Hundred Eighteen Thousand, Three Hundred Sixty-Five and 41/100 DOLLARS ($1,218,365.41)**, 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. 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 RSMo. Section 105.450 et seq. shall not be violated.

19. 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.

20. 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 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.

21. 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.

22. 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.

23. 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.

24. 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.

25. 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.

26. 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.

27. 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.

28. 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.

29. 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 the Contractor is current on any City taxes is verified.

30. 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.

31. 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.

32. 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.

33. 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.

34. 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.

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 therefore.

_____
Leslie Haase, Director of Finance

APPROVED AS TO FORM

_____
Peter Edwards, City Attorney

CONTRACTOR:

By: _____

Printed Name: _____

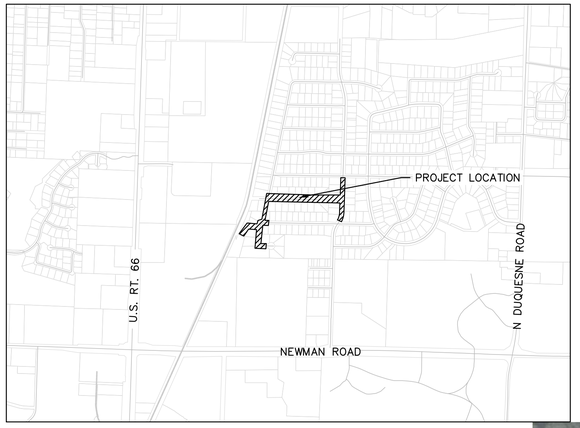
Title: _____

CITY OF JOPLIN, MISSOURI

By: _____
Daniel Johnson, P.E.
Public Works Director

TEN PIN LANE
STORMWATER IMPROVEMENTS

SECTION 31 , TOWNSHIP 28N, RANGE 32W
CITY OF JOPLIN
JASPER COUNTY, MISSOURI
PROJECT NO. D23-00749



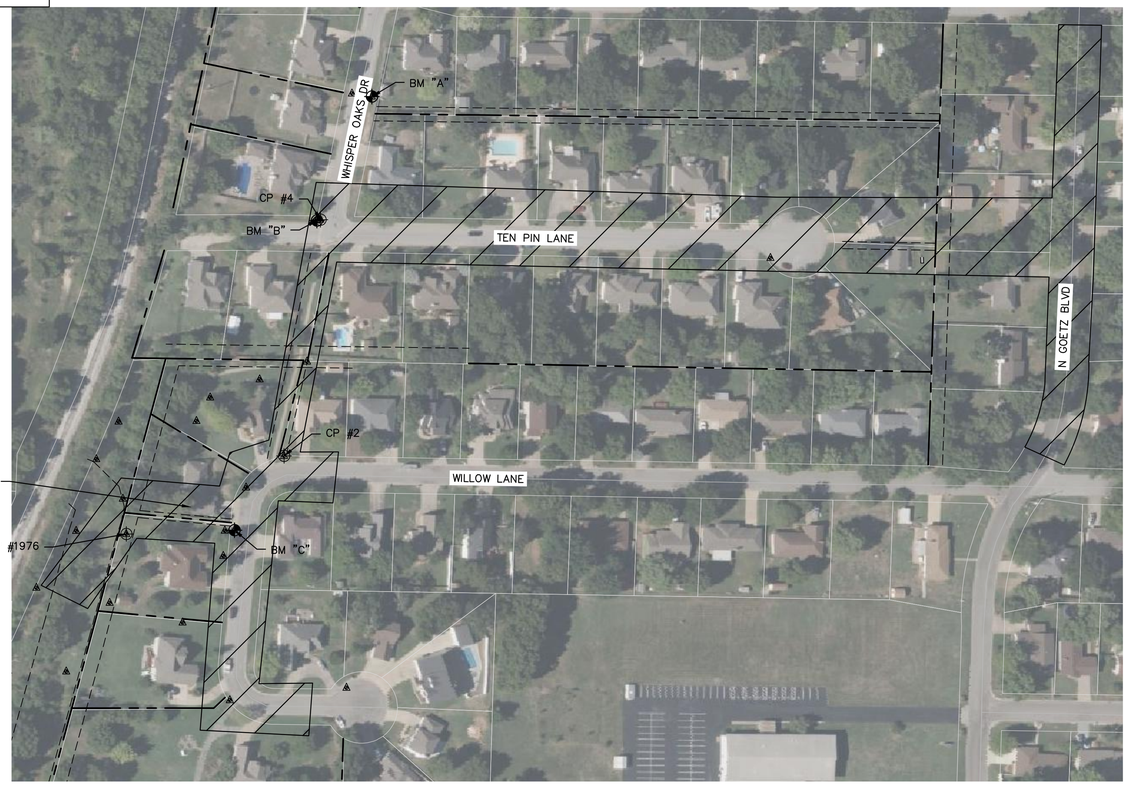
THIS PROJECT MADE POSSIBLE BY STATE OF MISSOURI
ARPA
America Rescue Plan Act
City of Joplin



LEGEND

▲	SURVEY CONTROL POINT	TS	TRAFFIC SIGNAL BOX
▲	SURVEY BENCHMARK	TS	TRAFFIC SIGNAL MANHOLE
▲	SURVEY TEMPORARY BENCHMARK	TS	TRAFFIC SIGNAL POLE W/ ARM
GM	GAS METER	TS	TRAFFIC SIGNAL POLE
GR	GAS RISER	TS	TRAFFIC SIGNAL CONTROL BOX
GM	GAS MANHOLE	TS	TRAFFIC SIGNAL PEDESTAL
GR	GAS REGULATOR	E	ELECTRIC MANHOLE
TVP	TELEVISION PEDESTAL	EM	ELECTRIC METER
FB	FIBER BOX	ER	ELECTRIC RISER
FP	FIBER PEDESTAL	E	ELECTRIC BOX
C	CABLE BOX	EC	ELECTRIC CABINET
CV	CABLE VAULT	EJ	ELECTRIC JUNCTION BOX
TP	TELEPHONE PEDESTAL		SPRINKLER HEAD
	STORM MANHOLE		SPRINKLER CONTROL VALVE
	STORM GRATE		WATER METER PIT
	SANITARY MANHOLE		FIRE HYDRANT
	YARD LIGHT	WM	WATER METER
	LIGHT POLE		WATER VALVE
	POWER POLE		FLAG POLE
	POWER POLE W/ LIGHT		SIGN
	GUY WIRE		BOLLARD
	STUMP		WOOD POST
	BUSH		STEEL POST
	EVERGREEN TREE		COLUMN
	DECIDUOUS TREE		BORE HOLE

	LOT LINE
	PROPERTY LINE
	CENTER LINE
	ROW LINE
CF	CONSTRUCTION FENCE
LOG	LIMITS OF GRADING
	EXISTING EASEMENT
	PROPOSED EASEMENT
1371	EXISTING MINOR CONTOUR
1370	EXISTING MAJOR CONTOUR
1371	FUTURE MINOR CONTOUR
1370	FUTURE MAJOR CONTOUR
T	EXISTING TELEPHONE RISER
TEL	EXISTING TELEPHONE LINE
FO	EXISTING FIBER OPTICS LINE
SS	EXISTING SANITARY LINE
SD	EXISTING STORM LINE
G	EXISTING GAS LINE
W	EXISTING WATER LINE
	EXISTING BOARD FENCE
	EXISTING BARB WIRE FENCE
P-OH	EXISTING OVERHEAD ELECTRIC
UGE	EXISTING UNDERGROUND ELECTRIC
	REMOVE UPRIGHT CURB AND GUTTER
	CURB FACE
	BACK OF CURB
	PROPOSED STORM SEWER



MISSOURI ONE CALL SYSTEM
1-800-DIG-RITE OR 811
www.mo1call.com

THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL LINES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL "1-800-DIG-RITE", AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING GRADING ACTIVITIES. !!STOP!! CALL BEFORE YOU DIG!!

BENCHMARK

BM "A"
CHISELED SQUARE IN BACK OF CURB
ELEV. = 1026.05
N: 341422.45
E: 2797468.31

BM "B"
BOLT ON FLANGE OF FIRE HYDRANT
ELEV. = 1021.35
N: 341249.22
E: 2797391.48

BM "C"
BOLT ON FLANGE OF FIRE HYDRANT
ELEV. = 1016.23'
N: 340816.32
E: 2797276.28

CONTROL POINTS

CP #2 CTL 1/2 IN IP
ELEV. = 1015.95
N: 340920.17
E: 2797345.60

CP #4 CTL 1/2 IN IP
ELEV. = 1019.22
N: 341250.30
E: 2797396.44

CP #1976 CTL 60D
ELEV. = 1009.55
N: 340811.05
E: 2797125.08

OWNER

CITY OF JOPLIN
602 S MAIN ST
JOPLIN, MO 64801
DANIEL JOHNSON
PHONE: 417-624-0820

ENGINEER

OLSSON, INC.
550 ST. LOUIS STREET
SPRINGFIELD, MO 65806
EMMA SCHNEIDER, P.E.
PHONE: 417-890-8802
FAX: 417-890-8805

N
0' 50' 100' 200'
SCALE IN FEET

INDEX

1.	TITLE SHEET
2.	GENERAL NOTES
3.-7.	ALIGNMENT INFORMATION
8.-12.	RIGHT-OF-WAY
13.-16.	EROSION CONTROL PLAN
17.-18	EROSION CONTROL NOTES AND DETAILS
19.-22.	DEMOLITION PLAN
23.-26.	UTILITY RELOCATION
27.	STORMWATER TYPICAL SECTIONS
28.	GRASSLINED SWALE GRADING PLAN
29.-36.	STORMLINE PLAN AND PROFILE
37-38.	STORMLINE PLAN AND PROFILE - ADD ALTERNATE
39.	SANITARY 01 PLAN AND PROFILE
40.-42.	CROSS SECTIONS
43.-44.	DETAILS
45.-49.	LANDSCAPE
50.	ROADWAY TYPICAL SECTIONS
51.-53.	ROADWAY PLAN & PROFILE
54.	INTERSECTION LAYOUT
55.-57.	DRIVEWAY LAYOUTS
58.-59.	TRAFFIC CONTROL DETAILS
60.-65.	ROADWAY CROSS SECTIONS
66.-67	ADD ALTERNATE

UTILITY COMPANIES:

ELECTRIC
LIBERTY
3400 S. KODIAK RD, JOPLIN, MO 64804
BRYAN HARP
417-625-5100

WATER
MISSOURI AMERICAN WATER COMPANY
2323 DAVIS BLVD, JOPLIN, MO 64804
DREW DANIELS
SR. SUPERVISOR OF OPERATIONS
417-417-0215
R. GRANT ALUMBAUGH
ENGINEERING PROJECT MANAGER
417-680-0311

SANITARY SEWER
CITY OF JOPLIN
602 S MAIN ST, JOPLIN, MO 64801
CHRIS PARKER
417-624-0820 EXT 1584

GAS
SPIRE MO WEST
520 E 5TH ST, JOPLIN, MO 64801
KEN STEGALL
417-626-4831

SOUTHERN STAR CENTRAL GAS
6300 S RANGELINE RD, JOPLIN, MO 64804
MIKE DEGRAVE
913-422-6341

COMMUNICATIONS
ATT DISTRIBUTION
321 W 8TH ST, JOPLIN, MO 64801
JON FISK
417-529-0840

SPARKLIGHT
2600 DAVIS BLVD, JOPLIN, MO 64804
RANDY KENNEDY
417-206-5399

olsson
Olsson, INC. Engineering MO State Cert. of Authority #001592
550 St. Louis St. Springfield, MO 65806
TEL 417.890.8802
www.olsson.com

STATE OF MISSOURI
EMMA MARI PAULY SCHNEIDER NUMBER PE-2023018967
PROFESSIONAL ENGINEER
07.12.2024
EMMA MARI PAULY SCHNEIDER
PROFESSIONAL ENGINEER
MO# PE-2023018967

REV. NO.	DATE	REVISIONS DESCRIPTION
NO.	DATE	DESCR.

REVISIONS

TITLE SHEET

TEN PIN LANE
STORMWATER IMPROVEMENTS

2024

JOPLIN, MISSOURI

drawn by: EMPS
checked by: EJS
approved by: EJS
QA/QC by:
project no.: D23-00749
drawing no.: W_TTL01_D2300749
date: 07.12.2024

SHEET
1 *of* 67

DWG: F:\2023\00501-01000\023-00749-D\40-Design\AutoCAD\Final Plans\Sheets\WTRS\W_TTL01_D2300749.dwg USER: eschneider
DATE: Jul 18, 2024 12:37pm XREFS: W_PTBLK_D2300749 W_XBASE_D2300749

October 23, 2025

City of Joplin
Attn: Mr. Daniel Johnson
602 S Main Street
Joplin, MO 64801

Re: Joplin ARPA Group C Project – Schedule 1
Joplin, Missouri – 2025
Olsson Project 023-00749

Mr. Johnson,

Bids for the above referenced project were received and opened on October 21, 2025. A total of two bids were submitted and have been reviewed.

After review of the bids, it is our recommendation that Notice of Award be given to the low bidder, Jeff Asbell Excavating & Trucking, Inc., in the amount of $1,218,365.41 for the base bid, Add Alt D1 and Add Alternate D2. Upon your approval, we will commence with the processing of the contract for the project.

Please do not hesitate to call with any questions, comments, or if any further information or documentation is required.

Sincerely,

Eric Shelton

550 E. St. Louis Street / Springfield, MO 65806
O 417.890.8802 / **olsson.com**

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2025-148 - Construction Agreement between City of Joplin and Sprouls Construction Inc. for the Joplin ARPA Group C Project

MEETING DATE
November 3, 2025

ORIGINATING DEPARTMENT
Public Works - Engineering

ATTACHMENTS
CB 2025 - 147 Ordinance; Bid Summary, Construction Agreement, Location Map, Letter of Recommendation.

REVIEWED BY
Director of Public Works, Daniel Johnson; Director of Finance, Leslie Haase; City Attorney, Peter Edwards; Assistant City Manager, Tony Robyn; City Manager, Nicholas Edwards

SUMMARY
This Council Bill authorizes the City Manager or his designee to enter into an agreement with Sprouls Construction, Inc. in the amount of One Million, Seventeen Thousand, Nine Hundred Sixty-Nine Dollars and 00/100 ($1,017,969.00), for construction of the Joplin ARPA Group C Project.

BACKGROUND
The Parks and Stormwater Sales Tax was approved by voters in 2021. In order to make additional stormwater improvements throughout the community, the City applied for State ARPA funding for additional stormwater projects utilizing the sales tax as the match source. The City was awarded $8,625,546.00 in grant funding to do $14,831,427.00 in stormwater improvements, with the City's match totaling $6,205,881.00. The Parks & Stormwater Sales Tax Phase III program is allocated nearly $20 million, plus additional rollover funds from Phase II.

Since the award, the improvements were designed and in 2024, two construction projects were awarded, ARPA Group A and Group B, to the same contractor. These projects both contained multiple smaller projects that were grouped together. Recently, Missouri DNR sent emails to all State ARPA recipients indicating the projects must be complete earlier than previously provided, which is now August 31, 2026. Due to the change in the ARPA Grant funding construction completion deadline, the City had to make the decision to re-bid some of the stormwater improvements in order to meet the new deadline. The City also had discussions with Missouri DNR and received approval to re-bid some of the projects that had not started yet. This bid process has been expedited in order to get these new construction contracts to City Council quickly, so the construction can start as soon as possible to meet this new deadline, also necessitating this item being presented as an emergency.

Staff followed the City's procurement policy for advertising the projects, with bids being opened on October 21st, 2025. It was specified in the bid that one contractor could not win both schedules of ARPA Group C. Asbell and Sprouls both submitted bids for both schedules. Bids were evaluated and it was determined that Schedule 2 base bid would be awarded to Sprouls Construction Inc. Schedule 1 includes Ten Pin Lane, plus alternates for Whispering Oaks and an extension on Goetz Boulevard. Schedule 2 is for the improvements at 12th and Wall. Additionally, there will be an additional extension at Massachusetts and Murphy, which will fall under the D&E scope of work. With these contracts, the City wants to ensure all funds are spent, which likely means there will be some overrun which will be funded by the stormwater portion of the parks & stormwater sales tax.

Here is a summary of the total estimated costs of this project:

Right-of-Way and Easement Costs	$236,066.00
Utility Relocation Costs	$200,462.00
Engineering Costs	$3,299,680.00
Original Construction Costs	$8,719,304.00
Re-bid Construction Costs	$2,559,019.00
Grand Total	**$15,014,531.00**

With the total budget of $14,831,427.00, the estimated overrun is $183,104.00. Missouri DNR has already approved the recommended awards, as required. This item approves the agreement with Sprouls Construction Inc.

FUNDING SOURCE

This is included in the FY 2026 Budget in the Parks and Stormwater Sales Tax Fund and is being partially funded through ARPA Grant funds of FY 2026.

RECOMMENDATION

Staff recommends adoption of this Council Bill on an Emergency basis, being an Ordinance related to public improvement, within the meaning of Section 2.12(6) of the Home Rule Charter of the City of Joplin, and, as such, this Ordinance shall become effective immediately upon its passage. Specifically, this council bill needs to be approved on an emergency basis to allow the execution of the agreement within funding time limitations.

COUNCIL BILL NO. 2025-148 **ORDINANCE NO**

AN ORDINANCE approving an agreement with Sprouls Construction, Inc. in the amount of One Million, Seventeen Thousand, Nine Hundred Sixty-Nine Dollars and 00/100 ($1,017,969.00) for Joplin ARPA Group C Project and authorizing the City Manager or his designee to execute this agreement 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, as follows:

Section 1. That the said agreement by and between the City of Joplin and Sprouls Construction Inc. in the amount of One Million, Seventeen Thousand, Nine Hundred Sixty-Nine Dollars and 00/100 ($1,017,969.00) for Joplin ARPA Group C Project on behalf of the City of Joplin; a true and accurate copy of said agreement being attached hereto; be and the same is hereby approved.

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

Section 3. That upon the final approval and acceptance of the contractor's work under said contract, in substantial conformance with the attached agreement, in writing to the Director of Public Works and his certification to the effect to the Director of Finance, the contractor shall be paid from the Parks and Stormwater Sales Tax Fund and is being partially funded through ARPA Grant Funds.

Section 4. That the City of Joplin declares that this ordinance relating to public improvement is an emergency within the meaning of Section 2.12(6) of the HOME RULE CHARTER of the City of Joplin, Missouri and the Council hereby declares that this ordinance shall be in full force and effect from and after passage. Specifically, this council bill needs to be approved to allow the execution of the agreement within funding time limitations.

Passed by the Council of the City of Joplin, Missouri, this _____ day of

_____, 2025 by a _____ vote.

_____

ATTEST: Keenan T. Cortez, Mayor

_____

Holly Nagy, City Clerk

COUNCIL BILL 2025-148 **ORDINANCE NO**

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

I hereby certify that a sufficient amount is available in the Parks and Stormwater Sales Tax of FY 2026 to pay the amounts called for through this agreement.

_____
Leslie Haase, Director of Finance

CONTRACTOR	ENGINEER	Jeff Asbell Excavating & Trucking, Inc.	Sprouls Construction, Inc.
SCHEDULE 1			
TOTAL SITE D BASE BID AMOUNT	$ 1,081,693.30	$ 968,233.23	$ 1,114,294.00
TOTAL ADD ALTERNATE D1 BID AMOUNT	$ 229,593.20	$ 186,712.54	$ 219,780.00
TOTAL ADD ALTERNATE D2 BID AMOUNT	$ 55,374.60	$ 63,689.64	$ 72,460.00
TOTAL FOR BASIS OF COMPARISON (SITE D BASE BID + ADD ALTERNATE D1)	$ 1,311,286.50	**$ 1,154,945.77**	**$ 1,334,074.00**
TOTAL (SITE D BASE BID + ADD ALTERNATE D1 + ADD ALTERNATE D2)	$ 1,366,661.10	$ 1,218,635.41	$ 1,406,534.00
SCHEDULE 2			
TOTAL SITE H BASE BID AMOUNT	$ 709,830.00	$ 769,093.03	$ 1,017,969.00
TOTAL ADD ALTERNATE E BID AMOUNT	$ 358,460.00	$ 249,494.25	$ 406,230.00
TOTAL ADD ALTERNATE H1 BID AMOUNT	$ 127,080.00	$ 230,879.34	$ 173,770.00
TOTAL ADD ALTERNATE H2 BID AMOUNT	$ 167,110.00	$ 146,290.36	$ 176,000.00
TOTAL FOR BASIS OF COMPARISON (SITE H BASE BID)	$ 709,830.00	**$ 769,093.03**	$ 1,017,969.00

SECTION 00 51 00 – NOTICE OF AWARD

TO: Sprouls Construction, Inc.
397 W. DD Hwy
Lamar, MO 64759

PROJECT Description: Joplin ARPA Stormwater Project – Group C, Schedule 2

The OWNER has considered the BID submitted by you on October 21, 2025 for the above-described WORK in response to its Invitation to Bid, and Information for Bidders.

You are hereby notified that your BID has been accepted in the amount of One Million, Seventeen Thousand, Nine Hundred Sixty-Nine DOLLARS ($1,017,969) for the base bid only.

You are required by the Information for Bidders to execute the Agreement and furnish the required CONTRACTOR'S PERFORMANCE BOND, PAYMENT BOND, and certificates of insurance within ten (10) calendar days from the date of this Notice to you.

If you fail to execute said Agreement and to furnish said Bonds within ten (10) days from the date of this Notice, said OWNER will be entitled to consider all your rights arising out of the OWNER'S acceptance of your BID as abandoned and as a forfeiture of your BID BOND. The OWNER will be entitled to such other rights as may be granted by law.

You are required to return an acknowledged copy of this NOTICE OF AWARD to the OWNER.

Dated this _____ day of _____, 2025.

OWNER:

THE CITY OF JOPLIN, MISSOURI

By _____

Title: Director of Public Works

ACCEPTANCE OF NOTICE

Receipt of the above NOTICE OF AWARD is hereby acknowledged

By _____

Title: _____

this the _____ day of _____, 2025

END OF SECTION 00 51 00

SECTION 00 52 00 – AGREEMENT BETWEEN OWNER AND CONTRACTOR

AGREEMENT
BETWEEN
CITY OF JOPLIN AND

CITY		CONTRACTOR	
CITY OF JOPLIN **602 S. MAIN STREET** **JOPLIN, MO 64801**		Name: Sprouls Construction, Inc. Address: 397 West Hwy DD Lamar, MO 64759	
Attention: Dan Johnson		Attention: DWIGHT SPROULS	
Department: Public Works		Phone:	Fax:
Phone: 417-624-0820	Fax:		

THIS AGREEMENT made and entered into this ____ day of _____, 20____, 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:

JOPLIN ARPA STORMWATER PROJECT – GROUP C SCHEDULE 2
BASE BID SITE H

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 prior to August 31, 2026, which order shall be issued by the Director of Public Works within 30 days after the date of this contract.

2. 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. 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.

3. 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 always maintain adequate insurance coverage 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:

City of Joplin - Public Works, 602 S. Main Street, Joplin, MO 64801

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, 2023, 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 Three Million Two Hundred Fifty Eight Thousand Three Hundred Sixty Eight and no/100 Dollars ($3,258,368.00) for all claims arising out of a single accident or occurrence and at least Four Hundred Eighty Eight Thousand Seven Hundred Fifty Five and no/100 Dollars ($488,755.00) 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 Three Million Two Hundred Fifty Eight Thousand Three Hundred Sixty Eight and no/100 Dollars ($3,258,368.00) for all claims arising out of a single accident or occurrence and at least Four Hundred Eighty Eight Thousand Seven Hundred Fifty Five and no/100 Dollars ($488,755.00) 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 Three Million Two Hundred Fifty Eight Thousand Three Hundred Sixty Eight and no/100 Dollars ($3,258,368.00) for all claims arising out of a single accident or occurrence and at Four Hundred Eighty Eight Thousand Seven Hundred Fifty Five and no/100 Dollars ($488,755.00) 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.

4. 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 **One Million, Seventeen Thousand, Nine Hundred Sixty-Nine and 00/100 ($1,017,969)**, 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.

5. Certification Regarding Disbarment, Eligibility, Indictments, Convictions or Civil Judgements for all Federal Aid Projects: By signing and submitting the bid, the president or authorized official of the bidder, under penalty of perjury under the laws of the USA, shall certify that, except as noted in the exceptions, the company or any person associated therewith in the capacity of owner, partner, director, officer, principal investor, project director, manager, auditor or any position involving the administration of federal funds:
(Reference can be made to "The System for Award Management" website as a helpful resource).

a. Is not currently under suspension, debarment, voluntary exclusion or determination of ineligibility by any federal agency.

b. Has not been suspended, debarred, voluntarily excluded or determined ineligible by any federal agency within the past three years.

c. Does not have a proposed debarment or suspension pending.

d. Has not been indicted, convicted or had a civil judgment rendered against any of the listed parties by a court of competent jurisdiction in any matter involving fraud or official misconduct within the past three years.

5.1 If there are any exceptions, the bidder shall submit the exceptions on company letterhead, signed by the bidder and inserted inside the bid submitted. Exceptions will not necessarily result in denial of award, but will be considered in determining bidder responsibility. For any exception noted, the bidder shall indicate to whom it applies, the initiating agency, and dates of action. Providing false information may result in criminal prosecution or administrative sanctions.

5.2 By signing the contract, the contractor shall further certify that all related subcontracts of $25,000 shall comply with this requirement. This includes all subcontractors, material suppliers and vendors.

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, (http://mo-joplin.civicplus.com/DocumentCenter/View/3460) Contractor (or surety) shall be liable to the City in the (additive) amounts of: 1) $2,500.00 per day for each and every calendar day that the contract remains uncompleted after the time allowed for substantial completion for each project site, and 2) $5,000.00 per day for each and every calendar day that the contract remains uncompleted after July 15, 2026. 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
d. City of Joplin Standard Specifications (Latest Revised Edition)
e. Invitation to Bid
f. Instructions to Bidders
g. Bid
h. Contractors Statement of Qualifications
i. Anti-Collusion Statement
j. Agreement
k. Notice of Award
l. Notice to Proceed
m. Performance Bond
n. Payment Bond (Labor and Materials)
o. General Conditions of Contract
p. Supplemental General Conditions
q. All Addenda

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 **One Million, Seventeen Thousand, Nine Hundred Sixty-Nine and 00/100 ($1,017,969)**, 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. 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 RSMo. Section 105.450 et seq. shall not be violated.

19. 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.

20. 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 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.

21. 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.

22. 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.

23. 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.

24. 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.

25. 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.

26. 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.

27. 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.

28. 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.

29. 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 the Contractor is current on any City taxes is verified.

30. 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.

31. 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.

32. 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.

33. 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.

34. 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.

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 therefore.

_____
Leslie Haase, Director of Finance

APPROVED AS TO FORM

_____
Peter Edwards, City Attorney

CONTRACTOR:

By: _____

Printed Name: _____

Title: _____

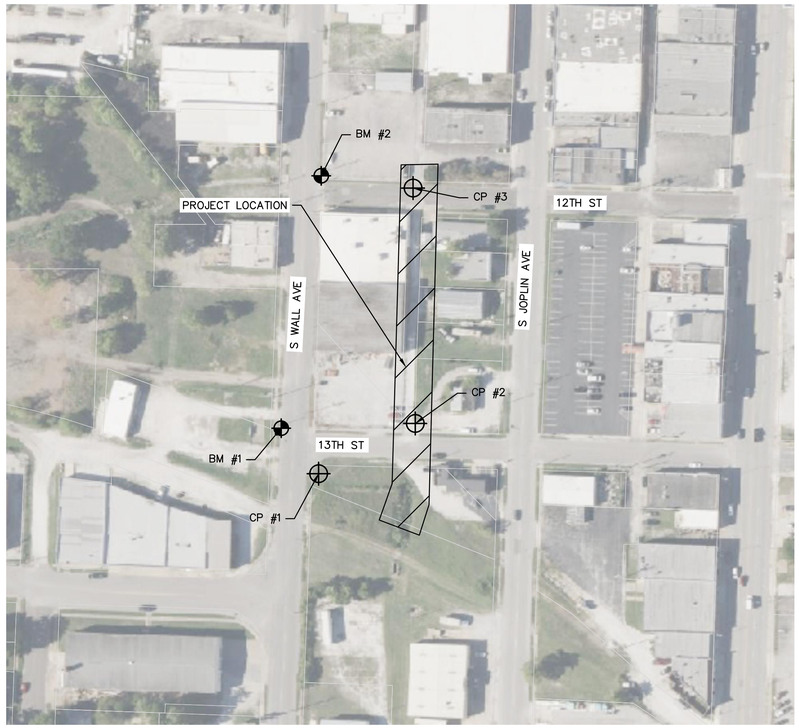
CITY OF JOPLIN, MISSOURI

By: _____
Daniel Johnson, P.E.
Public Works Director

12TH AND WALL STREET
STORMWATER IMPROVEMENTS

SECTION 15, TOWNSHIP 27N, RANGE 32W
CITY OF JOPLIN
JASPER COUNTY, MISSOURI
PROJECT NO. G23-00749





THIS PROJECT MADE POSSIBLE BY STATE OF MISSOURI
ARPA
America Rescue Plan Act
City of Joplin



LEGEND

	SURVEY CONTROL POINT		TRAFFIC SIGNAL BOX
	SURVEY BENCHMARK		TRAFFIC SIGNAL MANHOLE
	SURVEY TEMPORARY BENCHMARK		TRAFFIC SIGNAL POLE W/ ARM
GM	GAS METER		TRAFFIC SIGNAL POLE
	GAS RISER	TS	TRAFFIC SIGNAL CONTROL BOX
	GAS MANHOLE	TS	TRAFFIC SIGNAL PEDESTAL
	GAS REGULATOR		ELECTRIC MANHOLE
TVP	TELEVISION PEDESTAL	EM	ELECTRIC METER
	FIBER BOX	ER	ELECTRIC RISER
	FIBER PEDESTAL	E	ELECTRIC BOX
C	CABLE BOX		ELECTRIC CABINET
CV	CABLE VAULT		ELECTRIC JUNCTION BOX
TP	TELEPHONE PEDESTAL		SPRINKLER HEAD
	STORM MANHOLE		SPRINKLER CONTROL VALVE
	STORM GRATE		WATER METER PIT
	SANITARY MANHOLE		FIRE HYDRANT
	YARD LIGHT	WM	WATER METER
	LIGHT POLE		WATER VALVE
	POWER POLE		FLAG POLE
	POWER POLE W/ LIGHT		SIGN
	GUY WIRE		BOLLARD
	STUMP		WOOD POST
	BUSH		STEEL POST
	EVERGREEN TREE		COLUMN
	DECIDUOUS TREE		BORE HOLE

	LOT LINE
	PROPERTY LINE
	CENTER LINE
	ROW LINE
CF	CONSTRUCTION FENCE
LOG	LIMITS OF GRADING
	EXISTING EASEMENT
	PROPOSED EASEMENT
1371	EXISTING MINOR CONTOUR
1370	EXISTING MAJOR CONTOUR
1371	FUTURE MINOR CONTOUR
1370	FUTURE MAJOR CONTOUR
T	EXISTING TELEPHONE RISER
TEL	EXISTING TELEPHONE LINE
FO	EXISTING FIBER OPTICS LINE
SS	EXISTING SANITARY LINE
SD	EXISTING STORM LINE
G	EXISTING GAS LINE
W	EXISTING WATER LINE
	EXISTING BOARD FENCE
	EXISTING BARB WIRE FENCE
P-OH	EXISTING OVERHEAD ELECTRIC
UGE	EXISTING UNDERGROUND ELECTRIC
LOC	LIMITS OF CONSTRUCTION
	REMOVE UPRIGHT CURB AND GUTTER
	CURB FACE
	BACK OF CURB
	PROPOSED STORM SEWER

MISSOURI ONE CALL SYSTEM
1-800-DIG-RITE OR 811
www.mo1call.com

THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL LINES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL "1-800-DIG-RITE", AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING GRADING ACTIVITIES. !!STOP!! CALL BEFORE YOU DIG!!

BENCHMARK

BM #1
60D E FACE POWER POLE LOCATED NW OF 13TH & WALL INTERSECTION
N: 331591.51
E: 2784025.80
ELEV. = 1014.76

BM #2
60 D E FACE POWER POLE NE OF 12TH AND WALL INTERSECTION
N: 331944.23
E: 2784081.71
ELEV. = 1012.43

CONTROL POINTS

CP #3 CTL PK
N: 331927.21
E: 2784209.92

CP #2 CTL 60D
N: 331598.15
E: 2784213.06

CP #1 CTL 5/8TH IP W/CAP
N: 331527.91
E: 2784078.04

OWNER

CITY OF JOPLIN
602 S MAIN ST
JOPLIN, MO 64801
DANIEL JOHNSON, P.E.
PHONE: 417-624-0820

ENGINEER

OLSSON, INC.
550 ST. LOUIS STREET
SPRINGFIELD, MO 65806
ERIC SHELTON, P.E.
PHONE: 417-890-8802
FAX: 417-890-8805



INDEX

1.	TITLE SHEET
2.	GENERAL NOTES
3.	ALIGNMENT INFORMATION
4.	ALIGNMENT TABLE
5.	RIGHT-OF-WAY
6.	EROSION CONTROL PLAN
7.-8.	EROSION CONTROL NOTES AND DETAILS
9.	DEMOLITION PLAN
10.	UTILITY RELOCATION
11.-12.	STORMLINE 100 - PLAN AND PROFILE
13.	SANITARY 01 - PLAN AND PROFILE
14.	CROSS SECTION PLAN
15.-16.	CROSS SECTIONS
17.	TYPICAL SECTIONS
18.-20.	DETAILS
21.-25.	STRUCTURAL DETAILS
26.	ROADWAY TYPICAL SECTIONS
27.-28.	ROADWAY PLAN & PROFILE
29.-31.	INTERSECTION LAYOUT
32.	DRIVEWAY LAYOUT
33.-34.	SIDEWALK RAMP LAYOUT
35.-36.	TRAFFIC CONTROL

UTILITY COMPANIES:

ELECTRIC
LIBERTY
3400 S. KODIAK RD, JOPLIN, MO 64804
BRYAN HARP
417-625-5100

WATER
MISSOURI AMERICAN WATER COMPANY
2323 DAVIS BLVD, JOPLIN, MO 64804
DREW DANIELS
SR. SUPERVISOR OF OPERATIONS
417-417-0215
R. GRANT ALUMBAUGH
ENGINEERING PROJECT MANAGER
417-680-0311

SANITARY SEWER
CITY OF JOPLIN
602 S MAIN ST, JOPLIN, MO 64801
JEREMY HAGERMAN
417-624-0820 EXT 1538

GAS
SPIRE MO WEST
520 E 5TH ST, JOPLIN, MO 64801
KEN STEGALL
417-626-4831

SOUTHERN STAR CENTRAL GAS
6300 S RANGELINE RD, JOPLIN, MO 64804
MIKE DEGRAEVE
913-422-6341

COMMUNICATIONS
ATT DISTRIBUTION
321 W 8TH ST, JOPLIN, MO 64801
JON FISK
417-529-0840

SPARKLIGHT
2600 DAVIS BLVD, JOPLIN, MO 64804
RANDY KENNEDY
417-206-5399

olsson
Olsson, INC. Engineering MO State Cert. of Authority #001592
550 St. Louis St, Springfield, MO 65806
TEL 417.890.8802 www.olsson.com

STATE OF MISSOURI
ERIC L SHELTON
NUMBER PE-2015000604
PROFESSIONAL ENGINEER
Digitally signed by Eric Shelton
Date: 2024.10.10 15:02:22
ERIC L SHELTON
PROFESSIONAL ENGINEER
MO# PE-2015000604

REV. NO.	DATE	REVISIONS DESCRIPTION
NO.	DATE	DESCR.

REVISIONS

TITLE SHEET

12TH AND WALL
STORMWATER IMPROVEMENTS

CITY OF JOPLIN, MISSOURI

2024

drawn by: NDHM
checked by: EJS
approved by: EJS
QA/QC by: EJS
project no.: H23-00749
drawing no.: W_TTL01_H2300749
date: 09.10.24

SHEET
1 *of* 36

DWG: F:\2023\00501-01000\023-00749-H\40-Design\AutoCAD\Final Plans\Sheets\WTRS\W_TTL01_H2300749.dwg USER: nmcneal
DATE: Sep 10, 2024 11:00am XREFS: W_PTBLK_H2300749 ERIC_SHELTON_PE_MO

October 23, 2025

City of Joplin
Attn: Mr. Daniel Johnson
602 S Main Street
Joplin, MO 64801

Re: Joplin ARPA Group C Project – Schedule 2
Joplin, Missouri – 2025
Olsson Project 023-00749

Mr. Johnson,

Bids for the above referenced project were received and opened on October 21, 2025. A total of two bids were submitted and have been reviewed. One bidder was selected for schedule 1 and was therefore not eligible for schedule 2, leaving only one remaining bid for schedule 2.

After review of the bids, it is our recommendation that Notice of Award be given to the low bidder, Sprouls Construction, Inc., in the amount of $1,017,969.00 for the base bid. Upon your approval, we will commence with the processing of the contract for the project.

Please do not hesitate to call with any questions, comments, or if any further information or documentation is required.

Sincerely,

Eric Shelton

550 E. St. Louis Street / Springfield, MO 65806
O 417.890.8802 / **olsson.com**

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill No. 2025- 355, Building Regulations

MEETING DATE
November 3, 2025

REVIEWED BY
Building Regulations-Bryan Wicklund, Director of Planning, Development & Neighborhood Services-Troy Bolander, Director of Finance-Leslie Haase, City Attorney- Peter Edwards, City Manager- Nicholas Edwards

SUMMARY
This council bill approves the contract by and between the City of Joplin and Kesters Dirtworks to remove the structures, and any remaining debris including foundation and footings located at 1809 E 32nd Street.

BACKGROUND
The above listed address was "tagged" as a dangerous building on September 30, 2024. The structures were determined to be dangerous under sub sections of the Dangerous Building Code (Section 26-612, Joplin City Code). On March 28, 2025, an advertisement for bids was published in the Joplin Globe with bids being received on April 11, 2025, for the removal of structures and any reaming debris including footings and foundations. At that time bids were received as follows.

Kesters Dirtworks	$ 6,800.00
Courtney Construction	$ 9,800.00
Big Johns	$13,025.25
B & D YardBuilders	$13,109.00
Prime Contracting	$13,275.00

A Special Tax Bill will be issued after the demolition is completed. The Special Tax Bill acts as a lien against the property until it is paid, with the owner having five years to pay off the assessment. The bill also is a personal debt of the owner.

FUNDING SOURCE
These payments are included in the FY 2024-25 budget of the Revolving Fund.

RECOMMENDATION
City Staff recommends that the demolition removal contract be awarded to Kesters Dirtworks for $ 6,800.00and that it be approved on an emergency basis within the meaning of section 2.12 (1) for the immediate preservation of public health and welfare.

ATTACHMENTS
Council Bill No. 2025- 355, Photograph of Property, Bid Tabulation

Closing Date: 10/17/2025

Department: Planning/Building

Starting Time: 10:00AM

Closing Time: 10:15AM

LOCATIONS:

(Treehouse) 1128 S Jackson Ave
1518 S Sergeant
1501E Hill St
1109 S Moffet Ave
815 S Ohio Ave

Bid Opened By: Shelli Dollison
Loni Smith

DEMO BIDS

Company	Bids/Location	
BigJohns	$14,999.00	(Treehouse) 1128 S Jackson Ave
Big Johns	$ 9,950.25	1518 S Sergeant
BigJohns	$ 6,025.25	1501E Hill St
BigJohns	$ 5,525.25	1109 S Moffet Ave
BigJohns	$ 4,925.25	815 S Ohio Ave
BigJohns	$41,425.00	**Total**
B&D	$ 7,999.00	(Treehouse) 1128 S Jackson Ave
B&D	$14,900.00	1518 S Sergeant
B&D	$ 8,901.00	1501E Hill St
B&D	$ 7,801.00	1109 S Moffet Ave
B&D	$ 8,144.00	815 Ohio Ave
B&D	$47,745.00	**Total**
Courtney Construction	$13,000.00	(Treehouse) 1128 S Jackson Ave
Courtney Construction	$ 9,100.00	1518 S Sergeant
Courtney Construction	$ 9,100.00	1501E Hill St
Courtney Construction	$ 9,100.00	1109 S Moffet Ave
Courtney Construction	$ 9,100.00	815 S Ohio Ave
Courtney Construction	$49,400.00	**Total**

Closing Date: 10/17/2025

Locations: **1809 E 32nd St**
719 S Roosevelt Ave

Department: Planning/Building

Starting Time: 11:00AM

Closing Time: 11:15AM

Bid Opened By: Shelli Dollison
Loni Smith

DEMOLITION BIDS

Company	Bid Amount	Bid Location
Big Johns	$13,025.25	1809 E 32nd St
Big Johns	$ 5,522.25	719 S Roosevelt Ave
Big Johns	$18,547.50	**TOTAL**
B&D	$13,109.00	1809 E 32nd St
B&D	$ 7,110.00	719 S Roosevelt Ave
B&D	$20,219.00	**TOTAL**
Prime	$13,275.00	1809 E 32nd St
Prime	$ 9,775.00	719 S Roosevelt Ave
Prime	$23,050.00	**TOTAL**
Courtney Construction	$ 9,800.00	1809 E 32nd St
Courtney Construction	$ 9,800.00	719 S Roosevelt Ave
Courtney Construction	$19,600.00	**TOTAL**
TC Lawn & Landscape	$17,500.00	1809 E 32nd St
TC Lawn & Landscape	$18,200.00	719 S Roosevelt Ave
TC Lawn & Landscape	$35,700.00	**TOTAL**
Kesters Dirtworks	$ 6,800.00	1809 E 32nd St
Kesters Dirtworks	$ 4,800.00	719 S Roosevelt Ave
Kesters Dirtworks	$11,600.00	**TOTAL**





COUNCIL BILL NO. 2025-355 ORDINANCE NO.

AN ORDINANCE approving the contract by and between the City of Joplin and Kester Dirtworks for the demolition of the structure(s) and clearing of a lot located at 1809 E 32nd Street); providing how the cost thereof shall be paid; how the assessment thereof shall be made; and containing an emergency clause.

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

Section 1. That the contract with and Kester Dirt Works in the amount of SIX THOUSAND EIGHT HUNDRED DOLLARS ($6,800.00) is hereby approved for the demolition of the structure(s) and clearing of lot area located at 1809 E 32nd Street.

Section 2. The contractor will be paid in case for the portion of the work performed by him and this amount will be appropriated from the Revolving Public Improvement Fund and will be evidenced by a special tax bill made and levied against 1809 E 32nd Street.

ALL OF EAST 84.43 FEET OF THE SOUTH -HALF (S1/2)OF LOT NUMBERED FIFTY - FIVE (55) IN SOUTHMORLAND ACRES ADDITION TO THE CITY OF JOPLIN, JASPER COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEROF.

Section 3. That the City of Joplin declares that this ordinance is an emergency pursuant to Section 2.12(1) of the Home Rule Charter in that it is an ordinance for the immediate preservation of public peace, property, health, safety, or morals. Specifically, this ordinance approves the award of a contract to a demolition contractor for the demolition and removal of a structure determined to be dangerous by the Joplin Building Board, and because this structure has been deemed dangerous and a nuisance, its immediate removal is required to preserve public safety and health. The City Council hereby declares that this ordinance shall be in full force and effect from and after its passage.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this the _____ day of_____, 2025, by a vote of _____.

_____
Keenan T. Cortez Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2025-543 – Approving a request to grant a 2% inflation adjustment and a 2.5% step increase to various council employees effective November 1, 2025.

MEETING DATE
November 3, 2025

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2025-543 Ordinance; Exhibit "A" Council Employee Raise

REVIEWED BY
Department Head: Leslie Haase; Human Resources Director, Michelle Ducre; City Attorney: Peter Edwards; City Manager: Nick Edwards

SUMMARY
This Council Bill approves a wage adjustment for the City Attorney, City Clerk, Municipal Judge and Public Defender as Council employees effective November 1 to correspond with the wage adjustment of a 2% inflation adjustment and a step increase of 2.5% granted to city employees.

BACKGROUND
The adopted fiscal year 2026 budget includes a 2% inflation adjustment for all employees, along with a 2.5% step increase for general employees. Council employees are not included in the Salary Administration Plan. Wage increases for council employees are granted by ordinance by City Council. As such, this ordinance approves a corresponding 2% inflation adjustment and a 2.5% step increase for certain council employees as shown in Exhibit "A".

FUNDING SOURCE
The council employee raises are included in the FY 2026 general fund budget.

RECOMMENDATION
Staff recommends approval of this council bill on an emergency basis in order to grant the wage increase effective November 1, 2025 as set forth by the City Council.

COUNCIL BILL NO. 2025-543 **ORDINANCE NO**.

AN ORDINANCE adopting and establishing pay rates for certain Unclassified Council Employees; and, containing an emergency clause.

WHEREAS, the Council of the City of Joplin, Missouri, desires to grant a wage increase of a 2% inflation adjustment and a 2.5% step increase for the City Attorney, City Clerk, Municipal Judge and the Public Defender effective November 1, 2025.

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

Section 1. That the Annual Salary for the City Attorney, City Clerk, Municipal Judge, and the Public Defender be increased as shown in Exhibit "A".

Section 2. That additional compensation to members of the Unclassified service shall be based upon length of service and paid in accordance with the Longevity Pay Plan currently in effect.

Section 3. That this Ordinance, being an Ordinance affecting current expenditures of the City government and having to do with the expenditure of public funds, is an emergency within the meaning of Section 2.12(3)(4) of the HOME RULE CHARTER of the City of Joplin, Missouri, and as such shall become effective immediately upon its approval and passage.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2025, by a _____ vote.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

EXHIBIT "A"

CITY OF JOPLIN
COUNCIL EMPLOYEE ANNUAL PAY
1-Nov-25

POSITION	NAME	PERCENTAGE INCREASE	EFFECTIVE DATE
CITY ATTORNEY	EDWARDS, PETER	4.5%	1-Nov-25
CITY CLERK	NAGY, HOLLY	4.5%	1-Nov-25
MUNICIPAL JUDGE	PODLESKI, JOHN	4.5%	1-Nov-25
PUBLIC DEFENDER	BHEND, JON	4.5%	1-Nov-25

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2025-622 – Approving a Public Service Agreement by and between the City of Joplin and the Area Agency on Aging, Region X.

MEETING DATE
November 3, 2025

ORIGINATING DEPT
Administration

ATTACHMENTS
CB 2025-622 Ordinance; Exhibit "A" Public Service Agreement

REVIEWED BY
Department Head: Leslie Haase; City Attorney: Peter Edwards; City Manager: Nick Edwards

SUMMARY
This Council Bill approves a public service agreement between Area Agency on Aging, Region X and the City of Joplin in the monthly amount of $60,199.00.

BACKGROUND
The purpose of this agreement is to provide temporary funding for the critical services provided by the Area Agency on Aging, Region X

The Area Agency on Aging, Region X has experienced a loss of funding as a result of the Federal Government shutdown. Without federal funds, the Area Agency on Aging will be unable to provide meal services for vulnerable/at-risk senior citizens. The Area Agency on Aging provides two meal programs, first, a homebound meal delivery service to eligible senior citizens who may otherwise be unable to find meals, and second, a lunch program operating out of the Joplin Senior Center, that offers discounted lunch meals to senior citizens, Monday through Friday, 11:30 to 12:30.

Additionally, the City is a vested party in the operation of the Senior Center. The Senior Center was developed following the 2011 tornado using disaster relief funding from the Federal Government. The City desires to see the Senior Center properly maintained for operation and cleanliness and not fall into disrepair during the shutdown.

The Area Agency on Aging, Region X, has an annual operating budget of $722,376.00 for the Joplin facility and services. The funding amount of $60,199.00 represents one month of operating costs for the agency. The Public Service Agreement establishes a weekly payment of $15,049.75 to the Agency which can be terminated on a week-to-week basis.

FUNDING SOURCE

Funding for these services was not contemplated in the FY26 budget. As a result, a budget amendment is necessary to utilize the fund balance from the Health and Welfare Fund (110). The Health and Welfare fund has an estimated FY25 ending fund balance of $1,844,714.00.

RECOMMENDATION

Staff recommends approval of this council bill on an emergency basis.

Section 2.12 (1) of the City's Code of Ordinances.

> **Section 2.12. - Legislative proceedings.**
> (1) Any ordinance for the immediate preservation of the public peace, property, health, safety or morals, containing the statement that an emergency exists and specifying distinctly the facts and reasons constituting such emergency.

AND:

Section 4.18 (2) of the City's Code of Ordinances.

> **Section 4.18. - General provisions**
> **(2)** The council upon recommendation of the city manager may make emergency appropriations to meet the pressing need for public expenditures for other than a regular or recurring requirement to protect the public health, safety or welfare.

COUNCIL BILL NO. 2025-622 **ORDINANCE NO.**

AN ORDINANCE approving a Public Service Agreement by and between the City of Joplin and the Area Agency on Aging, Region X, to continue programs and services to senior citizens, amending the Annual Budget of the City of Joplin for the Fiscal Year 2025-2026 as adopted by Ordinance 2025-143 on October 20, 2025; and, containing an emergency clause.

WHEREAS, the Federal Government Shutdown has ended funding for many public services.

WHEREAS, the Area Agency on Aging, Region X, receives federal funding to provide critical services to Joplin's senior citizens, and;

WHEREAS, the Public Service Agreement will authorize and provide funding to the Area Agency on Aging, Region X, and;

WHEREAS, the funding will allow the Area Agency on Aging, Region X, to continue to provide meal services and care for the Joplin Senior Center,

.

THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, AS FOLLOWS:

Section 1. That the Agreement by and between the Area Agency on Aging, Region X., and the City of Joplin, Missouri, providing for senior citizen services, a true and accurate copy of said Agreement being attached hereto, and incorporated herein, be and the same 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.

Section 3. That fiscal year 2025-2026 budgeted appropriations as adopted by Ordinance 2025-143 be amended by increasing appropriations by the total amount of Sixty Thousand One Hundred Ninety-Nine Dollars and No Cents ($60,199.00).

Section 4. That the Director of Finance is hereby directed to make all necessary entries on the City records to show the increase in appropriations.

Section 5. This Ordinance is declared by the City Council to be an emergency within this meaning of Section 2.12 (1), of the Home Rule Charter of the City of Joplin, Missouri, in order to continue the day-to-day operations of the City and as such shall become effective immediately upon its passage.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2025, by a _____ vote.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

EXHIBIT "A"

PUBLIC SERVICE AGREEMENT BY AND BETWEEN THE CITY OF JOPLIN AND AREA AGENCY ON AGING REGION X.

This Agreement, made and entered into this _____ day of _____, 2025, is by and between Area Agency on Aging Region X., a Missouri nonprofit corporation ("Agency on Aging"), and the City of Joplin, Missouri, a Missouri constitutional charter city ("City").

WITNESSETH:

WHEREAS, the Agency on Aging provides many community services to Joplin's senior population; and

WHEREAS, the Federal Government shutdown that has occurred in 2025 has resulted in a loss of funding, the City has determined that it is in the best interests of the City, and important to the general welfare of the City, to compensate Agency on Aging for the performance of services pursuant to this Agreement.

NOW, THEREFORE, in consideration of mutual undertakings and mutual benefits from the services set forth herein, the City and Agency on Aging agree as follows:

I. SCOPE OF SERVICES

Agency on Aging will provide the following services ("Services"):

A. Continued operations of the Senior Center. *The Agency on Aging shall utilize City funding for the purposes of maintaining the operations of the Senior Center located at 2616 S Picher Ave by keeping the facility open, appropriately staffed, and ensuring the daily maintenance and cleanliness of the facility.*

B/ Senior Citizen Meal Program. *The Agency on Aging shall continue the Senior Citizen Meal Program services by providing lunch to all qualified patrons, Monday through Friday, 11:30am to 12:30pm and continue the Homebound meal delivery program for eligible clients 60 years and over.*

II. TERM AND TIME OF PERFORMANCE

The term of this Agreement shall be from November 4, 2025 to December 4, 2025, and shall be automatically renewed for two (2) additional thirty (30) day terms, unless notification is given of intent not to renew by either party in writing, no less than seven (7) days, prior to the date of automatic renewal, and subject to appropriation by the City Council as contemplated herein, or unless the federal government shutdown ends.

III. **COMPENSATION, METHOD OF PAYMENT & RECOUPMENT**

The City hereby agrees to compensate Agency on Aging for the Services as outlined in Section I (A-B) in a monthly amount of Sixty Thousand One Hundred Ninety-Nice Dollars ($60,199.00), to be paid on a weekly basis in the amount of Fifteen Thousand Forty-Nine Dollars and Seventy-Five Cents ($15,049.75). All compensation for the Services is subject to appropriation by the City Council.

In the event that the Agency on Aging receives federal funding for the time period that the City subsidizes their operations pursuant to this Agreement, it shall repay the City for all amounts given to Agency on Aging under this Agreement.

IV. **AUDIT, INSPECTION OF RECORDS, AND ANNUAL REVIEW**

Agency on Aging shall permit an authorized representative of the City to inspect and audit all data and records of Agency on Aging related to their performance under this Agreement.

V. **SUBCONTRACTS**

Agency on Aging and the City hereby agree that this Agreement shall not be assigned, transferred, conveyed or otherwise disposed of without the prior consent of the other party to the Agreement.

VI. **NON-DISCRIMINATION PROVISIONS**

Agency on Aging will not discriminate against any employee or applicant for employment because of race, color, creed, religion, ancestry, national origin, sex, disability or other handicap, or age.

VII. **COMPLIANCE WITH THE LAW**

All parties shall comply with all applicable federal, state and local laws, ordinances, codes and regulations.

VIII. **CONFLICT OF INTEREST\POLITICAL ACTIVITY**

The elected officials, public officials, employees and agents of the City shall comply with all applicable laws and regulations relating to conflicts of interest with regard to the work and compensation covered by this Agreement.

Agency on Aging shall not use the compensation paid through this Agreement for political activities or legislative activities. For the purpose of this Agreement, the terms “political activities” and “legislative activities” shall have the meanings ascribed to them by the Internal Revenue Service.

IX. **INDEPENDENT CONTRACTOR**

Agency on Aging is not authorized or empowered to make any commitments or incur any obligation on behalf of the City, but merely to provide the Services provided for herein as an independent contractor.

X. INDEMNIFICATION

Agency on Aging shall indemnify, release, defend, become responsible for and forever hold harmless the City, its officers, agents, employees, elected officials, and attorneys, each in their official and individual capacities, from and against all lawsuits, suits, actions, costs, claims, demands, damages, disability, losses, expenses, including reasonable attorney's fees and other defense costs or liabilities, of any character and from any cause whatsoever brought because of bodily injury or death received or sustained, or loss or damage received or sustained, by any person, persons, or property arising out of or resulting from any act, error, omission, or intentional act of Agency on Aging or its agents, employees, or subcontractors, arising out of or in any way connected with the subject matter of this Agreement or the work or operations expressly authorized herein; provided, however, that Agency on Aging need not save harmless the City from claims, demands, losses and expenses arising out of the sole negligence of the City, its employees or agents. In addition, the City shall not be liable or responsible in any manner to any subcontractor with whom Agency on Aging has contracted for additional services under the terms of the Agreement.

XI. CANCELLED, TERMINATION OR SUSPENSION

A. This Agreement may be terminated at any time by written, mutual agreement of the parties. The City may terminate the Agreement at any time, with or without cause. The City may terminate this Agreement immediately if funds are not appropriated by the City Council for the Services described herein, or if the federal government shutdown ends.

B. In the event of termination, Agency on Aging shall refund to the City a pro-rated portion of the compensation paid pursuant to section III above. Agency on Aging shall refund the pro-rated amount to the City within 30 days of the effective date of termination.

XII. NOTICE

Any notice required by this contract is deemed to be given if it is mailed by United States certified mail, postage prepaid, and addressed as hereinafter specified.

Notice to the City shall be addressed to:

City Manager
City of Joplin, Missouri
602 S Main St
Joplin, Missouri 64801

Notice to Agency on Aging shall be addressed to:

Chief Executive Officer
Area Agency on Aging, Region X
PO Box 3990/531 E. 15th St.
Joplin, MO 64803

XIII. **AMENDMENTS**

In order to provide necessary flexibility for the most effective execution of this Agreement, whenever both the City and Agency on Aging mutually agree, changes to this Agreement may be effected by placing them in written form and incorporating them into this Agreement as an amendment.

XIV. **SEVERABILITY**

It is mutually agreed that in case any provision of this Agreement is determined by a court of law to be unconstitutional, illegal, or unenforceable, it is the intention of the parties that all the other provisions of this Agreement shall remain in full force and effect.

XV. **ENTIRE AGREEMENT**

This Agreement constitutes the entire agreement between the parties with respect to its subject matter and any prior agreements, understandings, or other matters, whether oral or written, are hereby merged into and made a part hereof, and are of not further force or affect.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date and year first above written.

CITY OF JOPLIN, MISSOURI	AREA AGENCY ON AGING, REGION X
A Missouri constitutional charter city	A Missouri nonprofit corporation
_____	_____
Nicholas Edwards, City Manager	Jennifer Shotwell, Chief Executive Officer
ATTEST:	ATTEST:
_____	_____
Holly Nagy, *City Clerk*	Secretary

Approved as to Form

City Attorney's Office

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
Council Bill No. 2025-011 - Authorizing the City of Joplin to enter into an Agreement with the Joplin Sports Authority for the purpose of providing marketing services.

MEETING DATE
November 3, 2025

ORIGINATING DEPARTMENT
City Manager

ATTACHMENTS
Council Bill No. 2025-011

REVIEWED BY
City Manager Nicholas Edwards; City Attorney Peter Edwards; and Finance Director Leslie Haase.

SUMMARY
This Council Bill approves an Agreement for marketing services between the City of Joplin and the Joplin Sports Authority.

BACKGROUND
The City has contracted with the Joplin Sports Authority ("JSA") since 2007 to provide sports marketing for the City. The JSA was created "for the purpose of attracting, promoting, providing and supporting local, state, regional, national, and international sporting events to the City area which will provide positive economic impact and enhance the quality of life for the residents of the City." The Agreement is an updated contract between the City of Joplin and the JSA. The Agreement engages the JSA for the purpose of attracting, promoting, providing and supporting local, state, regional, national, and international sporting events to the Joplin area which will provide positive economic impact and enhance the quality of life for the residents of the Joplin area. The Agreement is set to renew automatically for successive one-year terms, subject to budget appropriation by the City and unless it is terminated. Section 22 of the Agreement contains the $100,000.00 one-time transfer for a line of credit for the JSA, that was approved by the City Council in the 2025-2026 budget.

FUNDING SOURCE
Hotel Motel Tax

RECOMMENDATION
Staff presents this Council Bill on First Reading.

PCE/vew
attachments

AGREEMENT

This Agreement, entered into this ____ day of _____, 2025, by and between the City of Joplin, Missouri, a Municipal Corporation, hereinafter referred to as "CITY" and the Joplin Sports Authority, a corporation formed and existing under the general Not-For-Profit Corporation Act of Missouri, hereinafter referred to as "JSA."

WITNESSETH:

WHEREAS the CITY desires to engage the JSA and the JSA desires to be engaged for the purpose of attracting, promoting, providing and supporting local, state, regional, national, and international sporting events to the CITY area which will provide positive economic impact and enhance the quality of life for the residents of the CITY.

NOW, THEREFORE, the parties hereto do mutually agree to the following:

1. **SERVICES**. The JSA shall promote sports marketing for regional, national and international sporting events for the CITY including, but not limited to, attracting, promoting, supporting and managing sporting events. Its main responsibility shall be the promotion of the City of Joplin as a sporting event destination and management of such events. It is understood that JSA desires to expand its activities into the region; however, in no event shall any funds paid by the CITY be utilized to promote any other city or any event except that such funds may be utilized to promote events whose scope is beyond the facilities within the City provided that CITY is the primary location for such event.

2. **TERM**. The term of this Agreement shall be for a period of one (1) year commencing on November 1, 2025, and continuing to and until October 31, 2026. Thereafter the terms, covenants, and conditions of this Agreement shall automatically renew for successive one (1) year terms unless either party shall have terminated this Agreement in accordance with the provisions of Paragraph 10, or in the event of non-appropriation in accordance with the provisions of Paragraph 5.

3. **REPORTS AND AUDITING**. The JSA shall provide monthly financial reports to the CITY within thirty (30) days of the end of every month. The JSA shall also submit bi-annual reports of its sports development activities to the aforementioned CITY officials. The JSA shall keep appropriate books and records relative to this Agreement. Said books and records shall be open for inspection at reasonable times by the Director of Finance or by any

persons or entities designated by the CITY to perform audits. JSA understands and agrees that it shall be considered a component unit of the CITY and shall cooperate in every material way with auditors and other financial analysts of the CITY. The JSA agrees to furnish the CITY an annual audit report prepared by a Certified Public Accountant not later than December 31st of each year. The JSA agrees that it is subject to Chapter 610 of the Revised Missouri Statutes and shall comply in all respects to the Missouri Open Records laws.

4. **COMPENSATION**. As and for the services provided herein, the CITY agrees to pay to JSA an amount equal to Thirty percent (30%) of the actual receipts from the four percent (4%) lodging tax levied by the City of Joplin. Such amount shall be paid to JSA monthly on or about the last day of the month during the term of this Agreement.

5. **NON-APPROPRIATION**. This Agreement is subject to the annual appropriation by the Council of the City of Joplin. In the event the Council shall fail to budget the funds described herein, this Agreement shall be terminated without further payment or liability to the CITY.

6. **STAFFING**. The JSA will employ at least one (1) individual of suitable training, qualification, and experience, whose main responsibility shall be the promotion of the City of Joplin, Missouri, as a sporting event destination. The JSA will also supply any necessary support staff, transportation, and any and all other things necessary for the aforementioned individual to effectively perform said duties.

7. **FACILITIES**. JSA shall be required to lease CITY facilities and pay the same rates for usage as any other similar entity. All event planning and facility utilization shall be on a first-come/first-serve basis.

8. **INDEPENDENT CONTRACTOR**. It is expressly understood that the JSA is in all respects, an independent contractor, and the only liability of the CITY created by the terms of this Agreement is the obligation to pay the JSA for services rendered as hereinabove set forth. The JSA agrees to add the CITY as an additional insured on its comprehensive general liability insurance policy. The JSA shall carry and provide the CITY with an insurance certificate and notice prior to sixty (60) days before terminating or materially amending any such insurance policy.

9. **BOARD OF DIRECTORS MEMBERSHIP**. The Mayor of the City of Joplin or his designee among the Council of the City of Joplin shall at all times during this agreement

remain an ex-officio member of the JSA Board of Directors. In addition, the City of Joplin Parks and Recreation Director and the City of Joplin Convention and Visitors Bureau Director shall be members of the JSA Board of Directors and shall have all rights and privileges as Directors of the Corporation, including the power to vote on corporate issues. In no event shall the JSA Board of Directors amend the Bylaws of the corporation relating to membership existing on the date of the execution of this agreement without first receiving the consent of the Council of the City of Joplin.

10. **TERMINATION**. Termination of this Agreement may occur prior to the date agreed upon by the parties herein in the following manner:

a. Either party at any time, one hundred eighty (180) days written notice, may terminate this contract; or,

b. If either party fails to comply with the terms of this Agreement, the other party may terminate this Agreement by providing thirty (30) days written notice of its intent to terminate. Provided however, the alleged non-performance of Paragraph 1 of this agreement shall not be cause for such termination.

c. In the event of termination or non-appropriation pursuant to the terms of this Agreement, all equipment shall remain the property of the JSA, but the JSA shall provide the CITY with all pertinent information regarding the current status of any event, promotion, inducement, or retention efforts in any stage of progress at that time.

11. **INSURANCE**. JSA shall, during the term of this Agreement, and any extensions hereof, maintain in full force and effect, a commercial general liability insurance policy which specifically covers all exposures incident to the JSA's operations under this Agreement. Such insurance shall be with a company acceptable to the CITY and the policy shall be in an amount of not less than $2,000,000.00 Combined Single Limit for personal bodily injury, including death, and $100,000.00 for property damage liability. The Policy shall be endorsed to show the City of Joplin, a municipal corporation, as an additional insured as its interests may appear, and shall also provide that insurance shall not be canceled, limited, materially altered, or non-renewed until after sixty (60) days written notice has been given to the CITY. Current certificates of insurance evidencing required coverage must be on file with the CITY at all

times. JSA expressly understands and agrees that any insurance protection furnished by JSA shall in no way limit its responsibility to indemnify and save harmless, the CITY under the provisions of Section 13. of this Agreement.

12. **INDEMNITY**. JSA agrees to indemnify and hold harmless and defend the CITY, its agents, officers, employees, and members of the City Council, from any and all claims; causes of action, liabilities, losses, damages, costs, expenses including reasonable attorney fees, suits, demands, and judgments of any nature, because of bodily injury to, or death of, any person or persons, because of the negligent or intentional acts of the JSA, its agents, employees or subcontractors arising under this Agreement, and also any claims arising under any and all federal, state and local laws or administrative rules. JSA shall reimburse the CITY for any and all costs, including attorney fees, incurred by the CITY by reason of any liability, claim or damage, or cause of action asserted or sustained against the CITY. JSA shall maintain appropriate liability insurance as set forth in this Agreement, naming the City of Joplin as an additional insured.

13. **WORKER'S COMPENSATION INSURANCE**. JSA shall be required to maintain worker's compensation coverage and insurance for every employee of the JSA, even though JSA may be exempt from the requirement to carry said insurance under Missouri law. A current certificate of insurance evidencing required coverage must be on file with the CITY at all times. Failure to maintain said insurance will result in the CITY withholding the applicable coverage amounts from compensation due to JSA under this Agreement to pay the costs of said coverage and insurance.

14. **NOTICES**. All notices, requests, and other communications hereunder shall be in writing and shall be deemed to be duly given if delivered or deposited in the U.S. Mail, First Class, Postage Prepaid, Certified - Return Receipt Requested (except for rent payments), to the City as follows:

City of Joplin, Missouri
Nicholas Edwards, City Manager
602 South Main Street
Joplin, Missouri 64801

and to JSA as follows:

Joplin Sports Authority, Inc.
Executive Director
3301 West 1st Street
Joplin, Missouri 64801

Each party may, from time-to-time, designate a: different address by notice given in conformity with this paragraph. The date of mailing as indicated on the U.S. Postal Return Receipt shall be the commencement date for calculating any time periods associated with the giving of notice hereunder.

15. **AMENDMENTS**. It is acknowledged that the covenants and obligations herein contained are the full and complete terms of this Agreement, and no alteration, amendments, or changes to such terms shall be binding unless first reduced to writing and executed with the same formality as this Agreement. This provision shall not apply to changes of address for forwarding of notice or rental payments.

16. **HEADINGS**. The headings hereof are intended as guides only and shall not be construed as having any legal effect.

17. **COMPLIANCE WITH APPLICABLE LAWS**. JSA shall comply with all applicable laws, ordinances, rules, and regulations.

18. **ENTIRE AGREEMENT**. This instrument embodies the whole agreement of the parties. There are no promises, terms, conditions, or obligations other than those contained herein, and this Agreement shall supersede all previous communications, representations, or agreements, either verbal or written, between the parties.

19. **GOVERNING LAW**. It is mutually understood and agreed that this Agreement shall be governed by the laws of the State of Missouri, both as to interpretation and performance.

20. **HEIRS, SUCCESSORS, AND ASSIGNS**. Each and every obligation contained in this Agreement shall be jointly and severally binding upon the respective parties, their heirs, legal representatives, successors, and assigns.

21. **NO IMPLIED WAIVERS**. The right of any party under any provision of this Agreement shall not be affected by its prior failure to require the performance by the other party under such provision or any other provision of this Agreement, nor shall the waiver by any party of a breach of any provision hereof constitute a waiver of any succeeding breach of the same or

any other provision or constitute a waiver of the provision itself. A waiver of any right or obligation hereunder must be in writing and signed by the parties to this Agreement.

22. Line of Credit. The City agrees to fund a one-time line of credit of One Hundred Thousand Dollars ($100,000.00) to the JSA from the hotel-motel tax reserve fund. The money shall serve as a Line of Credit (LOC) for the JSA to utilize as needed throughout their fiscal year. The LOC shall only be used for operational expenses, facility rentals, sub-contract employees (such as officials), bid fees and event expenses. The LOC shall not be used for JSA employee salary or benefits. The JSA Budget and Audit Committee shall create a reserve fund policy for this LOC that shall include loan thresholds and an approval process to utilize funds in the LOC. This LOC shall be included in the JSA annual audit. As this is a true Line of Credit, any temporary credit that is extended from this account shall be re-paid during the year as the JSA's monthly lodging tax revenue allows (presumably during the months with the highest revenue collections), so that the account carries a balance of $100,000.00 each year.

IN WITNESS WHEREOF, the parties have caused these presents to be executed in duplicate as of the day and year first above written.

"CITY"
CITY OF JOPLIN, MISSOURI, a Municipal Corporation

By: _____
Nicholas Edwards,
City Manager

ATTEST:

_____
Holly Nagy
City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards,
City Attorney

"JSA"
JOPLIN SPORTS AUTHORITY, INC.
A Missouri Not-for-Profit Corporation

By: _____
Jared Bruggeman Executive Director

ATTEST:

_____
Secretary

COUNCIL BILL NO. 2015-011 ORDINANCE NO.

AN ORDINANCE authorizing the City of Joplin to enter into an Agreement with the Joplin Sports Authority for the purpose of providing marketing services; and authorizing the City Manager to execute said Agreement by and on behalf of the City of Joplin, Missouri.

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

Section 1. That the Agreement by and between the City of Joplin, Missouri, and the Joplin Sports Authority, retaining the Joplin Sports Authority for the provision of marketing services, a copy of said Agreement being attached hereto and incorporated herein as Exhibit "A", be and the same is hereby, approved.

Section 2. That the City Manager of the City of Joplin is hereby authorized and directed to execute said Agreement by and on behalf of the City of Joplin, Missouri.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2025, by a vote of _____.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM:
Council Bill No. 2025-013 – authorizing the City of Joplin to enter into an Agreement with the Joplin Area Chamber of Commerce for the purpose of providing economic development consulting services.

MEETING DATE
November 3, 2025

ORIGINATING DEPARTMENT
Legal Department

ATTACHMENTS
Council Bill No. 2025-013, Agreement Exhibit "1"

REVIEWED BY
Department Head: City Attorney Peter Edwards; Finance Director Leslie Haase; and City Manager Nicholas Edwards.

SUMMARY
This Council Bill approves an Agreement for Economic Development Consulting Services between the City of Joplin and the Joplin Area Chamber of Commerce.

BACKGROUND
The Agreement between the City of Joplin and the Joplin Area Chamber of Commerce is for economic development services and the MoKAN Partnership. The Agreement defines the responsibilities and rights of both parties, including the itemization of specific deliverables for use in evaluating the services of the Joplin Area Chamber of Commerce. These areas include economic development infrastructure, business retention and expansion, business attraction, strengthened relationship with state and regional economic development organizations, and reports and representations to the Mayor and City Council. Each area of delivery has a detailed list of performance measures for use in evaluating the services of the Joplin Area Chamber of Commerce as to that particular piece. Additionally, the Joplin Area Chamber of Commerce will provide an itemized billing to the City of Joplin. At this year's budget work sessions, the Council voted to approve funds for this Agreement: $247,000.00 for economic development services, of which $25,000.00 is for development of an economic development strategic plan; and $65,000.00 for the MoKAN Partnership.

RECOMMENDATION
Staff places this Council Bill on 1st reading.

PCE:vew
attachments

AGREEMENT FOR ECONOMIC DEVELOPMENT CONSULTING SERVICES

THIS AGREEMENT entered into this _____ day of _____, 2025, by and between **CITY OF JOPLIN, MISSOURI,** a constitutionally chartered Missouri municipal corporation (hereinafter "City"), and **JOPLIN AREA CHAMBER OF COMMERCE**, a Missouri Benevolent Corporation (hereinafter "JACC")**.**

WHEREAS, the City wishes to contract for Economic Development Consulting Services, and;

WHEREAS, JACC wishes to provide Economic Development Consulting Services to the City, and;

WHEREAS, the parties desire to memorialize the terms, covenants, and conditions for the Economic Development Consulting Services in this Agreement.

NOW THEREFORE, in consideration of the mutual promises contained in this Agreement and other good and valuable consideration,

1. **Term**. This Agreement shall be for a term of one (1) year, effective November 1, 2025, and ending October 31, 2026. This contract may be terminated by either party with sixty (60) days written notice with or without cause.

2. **Renewal Terms.** This Agreement shall automatically renew for successive one (1) year terms unless either party terminates the Agreement or in the event a new agreement is executed. Any renewal term is contingent on and subject to budget appropriation adopted annually by the City Council.

3. **Services to be Provided.** During the term of this Agreement, JACC shall:

- Serve as the City's first point of contact for economic development services.
- Conduct business recruitment activities designed to provide new jobs and an improved tax base for the community.
- Produce materials that market and promote the City including a website and information packets for prospective businesses.
- Provide quarterly market analyses on number of jobs, job sectors, and wages compared to state and national statistics.
- Build mutually beneficial relationships with national, state, and regional entities engaged in economic development.
- Assess issues of concern to local businesses and assist with promoting a healthy business climate within the community.
- Facilitate programs for business retention and expansion for existing businesses in the City.
- Assist the City in marketing efforts for sales tax renewals and voter initiatives.

- Such other services, as the parties agree may be feasible, necessary, and appropriate to help expand the City's job base and improve the City's tax base.
- Build a structural improvement to Joplin's entrepreneurial ecosystem through collaborations, combining capacities and programs to promote and provide workspaces, educational programs, pitch competitions, mentorships, and networking opportunities where technology, innovation, and entrepreneurship can thrive.
- Build and market the Joplin brand for both business and talent attraction.
- Provide all deliverables and performance measures outlined herein.

4. **Fees and Expenses.** The City agrees to pay JACC a consulting fee for the services outlined in this Agreement (the "Fee") attached hereto as Exhibit A, in the amount of Three Hundred Twelve Thousand Dollars ($312,000.00), of which Two Hundred Forty-Seven Thousand Dollars ($247,000) is designated for the Chamber and Sixty-Five Thousand Dollars ($65,000) is designated for the MoKan Partnership. The Fee shall be paid in monthly payments to JACC. The Chamber shall submit an invoice with detailed supporting documentation within 15 days from the end of each calendar month describing the services provided and expenses reimbursable by City incurred in the prior month. The Fee is subject to and conditioned on budget appropriation from the City Council and the Fee for each renewal term may be increased or decreased each year based on the budget appropriation from the City Council. Any reimbursement request not deemed to be documented satisfactorily, isn't consistent with the approved JACC line item budget, or the City deems as inappropriate shall not be reimbursed by the City. Provided, reimbursement approval will not unreasonably be withheld.

5. **Notices.** Any notice required to be given under this Agreement shall be served by certified mail, postage prepaid, delivery, fax (receipt confirmed), or overnight courier.

6. **Applicable Law and Venue.** This Agreement has been made, and its validity, performance, and effect shall be determined, in accordance with the laws of the State of Missouri and venue for litigation between the parties shall be solely and exclusively in Jasper County, Missouri, or the United States District Court for the Western District of Missouri.

7. **Entire Agreement.** This Agreement sets forth the entire agreement and understanding between the parties on the subject matter of this Agreement. Neither party shall be bound by any conditions, definitions, representations or warranties with respect to the subject matter of this Agreement other than those as expressly provided herein.

8. **Amendments and Waivers.** Changes, modifications, or amendments in scope, price, or fees to this Agreement shall not be allowed without a prior formal contract amendment approved by the Mayor and the City Council in advance of the change in scope, price, or fees. No modification of this Agreement shall be binding unless made in writing and executed by both parties. No waiver by either party or any breach or obligation of the other party under this Agreement shall constitute a waiver of any other prior or subsequent breach or obligation.

9. **Performance Measures.** JACC shall provide the following deliverables. Performance measures are included (with examples) for each item and will be used to evaluate the work performed throughout the entire term of the Agreement.

A. **Economic Development Infrastructure.** The City wants to develop appropriate infrastructure necessary to foster economic development opportunities for the City of Joplin. The City will work to identify future development sites, and work to complete necessary task so that sites are more "ready" for immediate business opportunity availability.

Performance measures:

- Positive relationship with the Missouri State Economic Development Council & Appropriate communicated vision for Joplin.
- Marketing Materials Directed Toward Target Industries
- Creation and distribution of Industry packets, promotional materials such as videos, DVD's, etc.
- Real Estate Development – identify and market as needed sites & buildings ready for development.
- Establish market Statistics & Demographics
- Develop Regional partnerships by working with the regional economic development council.
- Work with existing employers to develop workforce; attract quality employees to the City.
- Assess and advise City on needs for potential site development.

B. **Business Retention and Expansion.** The City wants to ensure existing businesses thrive and remain or expand in Joplin. JACC shall solicit regular feedback from existing businesses to determine how they can best be served and how programs can be developed to leverage their assets and the assets of other similar businesses and the assets of the City of Joplin. JACC will also develop a coordinated effort to attract and retain workforce talent to Joplin, which has been identified by the Joplin business community and the biggest prohibitor to their growth and success.

Performance measure:

- Development of business community data
  - Retention rate for existing businesses
  - Existing employee headcount
  - Other data as reasonably requested by and coordinated with the City
- Provide technical assistance to existing businesses to assist them to retain jobs and/or expand.
- Bring or organize appropriate seminars and training to Joplin, MO, or offered within the region that would benefit Joplin-based companies.
- Execute an ongoing call program with existing major employers.
- Analysis of existing businesses by utilizing Business Registry Data to evaluate growth, decline, establishment, or closure of existing businesses within the City of Joplin.
- Develop or recommend training & education opportunities to start-up businesses.
- Promote and provide workspaces, educational programs, pitch competitions, mentorships, and networking opportunities where technology, innovation, and entrepreneurship can thrive.

- Work with the City and JIDA on business/industry growth in the area industrial parks.

C. **Business Attraction.** JACC shall take steps necessary to ensure that Joplin competes at local, state, national, and international levels for prospective businesses. In addition, JACC shall actively promote the City at the state, national, and international levels, particularly to companies in the advanced manufacturing, distribution, transportation, and technology. JACC acknowledges the City desires to attract jobs with higher skills, higher wages, and higher benefits, and JACC will pursue companies in the targeted sectors that meet those goals.

Performance measure:

- Conduct a minimum of 10 promotional or marketing visits annually, either in Joplin or at the site selector's location.
- Evaluate, recommend, and attend a minimum of 2 trade shows or similar events annually. Communicate and encourage attendance at such events by Administration Staff and/or Elected Officials.
- Measurement and tracking of number of home grown businesses locating in Joplin
- Measurement and tracking of new businesses in Joplin.
- Report on employee headcount, wages, and capital investment attributed to new businesses.
- Assistance in the coordination and development of a regional economic development council.
- Advise on number of business contacts made and status of pending projects.
- Active website, updated content,
- Report quarterly on website activity.
- Maintain & review community profile with state and regional economic development agencies.

D. Strengthened Relationship with State and Regional Economic Development Organizations. These organizations are assets to the City's economic development efforts. They can provide free marketing for the City and expand our contact base and opportunities. Fostering relationships with these organizations will provide a competitive advantage at the state and regional level and ensure that the City receives feedback from prospective companies about what Joplin can do to provide an attractive business package. JACC shall serve as the primary point of contact for the City for economic development related purposes.

Performance measure:

- Regular meetings with State and Regional Economic Development Organizations and other relevant organizations
- Documented efforts and participation in regional partnership
- Positive relationship with State and Regional Economic Development Organizations and appropriate communicated vision for Joplin

E. Market Statistics and Demographics. The City is interested in receiving up to date market statistics and demographics for existing businesses and labor shed and market data for businesses interested in locating in Joplin, MO.

Performance measure:

- Utilize and provide updated market, trend, and demographic analysis through current studies.

F. Reports and Presentations to the Mayor and City Council. JACC shall provide a written report for the Mayor and City Council on a monthly basis. Reports and presentations should outline the tasks accomplished and include statistics for each performance measure outlined herein.

Performance measure:

- Written report monthly to Mayor and City Council.
- Quarterly presentation to Council.
- Timely updates to Mayor and City Council on potential and ongoing projects as necessary.

The City recognizes that the overall economy will affect some of the performance measures and success will be outside the control of JACC. The City also recognizes that some of the needed statistics are not currently collected in a systematic way. However, the City expects JACC to show evidence of experience in conducting comparative market and trend analyses and due diligence in amassing the detailed information necessary to support the Economic Development efforts.

G. Performance and Job Creation. The parties agree that the Chamber shall set an annual goal for job creation and new construction for the term of this Agreement. Parties agree that that retention and expansion of existing firms and attraction of new firms, particularly those in the business sectors noted in this Agreement, is important to the economic vitality of the City. To that end, new job creation directly attributed to the above economic development efforts will also be considered as part of the performance for the JACC.

The City acknowledges achievement of these goals is dependent upon multiple factors beyond the services provided by JACC under this Agreement. Such factors include, but are not limited to, City administration, local schools, transportation and infrastructure capabilities, available work force, and national, state, and local economic conditions. The parties agree the services provided by JACC under this Agreement are intended to maximize the competitiveness of the City for expanded economic development and creation of quality jobs.

10. **Budget, Audit and Accounting**. JACC shall submit a proposal identifying how City funds will be utilized by JACC during the next fiscal year. Said proposal shall identify programs and special projects and shall set forth a budget. Based upon the proposal submitted by JACC and upon approval by the City Council, JACC shall file annually, before July 1st of each

year, a report with the City Manager and the City Clerk outlining the economic development services and activities provided by JACC under this Agreement. The parties acknowledge that JACC may reallocate expenditures among the budget line items as necessary through the year so long as the total City appropriation is not changed. JACC shall give the City written notification of any reallocation. Payment of invoices will be contingent on the Chamber providing proper documentation for all expenses and the expenses being eligible expenses based on the approved proposal. JACC shall provide the City with a statement from the JACC Auditor, in a form approved by the City and the JACC Auditor, stating that City funds were used as intended. JACC will make its complete Audit available to the City to review, upon request. For this Agreement covering the initial term, the budget proposal is attached hereto and incorporated herein as Exhibit A.

11. **Missouri Sunshine Law.** City contracts and documents prepared for the City while performing city contractual work may be subject to the Missouri Sunshine Law. If a Sunshine request is presented to the City, JACC will assist the City to provide copies of Public Records generated by JACC as prescribed in the Missouri Sunshine Law. In such instance, only legally authorized photocopying costs pursuant to the Missouri Sunshine law may be assessed for this compliance.

12. **Independent Contractor Indemnification.** The parties to this Agreement agree that JACC is an independent contractor and shall not, under any circumstances, be deemed an employee of the City. JACC to indemnify, defend, and hold harmless the City, its officials, employees, and agents, from and against any and all loss, liability, or damage as a result of claims, demands, costs, or judgments arising by virtue of this Contract, or of whatever nature, made by or on behalf of any person or persons for any wrongful act or omission arising from its operation under this Contract.

13. **Indemnification.** JACC shall abide by all federal, state and local laws, rules, regulations and ordinances, which may now or hereafter be in effect, applicable to providing services under this Agreement, and agrees to indemnify, defend, and hold harmless, the City, its officials, employees and agents, from and against any violation of said laws, rules, regulations and ordinances.

14. **Workers' Compensation Insurance.** JACC shall provide any workers' compensation insurance for its employees as required by State law. JACC shall also maintain motor vehicle insurance pursuant to minimum State requirements for operation of any motor vehicles under its direction and control.

15. **Equal Employment Opportunity.** This Agreement is subject to all federal, state and local laws, rules and regulations pertaining to equal employment opportunities. JACC shall not discriminate or permit discrimination in violation of federal or state laws or local ordinances because of race, color, sex, age, disability, political or religious affiliations or national origin.

16. **Conflicts of Interest.** JACC agrees that no employee of JACC, or its designees or agents, shall have any interest, direct or indirect, in this Agreement other than in the direct course of his/her employment with JACC.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first written above.

FOR THE CONSULTANT
Joplin Area Chamber of Commerce

BY: _____
President

Date: _____

FOR THE CITY OF JOPLIN

BY: _____
Nicholas Edwards
City Manager

ATTEST: _____
Holly Nagy
City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards
City Attorney

EXHIBIT A

1. Salaries/Professional Staffing Support	**$120,000.00**
2. Marketing/Advertising/Promotions	**$54,000.00**
3. Professional Dues, Associations & Relationship Development	**$12,000.00**
4. Economic Development Strategic Plan	**$25,000.00**
5. Communications/Mobile/Internet	**$12,000.00**
6. Data Systems, Equipment Support & Software	**$24,000.00**
Total Operating Expenses	**$247,000.00**
7. MOKAN Partership	**$65,000.00**

COUNCIL BILL NO. 2025-013 ORDINANCE NO.

AN ORDINANCE authorizing the City of Joplin to enter into an Agreement with the Joplin Area Chamber of Commerce for the purpose of providing economic development consulting services; and authorizing the City Manager to execute said Agreement by and on behalf of the City of Joplin, Missouri.

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

Section 1. That the Agreement by and between the City of Joplin, Missouri, and the Joplin Area Chamber of Commerce, retaining the Joplin Area Chamber of Commerce for the provision of economic development consulting services, a copy of said Agreement being attached hereto and incorporated herein as Exhibit "1", be and the same is hereby, approved.

Section 2. That the City Manager of the City of Joplin is hereby authorized and directed to execute said Agreement by and on behalf of the City of Joplin, Missouri.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2025, by a vote of _____.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2025-145 Agreement and Work Authorization with SFS Architecture, Inc. for Architectural Design and Site Evaluation Services and for the Joplin Firearms/Range Facility

MEETING DATE
November 3, 2025

ORIGINATING DEPT
Public Works-Engineering/Police Department

ATTACHMENTS
Council Bill 2025-145; Agreement and Work Authorization; Scoring Summary; Location Map

REVIEWED BY
Director of Public Works, Daniel Johnson; Chief of Police, Richard Pearson; Finance Director, Leslie Haase; City Attorney, Peter Edwards; Assistant City Manager, Tony Robyn; City Manager, Nicholas Edwards

SUMMARY
This Council Bill authorizes the City Manager or his designee to approve an Agreement and Work Authorization with SFS Architecture, Inc. for Architectural Design and Site Assessment Services for the Joplin Firearms/Range Facility in the not to exceed amount of One Hundred Forty-Three Thousand Six Hundred and 00/100 dollars ($143,600.00)

BACKGROUND
The City of Joplin has an existing Firing Range located at 5500 S. McClelland Boulevard (in McClelland Park, on the North side of S. McClelland Boulevard). The need for a building located at this location has been identified for onsite instruction and training, equipment storage purposes, and includes restroom facilities for Joplin Police Department personnel. An assessment and safety evaluation of the site is needed as well. An estimated amount of $100,000.00 for design services was included in the fiscal year 2025 budget. However, the fiscal year 2026 budget is being amended with this item, since it will not be approved until after the new fiscal year begins. The public safety sales tax budget is being amended in the amount of $143,600.00.

In accordance with the City of Joplin's procurement policies, a Request for Qualifications for Architectural Services was advertised in the Joplin Globe on May 10, 2025, with submittals due to the City by May 3, 2025. Qualification submittals were received from nine architectural firms, which were reviewed and scored by teams comprised of both City Police Department and Public Works personnel. Based on the scoring, SFS Architecture, Inc., was determined to be the best qualified to provide the services requested. A scoping meeting was held with SFS to determine the scope of work to be included in the design agreement. The fees submitted by SFS Architecture, Inc. have been reviewed by City staff and found to be within industry standards.

FUNDING SOURCE
This item includes a fiscal year 2026 budget amendment to the Public Safety Sales Tax Fund in the amount of $143,600.00

RECOMMENDATION

Staff recommend approval of this Council Bill on first reading.

COUNCIL BILL NO. 2025-145 **ORDINANCE NO.**

AN ORDINANCE approving an Agreement and Work Authorization with SFS Architecture, Inc. for Architectural Design and Site Evaluation Services for the Joplin Firearms/Range Facility in the not to exceed amount of One Hundred Forty-Three Thousand Six Hundred and 00/100 dollars ($143,600.00) and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; amending the Annual Budget of the City of Joplin for the Fiscal Year 2025-2026 as adopted by Ordinance 2025-143 on October 20, 2025; and setting a date when this Ordinance shall become effective.

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

Section 1. That the Agreement and Work Authorization with SFS Architecture, Inc. for Architectural Design and Site Evaluation Services for the Joplin Firearms/Range Facility Building in the not to exceed amount of One Hundred Forty-Three Thousand Six Hundred and 00/100 dollars ($143,600.00), for the City of Joplin, a true and accurate copy of said agreement being attached hereto and incorporated herein, be, and the same, is hereby approved.

Section 2. That the City Manager of the City of Joplin, Missouri, or his designee, is hereby authorized and directed to execute said agreement, or agreement in substantially similar form, by and on behalf of the City of Joplin with SFS Architecture, Inc.

Section 3. That fiscal year 2025-2026 budgeted appropriations as adopted by Ordinance 2025-143 be amended by increasing appropriations by the total amount of One Hundred Forty-Three Thousand Six Hundred and 00/100 dollars ($143,600.00).

Section 4. That the Director of Finance is hereby directed to make all necessary entries on the City records to show the increase in appropriations.

Section 5. That upon the final approval and acceptance of the consultant's work under said contract, in substantial conformance with the attached exhibits, in writing by the Director of Public Works and his certification to the effect to the Director of Finance, the consultant shall be paid from the Public Safety Sales Tax Fund.

Section 6. That this Council Bill shall have an effective date of November 18, 2025.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of_____, 2025, by a vote of_____.

_____

ATTEST: Keenan T. Cortez, Mayor

_____

Holly Nagy, City Clerk

Council Bill 2025-145

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY		ARCHITECT (ENGINEER)	
CITY OF JOPLIN **602 S. MAIN STREET** **JOPLIN, MO 64801**		Name: SFS ARCHITECTURE Address: 2100 Central Street, Suite 31 Kansas City, MO 64108	
Attention: Robert Beachner, Capital Improvements Project Manager		Attention: Kwame W. Smith, Principal	
Department: Public Works		Phone: (816) 541-2288	Fax: n/a
Phone: 417.624.0820 ext:	Fax: 417.624.4620	Project: Police Firing Range Facility	

AGREEMENT FOR PROFESSIONAL ENGINEERING CONSULTING SERVICES

THIS AGREEMENT made and entered into this _____ day of _____, 20___, by the parties identified above.

WITNESSETH:

THAT, WHEREAS the City of Joplin desires to engage the Engineer to render certain technical and professional services in connection with a project identified on future Work Authorizations to this Agreement.

WHEREAS the Engineer made certain representations and statements to the City with respect to the provision of such services and the City has accepted said proposal; and

WHEREAS the Engineer represents Engineer is licensed by the Missouri Board for Architects, Professional Engineers, and Land Surveyors to perform the services designated under this contract and further represents that all survey services shall be done under the direction of a Land Surveyor licensed by the Missouri Board for Architects, Professional Engineers, and Land Surveyors.

NOW, THEREFORE, for the considerations herein expressed, it is agreed by and between the City and the Engineer as follows:

1. **Services.** The City agrees to engage the services of the Engineer and the Engineer agrees, upon receipt of each duly executed Work Authorization, to perform the services described in the Work Authorization. The services of the Engineer shall commence as soon as practicable after the execution of a Work Authorization, unless otherwise directed in writing, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of the contract. The Engineer shall be responsible for the professional quality, technical accuracy, timely completion, and the coordination of all designs, drawings, specifications, reports, and other services furnished by the Engineer under this Agreement. Approval by the City and other agencies of drawings, designs, specifications, reports, and incidental engineering work or materials furnished hereunder shall not in any way relieve the Engineer of his responsibility for the technical adequacy of his work except as to matters involving peculiar conditions or uses of property known to the City or other agencies but not to the Engineer.

2. **Term.** The services of Engineer shall commence as soon as practicable after the execution of this contract, unless otherwise directed in writing, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of the contract, but in any event, all of the services required hereunder shall be completed as set forth in the schedule for the project which is attached hereto as ***Exhibit A*** of any executed Work Authorization.

3. **Payment.** The City, pursuant to each fully executed Work Authorization, shall pay Engineer the consideration set forth in the Work Authorization, which shall constitute complete payment for the services furnished in connection with the work required to be performed under the Work Authorization.

4. **Exchange of Data**. All information, data, and reports, as are in the City's possession and necessary for the carrying out of the work, shall be furnished to the Engineer without charge, and the parties shall cooperate with each other in every way possible in carrying out the scope of services.

5. **Personnel**. Engineer represents that Engineer will secure at Engineer's own expense; all personnel required to perform the services called for under this contract by Engineer. Such personnel shall not be employees of or have any contractual relationship with the City except as employees of the Engineer. All of the services required hereunder will be performed by the Engineer or under Engineer's direct supervision and all personnel engaged in the work shall be fully qualified and shall be authorized under state and local law to perform such services. None of the work or services covered by this contract shall be subcontracted without the written approval of the City.

6. **Termination of Contract.**

a. Termination for breach. Failure of the Engineer to fulfill Engineer's obligations under this contract in a timely and satisfactory manner in accordance with the schedule and description of services set forth in Exhibit A shall constitute a breach of the contract, and the City shall thereupon have the right to immediately terminate the contract. The City shall give written notice of termination to the Engineer by one of three different means: Facsimile Transmission ("FAX") if Engineer has a FAX number; U.S. Postal Service Mails; or by hand delivering a copy of the same to the Engineer; or may give notice by any combination of the above methods. The date of termination shall be the date upon which notice of termination is hand delivered to Engineer or given by FAX, or the third day following mailing of the notice of termination, whichever first occurs. In the event of termination for breach, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs, and reports or other materials prepared by the Engineer under this contract shall at the option of the City become its property, and the Engineer shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents and other materials; provided, that the Engineer shall not be relieved of liability to the City for damages sustained by the City by virtue of any such breach of the contract by the Engineer.

b. Right to terminate in the absence of breach. Either party may terminate this contract for any reason, by serving notice of intent to terminate upon the other party by the means specified in paragraph A of this section. Such notice shall specify the date of termination, but in no event shall either party terminate the contract under this provision upon less than thirty (30) days' notice to the other party; provided, that the parties may mutually agree to waive the thirty (30) day requirement and to shorten the time for notice of termination. In the event of termination in the absence of breach, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs, and reports or other materials prepared by the Engineer under this contract shall at the option of the City become its property, and the Engineer shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents and other materials.

7. **Conflicts**. No salaried officer or employee of the City, and no member of the City Council shall have a financial interest, direct or indirect, in this contract. A violation of this provision renders the contract void. Any federal regulations, and applicable provisions in Section 105.450 et seq. RSMo. shall not be violated. Engineer covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services to be performed under this contract. The Engineer further covenants that in the performance of this contract no person having such interest shall be employed.

8. **Assignment**. Engineer 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 Engineer 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. 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, though City will attempt to so notify any such assignee.

9. **Confidentiality of Documents**. Any reports, data, design, or similar information given to or prepared or assembled by the Engineer under this contract which the City requests to be kept as confidential shall not be made available to any individual or organization by the Engineer without prior written approval of the City.

10. **Discrimination.** Engineer 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, or political opinion or affiliation, against any employee of Engineer or applicant for employment and shall include a similar provision in all subcontracts let or awarded hereunder.

11. **Occupational License**. Engineer 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 Engineer. No contract will be executed by the City until this occupational license has been obtained and that the Engineer is current on any City taxes is verified.

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

13. **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 Engineer is associated with a business entity, Engineer 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, Engineer must provide documentation for said business entity evidencing current enrollment in a federal work authorization program.

14. **Nonresident/Foreign Contractors**. Engineer shall procure and maintain during the life of this contract:

a. If Engineer 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.

15. **General Independent Contractor Clause**. This agreement does not create an employee/employer relationship between the parties. It is the parties' intention that the Engineer 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 Engineer will retain sole and absolute discretion in the judgment of the manner and means of carrying out the Engineer's activities and responsibilities hereunder. The Engineer 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 Engineer and the City, and the City will not be liable for any obligation incurred by the Engineer, including but not limited to unpaid minimum wages and/or overtime premiums.

16. **City Benefits**. Engineer 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.

17. **Liability and Indemnity**. The parties mutually agree to the following:

a. Engineer shall, indemnify, and hold the City harmless from and against all damages, losses, liabilities, expenses, and costs with respect to all claims, including, but not limited to, claims for personal injuries, wrongful death, and damages to property, which may be asserted against the City by any person or entity as the result of Engineer’s (or any of Engineer’s subcontractors) negligent acts, errors, or omissions in the course of the performance of this contract, provided that the Engineer is not obligated to indemnify or hold harmless the City from the City’s own negligence or wrong doing.

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

c. In no event shall the City or Engineer be liable to the other for special, indirect, or consequential damages, except those caused by either Party'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 other Party shall be limited to the amount of money to be paid or received by the other Party under this contract.

18. **Ownership of Documents.** All files and information will be submitted before or upon final approval and acceptance of the contract documents. All documents, including original drawings, calculations, computer runs, field notes, drawings, estimates, specifications, written design criteria and written reports are and remain the property of the Engineer until such time as this Agreement is, for any reason, terminated, at which time they become the property of the City. The Engineer shall furnish to the City, one set of reproducible record Mylars of drawings, AutoCAD files and copies of estimates, specifications, written reports, and written design criteria, in consideration of which the City will use them fully in connection with the project and will not sell them.

19. **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 Engineer at the addresses shown above. The date of delivery of any notice given by mail shall be the date falling on the third 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.

20. **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 litigated, venue shall be proper only in the Circuit Court of Jasper County, Missouri.

21. **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.

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

REVIEWED FOR APPROVAL

_____
Name & Title of Staff Project Manager

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, therefore.

_____
Leslie Haase, Director of Finance

APPROVED AS TO FORM

_____
Peter Edwards, City Attorney

Engineer: SFS Architecture, Inc.

By: _____

Printed Name: Kwame W. Smith

Title: Principal

Date: 10/21/2025

By: _____
Daniel Johnson, P.E., Public Works Director

Date: _____

CITY		ENGINEER (ARCHITECT)	
CITY OF JOPLIN **602 S. MAIN STREET** **JOPLIN, MO 64801**		Name: SFS Architecture, Inc. Address: 2100 Central Street, Suite 31 Kansas City, MO 64108	
Attention: Robert Beachner, Capital Improvements Project Manager		Attention: Kwame W. Smith, Principal	
Department: Public Works		Phone: (816) 474-1397	Fax:
Phone: 417.624.0820 ext:	Fax: 417.624.4620	Project: Police Firing Facility	

WORK AUTHORIZATION NUMBER **JPD Firing Range - D0001**

TO MASTER AGREEMENT FOR PROFESSIONAL ENGINEERING CONSULTING SERVICES **JPD Firing Range - D0001**

City of Joplin and Engineer enter into this Work Authorization only for the work described below. This Work Order is issued pursuant to that Master Services Agreement for Professional Engineering Consulting Services ("MSA") previously executed by City and Engineer, and upon acceptance by hereof by both parties, shall form a part of the MSA. The terms of the MSA are incorporated herein by reference. The parties agree that the Engineer will perform the Services upon the terms and conditions set forth herein and in the MSA. Engineer's acceptance of the terms of this Work Authorization shall be evidenced by Engineer's execution and return of one copy of this Work Authorization to City. Unless sooner terminated as permitted in the MSA, this Work Authorization shall terminate upon completion of the Services for this Work Authorization, except to the extent of surviving obligations set forth herein and in the MSA.

1. **Services**. City agrees to engage the services of the Engineer and the Engineer agrees to perform the services hereinafter set forth in connection with projects described in ***Exhibit A***.

2. **Addition to Services**. City of Joplin may add to the Engineer services or delete therefrom activities of a similar nature to those set forth in ***Exhibit A***, provided that the total cost of such work does not exceed the total cost allowance as specified in Paragraph 5 hereof. The Engineer shall undertake such changed activities only upon the direction of the City. All such directives and changes shall be in written form and prepared and approved by the City and shall be accepted and countersigned by the Engineer.

3. **Term**. The services of the Engineer shall commence as soon as practicable after the execution of this contract, unless otherwise directed in writing, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of the contract, but in any event, all the services required hereunder shall be completed as set forth in the schedule for the project which is attached hereto as ***Exhibit A***.

4. **Costs not to Exceed**. City of Joplin is limited by law with respect to the amount of money it can pay. Therefore, the City has established a fixed sum for this contract, which cannot be exceeded unless this contract is amended. The Engineer providing services hereunder shall be required to always keep track of the number of hours billable under this contract; and any work more than the fixed sum shall not be eligible for payment. The Engineer shall notify the City if Engineer anticipates that the contract amount may be exceeded, in order to determine whether or not the City is prepared to increase the total compensation. The Engineer shall establish a billing system showing the amount of money remaining on the contract, which shall be shown in each monthly billing.

5. **Payment**.

a. **Conditioned upon acceptable performance**. City agrees to pay the Engineer in accordance with the terms set forth in ***Exhibit A***, which shall constitute complete compensation for all services to be rendered under this contract; provided, that where payments are to be made periodically to Engineer for services rendered under this contract, the City expressly reserves the right to disapprove in whole or in part a request for payment where the services rendered during the period for which payment is claimed are not performed in a timely and satisfactory manner in accordance with the schedule and description of services set forth in ***Exhibit A***.

b. **Total compensation not to exceed**. It is expressly understood that in no event will the total compensation and reimbursement to be paid to the Engineer under the terms of this work Authorization Number JPD Firing Range - D0001 exceed the sum of One Hundred Forty Three Thousand Six Hundred Dollars ($143,600.00).

6. **Insurance**. Without limiting any of the other obligations or liabilities of the Engineer, the Engineer 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 Engineer to always maintain adequate insurance coverage during the term of the Contract. Failure of the Engineer to maintain coverage shall not relieve it of any contractual responsibility or obligation or liability under the Contract Documents.

The certificates of insurance, including evidence of the required endorsements hereunder or the policies, shall be filed with the City at the time that this contract is signed by the Engineer. All insurance policies shall provide thirty (30) days written notice to be given by the insurance company in question prior to modification or cancellation of such insurance. Such notices shall be mailed, certified mail, return receipt requested, to:

City of Joplin - Public Works, 602 S. Main, Joplin, MO 64801; and

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, 2025, 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 Contractual Liability and Independent Contractors Liability. Such coverage shall apply to bodily injury and property damage on an "Occurrence Form Basis" with limits of at least Three Million and no/100 Dollars ($3,000,000.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Seventeen Thousand Three Hundred Six and no/100 Dollars ($517,306.00) 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. Engineer 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 attorney's fees of Engineer, its employees, officers or agents. Engineer 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 Three Million and no/100 Dollars ($3,000,000.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Seventeen Thousand Three Hundred Six and no/100 Dollars ($517,306.00) with respect to injuries and/or death of any one person in a single accident or occurrence.

d. Errors and Omissions Insurance. Engineer shall maintain a professional liability insurance policy in the amount of $1,000,000.00 per claim aggregate. This policy shall remain in full force and effect for a period of one year after completion and acceptance by the City of the construction of the project.

e. Subcontracts. In case any or all this work is sublet, the Engineer shall require the subcontractor to procure and maintain all insurance required in subparagraphs (A), (B) and (C) hereof and in like amounts. Engineer shall require 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.

f. Notice. Engineer and/or subcontractor shall furnish the City prior to beginning the work 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.

g. 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 Engineer, upon 10 days written notice, to execute a contract addendum whereby the Engineer agrees to provide, at a price not exceeding Engineer'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.

7. **All other terms and conditions of the original Agreement shall remain in effect.**

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

REVIEWED FOR APPROVAL

_____
Name & Title of Staff Project Manager

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, therefore.

_____
Leslie Haase, Director of Finance

APPROVED AS TO FORM

_____
Peter Edwards, City Attorney

Engineer: SFS Architecture, Inc.

By: _____

Printed Name: Kwame W. Smith

Title: Principal

Date: 10/21/2025

By: _____
Daniel Johnson, P.E., Public Works Director

Date: _____

EXHIBIT A

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October 21, 2025 revised

Robert Beachner
Capital Improvements Project Manager
City of Joplin, MO
602 S. Main Street
Joplin, Missouri 64801

Re: Joplin Firearms/ Range Facility Building & Range Safety Evaluation
Design Services Proposal

Dear Mr. Beachner:

SFS Architecture is pleased to provide this professional design services proposal to provide architectural and engineering services for the development of a new firearms/ range facility building that also includes a safety evaluation and recommended improvements at the existing city owned firing range site in Joplin, MO.

Again, we appreciate the opportunity to provide a proposal for these services. We are very excited about the opportunity to work with you and the Police Department on this important project.

If you have questions or comments regarding this information, please do not hesitate to call us.

Sincerely,

Kwame W. Smith, AIA
Principal

EXHIBIT A

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PROJECT UNDERSTANDING

The scope of this project is to develop design and bidding documents for a firearms/ range facility building and safety improvement solutions identified through a safety evaluation of the city-owned firing range grounds.

Facility building

The size and configuration of the facility building is approximately 2,400 SF (60' by 40') which includes a range officer office, two individual restrooms, a classroom, a covered patio, an enclosed open area for building clearing and a two-bay garage. A 120' x 120' concrete pad and possible extension of the existing parking area is also included. All interior spaces are to be conditioned with the garage space being heated and ventilated only.

Safety evaluation and recommendations

The safety evaluation of the range will include assessing the structural integrity of the existing berm(s) and safety protections at the range including the need for perimeter fencing and overhead containment/ covered protection at the zero line. Documentation of recommendations for safety improvements would be performed.

Our understanding is that City of Joplin does not intend to utilize a community engagement component to the design phase of this project. Construction and procurement documents would be developed to solicit competitive bids at a later date. Bid-ready documents are to be completed within 120 days of receiving a notice-to-proceed.

SCOPE OF WORK

Professional Services for this project will include the disciplines of Architecture, Structural Engineering, MEP Engineering, Civil Engineering, and Landscape Architecture. The following consultants are identified for these disciplines:

Civil Engineering	Olsson
Landscape Architect	SWT Design
Structural Engineering	Bob D. Campbell
Mech. Elect. & Plumbing Engineering	PKMR Engineers
Land Surveying	Olsson
Geotechnical	Olsson

Our approach to this project as outlined herein is based on the following assumptions:

- Design services will include Site Analysis, Cost Estimating, and Construction Documents for Bid.
- Safety evaluation and improvement recommendations of the existing range facility is included.
- Topographic surveys and a geotechnical report are to be included as a reimbursable expense.

Reference attached work plan for key dates and milestones.

Task 1 –Site Analysis and Schematic Design (33% design completion)

SFS will work with project stakeholders to assess the existing site based on anticipated needs and identify a potential location for the facility. These may include discussion and confirmation of the site location, building character, size, and any other overall expectations. In addition, the SFS team will prepare visual preferencing materials to guide the material selection and character of the structures. Once the location of the proposed structure has been agreed upon, a topographic survey and geotechnical investigations will be performed. Safety improvement recommendations limited to berm improvements, adding a containment canopy, and site security fencing will be documented as part of this task.

Deliverables at the conclusion of the Schematic Design phase will include the following:

- Site Plans – Architectural
- Conceptual Floor Plans – Architectural
- Exterior Elevations – Colorized with materials noted.
- Safety Evaluation Report
- Opinion of Probable Cost

Meetings: One (1) Initial Site Visit, up to two (2) virtual meetings.

Task 2 - Construction Documents (66% design completion and Pre-bid)

The Construction Documents phase will include refining the preliminary design and developing the technical drawings and specifications for bidding the Work. Documents will be suitable for permitting, bidding and construction. Intermediate submittal will be provided at the 66% and 100% completion phases followed by review meetings. Revisions required by permit plan reviewers will be included as part of this phase. In addition, the team will contact utility services to anticipate utility connection expectations. Sanitary sewer is not available on site. Therefore, an onsite septic system will be utilized. Safety improvement recommendations limited to berm improvements, adding a containment canopy, and site security fencing will be documented as part of this task.

Deliverables at the conclusion of this phase will include the following:

- Demolition plan.
- Site plan.
- Civil grading, erosion control and utility plans.
- Structural plans and details.
- Architectural plans, elevations and details.
- M/E/P plans and details.
- Opinion of probable cost.

Meetings: Up to two (2) virtual meetings.

Task 3 - Safety evaluation of firing range

The safety evaluation of the range will include assessing the structural integrity of the existing berm(s) and safety protections at the range including the need for perimeter fencing and overhead containment/ covered protection at the zero line. At conclusion of the evaluation, recommendations for improvements will be provided. **This task will be concurrent with Task 1.**

Deliverables at the conclusion of this phase will include the following:

- Safety evaluation summary with recommendations.

Basic Services Exclusions

The following items are specifically excluded from the Basic Services noted above:

- Bidding and procurement and construction administration.
- Plan review fees or other fees charged by third party entities.
- Drainage studies, traffic studies, and public improvements.
- Public meetings, planning commission or City Council presentations.
- Hazardous materials abatement assessment and design.
- As-built surveys.
- Entitlement services.
- Record documents.
- Code-required special inspections. Special Inspections/Testing (can be added if needed).
- Private utility locates.
- Off-site drainage improvements.

EXHIBIT A

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Basic Services Clarifications

- Sanitary sewer service is approximately 1,400 LF away. We have excluded any main extensions and assume this site would be served by septic or a holding tank. Septic system design would be provided by others and is typically delivered as a design-build service by the selected vendor. We will provide a statement to the bidders that they design and install a system that meets the needs of the facility and is designed and installed per City, County, and State guidelines.
- We are not certain about water mains in the area and therefore our proposal does not include design services for a main extension should water not be close by.
- Surveying services is limited to a design survey for the area where the expansion/new firing range will be built as does not include an ALTA survey for the entire property.

Schedule

SFS Architecture is prepared to begin work immediately. Anticipated timeframes for each task are identified in the attached work plan. Schedule may be affected by delays out of our control such as: reviews required by regulating agencies or authorities having jurisdiction, delays in geotechnical or surveying firms, or Owner directed changes to previously approved plans.

PROFESSIONAL SERVICES COMPENSATION

SFS architecture proposes providing the above scope for the fees outlined below:

Professional Design Services for Task 1 & 2	$112,250.00
Professional Design Services for Task 3	$10,250.00
Reimbursed Expenses	$21,100.00
Total (including reimbursed expenses)	**$143,600.00**

Reimbursable Project Expenses

Reimbursable Expenses are in addition to the professional fees indicated above. Expenses such as printing, reproductions, mileage, postage, and topographic survey are considered reimbursed expenses and are excluded from the above fee and scope. Reimbursed expenses incurred by SFS and its consultants shall be billed and itemized by each cost incurred. We estimate reimbursable project-related expenses to be $21,100* and will invoice the City for expenses monthly at a rate of 1.0 times the actual cost.

**Reimbursable expenses include a proposal of $18,600 to provide a land survey and geotechnical investigations of the subject portion of the property.*

Supplemental Services

During the project additional services may be requested. Fees for additional services outside of the scope outlined in this proposal will be discussed and mutually agreed upon prior to SFS Architecture and the consultants proceeding with those services.

Invoicing

Invoicing will occur monthly for services rendered and are due upon receipt.

EXHIBIT A

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Limitation of Liability

In recognition of the relative risks and benefits of the Project to both the Client and the Consultant, the risks have been allocated such that the Client agrees to the fullest extent permitted by law, to limit the liability of the Consultant and Consultants officers, directors, partners, employees, shareholders, owners and subconsultants for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert-witness fees and costs, so that the total aggregate liability of the Consultant and Consultants officers, directors, partners employees, shareholders, owners and subconsultants shall not exceed the Consultant's total fee for services rendered on this Project. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

Joplin Firing Range Facility
City of Joplin, Missouri

sfsarchitecture

Preliminary Project Work Plan

9/18/2025 ***revised 10/21/25***

		Date/ Duration
TASK 1 + 3	**SITE ANALYSIS + SCHEMATIC DESIGN**	**1 month**
	Work period complete	**week of 12/15/25**
Pre-Kickoff Activities		Anticipated NTP 11/18/25
Collect and review pre-existing information		
Schedule kickoff meeting		
Design Kickoff Meeting (in-person)		**week of 11/17/25**
Introductions / roles and responsibilities		
Project / scope overview		
Establish project goals and objectives		
Review preliminary work plan		
Budget Confirmation		
Space needs confirmation		
Visual preferencing		
Site analysis and tour		
Existing Site Investigations & Safety Evaluation		**week of 12/01/25**
Topographic survey		
Geotechnical investigation		
Prepare Schematic Design Deliverable		**submit week of 12/08/25**
Architectural Site Plan		
Conceptual Floor Plan		
Exterior Building Elevations (colorized)		
Opinion of Probable Cost		
Progress Meeting: SD Review Meeting (virtual)		**week of 12/15/25**
Review SD deliverable		
Approval to move into construction documents		
TASK 2	**CONSTRUCTION DOCUMENTS**	**2 months**
	Work period complete	**week of 3/09/26**
Prepare 66% Design Deliverable		**submit week of 1/19/25**
Progress Construction Documents		
Draft Specifications		
Opinion of Probable Cost		
Progress Meeting: 66% Design Deliverable Review (virtual)		**week of 1/26/26**
Review design deliverable		
Approval to finalize construction documents		
Prepare Draft 100% Construction Documents Deliverable		**submit week of 2/23/26**
Construction Documents		*submit for permitting*
Specifications		
Opinion of Probable Cost		
Progress Meeting: 100% Design Deliverable Review (virtual)		**week of 3/02/26**
Review design deliverable		
Final owner comments		
100% Construction Documents Deliverable		**week of 3/09/26**
Incorporate final review and permitting comments		
Submit 100% Construction Documents		
DESIGN COMPLETE		


Survey limits
new 120'x120'
concrete pad
demolish
watch tower
extend chip-n-seal
parking/ drive
confirm truck access
McClelland Blvd
Glendale Rd

Joplin Firearms/Range Facility Architectural Services RFQ Scoring Summary

Max Score = 100

Scorer	Olsson	Clark & Enerson	PLJBD Architects	Esterly, Schneider & Associates	SFS Architecture	Cromwell Architects Engineers	BUF Studio	BKV Group	Chiodini Architects
1	100	99	95	100	100	87	93	100	99
2	87	79	73	72	91	78	78	83	79
3	89	84	82	82	95	82	83	88	86
Total	92.00	87.33	83.33	84.67	95.33	82.33	84.67	90.33	88.00


Survey limits
new 120'x120'
concrete pad
demolish
watch tower
extend chip-n-seal
parking/ drive
confirm truck access
McClelland Blvd
Glendale Rd

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2025-146 Work Authorization AMA-OC-025-008 with Allgeier Martin and Associates, Inc. (AMA) for professional engineering services for the I-44 Culvert and Silver Creek Detention project.

MEETING DATE
November 3, 2025

ORIGINATING DEPT
Public Works-Engineering

ATTACHMENTS
Council Bill 2025-146; Work Authorization AMA-OC-025-008; Location Map

REVIEWED BY
Director of Public Works, Daniel Johnson; Director of Finance, Leslie Haase; City Attorney, Peter Edwards; Assistant City Manager, Tony Robyn; City Manager, Nicholas Edwards

SUMMARY
This Council Bill authorizes the City to approve a work authorization with AMA in the not to exceed amount of Four Hundred Eighty Thousand and 00/100 dollars ($480,000.00) for professional engineering services for the I-44 Culvert and Silver Creek Detention project.

BACKGROUND
In April 2024, the voters passed the Renewal of the Capital Improvement Sales Tax Program for an additional 12 years. One of the projects included in the program was the Silver Creek Improvements I-44 Culvert Project, with a proposed cost of $10,000,000.00. This work authorization with AMA is the first agreement to be funded with these project funds. The Capital Improvement Sales Tax budget is being amended in the amount of $480,000.00.

The Missouri Department of Transportation (MoDOT) is moving forward with the Forward 44: Southwest I-44 Improvements Project which will include capacity improvements to I-44 in Joplin between Main Street and Range Line Road. MoDOT's current schedule shows this project being advertised for Design-Build this winter. The City has had on-going discussions with MoDOT about the possibility of incorporating the City's I-44 Culvert improvements project into their I-44 capacity improvements project in this same area. In August 2025, City Council approved a work authorization with AMA to perform a hydraulic study for this area, to provide the results of the study to MoDOT. That work authorization, in the amount of $175,000.00, was funded separately, in whole with Parks and Stormwater Sales Tax funds. The Parks and Stormwater Sales Tax Program renewed by voters in 2021 included $175,000 for the Silver Creek Detention Study/I-44 Phase 1 project. The results of the study and conceptual planning information have been provided to MoDOT.

The design of the new I-44 Culvert and Silver Creek Detention is needed for this work to be included in MoDOT's project. This scope of work is included in this work authorization with AMA (AMA-OC-025-008, in the amount of $480,000.00). AMA was selected from the City's list

of on-call consultants for this type of work. The fees submitted by AMA for this work have been reviewed by City staff and found to be within industry standards.

FUNDING SOURCE

This item includes a fiscal year 2026 budget amendment to the Capital Improvement Sales Tax Fund in the amount of $480,000.00

RECOMMENDATION

Staff recommend approval of this Council Bill on first reading.

COUNCIL BILL NO. 2025-146 **ORDINANCE NO.**

AN ORDINANCE approving Work Authorization AMA-OC-025-008 with Allgeier Martin and Associates, Inc. (AMA) in the not to exceed amount of Four Hundred Eighty Thousand and 00/100 dollars ($480,000.00) for professional engineering services for the I-44 Culvert and Silver Creek Detention project and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; amending the Annual Budget of the City of Joplin for the Fiscal Year 2025-2026 as adopted by Ordinance 2025-143 on October 20, 2025; and setting a date when this Ordinance shall become effective.

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

Section 1. That the Work Authorization AMA-OC-025-008 with Allgeier Martin and Associates, Inc. (AMA) in the not to exceed amount of Four Hundred Eighty Thousand and 00/100 dollars ($480,000.00) for professional engineering services for the I-44 Culvert and Silver Creek Detention project, for the City of Joplin, a true and accurate copy of said agreement being attached hereto and incorporated herein, be, and the same, is hereby approved.

Section 2. That the City Manager of the City of Joplin, Missouri, or his designee, is hereby authorized and directed to execute said agreement, or agreement in substantially similar form, by and on behalf of the City of Joplin with AMA.

Section 3. That fiscal year 2025-2026 budgeted appropriations as adopted by Ordinance 2025-145 be amended by increasing appropriations by the total amount of Four Hundred Eighty Thousand and 00/100 dollars ($480,000.00).

Section 4. That the Director of Finance is hereby directed to make all necessary entries on the City records to show the increase in appropriations.

Section 5. That upon the final approval and acceptance of the consultant's work under said contract, in substantial conformance with the attached exhibits, in writing by the Director of Public Works and his certification to the effect to the Director of Finance, the consultant shall be paid from the Capital Improvement Sales Tax Fund.

Section 6. That this Council Bill shall have an effective date of November 18, 2025.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of_____, 2025, by a vote of_____.

_____

ATTEST: Keenan T. Cortez, Mayor

_____

Holly Nagy, City Clerk

Council Bill 2025-146

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY		ENGINEER	
CITY OF JOPLIN 602 S. MAIN STREET JOPLIN, MO 64801		Name: Allgeier, Martin and Associates, Inc. Address: 7231 East 24th Street, P.O. Box 2627 Joplin, MO 64804	
Attention: Mr. Daniel Johnson, P.E. Public Works Director		Attention: Mr. Kurt Higgins, P.E. Sr. Vice President	
Department: Public Works		Phone: 417.680.7200	Fax: 417.680.7300
Phone: 417.624.0820 ext: 500	Fax: 417.624.4620	Project: I-44 Culvert and Silver Creek Detention Engineering Design	

WORK AUTHORIZATION NUMBER __AMA-OC-025-008__

TO MASTER AGREEMENT FOR PROFESSIONAL ENGINEERING CONSULTING SERVICES _Dated 01/31/2025__

City of Joplin and Engineer enter into this Work Authorization only for the work described below. This Work Order is issued pursuant to that Master Services Agreement for Professional Engineering Consulting Services ("MSA") previously executed by City and Engineer, and upon acceptance by hereof by both parties, shall form a part of the MSA. The terms of the MSA are incorporated herein by reference. The parties agree that the Engineer will perform the Services upon the terms and conditions set forth herein and in the MSA. Engineer's acceptance of the terms of this Work Authorization shall be evidenced by Engineer's execution and return of one copy of this Work Authorization to City. Unless sooner terminated as permitted in the MSA, this Work Authorization shall terminate upon completion of the Services for this Work Authorization, except to the extent of surviving obligations set forth herein and in the MSA.

1. Services. City agrees to engage the services of the Engineer and the Engineer agrees to perform the services hereinafter set forth in connection with projects described in *Exhibit A*.

2. Addition to Services. City of Joplin may add to the Engineer services or delete therefrom activities of a similar nature to those set forth in *Exhibit A*, provided that the total cost of such work does not exceed the total cost allowance as specified in Paragraph 5 hereof. The Engineer shall undertake such changed activities only upon the direction of the City. All such directives and changes shall be in written form and prepared and approved by the City and shall be accepted and countersigned by the Engineer.

3. Term. The services of the Engineer shall commence as soon as practicable after the execution of this contract, unless otherwise directed in writing, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of the contract, but in any event, all the services required hereunder shall be completed as set forth in the schedule for the project which is attached hereto as *Exhibit A*.

4. Costs not to Exceed. City of Joplin is limited by law with respect to the amount of money it can pay. Therefore, the City has established a fixed sum for this contract, which cannot be exceeded unless this contract is amended. The Engineer providing services hereunder shall be required to always keep track of the number of hours billable under this contract; and any work more than the fixed sum shall not be eligible for payment. The Engineer shall notify the City if Engineer anticipates that the contract amount may be exceeded, in order to determine whether or not the City is prepared to increase the total compensation. The Engineer shall establish a billing system showing the amount of money remaining on the contract, which shall be shown in each monthly billing.

5. Payment.

a. Conditioned upon acceptable performance. City agrees to pay the Engineer in accordance with the terms set forth in *Exhibit A*, which shall constitute complete compensation for all services to be rendered under this contract; provided, that where payments are to be made periodically to Engineer for services rendered under this contract, the City expressly reserves the right to disapprove in whole or in part a request for payment where the services rendered during the period for which payment is claimed are not performed in a timely and satisfactory manner in accordance with the schedule and description of services set forth in *Exhibit A*.

b. Total compensation not to exceed. It is expressly understood that in no event will the total compensation and reimbursement to be paid to the Engineer under the terms of this work Authorization Number ___AMA-OC-025-008_____ exceed the sum of __Four Hundred Eighty Thousand and 00/100_ Dollars ($480,000.00).

6. Insurance. Without limiting any of the other obligations or liabilities of the Engineer, the Engineer 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 Engineer to always maintain adequate insurance coverage during the term of the Contract. Failure of the Engineer to maintain coverage shall not relieve it of any contractual responsibility or obligation or liability under the Contract Documents.

The certificates of insurance, including evidence of the required endorsements hereunder or the policies, shall be filed with the City at the time that this contract is signed by the Engineer. All insurance policies shall provide thirty (30) days written notice to be given by the insurance company in question prior to modification or cancellation of such insurance. Such notices shall be mailed, certified mail, return receipt requested, to:

City of Joplin - Public Works, 602 S. Main, Joplin, MO 64801; and

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, 2025, 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 Contractual Liability and Independent Contractors Liability. Such coverage shall apply to bodily injury and property damage on an "Occurrence Form Basis" with limits of at least Three Million Four Hundred Forty-Eight Thousand Seven Hundred Ten and no/100 Dollars ($3,448,710.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Seventeen Thousand Three Hundred Six and no/100 Dollars ($517,306.00) 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. Engineer 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 attorney's fees of Engineer, its employees, officers or agents. Engineer 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 Three Million Four Hundred Forty-Eight Thousand Seven Hundred Ten and no/100 Dollars ($3,448,710.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Seventeen Thousand Three Hundred Six and no/100 Dollars ($517,306.00) with respect to injuries and/or death of any one person in a single accident or occurrence.

d. Errors and Omissions Insurance. Engineer shall maintain a professional liability insurance policy in the amount of $1,000,000.00. This policy shall remain in full force and effect for a period of one year after completion and acceptance by the City of the construction of the project.

e. Subcontracts. In case any or all this work is sublet, the Engineer shall require the subcontractor to procure and maintain all insurance required in subparagraphs (A), (B) and (C) hereof and in like amounts. Engineer shall require 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.

f. Notice. Engineer and/or subcontractor shall furnish the City prior to beginning the work 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.

g. 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 Engineer, upon 10 days written notice, to execute a contract addendum whereby the Engineer agrees to provide, at a price not exceeding Engineer'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.

7. All other terms and conditions of the original Agreement shall remain in effect.

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

REVIEWED FOR APPROVAL

_____
Name & Title of Staff Project Manager

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, therefore.

_____
Leslie Haase, Director of Finance

APPROVED AS TO FORM

_____
Peter Edwards, City Attorney

Engineer: _Allgeier, Martin and Associates, Inc.__

By: _____

Printed Name: __Kurt Higgins, P.E._____

Title: ____Sr. Vice President_____

Date: ___October 21, 2025_____

By: _____
Daniel Johnson, P.E., Public Works Director

Date: _____

EXHIBIT A TO WORK AUTHORIZATION NUMBER AMA-OC25-008 TO AGREEMENT FOR PROFESSIONAL ENGINEERING CONSULTING SERVICES (Between the City of Joplin, Missouri and Allgeier, Martin and Associates, Inc. for Engineering Design Services Associated with the I44 Culvert and Silver Creek Detention

1. SERVICES

Engineer shall provide the City of Joplin, hereinafter referred to as OWNER, with the following services:

1.1 General

1.1.1 ENGINEER shall perform professional planning and design services as hereinafter stated which include customary civil engineering services for adding a ConSpan culvert under I44, an additional box culvert under Richard Joseph Blvd, and a new detention basin upstream of 44th Street following the recommendations of the Hydraulic/Hydrology Study done by AMA under a previous Work Authorization.

1.1.2 The ENGINEER shall perform services on an hourly basis up to the contract amount with the OWNER, at which time an additional Work Authorization will be negotiated and issued.

1.2 Planning and Design Phases.

1.2 Design Phase

ENGINEER shall provide the following planning and design services for the project, as follows:

1.2.1 Meet with OWNER, OWNER's representatives and MoDOT to discuss recommendations, project expectations, alternates, and costs.

1.2.2 Conduct topographic surveys to the extent necessary for design of the project facilities.

1.2.3 Conduct research and investigation into existing utilities and facilities located within project boundary.

1.2.4 Prepare preliminary design documents consisting of final design criteria and preliminary drawings, and review same with OWNER.

1.2.5 Based on the information contained in the preliminary design documents, submit to the OWNER an opinion of probable project costs.

1.2.6 On the basis of the accepted preliminary design documents and the opinion of probable project cost, prepare for incorporation in the contract documents final drawings and specifications to show the character and extent of the Project and/or documents requested by MoDOT for incorporation of the documents into their design/build RFP.

1.2.7 Advise OWNER of any adjustments to the latest opinion of probable Project cost caused by changes in extent or design requirements of the Project or construction costs and furnish a revised opinion of probable Project cost based on the drawings and specifications.

1.2.8 Compile for review and approval by OWNER legal description and easements needed on the Joseph property and provide acquisition services for said easements.

1.2.9 Compile for review and approval by OWNER, his legal counsel and other advisors contract agreement forms, general conditions, supplementary conditions, bid forms, invitations to bid and instructions to bidders, and assist in the preparation of other related documents.

1.2.10 Prepare a CLOMR and submit to SEMA for review.

1.2.11 Furnish three copies of the above documents and present and review them in person with OWNER.

1.3 Bidding and Construction Phase

Following approval of the design documents by the OWNER, ENGINEER shall assist in the bidding phase for this project described, as follows:

1.3.1 Assist OWNER in advertising and obtaining bids for construction of the Project. Develop and distribute invitations to bid to contractors, plan houses, etc. Provide interested contractors and suppliers with copies of the plans and specifications as requests are made.

1.3.2 Consult with and advise OWNER as to the acceptability of substitute materials and equipment proposed by contractor(s) when substitution prior to the award of contracts is allowed by the bidding documents.

1.3.3 Respond to pre-bid questions, provide clarifications, review pre-bid submittal, prepare any necessary addenda, and oversee the opening of bids.

1.3.4 Assist OWNER in opening and evaluating bids or proposals and in assembling and awarding contract.

1.3.5 Schedule and assist with a project pre-construction conference.

1.3.6 Review and approve (or take other appropriate action in respect of) shop drawings (as that term is defined in the standard general conditions) and samples, the results of tests and inspections and other data which the contrac¬tor is required to submit, but only for conformance with the design concept of the Project and compliance with the information given in the contract documents (but such review and approval or other action shall not extend to means, methods, sequences, techniques, or procedures of construction or to safety precautions and programs incident thereto); determine the acceptability of substitute materials and equipment proposed by contractor(s); and receive and review (for general content as required by the Specifications) maintenance and operating instructions, schedules, guarantees, bonds and certificates of inspec¬tion which are to be assembled by contractor in accordance with the contract documents.

1.3.7 Issue all instructions of OWNER to contractor(s); issue necessary interpretations and clarifications of the contract documents and in connection therewith prepare change orders as required; have authority, as OWNER's representative, to require special inspection or testing of the work; act as initial interpreter of the requirements of the contract documents and judge of the acceptability of the work thereunder and make decisions on all claims of OWNER and contractor(s) relating to the acceptability of the work or the interpretation of the requirements of the contract documents pertaining to the execution and progress of the work; but ENGINEER shall not be liable for the results of any such interpretations or decisions rendered by him in good faith.

1.3.8 Conduct site visits as necessary to answer questions which may arise as to design concepts.

1.3.9 Based on ENGINEER's on-site observations as an experienced and qualified design professional and on review of applications for payment and the accompanying data and schedules, determine the amounts owing to contractor and recommend in writing payments to contractor in such amounts. Such recommendations of payment will constitute a representation to OWNER, based on such observations and review, that the work has progressed to the point indicated: that, to the best of ENGINEER's knowledge, information, and belief, the quality of such work is in accordance with the contract documents (subject to an evaluation of such work as a functioning Project upon substantial completion, to the results of any subsequent tests called for in the contract documents, and to any qualifications stated in his recommendation); and that payment of the amount recommended is due contractor(s). But by recommending any payment, ENGINEER will not thereby be deemed to have represented that continuous or exhaustive examinations have been made by ENGINEER to check the quality or quantity of the work or to review the means, methods, sequences,

techniques, or procedures of construction or safety precautions or programs incidental thereto; or that ENGINEER has made an examination to ascertain how or for what purposes any contractor has used the moneys paid on account of the contract price; or that title to any of the work, materials, or equipment has passed to OWNER free and clear of any lien, claims, security interests or encumbrances; or that contractor(s) have completed their work exactly in accordance with the contract documents.

1.3.10 Conduct site observation periodically to determine if the Project is substantially complete and conduct a final site review to determine if the work has been completed substantially in accordance with the contract documents and if each contractor has fulfilled all of his obligations thereunder so that ENGINEER may recommend, in writing, final payment to each contractor and may give written notice to OWNER and the contractor(s) that the work is acceptable (subject to any conditions therein expressed); but any such recommendation and notice shall be subject to the limitations expressed in paragraph 1.3.9.

1.3.11 Provide the OWNER with one set of record prints of drawings showing those changes made during the construction process, based on the marked-up prints, drawings, and other data furnished by the contractor to ENGINEER and which ENGINEER considers significant.

1.3.12 ENGINEER shall not be responsible for the acts or omissions of any contractor, or subcontractor, or any of the contractor(s)' or subcontractors' agents or employees, or any other persons (except ENGINEER's own employees and agents) at the site, or otherwise performing any of the contractor(s)' work; however, nothing contained in paragraph 1.3.1 through 1.3.11, inclusive, shall be construed to release ENGINEER from liability for failure to properly perform duties set forth in this contract.

2. TERMS

2.1 The services of the Engineer shall begin as soon as a written Notice to Proceed (NTP) is provided by the OWNER and the duration is anticipated to extend to December 29, 2026.

3. PAYMENT

3.1 Payment to Engineer shall be at the hourly labor Rates and Non-Labor Rates set forth in the attachment Number One to Exhibit A: “RATE SCHEDULE 2025-2027”; with a total compensation ceiling of $480,000 as set forth in Work Authorization Number AMA–OC-25-007 to the Agreement for Professional Engineering Consulting Services, Section 5.b. with the estimated maximum fees broken down for respective services in more detail as follows:

Task	Estimated Fee
Standard Project Engineering Services	
Design Phase Engineering Services For MoDOT Portion of the Project	$280,000
Design Surveying Services	$5,000
Design Phase Engineering Services For Richard Joseph Blvd. & Detention	$90,000
Legal descriptions and easement acquisition services	$5,000
Bidding and Construction Phase Engineering Services	$50,000
CLOMR	$50,000
Total Estimated Maximum Fee – All Services	$480,000

4. SUMMARY OF ATTACHMENTS

Attachment Number 1 Rate Schedule

ATTACHMENT NUMBER ONE

ALLGEIER, MARTIN and ASSOCIATES, INC.

Consulting Engineers and Surveyors

RATE SCHEDULE
2025, 2026 and 2027

LABOR RATES

Classification	Hourly Billing Rate 01/01/2025 thru 12/31/2025	01/01/2026 thru 12/31/2026	01/01/2027 thru 12/31/2027
Principal/Engineer VI	$302	$316	$330
Principal/Engineer V	$269	$281	$293
Principal/Engineer IV	$243	$254	$266
Principal/Engineer III	$224	$234	$245
Project Manager/Engineer II	$199	$208	$217
Project Manager/Engineer I	$181	$189	$198
Technician IV	$164	$172	$180
Technician III/GIS Specialist	$164	$172	$180
Technician III	$139	$145	$152
Technician II	$125	$130	$136
Technician I	$118	$123	$128
Two-Man GPS Survey Crew	$230	$241	$251
One-Man GPS Survey Crew	$181	$189	$198
Three-Man Survey Crew	$251	$262	$274
Two-Man Survey Crew	$199	$208	$217
Registered Land Surveyor II	$212	$222	$232
Registered Land Surveyor I	$187	$195	$204
Survey Crew Member	$95	$99	$103
Right of Way Specialist	$145	$152	$158
Project Representative III	$139	$145	$152
Project Representative II	$125	$130	$136
Project Representative I	$115	$120	$126
Secretary/Assistant	$95	$99	$103
Print Specialist	$95	$99	$103

Note: All pre-approved overtime hours shall be invoiced at 1 ½ times the hourly billing rates shown above

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NON-LABOR RATES

Item	Rate
Travel	$0.70 per mile (or current IRS rate)
Subsistence	Actual Cost
Lodging	Actual cost
Special Postage or Shipping	Actual cost
Printing	Actual cost
Surveying Materials	Actual cost
Subcontract Specialty Services	Cost + 10%
Deposition & Court Testimony	Standard Hourly Billing Rate x 2
Drone Topographic Processing	$100 per acre

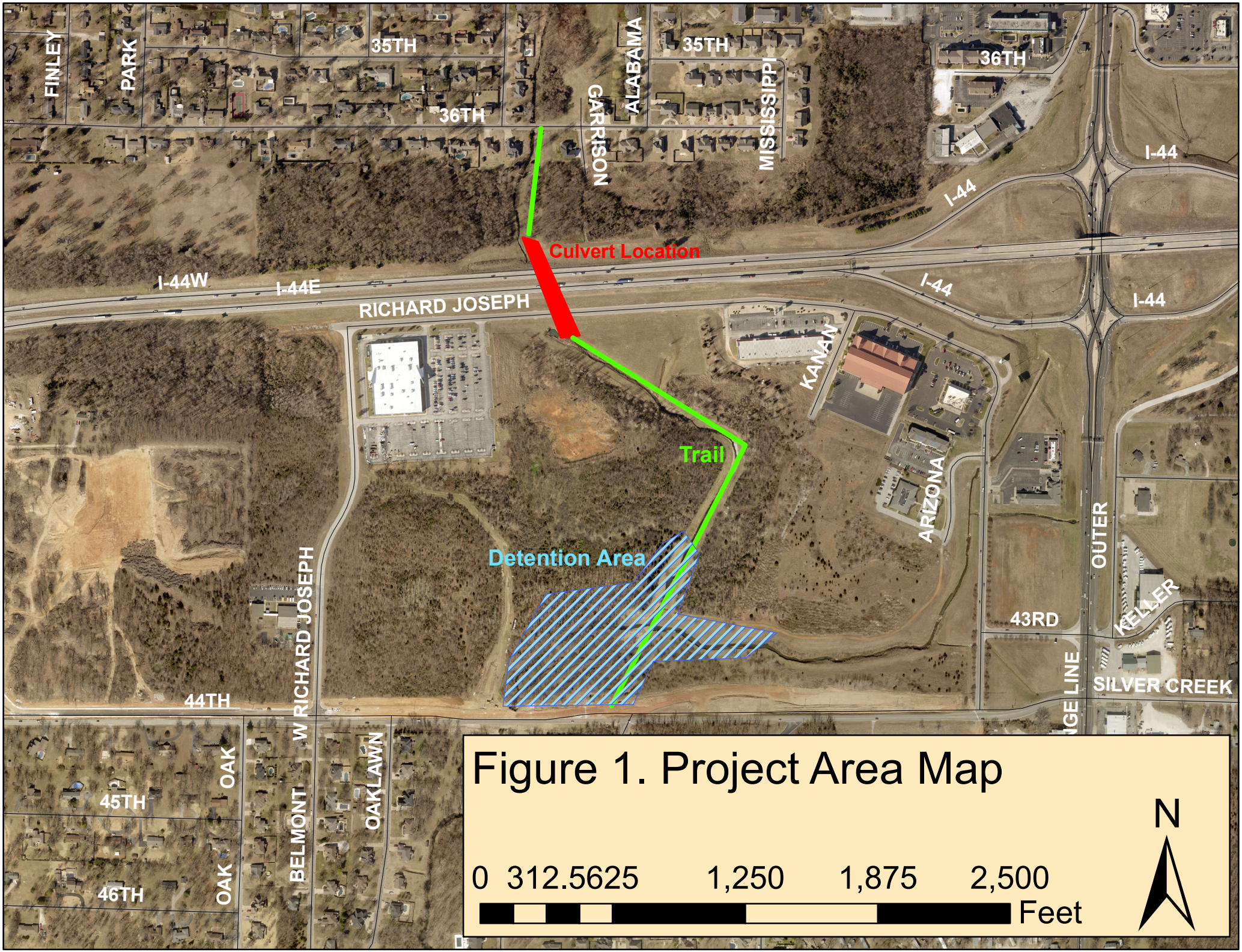


Figure 1. Project Area Map

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2025-149 Agreement and Work Authorization with Burns and McDonnell Engineering Company, Inc. for Residential Solid Waste and Recycling Procurement Consulting Services

MEETING DATE
November 3, 2025

ORIGINATING DEPT
Public Works

ATTACHMENTS
Council Bill 2025-149; Agreement and Work Authorization; Scoring Summary; Scope of Services

REVIEWED BY
Director of Public Works, Daniel Johnson; Finance Director, Leslie Haase; City Attorney, Peter Edwards; Assistant City Manager, Tony Robyn; City Manager, Nicholas Edwards

SUMMARY
This Council Bill authorizes the City Manager or his designee to approve an Agreement and Work Authorization with Burns and McDonnell Engineering Company, Inc. for Residential Solid Waste and Recycling Procurement Consulting Services in the not to exceed amount of Ninety-Two Thousand Three Hundred and 00/100 dollars ($92,300.00)

BACKGROUND
The City of Joplin transitioned to the residential trash franchise in 2004. Since that transition, the franchise has been advertised for bid two times. Once in 2016 and the existing contract in 2021. In 2021 the city received three competitive bids for residential trash and recycling services. All bids were rejected upon Republic Services' offer to extend their contract by one year. Subsequently, a five-year contract was negotiated with Republic Services to continue providing residential trash service through June 30, 2026.

Industry practices and service levels have evolved over time along with expectations of municipalities and their citizens. Additionally, in November of 2023, the city was awarded the Recycling Education Outreach (REO) grant from the EPA which will provide $1.74 million toward educating the public about recycling opportunities with the goal of increasing participation in the community. These factors will have a direct influence on the desired services to be offered when selecting the next provider and negotiating the next contract. The need to utilize a consultant with proven expertise in the selection process has been identified due to these challenging factors. Burns and McDonnell Engineering Company, Inc., will work with Public Works department leadership to manage the procurement of a new contract for residential solid waste services to be approved by City Council. The consultant will be responsible for project administration, data collection, RFP development and drafting, interview support, agreement review, negotiations assistance, and City Council updates. The outcome will be the recommendation of the best residential solid waste and recycling management services provider for the City of Joplin at the best value for the customer.

Fees for this service were not included in the fiscal year 2026 budget. The Solid Waste Management Fund budget is being amended in the amount of $92,300.00.

In accordance with the City of Joplin's procurement policies, a Request for Qualifications for Consulting Services was advertised in the Joplin Globe on September 16, 2025, with submittals due to the City by October 1, 2025. Qualifications submittals were received from three consulting firms, which were reviewed and scored by a team comprised of staff from both Public Works administration and the City Manager's office. Based on the scoring, Burns and McDonnell Engineering Company, Inc., was determined to be the best qualified firm to provide the services requested. A scoping meeting was held with Burns and McDonnell to finalize the scope of work to be included in the consulting agreement. The fees submitted by Burns and McDonnell Engineering Company, Inc. have been reviewed by City staff and found to be within industry standards.

FUNDING SOURCE

This item includes a fiscal year 2026 budget amendment to the Solid Waste Management Fund in the amount of $92,300.00

RECOMMENDATION

Staff recommend approval of this Council Bill on first reading.

COUNCIL BILL NO. 2025-149 **ORDINANCE NO.**

AN ORDINANCE approving an Agreement and Work Authorization with Burns and McDonnell Engineering Company, Inc. for Residential Solid Waste and Recycling Procurement Services in the not to exceed amount of Ninety-Two Thousand Three Hundred and 00/100 dollars ($92,300.00) and authorizing the City Manager or his designee to execute the same by and on behalf of the City of Joplin; amending the Annual Budget of the City of Joplin for the Fiscal Year 2025-2026 as adopted by Ordinance 2025-143 on October 20, 2025; and setting a date when this Ordinance shall become effective.

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

Section 1. That the Agreement and Work Authorization with Burns and McDonnell Engineering Company, Inc. for Residential Solid Waste and Recycling Procurement Consulting Services in the not to exceed amount of Ninety-Two Thousand Three Hundred and 00/100 dollars ($92,300.00), for the City of Joplin, a true and accurate copy of said agreement being attached hereto and incorporated herein, be, and the same, is hereby approved.

Section 2. That the City Manager of the City of Joplin, Missouri, or his designee, is hereby authorized and directed to execute said agreement, or agreement in substantially similar form, by and on behalf of the City of Joplin with Burns and McDonnell Engineering Company, Inc.

Section 3. That fiscal year 2025-2026 budgeted appropriations as adopted by Ordinance 2025-143 be amended by increasing appropriations by the total amount of Ninety-Two Thousand Three Hundred and 00/100 dollars ($92,300.00).

Section 4. That the Director of Finance is hereby directed to make all necessary entries on the City records to show the increase in appropriations.

Section 5. That upon the final approval and acceptance of the consultant's work under said contract, in substantial conformance with the attached exhibits, in writing by the Director of Public Works and his certification to the effect to the Director of Finance, the consultant shall be paid from the Solid Waste Management Fund.

Section 6. That this Council Bill shall have an effective date of November 18, 2025.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of_____, 2025, by a vote of_____.

_____

ATTEST: Keenan T. Cortez, Mayor

_____

Holly Nagy, City Clerk

Council Bill 2025-149

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

CITY		ENGINEER	
CITY OF JOPLIN **602 S. MAIN STREET** **JOPLIN, MO 64801**		Name: Burns and McDonnell Engineering Company, Inc. Address: 9400 Ward Parkway KANSAS CITY, MO 64114	
Attention: Chad Weller		Attention: Laura Drescher	
Department: Public Works		Phone: 816-823-6241	Fax:
Phone: 417.624.0820 ext: 1560	Fax: 417.624.4620	Project: **Residential Solid Waste and Recycling Procurement Consulting Services**	

AGREEMENT FOR PROFESSIONAL ENGINEERING CONSULTING SERVICES

THIS AGREEMENT made and entered into this _____ day of _____, 20___, by the parties identified above.

WITNESSETH:

THAT, WHEREAS the City of Joplin desires to engage the Engineer to render certain technical and professional services in connection with a project identified on future Work Authorizations to this Agreement.

WHEREAS the Engineer made certain representations and statements to the City with respect to the provision of such services and the City has accepted said proposal; and

WHEREAS the Engineer represents Engineer is licensed by the Missouri Board for Architects, Professional Engineers, and Land Surveyors to perform the services designated under this contract and further represents that all survey services shall be done under the direction of a Land Surveyor licensed by the Missouri Board for Architects, Professional Engineers, and Land Surveyors.

NOW, THEREFORE, for the considerations herein expressed, it is agreed by and between the City and the Engineer as follows:

1. **Services.** The City agrees to engage the services of the Engineer and the Engineer agrees, upon receipt of each duly executed Work Authorization, to perform the services described in the Work Authorization. The services of the Engineer shall commence as soon as practicable after the execution of a Work Authorization, unless otherwise directed in writing, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of the contract. The Engineer shall be responsible for the professional quality, technical accuracy, timely completion, and the coordination of all designs, drawings, specifications, reports, and other services furnished by the Engineer under this Agreement. Approval by the City and other agencies of drawings, designs, specifications, reports, and incidental engineering work or materials furnished hereunder shall not in any way relieve the Engineer of his responsibility for the technical adequacy of his work except as to matters involving peculiar conditions or uses of property known to the City or other agencies but not to the Engineer.

2. **Term.** The services of Engineer shall commence as soon as practicable after the execution of this contract, unless otherwise directed in writing, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of the contract, but in any event, all of the services required hereunder shall be completed as set forth in the schedule for the project which is attached hereto as ***Exhibit A*** of any executed Work Authorization.

3. **Payment.** The City, pursuant to each fully executed Work Authorization, shall pay Engineer the consideration set forth in the Work Authorization, which shall constitute complete payment for the services furnished in connection with the work required to be performed under the Work Authorization.

4. **Exchange of Data**. All information, data, and reports, as are in the City's possession and necessary for the carrying out of the work, shall be furnished to the Engineer without charge, and the parties shall cooperate with each other in every way possible in carrying out the scope of services.

5. **Personnel**. Engineer represents that Engineer will secure at Engineer's own expense; all personnel required to perform the services called for under this contract by Engineer. Such personnel shall not be employees of or have any contractual relationship with the City except as employees of the Engineer. All of the services required hereunder will be performed by the Engineer or under Engineer's direct supervision and all personnel engaged in the work shall be fully qualified and shall be authorized under state and local law to perform such services. None of the work or services covered by this contract shall be subcontracted without the written approval of the City.

6. **Termination of Contract.**

a. Termination for breach. Failure of the Engineer to fulfill Engineer's obligations under this contract in a timely and satisfactory manner in accordance with the schedule and description of services set forth in Exhibit A shall constitute a breach of the contract, and the City shall thereupon have the right to immediately terminate the contract. The City shall give written notice of termination to the Engineer by one of three different means: Facsimile Transmission ("FAX") if Engineer has a FAX number; U.S. Postal Service Mails; or by hand delivering a copy of the same to the Engineer; or may give notice by any combination of the above methods. The date of termination shall be the date upon which notice of termination is hand delivered to Engineer or given by FAX, or the third day following mailing of the notice of termination, whichever first occurs. In the event of termination for breach, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs, and reports or other materials prepared by the Engineer under this contract shall at the option of the City become its property, and the Engineer shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents and other materials; provided, that the Engineer shall not be relieved of liability to the City for damages sustained by the City by virtue of any such breach of the contract by the Engineer.

b. Right to terminate in the absence of breach. Either party may terminate this contract for any reason, by serving notice of intent to terminate upon the other party by the means specified in paragraph A of this section. Such notice shall specify the date of termination, but in no event shall either party terminate the contract under this provision upon less than thirty (30) days' notice to the other party; provided, that the parties may mutually agree to waive the thirty (30) day requirement and to shorten the time for notice of termination. In the event of termination in the absence of breach, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs, and reports or other materials prepared by the Engineer under this contract shall at the option of the City become its property, and the Engineer shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents and other materials.

7. **Conflicts**. No salaried officer or employee of the City, and no member of the City Council shall have a financial interest, direct or indirect, in this contract. A violation of this provision renders the contract void. Any federal regulations, and applicable provisions in Section 105.450 et seq. RSMo. shall not be violated. Engineer covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services to be performed under this contract. The Engineer further covenants that in the performance of this contract no person having such interest shall be employed.

8. **Assignment**. Engineer 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 Engineer 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. 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, though City will attempt to so notify any such assignee.

9. **Confidentiality of Documents**. Any reports, data, design, or similar information given to or prepared or assembled by the Engineer under this contract which the City requests to be kept as confidential shall not be made available to any individual or organization by the Engineer without prior written approval of the City.

10. **Discrimination.** Engineer 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, or political opinion or affiliation, against any employee of Engineer or applicant for employment and shall include a similar provision in all subcontracts let or awarded hereunder.

11. **Occupational License**. Engineer 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 Engineer. No contract will be executed by the City until this occupational license has been obtained and that the Engineer is current on any City taxes is verified.

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

13. **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 Engineer is associated with a business entity, Engineer 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, Engineer must provide documentation for said business entity evidencing current enrollment in a federal work authorization program.

14. **Nonresident/Foreign Contractors**. Engineer shall procure and maintain during the life of this contract:

a. If Engineer 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.

15. **General Independent Contractor Clause**. This agreement does not create an employee/employer relationship between the parties. It is the parties' intention that the Engineer 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 Engineer will retain sole and absolute discretion in the judgment of the manner and means of carrying out the Engineer's activities and responsibilities hereunder. The Engineer 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 Engineer and the City, and the City will not be liable for any obligation incurred by the Engineer, including but not limited to unpaid minimum wages and/or overtime premiums.

16. **City Benefits**. Engineer 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.

17. **Liability and Indemnity**. The parties mutually agree to the following:

a. Engineer shall defend, indemnify, and hold the City harmless from and against all damages, losses, liabilities, expenses, and costs with respect to all claims, including, but not limited to, claims for personal injuries, wrongful death, and damages to property, which may be asserted against the City by any person or entity as the result of Engineer's (or any of Engineer's subcontractors) negligent acts, errors, or omissions in the course of the performance of this contract, provided that the Engineer is not obligated to indemnify or hold harmless the City from the City's own negligence or wrong doing.

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

c. In no event shall the City be liable to the Engineer 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.

18. **Ownership of Documents.** All files and information will be submitted before or upon final approval and acceptance of the contract documents. All documents, including original drawings, calculations, computer runs, field notes, drawings, estimates, specifications, written design criteria and written reports are and remain the property of the Engineer until such time as this Agreement is, for any reason, terminated, at which time they become the property of the City. The Engineer shall furnish to the City, one set of reproducible record Mylars of drawings, AutoCAD files and copies of estimates, specifications, written reports, and written design criteria, in consideration of which the City will use them fully in connection with the project and will not sell them.

19. **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 Engineer at the addresses shown above. The date of delivery of any notice given by mail shall be the date falling on the third 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.

20. **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 litigated, venue shall be proper only in the Circuit Court of Jasper County, Missouri.

21. **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.

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

REVIEWED FOR APPROVAL

_____
Name & Title of Staff Project Manager

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, therefore.

_____
Leslie Haase, Director of Finance

APPROVED AS TO FORM

_____
Peter Edwards, City Attorney

Engineer: _____

By: _____

Printed Name: _____

Title: _____

Date: _____

By: _____
Daniel Johnson, P.E., Public Works Director

Date: _____

CITY		ENGINEER	
CITY OF JOPLIN **602 S. MAIN STREET** **JOPLIN, MO 64801**		Name: Burns and McDonnell Engineering Company, Inc. Address: 9400 Ward Parkway KANSAS CITY, MO 64114	
Attention: Chad Weller		Attention: Laura Drescher – Department Manager	
Department: Public Works		Phone: 816-823-6241	Fax:
Phone: 417.624.0820 x1560	Fax: 417.624.4620	Project: Residential Solid Waste and Recycling Procurement Consulting Services	

WORK AUTHORIZATION NUMBER _BMC-SWRP-25-001__

TO MASTER AGREEMENT FOR PROFESSIONAL ENGINEERING CONSULTING SERVICES FOR:
_Residential Solid Waste and Recycling Procurement Services

City of Joplin and Engineer enter into this Work Authorization only for the work described below. This Work Order is issued pursuant to that Master Services Agreement for Professional Engineering Consulting Services ("MSA") previously executed by City and Engineer, and upon acceptance by hereof by both parties, shall form a part of the MSA. The terms of the MSA are incorporated herein by reference. The parties agree that the Engineer will perform the Services upon the terms and conditions set forth herein and in the MSA. Engineer's acceptance of the terms of this Work Authorization shall be evidenced by Engineer's execution and return of one copy of this Work Authorization to City. Unless sooner terminated as permitted in the MSA, this Work Authorization shall terminate upon completion of the Services for this Work Authorization, except to the extent of surviving obligations set forth herein and in the MSA.

1. **Services**. City agrees to engage the services of the Engineer and the Engineer agrees to perform the services hereinafter set forth in connection with projects described in ***Exhibit A***.

2. **Addition to Services**. City of Joplin may add to the Engineer services or delete therefrom activities of a similar nature to those set forth in ***Exhibit A***, provided that the total cost of such work does not exceed the total cost allowance as specified in Paragraph 5 hereof. The Engineer shall undertake such changed activities only upon the direction of the City. All such directives and changes shall be in written form and prepared and approved by the City and shall be accepted and countersigned by the Engineer.

3. **Term**. The services of the Engineer shall commence as soon as practicable after the execution of this contract, unless otherwise directed in writing, and shall be undertaken and completed in such sequence as to assure their expeditious completion in the light of the purposes of the contract, but in any event, all the services required hereunder shall be completed as set forth in the schedule for the project which is attached hereto as ***Exhibit A***.

4. **Costs not to Exceed**. City of Joplin is limited by law with respect to the amount of money it can pay. Therefore, the City has established a fixed sum for this contract, which cannot be exceeded unless this contract is amended. The Engineer providing services hereunder shall be required to always keep track of the number of hours billable under this contract; and any work more than the fixed sum shall not be eligible for payment. The Engineer shall notify the City if Engineer anticipates that the contract amount may be exceeded, in order to determine whether or not the City is prepared to increase the total compensation. The Engineer shall establish a billing system showing the amount of money remaining on the contract, which shall be shown in each monthly billing.

5. **Payment**.

a. **Conditioned upon acceptable performance**. City agrees to pay the Engineer in accordance with the terms set forth in ***Exhibit A***, which shall constitute complete compensation for all services to be rendered under this contract; provided, that where payments are to be made periodically to Engineer for services rendered under this contract, the City expressly reserves the right to

disapprove in whole or in part a request for payment where the services rendered during the period for which payment is claimed are not performed in a timely and satisfactory manner in accordance with the schedule and description of services set forth in ***Exhibit A***.

b. **Total compensation not to exceed**. It is expressly understood that in no event will the total compensation and reimbursement to be paid to the Engineer under the terms of this work Authorization Number **BMC-SWRP-25-001** exceed the sum of **Ninety-Two Thousand Three Hundred and 00/100 Dollars ($92,300.00)**.

6. **Insurance**. Without limiting any of the other obligations or liabilities of the Engineer, the Engineer 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 Engineer to always maintain adequate insurance coverage during the term of the Contract. Failure of the Engineer to maintain coverage shall not relieve it of any contractual responsibility or obligation or liability under the Contract Documents.

The certificates of insurance, including evidence of the required endorsements hereunder or the policies, shall be filed with the City at the time that this contract is signed by the Engineer. All insurance policies shall provide thirty (30) days written notice to be given by the insurance company in question prior to modification or cancellation of such insurance. Such notices shall be mailed, certified mail, return receipt requested, to:

City of Joplin - Public Works, 602 S. Main, Joplin, MO 64801; and

Such policies shall name the City as an additional insured.

As of January 1, 2025, 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 Contractual Liability and Independent Contractors Liability. Such coverage shall apply to bodily injury and property damage on an "Occurrence Form Basis" with limits of at least One Million and no/100 Dollars ($1,000,000.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Thousand and no/100 Dollars ($500,000.00) 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. Engineer 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 attorney's fees of Engineer, its employees, officers or agents. Engineer 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 One Million and no/100 Dollars ($1,000,000.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Thousand and no/100 Dollars ($500,000.00) with respect to injuries and/or death of any one person in a single accident or occurrence.

d. Errors and Omissions Insurance. Engineer shall maintain a professional liability insurance policy in the amount of $1,000,000.00. This policy shall remain in full force and effect for a period of one year after completion and acceptance by the City of the construction of the project.

e. Subcontracts. In case any or all this work is sublet, the Engineer shall require the subcontractor to procure and maintain all insurance required in subparagraphs (A), (B) and (C) hereof and in like amounts. Engineer shall require 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.

f. Notice. Engineer and/or subcontractor shall furnish the City prior to beginning the work 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.

g. 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 Engineer, upon 10 days written notice, to execute a contract addendum whereby the Engineer agrees to provide, at a price not exceeding Engineer'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.

7. Limitation of Liability
   a. To the fullest extent permissible by law, and notwithstanding any other provision of this Agreement, the total liability, in the aggregate, of Engineer, its officers, directors, shareholders, employees, agents, and consultants, and any of them, to the City and anyone claiming by, through or under the City, for any and all claims, losses, liabilities, costs or damages whatsoever arising out of, resulting from or in any way related to a Work Authorization under this Work Authorization from any form of negligence, professional errors or omissions (including breach of contract or warranty) of Engineer, its officers, directors, employees, agents or consultants, or any of them, SHALL NOT EXCEED the total compensation actually received by Engineer under this Work Authorization. The parties agree that specific consideration has been given by the Engineer for this limitation and that it is deemed adequate.

   b. In no event will Engineer be liable for any special, indirect, or consequential damages including, without limitation, damages or losses in the nature of increased Project costs, loss of revenue or profit, lost production, claims by customers of the City, or governmental fines or penalties.

8. **All other terms and conditions of the original Agreement shall remain in effect.**

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

REVIEWED FOR APPROVAL

_____
Name & Title of Staff Project Manager

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, therefore.

_____
Leslie Haase, Director of Finance

APPROVED AS TO FORM

_____
Peter Edwards, City Attorney

Engineer: _____

By:

By: _____

Printed Name: _____

Title: _____

Date: _____

_____

Daniel Johnson, P.E., Public Works Director

Date: _____

2025 Residential Solid Waste and Recycling Procurement Services

	Max Score	Scorer	RRS	SWS	Burns & McDonnell
Qualifications of Firm: Experience with Procurement of Solid Waste contracts for Municipalities.	**40**	1	34	30	39
		2	35	35	40
		3	40	30	40
		4	35	25	38
		5	37	32	38
		Subtotal	**36.2**	**30.4**	**39**
Technical Approach: Consultant's understanding and technical approach to procurement.	**15**	1	13	12	15
		2	12	12	15
		3	13	10	15
		4	12	8	14
		5	13	10	14
		Subtotal	**12.6**	**10.4**	**14.6**
Experience of Project Team: Availability and experience of the consulting team.	**25**	1	22	21	24
		2	20	20	25
		3	25	15	25
		4	20	16	22
		5	23	20	24
		Subtotal	**22**	**18.4**	**24**
Completion of Project in a Timely Manner: Ability to complete the procurement of services in a timely manner.	**20**	1	17	17	18
		2	20	17	20
		3	18	10	20
		4	17	16	18
		5	18	16	19
		Subtotal	**18**	**15.2**	**19**
		Score	**88.8**	**74.4**	**96.6**

October 16, 2025

Mr. Daniel Johnson
Director of Public Works – City of Joplin
602 S. Main St.
Joplin, MO 64801

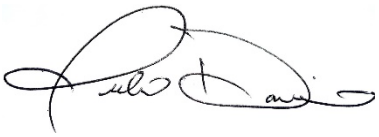
RE: Scope of Services for Residential Solid Waste and Recycling Procurement Consulting RFQ #2025-15

Dear Mr. Johnson,

Thank you for selecting Burns & McDonnell Engineering Co. to serve the City of Joplin (City) with the RFQ #2025-15 for Solid Waste and Recycling Procurement Consulting Services. Burns & McDonnell understands that the City currently provides residential waste management services through a contract with Republic Services (Republic) that expires on June 30, 2026. Burns & McDonnell looks forward to guiding the City through a transparent procurement process. This scope of services includes our scope of work, schedule, fee, and assumptions.

We appreciate the opportunity to continue our relationship with the City of Joplin. If you have any questions, please contact Julie Davis at 816-448-7363 or jdavis3@burnsmcd.com.

Sincerely,



Julie Davis
Project Manager



Scott Pasternak
Solid Waste and Resource Recovery Planning Leader

Scope of Work

Task 1 | Project Administration, Initiation and Management

Prior to commencing the project, members of the Project Team will conduct a virtual kick-off meeting with key City staff. At this kick-off meeting, we will discuss:

- Project work plan
- Objectives and key issues to be addressed
- Team member introductions and contact information
- Confirmation of participants in the Task 3 workshop
- Project schedule
- Initial data request (as described in Task 2)

During the meeting, we will identify primary contacts for our Project Team and the City and establish a protocol for the exchange of information and resolution of issues that arise in the normal course of this engagement. To facilitate effective communication between Project Team members and the City throughout the course of this project, Burns & McDonnell will:

- Schedule and participate in periodic conference calls as needed to discuss project matters
- Provide periodic status updates via electronic format
- Be available for other communications as needed



The kick-off meeting will provide a forum for establishing clear communication for the project.

Project management efforts have been developed based on a six-month project schedule.

Task 1 Deliverables

- Electronic copies of the kick-off meeting agenda, handouts, and follow-up summary
- Participation of Burns & McDonnell Project Manager and key staff in virtual kick-off meeting

Task 2 | Data Collection

After receiving Notice to Proceed, Burns & McDonnell will provide the City with a request for data that is necessary to prepare the procurement documents. Having recently evaluated key data for the Solid Waste Master Plan and the Recycling Education and Outreach Plan, Burns & McDonnell already has some of the needed data as indicated with an asterisk (*). Data requested includes, but is not limited to, the following:

- Existing contract*
- Standard City procurement template and contract
- Billing data
- Population estimates and projections, including any planned annexations*
- Ordinances and policy statements*
- Historical tonnages of solid waste and recyclables generated*
- Other information that may be determined to be relevant to the procurement

Task 2 Deliverable

- Preliminary data request

Task 3 | RFP Development Workshop

We have found utilizing a workshop to discuss key procurement issues is an effective and timely method for making important decisions. Burns & McDonnell's Project Manager and Procurement Consultant will facilitate an in-person one-day workshop to discuss the procurement. The procurement strategy workshop will include discussion and evaluation of the following topics:

- Procurement process (Request for Proposals, Request for Qualifications or Invitation for Bids)
- Minimum qualifications
- Evaluation criteria and weighting
- Service sectors (single-family residential)
- Base service levels and optional services
- Acceptable and unacceptable materials
- Collection vehicle fleet specifications
- Cart specifications, purchase, maintenance and ownership
- Performance standards and assurances
- Initial and renewal terms
- Price structure and adjustments
- Recycling requirements
- Contract audits and access to records
- Permitting or franchise fee
- Performance standards and remedies for non-performance
- Customer service responsibilities
- Billing services responsibilities
- Public outreach plan and educational requirements
- Disposal and recycling processing
- Transition plan

Burns & McDonnell will provide a copy of the agenda and any handout materials in advance to allow City staff to consider the topics prior to the workshop. City staff are responsible for coordinating to confirm participation of the appropriate individuals. Burns & McDonnell will deliver a memorandum summarizing key decisions of the procurement strategy workshop.

Task 3 Deliverables

- Meeting agenda and other handout materials, including a list of issues to be discussed during the procurement strategy workshop
- Participation of Burns & McDonnell Project Manager and Procurement Consultant in the procurement strategy workshop
- Memorandum summarizing key decisions of the procurement strategy workshop

Task 4 | Draft RFP and Agreement Development

Burns & McDonnell will assist the City with developing the procurement and agreement documents.

Develop RFP

Note, we understand that the City's RFQ referred to the development of an RFQ for this project. We will discuss the merits of an RFP versus RFQ process during the strategy workshop described in Task 3. We have referred to the documents as an RFP simply for clarity. For all parts of this task, Burns & McDonnell will coordinate with the designated purchasing staff and legal counsel and will rely on the City for any standard language to be included in procurement documents.

During procurement document development, Burns & McDonnell will prepare the following items for inclusion in the draft RFP:

- General terms and conditions, including any standard terms and conditions provided by the City
- Background information, including an explanation of why the procurement document is being developed, historical program data, demographic information, etc.
- Proposal format and content
- Procurement process, including schedule and evaluation criteria
- Scope of work and minimum requirements
- Proposal response forms, including personnel, experience, cost, etc.

- Other sections of the procurement document

Develop Agreement

Burns & McDonnell will develop a draft collection services agreement in accordance with regulatory requirements, City objectives, and best management practices. Our team will align the RFP documents with agreement documents for an enforceable and unified outcome. We will work in coordination with the City's purchasing staff and legal counsel to develop the contract based on our industry experience and the results from prior tasks.

Burns & McDonnell will prepare one draft and one final version of the RFP and agreement. Following delivery of the first draft version of the procurement documents, the Burns & McDonnell Project Director, Project Manager and the Procurement Consultant will participate in a virtual meeting with the City to discuss the documents. The City's project manager will be responsible for consolidating comments on the draft procurement documents from the City's reviewers for incorporation by Burns & McDonnell.

Task 4 Deliverables

- One draft version of the RFP and agreement
- Participation of Burns & McDonnell Project Manager and Procurement Consultant in one virtual meeting to discuss draft documents

Task 5 | Final RFP and Agreement Development

Following the City's review of the draft RFP Document from Task 4, Burns & McDonnell will address comments and edits received for a final RFP and agreement documents delivery. We would request that the City compile and consolidate comments from all staff who may review the document into one set of comments/suggested edits. We will schedule a meeting to review the document and discuss any comments and then, we will update the final report to address comments into a final RFP in both Word and PDF formats.

Task 5 Deliverable

- One final version of the RFP

Task 6 | Solicitation Support, Evaluations, Interviews

Burns and McDonnell will assist with the solicitation of RFP, conduct proposal evaluations, and facilitate interviews with candidates, if desired.

Task 6A: Solicitation Support and Pre-proposal Coordination

Burns & McDonnell Project Manager or Procurement Consultant will attend the pre-proposal virtually. The City will be responsible for facilitating the pre-proposal meeting. Upon request, Burns & McDonnell may draft addenda to answer questions or revise the RFP and contract documents based on feedback received from the pre-proposal meeting or the comment period. Burns & McDonnell will provide the draft addenda to the City's project manager for approval and distribution to all interested vendors.

Task 6B: Facilitation of Proposer Interviews

Following the evaluation of proposals, Burns & McDonnell's Project Manager and Procurement Consultant will assist the City with the facilitation of proposer interviews. As part of this task, we will:

- Assist with identifying proposers to be interviewed
- Develop questions for the proposer interview
- Participate in proposer interviews
- Revise Burns & McDonnell's evaluation of proposals (Task 6C) based on the interview
- Compilation of scoring from the evaluation committee in an Excel-based format

Task 6C: Evaluation of Proposals

Burns & McDonnell will support the City's evaluation committee by completing a technical and financial review of the proposals received. We will serve as an "ad hoc" and non-voting member of the evaluation committee. The goal of this task is to evaluate proposals based on the evaluation criteria set forth in the RFP. As part of the evaluation of proposals, Burns & McDonnell will:

- Evaluate whether the proposer meets the City's minimum qualifications
- Determine if the proposer has provided all information requested in the RFP, and provide the page number in the proposal where the information is provided
- Evaluate the strengths and weaknesses of each component of the proposals
- Evaluate the proposer's technical capability and approach, including such categories as work plan, equipment, etc.
- Review the proposer's experience providing services of similar size, complexity, and scope
- Evaluate cost proposals using an Excel model to understand total system costs for different pricing options and market conditions, including City and vendor costs
- Identify questions and negotiating points

Burns & McDonnell will participate in one virtual meeting with the City to discuss our findings. This task does not include assessing compliance with purchasing procedures since it is assumed that the city will identify compliant and non-compliant proposals.

Task 6 Deliverables

- Participation of Burns & McDonnell Project Manager or Procurement Consultant in pre-proposal meeting
- Assistance with addendum preparation
- Excel spreadsheets (saved as PDF files) and a summary of the evaluation of proposals
- Interview questions
- Participation of Burns & McDonnell Project Manager and Procurement Consultant at vendor interviews
- Revised memo and spreadsheets (saved as PDF files) that summarize the evaluation of proposals
- Compilation of scoring from the evaluation committee

Task 7 | Negotiation Assistance

As requested, Burns & McDonnell can provide contract negotiations to assist the City. Contract negotiations can occur with the existing contractor as requested and/or with the selected vendor based on the procurement process. We can customize this task to allow for flexibility in the role played by our team based on the direction provided by the City. The role in the contract negotiations will be determined by various factors, including:

- Composition of the negotiation team (i.e., technical, legal and financial)
- Number of contracts awarded (i.e., one or multiple contracts)
- Other factors related to the procurement

As part of contract negotiations, we could conduct activities including, but not limited to, the following:

- On-site meetings with prospective provider(s)
- Conference call(s) with City staff and/or service provider(s)
- Updating financial analysis to reflect negotiated rates
- Review of proposed changes or amendments to contract
- Other tasks as needed

The Project Team recognizes that the amount of time will vary based on the pace and progress of the negotiations. The budget will significantly depend on the type of contract awarded. In the event the city requests contract negotiation services, such services would be billed on a time and expense basis, based on hourly rates.

Task 7 Deliverables

- To be determined

Task 8 | City Council Presentation

Burns & McDonnell will present to the City Council on the procurement process and/or findings, at the appropriate time in the process, as identified by the City. We will develop one draft and final PowerPoint presentation and deliver presentation content in person.

Task 8 Deliverables

- One draft and final presentation and in-person delivery to City Council

Task 9 | Optional Additional Services

Burns & McDonnell can provide additional services and transition and implementation assistance that are outside of the scope of work, subject to agreement between the City and the Project Team. In the event additional services are requested by the City, such additional services would be billed on a time and expense basis, based on hourly rates included in this proposal. Examples of additional services include, but are not limited to:

- Additional revisions to the RFP and/or contract (beyond those described in previous Tasks)
- Additional addenda preparation (beyond the description in previous Tasks)
- Evaluation of additional proposals (beyond those described in previous Tasks)
- Participation in more than one day of proposer interviews (beyond described in previous Tasks)
- Participation in contract negotiations with the selected contractor (beyond described in previous Tasks)

After the City enters into an agreement with the selected contractor, the City may request transition and implementation assistance. Examples of transition and implementation assistance include, but are not limited to:

- Ordinance revision
- Transitional assistance guidance and implementation support
- Carts procurement and negotiation
- Grant coordination for carts
- Customer rate development
- Meetings with City staff, contractor and/or City Council

If requested, we can develop a specific scope of work for future requested services.

Task 9 Deliverable(s)

- To be determined

Schedule

Burns & McDonnell has developed the following schedule based on the assumption that we will receive Notice to Proceed by November 3, 2025. Given the importance of providing transition time for a new contract (even if the current contractor is selected), Burns & McDonnell would recommend that the City request a short-term (3 – 4 months) contract extension with the current provider to provide sufficient time for a transition.

Task	Schedule
1 Project Administration, Initiation and Management	November 2025
2 Data Collection	November 2025
3 RFP Development Workshop	November 2025
4 Draft RFP and Agreement Development	November – December 2025
5 Final RFP and Agreement Development	December 2025
6 Solicitation Support, Evaluations, Interviews	
6A Solicitation Support and Pre-Proposal Coordination	January 2025
6B Facilitation of Proposer Interviews	February 2025
6C Evaluation of Proposals	February – March 2025
7 Negotiation Assistance (T&M based on Rate Sheet, not to exceed)	As Needed and/or March 2025
8 City Council Presentation	TBD
9 Optional Additional Services	TBD

Fee

Burns & McDonnell proposes a fixed fee of Ninety-Two Thousand Three Hundred Dollars ($92,300) for completing the described Scope of Work. Burns & McDonnell will submit monthly invoices to the City on a percent project complete basis for Tasks 1-6 and 8. Services for Tasks 7 will be invoiced on a time and materials basis not to exceed the proposed fee. The following table provides an outline of the services to be provided and includes the fee, inclusive of professional fees and expenses.

Task	Cost
1 Project Administration, Initiation and Management	$ 4,300
2 Data Collection	$ 3,800
3 RFP Development Workshop	$ 9,300
4 Draft RFP and Agreement Development	$ 22,500
5 Final RFP and Agreement Development	$ 10,000
6 Solicitation Support, Evaluations, Interviews	
6A Solicitation Support and Pre-Proposal Coordination	$ 3,500
6B Facilitation of Proposer Interviews	$ 5,100
6C Evaluation of Proposals	$ 14,200
7 Negotiation Assistance (T&M based on Rate Sheet, not to exceed)	$ 15,300
8 City Council Presentation	$ 4,300
9 Optional Additional Services	TBD
Total	**$ 92,300**

Assumptions and Conditions

Our scope of work, schedule and fee are based on the following understanding:

- The Project Team will coordinate with the City's Purchasing Department and City Attorney's Office and will rely on the City for any standard City language to be included within the RFP.
- The City Attorney's Office will provide all legal advice and will review the procurement documents and prepare and negotiate the contract documents.
- City staff will be responsible for the distribution of the procurement documents, advertising costs to announce the procurement, the coordination of the receipt of the proposals and the review of proposals in accordance with City requirements.
- Our project schedule is dependent on the timely provision of requested data and review of draft documents provided to the City.
- Burns & McDonnell will exercise reasonable skill, care, and diligence in the performance of its services and will carry out its responsibilities in accordance with customarily accepted professional practices. If Burns & McDonnell fails to meet the foregoing standard, Burns & McDonnell will perform at its own cost, the professional services necessary to correct errors and omissions reported to Contractor in writing within one year from the completion of the Burns & McDonnell's services. No warranty, express or implied, is included as part of the services to be provided.
- In no event will Burns & McDonnell be liable for any special, indirect, or consequential damages including, without limitation, damages or losses in the nature of increased Project costs, loss of revenue or profit, lost production, claims by customers of Client, and/or governmental fines or penalties. aggregate liability for all damages connected with its services for the Project not excluded by the preceding subparagraph, whether or not covered by Burns & McDonnell's insurance, will not exceed $100,000.
- Burns & McDonnell and the City will utilize the same terms and conditions as included in the agreement between the parties dated December 14, 2021, or come to terms and conditions mutually agreed upon by both parties.

Attachment

Schedule of Hourly Rates and Expenses

Position Classification	Classification Level	Hourly Billing Rate
General Office*	5	$78.00
Technician*	6	$99.00
Assistant*	7	$120.00
	8	$165.00
	9	$195.00
Staff*	10	$214.00
	11	$234.00
Senior	12	$266.00
	13	$287.00
Associate	14	$295.00
	15	$297.00
	16	$299.00
	17	$303.00

Unit Cost Rates

Description	Unit Cost
Flow Meter Installation	$500.00/each
Flow Monitoring (minimum 5 meters)	$70.00/meter-day
Rain Gauge Monitoring	$15.00/gauge-day

NOTES:

1. Position classifications listed above refer to the firm's internal classification system for employee compensation. For example, "Associate", "Senior", etc., refer to such positions as "Associate Engineer", "Senior Architect", etc.

2. For any nonexempt personnel in positions marked with an asterisk (*), overtime will be billed at 1.5 times the hourly labor billing rates shown.

3. For outside expenses incurred by Burns & McDonnell, such as authorized travel and subsistence, and for services rendered by others such as subcontractors, the client shall pay the cost to Burns & McDonnell plus 10%.

4. Monthly invoices will be submitted for payment covering services and expenses during the preceding month. Invoices are due upon receipt. A late payment charge of 1.5% per month will be added to all amounts not paid within 30 days of the invoice date.

5. The services of contract/agency and/or any personnel of a Burns & McDonnell subsidiary or affiliate shall be billed to Owner according to the rate sheet as if such personnel is a direct employee of Burns & McDonnell.

6. The rates shown above are effective for services through December 31, 2025, and are subject to revision thereafter.

CITY OF JOPLIN
COUNCIL AGENDA ITEM

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

MEETING DATE
November 3, 2025

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2025-542 Ordinance; Exhibit "A" Community Improvement District Petition; Blight Study; Map of Community Improvement District

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

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

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

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

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

The CID will be a separate political subdivision governed by a board of directors, appointed by the Mayor, with the consent of the City Council. The Petition includes the board appointments. Additionally, the City will be entitled to appoint an ex-officio representative to attend meetings of the Board and have access to certain financial records.

According to Missouri Revised Statutes, blight is defined as follows:

> "Blighted area", an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.

A blight study by Sterrett Urban, LLC. determined the area is a "blighted area" creating an economic underutilization and an inability to pay reasonable taxes. The study concludes the following blight factors are present:

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

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

FUNDING SOURCE
Not applicable for this item.

RECOMMENDATION
Staff recommends approval of this council bill.

COUNCIL BILL NO. 2025-542 **ORDINANCE NO.**

AN ORDINANCE approving a Petition For the Creation of the Woodsonia Marketplace Community Improvement District and creating the Woodsonia Marketplace Community Improvement District.

WHEREAS, Sections 67.1401 to 67.1571 RSMo, 2000, as amended (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 October 15, 2025, property owners within the proposed community improvement district, collectively owning more than fifty percent (50%) by assessed value of the real property and 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 Woodsonia Marketplace Community Improvement District (the "District"), said Petition recites the following facts:

(a) The legal description of the proposed District, including a map illustrating the district boundaries;

(b) The name for 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, or any legally described portion thereof, 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, on November 3, 2025, 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 and establish the District make such other findings as necessary.

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:

Bill Coleman	4 years
Darieus Adams	4 years
Phil Stinnett	2 years
Rob Mallory	2 years
Melodee Colbert Kean	2 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.

Section 7. The District will continue to exist and function until the earlier of: (1) until all of the obligations (and accrued interest), as defined in the CID Act, of the District have been repaid, or (2) the date which is twenty-seven (27) years from the date of this Ordinance establishing the District. The City may extend the duration of the District pursuant to Section 67.1481 of the CID Act.

Section 8. Pursuant to Section 67.1401.2(3)(b) RSMo, the City Council hereby finds, determines, and declares that the area described in the Petition is a blighted area based on information included in and testimony related to the blight study submitted and presented at the public hearing on November 3, 2025. The City Council further finds and determines that the use of District revenues related to the construction of the improvements and services described in the Petition are reasonably anticipated to remediate the blighting conditions within the District and will serve a public purpose.

Section 9. 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 10. 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 11. 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.

Section 12. 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 _____, 2025, by a _____vote.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

Exhibit A

Petition for the Creation of the Woodsonia Marketplace Community Improvement District

[see attached]

EXHIBIT "A"

WOODSONIA MARKETPLACE
COMMUNITY IMPROVEMENT DISTRICT

PETITION TO THE
CITY OF JOPLIN, MISSOURI
FOR THE CREATION OF THE

WOODSONIA MARKETPLACE
COMMUNITY IMPROVEMENT DISTRICT

Submitted October 15, 2025

PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

To the City Council ("City Council") of the City of Joplin, Missouri ("City"):

The undersigned petitioners ("Petitioners"), (1) being the owners of record owning more than fifty percent (50%) by assessed value of the real property within the boundaries of the hereinafter described Woodsonia Marketplace Community Improvement District ("District"), and (2) comprising more than fifty percent (50%) per capita of all owners of real property within the boundaries of the District, do hereby petition and request that the City Council establish the District under the authority of Sections 67.1401 to 67.1571, RSMo ("Act"). In support of this petition ("Petition"), Petitioners set forth the following information in compliance with the CID Act.

1. **Boundaries, Legal Description, and Map of District**

   The legal description of the District is attached hereto as Exhibit A. A map of the boundaries of the District is attached hereto as Exhibit B, confirming that the District is contiguous. The District is located entirely within the corporate boundaries of the City. A summary of the parcels within the District owned by the Petitioners is attached hereto as Exhibit C.

2. **Name of District**

   The name of the District is **Woodsonia Marketplace Community Improvement District**.

3. **Signatures May Not Be Withdrawn**

   Notice has been provided to all signers of the Petition that their signatures may not be withdrawn later than seven (7) days after the filing of this Petition with the City Clerk. This notice is included on each signature page attached to this Petition.

4. **Five-Year Plan**

   A five-year plan stating a description of the purposes of the District, the services it will provide, the improvements it will make and an estimate of costs of these services and improvements to be initially incurred is attached hereto as Exhibit D.

5. **District Type**

   District is a political subdivision of the State of Missouri in accordance with the Act.

6. District Governance, Number of Directors

The District is governed by a board of directors appointed by the City, consisting of five (5) members.

7. Board of Directors

a. Number. The District is governed by a Board of Directors ("Board") consisting of 5 members who have been appointed by the municipality in accordance with this petition.

b. Qualifications. Each member of the Board ("Director") shall meet the following requirements:

(1) be at least 18 years of age;

(2) be and must declare to be either an owner of real property within the District or an authorized representative of an owner, an owner of a business operating within the District, or a registered voter residing within the District, as provided in the CID Act;

(3) are citizens of the United States and have been a resident of the State of Missouri for at least one year immediately preceding the date upon which he or she takes office in accordance with Article VII, Section 8 of the Missouri Constitution and § 67.1451.6, RSMo; and

(4) except for the initial directors named in this Petition, be nominated according to slates submitted as described in this Petition; or in the case of Interim Directors, be elected by the remaining Directors.

(5) At least one director must be someone who (1) resides within the City. (2) is qualified to vote. (3) has no financial interest in any real property or business in the District, and (4) is not a relative to an owner of real property or a business within the District.

c. Initial Directors. The initial directors ("Initial Directors") and their respective terms were identified by the City as follows:

Bill Coleman	4 years	Owner's Representative
Darieus Adams	4 years	Owner's Representative
Phil Stinnett	2 years	Owner's Representative
Rob Mallory	2 years	Owner's Representative
Melodee Colbert Kean	2 years	Independent Director

d. Terms. Each Initial Director named above shall serve for the term set forth opposite his/her name or until a successor is appointed in accordance with this Petition. Each Successor Director shall serve a four (4) year term or until a successor is appointed in accordance with this Petition. If, for any reason, a Director is not able to serve his/her term, the remaining Directors shall elect an Interim Director to fill the vacancy of the unexpired term.

Notwithstanding anything to the contrary, any Director's failure to meet the qualification requirements set forth above, either in a Director's individual capacity or in a Director's representative capacity, shall constitute cause for the Board to take appropriate action to remove said Director.

e. Ex Officio Members. The City may designate an ex officio member to the District's Board of Directors who may attend all open meetings of the Board but shall have no voting power. The ex officio member may attend closed meetings of the Board unless the member has a conflict of interest regarding the subject matter of the closed meeting and/or the subject matter of the closed meeting involves potential or actual legal actions relating to the City. The District shall provide the ex officio member with notice of all meetings and copies of all correspondence provided to the members of the Board. The City's failure to designate an ex officio member will not affect the Board's ability to meet, act upon certain matters and otherwise carry out its business.

f. Successor Directors. Successor Directors shall be appointed by the Mayor with consent of City Council by resolution according to a slate submitted by the Board to the City of Joplin, MO's City Clerk ("City Clerk"). The slate of proposed Successor Directors shall include evidence in a form satisfactory to the City that each Successor Director meets the statutory qualifications to serve as Director pursuant to the CID Act and that the owner's representatives are duly authorized to serve as Directors.

Upon receipt of a slate of Successor Directors, the City Clerk shall promptly deliver the slate to the Mayor, and the Mayor shall either (i) approve the slate and seek consent of same from the City Council at the next regular meeting of the City Council, or (ii) return the slate to the Board with a request for alternates for any or all of the Board petitions identified on the slate.

Should City Council refuse to consent to the slate submitted to it by the Mayor, it shall request alternatives for any or all Board positions identified on the slate and within ten days of such refusal, the Board shall submit an alternative slate to the Mayor with two alternates for each of the Board positions requested by the City Council.

Should the Mayor reject and return the slate to the Board, the Board shall, within ten days of such refusal, submit an alternative slate to the Mayor with two alternates for each of the Board positions requested by the Mayor. After receipt of the alternative slate, the Mayor shall either (i) choose from the alternate(s), approve the slate, and seek consent of the City Council at the next regular meeting of the City Council, or (ii) reject the alternative slate. In the event the Mayor rejects the alternative slate, Successor Directors shall be appointed by the Mayor with the consent of the City Council.

If any such action by the Mayor or the City Council is not completed within a 30-day period, the Successor Directors shall be deemed to have been appointed by the Mayor with the consent of the City Council according to the slate submitted.

8. Total Assessed Value

Total estimated assessed value of all real property located within the District, as reported by the Jasper County Assessor's Office and Newton County Assessor's Office as of the date of this Petition, is $36,157,430.00. As depicted on Exhibit C, Petitioners own real property within the District currently assessed at $18,450,420.00 representing 51.03% of the assessed value of all of the real property within the District.

9. Determination of Blight

The petitioners are seeking a determination that the District Land is a blighted area pursuant to the Act as shown in the Blight Study attached as Exhibit E. Upon a finding of blight by the City Council, the District may contract with any private property owner within the District to demolish and remove, renovate, reconstruct, or rehabilitate any building or structure on such property provided that the City Council has determined that the action to be taken pursuant to such contract is reasonably anticipated to remediate the blighting conditions and will serve a public purpose.

10. Proposed Length of Time

The District will continue to exist and function until the earlier of: (1) all of the obligations (and accrued interest), as defined in the Act, of the District have been repaid, or (2) the date which is twenty-seven (27) years from the date of the Ordinance establishing the District. The City may extend the duration of the District pursuant to Section 67.1481 of the Act.

11. Proposed Method of Financing District Costs

The costs of the District improvements and services will be financed through a conventional secured loan, reimbursement agreement and/or bonds issued by the District or other authorized body, any of which will be secured by the pledge of applicable revenue received from the imposition of a one percent District sales tax within the District ("CID Sales Tax"). The costs of services shall only be paid by revenues of the district after the costs of improvements have been fully paid.

12. Sales Tax

The District will impose a one percent (1%) sales tax. The sales tax may only be levied after an approved board resolution and sales tax election in accordance with the CID Act. The sales tax is estimated to become effective April 1, 2026, subject to qualified voter approval in a mail-in ballot election. Any sales tax approved by qualified voters will not become effective until the first day of the second quarter following the approval of such tax.

13. Maximum Rates of Business Licenses and Real Property Taxes

District will impose no real property tax levy or business license tax within District.

14. Special Assessments

The District is not authorized to levy a special assessment.

15. Limitations on Borrowing Capacity

Petitioners do not seek limitations on the borrowing capacity of the District.

16. Limitations on Revenue Generation

Petitioners do not seek limitations on the revenue generation of the District.

17. Other Limitations on District Powers

Petitioners do not seek limitations on the authority of the District, except as set forth in this Petition. The District shall have the full range of powers authorized under the provisions of the CID Act.

18. Audit

The City Auditor shall have the right to examine or audit the records of the District and shall require that the District make such records available to the City Auditor within ten (10) days after a written request for the same is made.

19. Severability / Exhibits

It is the intention of the Petitioners that the provisions of this Petition shall be enforced to the fullest extent permissible under the laws and public policies of the 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 Petition. Accordingly, if any provision of this Petition shall be deemed invalid or unenforceable in whole or in part, this Petition 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 Petition in order to render the same valid and enforceable. All exhibits attached hereto are hereby incorporated into this Petition by reference.

20. Request to Establish District

By execution and submission of this Petition, the Petitioners request that the City Council establish the District as set out in this Petition.

[THE REST OF THIS PAGE IS INTENTIONALLY BLANK]

CLERK'S RECEIPT OF PETITION

This Petition to create the Woodsonia Marketplace Community Improvement District was filed in the office of the City Clerk of the City of Joplin, MO on the _____ day of _____, 2025.

_____
City Clerk

[SEAL]

CID #1

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: 4 State Corral, LLC
DBA (if any): NONE
Owner's telephone number: 417-296-3107 314-280-7562
Owner's mailing address: 3090 N Hidden Hollow Ln, Joplin MO 64801
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Chalk L. Billy - Robert I. Carens
* State basis of legal authority to sign: owners
Signer's telephone number: Same as Owners
Signer's mailing address: 3090 N Hidden Hollow Ln. Joplin Mo. 64801
8105 Old White River Rd. Rogers Ark 72756

If owner is an individual: Single Married

If owner is not an individual state what type of entity: Corporation General Partnership
* Limited Liability Company Limited Partnership
Urban Redevelopment Corp Trust
Nonprofit Corporation Other: _____

Map and parcel number: 20401800000027001
Assessed Value: ~~$1,776,350.00~~ Current AV ~~$775,350~~ $552,200

By executing this petition, the undersigned represents and warrants he/she is authorized to execute this petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: 8/2/2023

Signature: [signature]
Name: Chalk L. Billy - Robert I. Carens
Title: owners.

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

Be it remembered, that on this 2 day of August, 2023, before me, a Notary Public in and for the County and State aforesaid, came Billy Chalk, the Robert Carens of 4 State Corral, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of said Company and he/she duly acknowledged the execution of the same to be the act and deed of said Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

[signature]
NOTARY PUBLIC

My Commission Expires: 4/6/2026

MATTHEW WALTON
Notary Public - Notary Seal
Jasper County - State of Missouri
Commission Number 22907628
My Commission Expires Apr 6, 2026

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Acme Land Company**
DBA (if any): _____
Property Address: 1. 2601 S Rangeline Rd; 2. S Rangeline Rd
Owner's telephone number: 417 624 5825
Owner's mailing address: P.O. Box 66, Joplin MO 64803
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: _____
State basis of legal authority to sign: _____
Signer's telephone number: _____
Signer's mailing address: _____

If owner is an individual: Single Married

If owner is not an individual state what type of entity:
Corporation General Partnership
Limited Liability Company Limited Partnership
Urban Redevelopment Corp Trust
Nonprofit Corporation Other: S-corp

Map and parcel number: 1. 20401800000031000
2. 20401800000031001

Assessed Value: 1. $284,890
2. $74,300 **TOTAL: $359,190**

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: 5/13/24

Signature: R. Newton Sharp
Name: R. Newton Sharp
Title: President

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

Be it remembered, that on this 13th day of May 2023, before me, a Notary Public in and for the County and State aforesaid, came R. Newton Sharp, the President of Acme Land Company, a Delaware corporation ("Company"), who executed the within instrument on behalf of Company and he/she duly acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Cathy A Taylor
NOTARY PUBLIC

My Commission Expires:
3/22/2027

CATHY A. TAYLOR
Comm. Exp. 3/22/2027
NOTARY PUBLIC NOTARY SEAL #15530333
Newton County
STATE OF MISSOURI

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: BURKAT, LLC
DBA (if any):
Property Address: 2705 S Rangeline Rd
Owner's telephone number:
Owner's mailing address: 3715 Red Fox Run, Joplin MO 64804
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer:
State basis of legal authority to sign:
Signer's telephone number:
Signer's mailing address:

If owner is an individual: Single / Married
If owner is not an individual: Corporation / General Partnership / Limited Liability Company / Limited Partnership / Urban Redevelopment Corp / Trust / Nonprofit Corporation / Other:

Map and parcel number: 20401800000034000
Assessed Value: ~~$25,950.00~~ $49,230

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: August 11, 2025

Signature:
Name: JEHKHAR ALI
Title: OWNER

STATE OF Missouri)
COUNTY OF Jasper)

Be it remembered, that on this 11th day of August, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Jehkhar Ali the owner of Burkat, LLC (Company), who executed the within instrument on behalf of Company, and he/she/they acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

My Commission Expires: 1/16/2028

Kyle Hrabik
Notary Public - Notary Seal
STATE OF MISSOURI
Jasper County
My Commission Expires: 1/16/2028
Commission #: 23501031

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Continence Restoration Center, LLC**

DBA (if any): _____

Property Address: 2120 S. Davis Blvd.

Owner's telephone number: _____

Owner's mailing address: 8458 Cedar Dr., Joplin MO 64804

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Christopher Roberts

State basis of legal authority to sign: Owner

Signer's telephone number: (417)434-1238

Signer's mailing address: 8458 Cedar Drive Joplin MO 64804

If owner is an individual: Single (Married)

If owner is not an individual state what type of entity: Corporation; (Limited Liability Company); Urban Redevelopment Corp; Nonprofit Corporation; General Partnership; Limited Partnership; Trust; Other: _____

Map and parcel number: **20401800000013002**

Assessed Value: ~~$616,880.00~~ ~~$197,690~~ $197,690

By executing this petition, undersigned represents and warrants he/she is authorized to execute this petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: 10/11/24

Signature: Christopher Roberts

Name: Christopher Roberts

Title: Owner

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

Be it remembered, that on this 11 day of Oct., 2024, before me, a Notary Public in and for the County and State aforesaid, came Christopher Roberts, the Owner of Continence Restoration Center, LLC a Missouri limited liability company ("Company"), who executed the within instrument on behalf of said Company and he/she duly acknowledged the execution of the same to be the act and deed of said Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Celina Brown
NOTARY PUBLIC

My Commission Expires: April 3rd, 2027

CELINA BROWN
Notary Public - Notary Seal
Jasper County - State of Missouri
Commission Number 23138402
My Commission Expires Apr 3, 2027

EXHIBIT "B"

EXECUTION PAGE FOR PETITION FOR THE
WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: Fletcher Realty, LLC
DBA (if any): _____
Owner's telephone number: 501-992-2101
Owner's mailing address: 5922 Warden Rd, Sherwood, AR 72120
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Thomas W. Roy III
State basis of legal authority to sign: Manager of LLC per Operating Agreement
Signer's telephone number: 501-992-2101
Signer's mailing address: 5922 Warden Rd, Sherwood, AR 72120

If owner is an individual: Single Married
If owner is not an individual state what type of entity: Corporation General Partnership
Limited Liability Company Limited Partnership
Urban Redevelopment Corp Trust
Nonprofit Corporation Other: _____

Map and parcel numbers: 1. 20401800000026000; 2. 20401800000022000
3. 20401800000013003; 4. 20401800000012000

Assessed Values: 1. $954,210
2. $1,364,590
3. $831,950
4. $211,520 **TOTAL: $3,362,270**

By executing this petition, the undersigned represents and warrants he/she is authorized to execute this petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: 6/27/23

Signature: Thomas W. Roy III
Name: Thomas W. Roy III
Title: Manager / CFO

STATE OF Arkansas)
COUNTY OF Pulaski) ss.

Be it remembered, that on this 27th day of June, 2023, before me, a Notary Public in and for the County and State aforesaid, came Thomas W. Roy III, the Manager / CFO of Fletcher Realty, LLC, an Arkansas limited liability company ("Company"), who executed the within instrument on behalf of said Company and he/she duly acknowledged the execution of the same to be the act and deed of said Company.
In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Amanda Peavey
NOTARY PUBLIC

My Commission Expires:
12-17-28

AMANDA PEAVEY
MY COMMISSION # 12380031
EXPIRES: December 17, 2028
Saline County

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Fletcher Realty, LLC**
DBA (if any): _____
Property Address: 1. 3111 S Rangeline Rd 2. 3111 E 32nd Rd
Owner's telephone number: 501-992-2101
Owner's mailing address: 5922 Warden Road, Sherwood, AR 72120
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Thomas W. Roy III
State basis of legal authority to sign: Manager
Signer's telephone number: 501-992-2101
Signer's mailing address: 5922 Warden Road, Sherwood, AR 72120

If owner is an individual:	Single	Married
If owner is not an individual	Corporation	General Partnership
state what type of entity:	**Limited Liability Company**	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: **1. 20-4.0-18-00-000-042.001**
2. 20-4.0-18-00-000-045.002
Assessed Value: **1. $472,710.00**
2. $993,230.00

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: 9/29/2025

Signature: _____
Name: Thomas W. Roy III
Title: Manager/CFO

STATE OF Arkansas)
) ss.
COUNTY OF Pulaski)

Be it remembered, that on this 29th day of September, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Thomas W. Roy III, the Manager, an Arkansas limited liability company ("Company"), who executed the within instrument on behalf of Company and he/she/they acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

_____
NOTARY PUBLIC

My Commission Expires: 12-17-28

AMANDA PEAVEY
MY COMMISSION # 12369031
EXPIRES: December 17, 2028
Saline County

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **HD Development of Maryland, Inc.**
DBA (if any): _____
Owner's telephone number:
Owner's mailing address: 2455 Paces Ferry Road, Building C-19, Atlanta, Georgia 30339, Attn: Property Management -- Store #3042
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer:
State basis of legal authority to sign: _____
Signer's telephone number: _____
Signer's mailing address: _____

If owner is an individual:	Single	Married
If owner is not an individual state what type of entity:	**Corporation**	General Partnership
	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel numbers: **1. 20401800000014003**
2. 20401800000020001
Assessed Values: **1. $1,021,070.00**
2. $53,770.00 TOTAL: $1,074,840.00

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: August 21, 2025 Signature: _____
Name: John Chescavage
Title: Senior Corporate Counsel

STATE OF Georgia)
) ss.
COUNTY OF Cobb)

Be it remembered, that on this 21 day of August, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came John Chescavage, the Sr. Corp. Counsel of HD Development of Maryland, Inc., a Maryland corporation ("Company"), who executed the within instrument on behalf of Company and he/she duly acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

My Commission Expires:

Connie D Rockwell
NOTARY PUBLIC
Cobb County, GEORGIA
My Commission Expires 10/16/2027

NOTARY PUBLIC
Connie D. Rockwell

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **HD Development of Maryland, Inc.**

DBA (if any): _____

Owner's telephone number:

Owner's mailing address: 2455 Paces Ferry Road, Building C-19, Atlanta, Georgia 30339, Attn: Property Management – Store #3042

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer:

State basis of legal authority to sign: _____

Signer's telephone number: _____

Signer's mailing address: _____

If owner is an individual: Single Married

If owner is not an individual state what type of entity:
Corporation General Partnership
Limited Liability Company Limited Partnership
Urban Redevelopment Corp Trust
Nonprofit Corporation Other:_____

Map and parcel number: **20401800000014005**
Assessed Value: **$29,280.00**

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: August 21, 2025 Signature: _____
Name: John Chescavage
Title: Senior Corporate Counsel

STATE OF)
) ss.
COUNTY OF)

Be it remembered, that on this 21 day of August, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came John Chescavage, the Sr. Corp. Counsel of HD Development of Maryland, Inc., a Maryland corporation ("Company"), who executed the within instrument on behalf of Company and he/she duly acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Connie D. Rockwell
NOTARY PUBLIC

My Commission Expires:

Connie D Rockwell
NOTARY PUBLIC
Cobb County, GEORGIA
My Commission Expires 10/16/2027

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Duane D. Hukill and Holly L. Hukill, Co-Trustees of the Duane D. and Holly L. Hukill Revocable Trust Agreement dated August 8, 2000**

DBA (if any): DHH Investments

Property Address: 2120 S Davis Blvd

Owner's telephone number: 417-529-7000

Owner's mailing address: P.O. Box 2495, Joplin MO 64803

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: _____

State basis of legal authority to sign: _____

Signer's telephone number: _____

Signer's mailing address: _____

If owner is an individual:	Single	Married
If owner is not an individual	Corporation	General Partnership
state what type of entity:	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: 20401800000013004; **Assessed Value: ~~$90,800~~** Current AV $29,060

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: 2/29/24

Signature: Duane Hukill
Name: Duane Hukill
Title: Owner

Date: 2/29/24

Signature: Holly L Hukill
Name: Holly Hukill
Title: Owner

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

Be it remembered, that on this 29th day of February ~~2023~~ 2024, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Duane D. Hukill and Holly L. Hukill, Co-Trustees of the Duane D. Hukill and Holly L. Hukill Revocable Trust Agreement dated August 8, 2000, who executed the within instrument on behalf of said Trust and he/she/they acknowledged the execution of the same to be the act and deed of said Trust.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Amy Beth Sanell
NOTARY PUBLIC

My Commission Expires:

5/28/27

AMY BETH SANELL
Notary Public-Notary Seal
STATE OF MISSOURI
Jasper County
My Commission Expires May 28, 2027
Commission #19601356

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **PV Davis, LLC** New Owner per Deed Recorded 8-18-2025
DBA (if any): _____
Owner's telephone number: 402-513-9003
Owner's mailing address: 20010 Manderson St., Suite 101, Elkhorn, NE 68022
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Drew Snyder
State basis of legal authority to sign: Manager of PV Davis, LLC
Signer's telephone number: 402-513-9003
Signer's mailing address: 20010 Manderson Street, Suite 101, Elkhorn, NE 68022

If owner is an individual:	Single	Married
If owner is not an individual	Corporation	General Partnership
state what type of entity:	**Limited Liability Company**	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: **20401800000013004**
Assessed Value: **$29,060.00**

By executing this petition, the undersigned represents and warrants he/she is authorized to execute this petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: August 18, 2025

Signature: _____
Name: Drew Snyder
Title: Manager of PV Davis, LLC

STATE OF Nebraska)
) ss.
COUNTY OF Douglas)

Be it remembered, that on this 18th day of August, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Drew Snyder, the Manager of PV Davis, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of said Company and he/she/they acknowledged the execution of the same to be the act and deed of said Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Natalie Wordekemper
NOTARY PUBLIC

My Commission Expires:

State of Nebraska – General Notary
NATALIE WORDEKEMPER
My Commission Expires
October 26, 2028

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **International Paper Company**
DBA (if any): _____
Property Address: Behind Home Depot - Rangeline
Owner's telephone number: _____
Owner's mailing address: P.O. Box 2118, Memphis TN 38101
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: _____
State basis of legal authority to sign: _____
Signer's telephone number: _____
Signer's mailing address: _____

If owner is an individual:	Single	Married
If owner is not an individual	**Corporation**	General Partnership
state what type of entity:	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: **20401800000014000**
Assessed Value: ~~$120,000.00~~ ~~$147,400~~ $105,150

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: 8-19-2024

Signature: W. Neely Mallory IV
Name: W. Neely Mallory IV
Title: Director, Global Real Estate

Ignacio Vincentelli (Aug 17, 2024 09:38 CDT)

STATE OF Tennessee)
) ss.
COUNTY OF Shelby)

Be it remembered, that on this 19th day of August, 2024, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came W. Neely Mallory IV, the Director, Real Estate of International Paper Company, a New York corporation ("Company"), who executed the within instrument on behalf of Company and he/she/they acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

DOROTHY D. BAILEY NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY MY COMMISSION EXPIRES MARCH 02, 2026

Dorothy D. Bailey
NOTARY PUBLIC

My Commission Expires: 3/2/2026

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: Jasper Products

DBA (if any): _____

Owner's telephone number: 417 206-5333

Owner's mailing address: 3877 E. 27th St., Joplin, MO 64808

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Randy Shrieves

State basis of legal authority to sign: VP, Supply Chain & Admin

Signer's telephone number: 417 208 1118

Signer's mailing address: randy.shrieves@JasperProducts.com

If owner is an individual:	Single	Married
If owner is not an individual state what type of entity:	Corporation	General Partnership
	(Limited Liability Company)	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel numbers: 1. 20401800000079004; 2. 20401800000078000
3. 20401800000070001

Assessed Values:
1. $2,890,800
2. $22,360
3. $139,590

TOTAL: $3,052,750

By executing this petition, undersigned represents and warrants he/she is authorized to execute this petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: June 14, 2024

Signature: Randy Shrieves
Name: Randy Shrieves
Title: VP, Supply Chain & Admin

STATE OF Missouri)
) ss.
COUNTY OF Newton)

Be it remembered, that on this 14 day of June, 2024, before me, a Notary Public in and for the County and State aforesaid, came Randy Shrieves, the VP Supply Chain & Admin of Jasper Products ("Company"), who executed the within instrument on behalf of said Company and he/she duly acknowledged the execution of the same to be the act and deed of said Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

NOTARY PUBLIC

My Commission Expires:
Feb 12, 2028

SAMANTHA FLORES
Notary Public - Notary Seal
Newton County - State of Missouri
Commission Number 24855046
My Commission Expires Feb 12, 2028

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: KAP Property Investments, LLC
DBA (if any): _____
Property Address: 2120 Davis St
Owner's telephone number: _____
Owner's mailing address: 10210 Center Ridge Dr., Joplin MO 64804
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Andrew J. Roy
State basis of legal authority to sign: Member
Signer's telephone number: 417-850-6607
Signer's mailing address: _____

If owner is an individual:	Single	Married
If owner is not an individual state what type of entity:	Corporation	General Partnership
	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: 20401800000013000
Assessed Value: ~~$125,810.00~~ current AV ~~$110,520~~ $135,190

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: 2/27/2

Signature: Andrew J. Roy
Name: Andrew J. Roy
Title: Member

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

Be it remembered, that on this 27th day of February, ~~2025~~ 2024, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Andrew J Roy, the Member/Signer of KAP Property Investments, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of Company and he/she/they acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Amber L Babb
NOTARY PUBLIC

My Commission Expires: 8-22-2027

AMBER L BABB
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Jasper County
My Commission Expires: August 22, 2027
ID #23470422

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Pinnacle Bank**
DBA (if any): _____
Property Address: 2433 S Rangeline Rd
Owner's telephone number: _____
Owner's mailing address: 802 Main St, Joplin MO 64802
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Travis Spencer
State basis of legal authority to sign: MO
Signer's telephone number: 417-629-4511
Signer's mailing address: travis.spencer@pinnbank.com

If owner is an individual:	Single	Married
If owner is not an individual state what type of entity:	Corporation	General Partnership
	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	**Other: BANK**

Map and parcel number: **20401800000028000**
Assessed Value: ~~$285,510.00~~ Current AV ~~$285,510~~ $289,350

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: 3.27.24

Signature: _____
Name: Travis Spencer
Title: Mkt President

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

Be it remembered, that on this 27th day of March, 2024, before me, a Notary Public in and for the County and State aforesaid, came Travis Spencer, the Market President of Pinnacle Bank, a [NEBRASKA BANKING INSTITUTION] ("Bank"), who executed the within instrument on behalf of said Bank and he/she duly acknowledged the execution of the same to be the act and deed of said Bank.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Jennifer Wetzel
NOTARY PUBLIC

My Commission Expires: 3-5-26

JENNIFER WETZEL
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES MARCH 5, 2026
MCDONALD COUNTY
COMMISSION #14588951

(33861 / 70863; 1008092,)

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Prospect Village, LLC**
DBA (if any): _____
Owner's telephone number: 402-513-9003
Owner's mailing address: 20010 Manderson St., Suite 101, Elkhorn, NE 68022
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Drew Snyder
State basis of legal authority to sign: Manager of Prospect Village, LLC
Signer's telephone number: 402-513-9003
Signer's mailing address: 20010 Manderson Street, Suite 101, Elkhorn, NE 68022

If owner is an individual:	Single	Married
If owner is not an individual	Corporation	General Partnership
state what type of entity:	**Limited Liability Company**	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: **20401800000014008**
Assessed Value: ~~**$270,000.00**~~ $270,270.00

By executing this petition, the undersigned represents and warrants he/she is authorized to execute this petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: August 18, 2025

Signature: _____
Name: Drew Snyder
Title: Manager of Prospect Village, LLC

STATE OF Nebraska)
) ss.
COUNTY OF Douglas)

Be it remembered, that on this 18th day of August 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Drew Snyder, the Manager of Prospect Village, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of said Company and he/she/they acknowledged the execution of the same to be the act and deed of said Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Natalie Wordekemper
NOTARY PUBLIC

My Commission Expires:

State of Nebraska – General Notary
NATALIE WORDEKEMPER
My Commission Expires
October 28, 2028

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Range Line Investors, L.L.C.**
DBA (if any): _____
Owner's telephone number: (913) 649-4500
Owner's mailing address: 7217 W 110th St, Shawnee Mission KS 66210
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: _____
State basis of legal authority to sign: _____
Signer's telephone number: _____
Signer's mailing address: _____

If owner is an individual: Single Married

If owner is not an individual state what type of entity: Corporation, General Partnership, **Limited Liability Company**, Limited Partnership, Urban Redevelopment Corp, Trust, Nonprofit Corporation, Other: _____

Map and parcel number: 20401800000014004
Assessed Value: ~~$301,300.00~~ Current AV ~~$95,150~~ $95,620

By executing this petition, the undersigned represents and warrants he/she is authorized to execute this petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: February 29th, 2024

Signature: _____
Name: David Edwards
Title: Manager

STATE OF Kansas)
) ss.
COUNTY OF Johnson)

Be it remembered, that on this 29th day of February, 2024, before me, a Notary Public in and for the County and State aforesaid, came David S. Christie the Manager of Range Line Investors, L.L.C., a Missouri limited liability company ("Company"), who executed the within instrument on behalf of said Company and he/she duly acknowledged the execution of the same to be the act and deed of said Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Allison Edwards
NOTARY PUBLIC

My Commission Expires: August 27, 2025

NOTARY PUBLIC - State of Kansas
ALLISON EDWARDS
My Appt. Expires 8/27/2025

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **PV Geneva, LLC**
DBA (if any): _____
Property Address: S Geneva Ave
Owner's telephone number: 402-513-9003
Owner's mailing address: 20010 Manderson Street, Suite 101, Elkhorn, NE 68022
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Drew Snyder
State basis of legal authority to sign: Manager of PV Geneva, LLC
Signer's telephone number: 402-513-9003
Signer's mailing address: 20010 Manderson Street, Suite 101, Elkhorn, NE 68022

If owner is an individual:	Single	Married
If owner is not an individual	Corporation	General Partnership
state what type of entity:	**Limited Liability Company**	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: **20401800000014004**
Assessed Value: **$95,620.00**

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: September 29, 2025

Signature: _____
Name: Drew Snyder
Title: Manager of PV Geneva, LLC

STATE OF Nebraska)
) ss.
COUNTY OF Douglas)

Be it remembered, that on this 29th day of September, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Drew Snyder, the Manager of PV Geneva, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of Company and he/she/they acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

_____
NOTARY PUBLIC

My Commission Expires:

State of Nebraska – General Notary
ERYNN MILAN
My Commission Expires
September 22, 2029

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE

WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **SCHUBER MITCHELL HOMES, LLC** County still shows 2340 Real Property LLC as owner

DBA (if any): Schuber Mitchell Homes

Owner's telephone number: 417-626-7000

Owner's mailing address: 2340 S. Rangeline Rd, Joplin MO 64804

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Kit Eaker

State basis of legal authority to sign: Company Representative

Signer's telephone number: 417-626-7000

Signer's mailing address: 2340 S. Rangeline Rd. Joplin MO 64804

If owner is an individual:	Single	Married
If owner is not an individual	Corporation	General Partnership
state what type of entity:	**Limited Liability Company**	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: **19601310013018000**

Assessed Value: ~~**$2,663,520.00**~~ Current AV $854,630

By executing this petition, the undersigned represents and warrants he/she is authorized to execute this petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: 1/10/2024

Signature: _____

Name: Kit Eaker

Title: Director of LEAD

STATE OF)
) ss.
COUNTY OF)

Be it remembered, that on this 10 day of 2024, 2023, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Kit Eaker, the Director of Lead of 2340 Real Property, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of said Company and he/she/they acknowledged the execution of the same to be the act and deed of said Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

_____
NOTARY PUBLIC

My Commission Expires:
4/14/25

SHEENA MCBROOM NOTARY PUBLIC-NOTARY SEAL My Comm. Expires 04/14/2025 ID. # 19471004 Commissioned for Jasper County STATE OF MISSOURI

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **Simmons Bank, successor in interest to Liberty Bank** County still shows owner as Liberty Bank
DBA (if any): _____
Owner's telephone number: 1-866-246-2400
Owner's mailing address: 4625 S. National Ave., Springfield, MO 65810

IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Christian Lewis
State basis of legal authority to sign: Missouri
Signer's telephone number: 417-875-5234
Signer's mailing address: 4625 S. National Ave., Springfield, MO 65810

If owner is an individual:	Single	Married
If owner is not an individual state what type of entity:	Corporation	General Partnership
	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: Bank

Map and parcel number: **19601310013015000**

Assessed Value: ~~**$1,173,620**~~ Current AV ~~$375,560~~ $377,450

By executing this petition, undersigned represents and warrants he/she is authorized to execute this petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: 6/5/2024

Signature: _____
Name: Christian Lewis
Title: Vice President, Regional Community Executive

STATE OF)
) ss.
COUNTY OF)

Be it remembered, that on this 5th day of June, 2024, before me, a Notary Public in and for the County and State aforesaid, came Christian Lewis, the VP, Regional Community Executive of Simmons Bank, successor in interest to Liberty Bank, a banking institution ("Bank"), who executed the within instrument on behalf of said Bank and he/she duly acknowledged the execution of the same to be the act and deed of said Bank.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

_____
NOTARY PUBLIC

My Commission Expires: 05-15-2027

VANESSA A. GILMORE
Notary Public – Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires May 15, 2027
Commission #15446684

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: Sooner Two, LLC

DBA (if any): _____

Property Address: 1. 1935 S Rangeline (Aspen Dental); 2. S Rangeline Rd

Owner's telephone number: _____

Owner's mailing address: 1027 S. Main St., Ste 203, Joplin MO 64801

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: _____

State basis of legal authority to sign: _____

Signer's telephone number: _____

Signer's mailing address: _____

If owner is an individual:	Single	Married
If owner is not an individual state what type of entity:	Corporation	General Partnership
	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel numbers: 1. 20401800000017003
2. 20300730004030005

Assessed Values: 1. $222,870
2. $24,450 **TOTAL: $247,320**

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: 4.18.24

Signature: Michael Joseph
Name: Michael Joseph
Title: Manager

STATE OF Missouri)
) ss.
COUNTY OF Jasper)

Be it remembered, that on this 18 day of April, 2024, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Michael Joseph, the Manager of Sooner Two, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of Company and he/she/they acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Monica Long
NOTARY PUBLIC

My Commission Expires: 10/25/2025

MONICA LONG
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
COMMISSIONED FOR JASPER COUNTY
MY COMMISSION EXPIRES OCT. 25, 2025
ID #21578901

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE JOPLIN SPORTS FACILITY COMMUNITY IMPROVEMENT DISTRICT
Woodbarn Marketplace

Name of owner: Southwest Missouri Development Enterprises, LLC
DBA (if any): _____
Owner's telephone number: 417-782-1500
Owner's mailing address: 1701 W 26th Street, Suite C, Joplin, MO 64804

IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Richard Joseph, Jr
State basis of legal authority to sign: Owner/Manager
Signer's telephone number: _____
Signer's mailing address: _____

If owner is an individual: Single Married

If owner is not an individual state what type of entity: Corporation General Partnership [redacted] Limited Partnership Urban Redevelopment Corp Trust Nonprofit Corporation Other: _____

Map and parcel numbers: 1. 19601310013009000
2. 19601310013014000
Assessed Values: 1. $400,350
2. $256,110 TOTAL: $656,460

By executing this petition, undersigned represents and warrants he/she is authorized to execute this petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from this petition later than seven (7) days after filing hereof with the city clerk.

Date: 6/20/24

Signature: _____
Name: Richard Joseph, Jr.
Title: owner/manager

STATE OF Missouri)
) ss.
COUNTY OF Christian)

Be it remembered, that on this 20th day of June, 2024, before me, a Notary Public in and for the County and State aforesaid, came Richard Joseph, Jr. the Owner/manager of Southwest Missouri Development Enterprises, Inc. a Missouri limited liability company ("Company"), who executed the within instrument on behalf of said Company and he/she duly acknowledged the execution of the same to be the act and deed of said Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

GAYLA J SPARKS
Notary Public – Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires Feb. 24, 2026
Commission #22543338

_____
NOTARY PUBLIC

My Commission Expires:
2/24/26

Woodsonia Marketplace

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE ~~JOPLIN SPORTS FACILITY~~ COMMUNITY IMPROVEMENT DISTRICT

Name of owner: WOODSONIA JOPLIN [redacted], LLC
DBA (if any): _____
Property Address: 3311 Hammons (Newton)
Owner's telephone number: 402-513-9003
Owner's mailing address: 20010 Manderson Street Ste 101, Elkhorn, NE 68022
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Drew Snyder
State basis of legal authority to sign: Manager of March 13, 2013, LLC, which is the Manager of Woodsonia Joplin Apartments, LLC
Signer's telephone number: 402-513-9003
Signer's mailing address: 20010 Manderson Street, Suite 101, Elkhorn, NE 68022

If owner is an individual:	Single	Married
If owner is not an individual state what type of entity:	Corporation	General Partnership
	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: 04-4.0-19-000-000-005.019
Assessed Value: $4,411,430.00

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: April 24, 2025

Signature: _____
Name: Drew Snyder
Title: Manager of March 13, 2013, LLC, which is the Manager of Woodsonia Joplin Apartments, LLC

STATE OF)
) ss.
COUNTY OF)

Be it remembered, that on this 24th day of April, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Drew Snyder, as Manager of ~~March 13, 2013, LLC~~, the Manager of Woodsonia Joplin Apartments, LLC, a Nebraska limited liability company ("Company"), who executed the within instrument on behalf of Company and he/she/they acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Natalie Wordekemper
NOTARY PUBLIC

My Commission Expires:

State of Nebraska – General Notary
NATALIE WORDEKEMPER
My Commission Expires
October 28, 2028

4923-3683-3835, v. 1 34054.72524

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **3129 Hammons Blvd, LLC**
DBA (if any): _____
Property Address: 3129 Hammons Blvd (Newton)
Owner's telephone number: 402-513-9003
Owner's mailing address: 20010 Manderson Street, Suite 101, Elkhorn, NE 68022
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Drew Snyder
State basis of legal authority to sign: Manager of 3129 Hammons Blvd, LLC
Signer's telephone number: 402-513-9003
Signer's mailing address: 20010 Manderson Street, Suite 101, Elkhorn, NE 68022

If owner is an individual:	Single	Married
If owner is not an individual	Corporation	General Partnership
state what type of entity:	**Limited Liability Company**	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: **04-4.0-19-000-000-005.007**
Assessed Value: **$226,910.00**

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: September 29, 2025

Signature: _____
Name: Drew Snyder
Title: Manager of 3129 Hammons Blvd, LLC

STATE OF Nebraska)
) ss.
COUNTY OF Douglas)

Be it remembered, that on this 29th day of September, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Drew Snyder, the Manager of 3129 Hammons Blvd, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of Company and he/she/they acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

_____
NOTARY PUBLIC

My Commission Expires:

State of Nebraska – General Notary
ERYNN MILAN
My Commission Expires
September 22, 2029

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **3323 E. 32nd Street, LLC**
DBA (if any): _____
Property Address: 3323 E. 32nd Street (Jasper)
Owner's telephone number: 402-513-9003
Owner's mailing address: 20010 Manderson Street, Suite 101, Elkhorn, NE 68022
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Drew Snyder
State basis of legal authority to sign: Manager of 3323 E. 32nd Street, LLC
Signer's telephone number: 402-513-9003
Signer's mailing address: 20010 Manderson Street, Suite 101, Elkhorn, NE 68022

If owner is an individual:	Single	Married
If owner is not an individual	Corporation	General Partnership
state what type of entity:	**Limited Liability Company**	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	Other: _____

Map and parcel number: **20-4.0-18-00-000-047.000**
Assessed Value: ~~**$107,330.00**~~ $108,190.00

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: September 29, 2025

Signature: _____
Name: Drew Snyder
Title: Manager of 3323 E. 32nd Street, LLC

STATE OF Nebraska)
) ss.
COUNTY OF Douglas)

Be it remembered, that on this 29th day of September, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Drew Snyder, the Manager of 3323 E. 32nd Street, LLC, a Missouri limited liability company ("Company"), who executed the within instrument on behalf of Company and he/she/they acknowledged the execution of the same to be the act and deed of Company.

In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

_____
NOTARY PUBLIC

My Commission Expires:

State of Nebraska – General Notary
ERYNN MILAN
My Commission Expires
September 22, 2029

EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE WOODSONIA MARKETPLACE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: **CITY OF JOPLIN MO**
DBA (if any): _____
Property Address: E 25th St
Owner's telephone number: _____
Owner's mailing address: 602 S Main St, Joplin MO 64801
IF SIGNER IS DIFFERENT FROM OWNER:
Name of signer: Nicholas Edwards
State basis of legal authority to sign: City Manager
Signer's telephone number: _____
Signer's mailing address: _____

If owner is an individual:	Single	Married
If owner is not an individual	Corporation	General Partnership
state what type of entity:	Limited Liability Company	Limited Partnership
	Urban Redevelopment Corp	Trust
	Nonprofit Corporation	**Other: Municipality**

Map and parcel number: **20401800000014006**
Assessed Value: **$0**

By executing petition, the undersigned represents and warrants he/she is authorized to execute petition on behalf of the property owner named immediately above. Signatures of the signers of this petition may not be withdrawn from petition later than seven (7) days after filing hereof with the city clerk.

Date: 10-13-25

Signature: _____
Name: Nicholas Edwards
Title: City Manager

STATE OF MISSOURI)
) ss.
COUNTY OF JASPER)

Be it remembered, that on this 13th day of October, 2025, before me, the undersigned, a Notary Public in and for County and State aforesaid, came Nicholas Edwards, the City Manager for the City of Joplin, who executed the within instrument on behalf of City and acknowledged the execution of same to be the act and deed of the City. In witness whereof, I have hereunto set my hand and affixed my seal, the day and year last above written.

Roschelle Forsythe
NOTARY PUBLIC

My Commission Expires:
July 5, 2026

ROSCHELLE FORSYTHE
Notary Public - Notary Seal
STATE OF MISSOURI
Jasper County
My Commission Expires: July 5, 2026
Commission #18211596

EXHIBIT A
LEGAL DESCRIPTION OF DISTRICT

SEE ATTACHED

OWN
Engineering beyond.

WOODSONIA MARKETPLACE CID DESCRIPTION 10/09/2025:

ALL THAT PART OF THE WEST HALF OF SECTION 7 AND PART OF SECTION 18 IN TOWNSHIP 27 NORTH, RANGE 32 WEST AND PART OF SOUTHEAST QUARTER OF SECTION 12 AND PART OF THE EAST HALF OF SECTION 13 IN TOWNSHIP 27 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN, ALL IN THE CITY OF JOPLIN, IN JASPER COUNTY, MISSOURI AND PART OF THE NORTH HALF OF SECTION 19, TOWNSHIP 27 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF JOPLIN, NEWTON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 27 NORTH, RANGE 32 WEST; THENCE NORTH 88°28'37" WEST, 157.02 FEET ALONG THE NORTH LINE OF SAID SECTION 18 TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE SOUTH 01°24'23" WEST, 30.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF DAVIS BOULEVARD; THENCE ALONG SAID EAST RIGHT OF WAY SOUTH 01°55'36" WEST, 1419.94 FEET TO A POINT ON THE PROJECTION OF THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2619, PAGE 297; THENCE ALONG SAID PROJECTION AND LINE NORTH 88°30'48" WEST, 287.73 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID TRACT SOUTH 01°38'06" WEST, 507.14 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY OF 25TH STREET; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH RIGHT OF WAY LINE AND SOUTH LINE OF SAID TRACT SOUTH 88°28'35" EAST, 225.15 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND CONTINUING ALONG SAID NORTH RIGHT OF WAY SOUTH 88°28'11" EAST, 60.00 FEET TO A POINT ON THE EAST RIGHT OF WAY OF DAVIS BOULEVARD; THENCE LEAVING SAID EAST RIGHT OF WAY AND CONTINUING ALONG SAID NORTH RIGHT OF WAY OF 25TH STREET SOUTH 88°39'32" EAST, 166.74 FEET; TO A POINT ON THE CORPORATE LIMITS OF THE CITY OF JOPLIN AS DESCRIBED IN THE CITY CHARTER, SECTION 1.015; THENCE ALONG SAID CORPORATE LIMITS SOUTH 01°38'04" WEST, 28.09 FEET; THENCE CONTINUING ALONG SAID CORPORATE LIMITS SOUTH 88°28'32" EAST, 1745.84 FEET; THENCE CONTINUING ALONG SAID CORPORATE LIMITS SOUTH 01°38'15" WEST, 1641.49 FEET TO A POINT ON THE SOUTH LINE OF A TRACT DESCRIBED IN BOOK 2078, PAGE 2031; THENCE LEAVING SAID CORPORATE LIMITS AND ALONG SAID SOUTH LINE OF SAID TRACT NORTH 88°36'30" WEST, 941.54 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID TRACT NORTH 01°40'12" EAST, 60.24 FEET TO A POINT ON THE RAILROAD RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY NORTH 65°21'38" EAST, 73.21 FEET; THENCE ALONG SAID RIGHT OF WAY 506.52 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 454.41 FEET, A CHORD DIRECTION OF NORTH 33°25'38" EAST, A CHORD LENGTH OF 480.70 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 27TH STREET; THENCE LEAVING SAID RAILROAD RIGHT OF WAY AND SOUTH RIGHT OF WAY LINE OF 27TH STREET NORTH 30°44'22" WEST, 70.85 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF 27TH STREET; THENCE LEAVING SAID NORTH RIGHT OF WAY AND ALONG THE WEST LINE OF AFORESAID TRACT DESCRIBED IN BOOK 2078, PAGE 2031

NORTH 01°22'27" EAST, 1054.70 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF AFORESAID 25TH STREET; THENCE ALONG SAID SOUTH RIGHT OF WAY NORTH 88°39'32" WEST, 1246.28 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY NORTH 88°28'34" WEST, 908.14 FEET TO THE NORTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 2167, PAGE 1171; THENCE LEAVING SAID SOUTH RIGHT OF WAY AND ALONG THE WEST LINE OF SAID TRACT OF LAND SOUTH 01°30'08" WEST, 521.74 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 1289, PAGE 2193; THENCE LEAVING SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 2167, PAGE 1171 AND ALONG THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 1289, PAGE 2193 SOUTH 01°30'08" WEST, 1086.97 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2731, PAGE 42; THENCE LEAVING SAID WEST LINE OF TRACT DESCRIBED IN BOOK 1289, PAGE 2193 AND ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN BOOK 2731, PAGE 42 SOUTH 01°30'08" WEST, 25.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 1621, PAGE 1627; THENCE ALONG THE WEST LINE OF SAID TRACT SOUTH 01°32'17" WEST, 764.26 FEET TO THE NORTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 2376, PAGE 45; THENCE ALONG THE WEST LINE OF SAID TRACT SOUTH 01°26'51" EAST, 309.47 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF THE KANSAS CITY SOUTHERN RAILROAD; THENCE LEAVING SAID NORTH RIGHT OF WAY SOUTH 14°11'24" WEST, 109.57 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF SAID KANSAS CITY SOUTHERN RAILROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY SOUTH 51°41'10" EAST, 663.92 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF MISSOURI ROUTE FF; THENCE ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING 3 CALLS: NORTH 88°31'03" WEST, 18.61 FEET; THENCE SOUTH 88°28'05" WEST, 190.26 FEET; THENCE NORTH 88°31'02" WEST, 215.72 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY SOUTH 01°29'16" WEST, 87.42 FEET TO A POINT ON THE EAST RIGHT OF WAY OF HAMMONS BOULEVARD; THENCE ALONG SAID EAST RIGHT OF WAY THE FOLLOWING 4 CALLS: NORTH 88°53'59" WEST, 1.00 FEET; THENCE 45.46 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 29.00 FEET, HAVING A CHORD DIRECTION OF SOUTH 46°33'02" WEST, A CHORD LENGTH OF 40.95 FEET; THENCE SOUTH 01°38'28" WEST, 300.62 FEET; THENCE 63.94 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 294.50 FEET, HAVING A CHORD DIRECTION OF SOUTH 04°34'44" EAST, A CHORD LENGTH OF 63.82 FEET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 370, PAGE 2208; THENCE ALONG THE NORTH LINE OF SAID TRACT SOUTH 88°27'17" EAST, 1075.37 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINES SOUTH 50°53'05" EAST, 128.82 FEET; THENCE CONTINUING ALONG SAID EAST LINE SOUTH 01°32'42" WEST, 502.15 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE ALONG SAID TRACT THE FOLLOWING 9 CALLS: THENCE NORTH 88°27'18" WEST, 473.07 FEET; THENCE NORTH 01°32'22" EAST, 18.92 FEET; THENCE NORTH 63°14'47" WEST, 102.99 FEET; THENCE NORTH 88°27'18" WEST, 106.34 FEET; THENCE SOUTH 26°45'28" WEST, 69.39 FEET; THENCE NORTH 88°27'18" WEST, 147.57 FEET; THENCE SOUTH 01°33'15" WEST, 156.64 FEET; THENCE 391.84 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 1205.49 FEET, HAVING A CHORD DIRECTION OF SOUTH 02°25'52" EAST, A CHORD LENGTH OF 390.11 FEET; THENCE SOUTH 88°28'19" WEST, 442.14 FEET ALONG THE SOUTH LINE OF SAID TRACT AND PROJECTION THEREOF TO A POINT ON THE WEST RIGHT OF WAY OF HAMMONS BOULEVARD, SAID POINT ALSO BEING ON THE EAST LINE OF A TRACT DESCRIBED IN BOOK 370, PAGE 2231 THE FOLLOWING 4 CALLS; NORTH 13°43'05" EAST, 10.08 FEET; THENCE NORTH 10°36'50" EAST, 156.35 FEET; THENCE 57.08 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 505.00 FEET, HAVING A CHORD DIRECTION OF NORTH 07°22'32" EAST, A CHORD LENGTH OF 57.05 FEET; THENCE NORTH 04°08'14" EAST, 229.67 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND WEST RIGHT OF WAY AND ALONG THE NORTH LINE OF SAID TRACT NORTH 88°35'21" WEST, 193.31 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID TRACT SOUTH

01°29'49" WEST, 544.45 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID TRACT SOUTH 88°21'14" EAST, 129.47 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF AFORESAID HAMMONS BOULEVARD; THENCE ALONG SAID WEST AND NORTH RIGHT OF WAY OF HAMMONS BOULEVARD THE FOLLOWING 9 CALLS: SOUTH 88°33'40" EAST, 9.73 FEET; THENCE SOUTH 14°15'17" WEST, 349.70 FEET; THENCE SOUTH 14°15'17" WEST, 140.39 FEET; THENCE SOUTH 41°30'54" WEST, 24.79 FEET; THENCE 142.39 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 170.00 FEET, HAVING A CHORD DIRECTION OF SOUTH 65°31'11" WEST, A CHORD LENGTH OF 138.26 FEET; THENCE SOUTH 89°32'09" WEST, 384.03 FEET; THENCE 98.28 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1366.10, HAVING A CHORD DIRECTION OF NORTH 88°24'08" WEST, A CHORD LENGTH OF 98.26 FEET; THENCE 101.88 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1415.68 FEET, HAVING A CHORD DIRECTION OF NORTH 88°24'09" WEST, A CHORD LENGTH OF 101.86 FEET; THENCE SOUTH 89°32'09" WEST, 80.63 FEET TO THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 348, PAGE 12652; THENCE LEAVING SAID NORTH RIGHT OF WAY AND ALONG THE WEST LINE OF SAID TRACT NORTH 01°25'03" EAST, 1116.71 FEET TO THE NORTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 370, PAGE 2231; THENCE LEAVING SAID WEST LINE DESCRIBED IN BOOK 348, PAGE 2231 AND ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 370, PAGE 2231 NORTH 56°21'37" WEST, 153.65 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF THE FINAL PLAT OF DARRELL L. ROGERS 2008 TRUST ADDITION, A SUBDIVISION, ACCORDING TO THE RECORDED PLAT AT PLAT BOOK 14, PAGE 1, NEWTON COUNTY, MISSOURI; THENCE ALONG THE EAST LINE OF SAID LOT 1 NORTH 01°21'47" EAST, 194.77 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 373, PAGE 5196; THENCE LEAVING SAID LOT 1 AND ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 373, PAGE 5196 SOUTH 88°38'27" EAST, 65.11 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID TRACT NORTH 01°01'33" EAST, 263.18 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID TRACT NORTH 88°58'27" WEST 263.16 TO THE NORTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 357, PAGE 877; THENCE LEAVING SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 373, PAGE 5196 AND ALONG THE EAST LINES OF SAID TRACTS DESCRIBED IN BOOK 357, PAGE 877 AND BOOK 367, PAGE 4356 AND BOOK 367, PAGE 4356 NORTH 01°18'30" EAST, 272.95 FEET TO A POINT ON THE SOUTH LINE OF A TRACT DESCRIBED IN BOOK 334, PAGE 1685; THENCE LEAVING SAID EAST LINES AND ALONG THE SOUTH LINES OF SAID TRACT DESCRIBED IN BOOK 334, PAGE 1685 AND BOOK 360, PAGE 8259 SOUTH 88°39'59" EAST, 356.79 FEET TO THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 360, PAGE 8259; THENCE LEAVING SAID SOUTH LINES AND ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 360, PAGE 8259 NORTH 01°19'30" EAST, 35.90 FEET TO A POINT ON THE SOUTH LINE OF THE FINAL PLAT OF FUGATE COMMERCIAL ADDITION, A SUBDIVISION, ACCORDING TO THE RECORDED PLAT IN PLAT BOOK 25, PAGE 5, JOPLIN, NEWTON COUNTY, MISSOURI; THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION THE FOLLOWING 3 CALLS: SOUTH 88°28'56" EAST, 502.56 FEET; THENCE 36.66 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 257.00 FEET, HAVING A CHORD DIRECTION OF NORTH 87°25'50" EAST, A CHORD LENGTH OF 36.63 FEET; THENCE NORTH 83°20'39" EAST, 82.47 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID SUBDIVISION NORTH 00°49'35" EAST, 21.46 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2627, PAGE 337; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 2627, PAGE 337 SOUTH 88°27'59" EAST, 246.88 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE AND PROJECTION THEREOF NORTH 01°19'35" EAST, 298.62 FEET TO A POINT ON AFORESAID NORTH RIGHT OF WAY OF MISSOURI ROUTE

FF; THENCE LEAVING SAID PROJECTION AND ALONG SAID NORTH RIGHT OF WAY SOUTH 88°30'53" EAST, 23.68 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY NORTH 01°18'15" EAST, 419.99 FEET TO A POINT ON AFORESAID SOUTH RIGHT OF WAY OF THE KANSAS CITY SOUTHERN RAILROAD; THENCE LEAVING SAID SOUTH RIGHT OF WAY NORTH 14°11'24" EAST, 109.57 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF SAID KANSAS CITY SOUTHERN RAILROAD; THENCE ALONG SAID NORTH RIGHT OF WAY NORTH 51°41'10" WEST, 390.68 FEET; THENCE ALONG SAID NORTH RIGHT OF WAY 1041.08 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2822.27 FEET, A CHORD DIRECTION OF NORTH 61°14'34" WEST, A CHORD LENGTH OF 1035.19 FEET; THENCE NORTH 64°57'49" WEST, 233.06 FEET; THENCE NORTH 77°50'46" WEST, 53.81 FEET TO A POINT ON THE EAST RIGHT OF WAY OF RANGE LINE ROAD; THENCE ALONG SAID EAST RIGHT OF WAY THE FOLLOWING 4 CALLS: SOUTH 01°29'04" WEST, 112.07 FEET; THENCE SOUTH 12°04'26" WEST, 30.59 FEET; THENCE SOUTH 06°11'29" WEST, 474.84 FEET; THENCE SOUTH 01°21'32" WEST, 288.72 FEET, SAID POINT BEGIN THE NORTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 2041, PAGE 1592; THENCE LEAVING SAID EAST RIGHT OF WAY AND ALONG THE NORTH LINES OF SAID TRACT, SOUTH 88°35'49" EAST, 60.00 FEET; THENCE NORTH 01°30'23" EAST, 59.35 FEET; THENCE SOUTH 88°35'49" EAST, 237.20 FEET TO THE NORTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON THE NORTH LINE OF A TRACT DESCRIBED IN BOOK 2040, PAGE 1130; THENCE ALONG SAID NORTH LINE SOUTH 88°33'34" EAST, 101.03 FEET TO A POINT ON THE WEST LINE OF A TRACT DESCRIBED IN BOOK 2040, PAGE 1130; THENCE ALONG SAID WEST LINE NORTH 01°32'30" EAST, 229.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE SOUTH 88°31'03" EAST, 398.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID TRACT SOUTH 01°32'30" WEST, 723.30 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF MISSOURI ROUTE FF; THENCE ALONG SAID NORTH RIGHT OF WAY NORTH 88°31'02" WEST, 398.00 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY AND ALONG THE WEST LINE OF AFORESAID TRACT DESCRIBED IN BOOK 2040, PAGE 1130 NORTH 01°32'30" EAST, 198.90 FEET; THENCE LEAVING SAID WEST LINE NORTH 88°28'08" WEST, 454.93 FEET TO A POINT ON THE WEST LINE OF SECTION 18; THENCE ALONG SAID WEST LINE NORTH 01°29'59" EAST, 1481.91 FEET; THENCE LEAVING SAID WEST LINE NORTH 87°26'00" WEST, 141.01 FEET TO A POINT ON THE WEST RIGHT OF WAY OF RANGE LINE ROAD; THENCE ALONG SAID RIGHT OF WAY NORTH 02°05'59" EAST, 189.61 FEET TO A POINT ON THE SOUTH LINE OF A TRACT DESCRIBED IN BOOK 1547, PAGE 1848; THENCE LEAVING SAID WEST RIGHT OF WAY AND ALONG THE SOUTH LINE OF SAID TRACT THE FOLLOWING 4 CALLS: NORTH 01°58'02" EAST, 1.50 FEET; THENCE SOUTH 89°58'32" WEST, 20.52 FEET; THENCE SOUTH 01°09'52" EAST, 1.50 FEET; THENCE SOUTH 89°58'26" WEST, 1123.82 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID TRACT NORTH 01°30'42" EAST, 633.84 FEET; THENCE ALONG THE NORTH LINE OF SAID TRACT THE FOLLOWING 6 CALLS: SOUTH 89°53'23" EAST, 350.49 FEET; THENCE NORTH 01°38'37" EAST, 271.86 FEET; THENCE SOUTH 89°03'02" EAST, 141.30 FEET, SAID POINT BEING ON THE SOUTH RIGHT OF WAY OF 24TH STREET; THENCE ALONG SAID NORTH LINE AND SOUTH RIGHT OF WAY SOUTH 54°38'13" EAST, 30.33 FEET; THENCE CONTINUING ALONG SAID NORTH LINE AND SOUTH RIGHT OF WAY 208.87 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 333.78 FEET, A CHORD DIRECTION OF SOUTH 72°07'32" EAST, A CHORD LENGTH OF 205.48 FEET; THENCE CONTINUING ALONG SAID NORTH LINE AND SOUTH RIGHT OF WAY NORTH 89°56'51" EAST, 201.31 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY AND ALONG SAID NORTH LINE SOUTH 01°15'29" WEST, 175.00 FEET; THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89°56'51" EAST, 300.00 FEET TO A POINT ON AFORESAID WEST RIGHT OF WAY OF RANGE LINE ROAD; THENCE ALONG SAID WEST RIGHT OF WAY SOUTH 01°15'29" WEST, 295.42 FEET TO A POINT ON THE PROJECTION OF THE SOUTH LINE OF A TRACT DESCRIBED IN BOOK 1300, PAGE 16; THENCE LEAVING SAID WEST RIGHT OF WAY AND ALONG THE PROJECTION AND SOUTH LINE SOUTH 88°31'30" EAST, 334.98 FEET; THENCE ALONG SAID TRACT THE FOLLOWING 8 CALLS: SOUTH 01°56'45" WEST, 125.70

FEET, THENCE SOUTH 87°46'28" EAST, 91.39 FEET; THENCE SOUTH 01°24'32" WEST, 23.50 FEET; THENCE SOUTH 87°46'28" EAST, 96.23 FEET; THENCE SOUTH 01°24'16" WEST, 111.03 FEET; THENCE SOUTH 88°17'30" EAST, 231.50 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 01°42'27" EAST, 321.38 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE NORTH 88°17'36" WEST, 689.57 FEET ALONG THE NORTH LINE OF SAID TRACT AND PROJECTION THEREOF TO A POINT ON THE WEST LINE OF SECTION 18; THENCE LEAVING SAID NORTH LINE AND PROJECTION AND ALONG SAID WEST LINE NORTH 01°29'59" EAST, 298.08 FEET; THENCE CONTINUING ALONG SAID WEST LINE NORTH 01°30'20" EAST, 319.86 FEET TO A POINT ON THE PROJECTION OF THE NORTH LINE OF A TRACT DESCRIBED IN BOOK 2613, PAGE 358; THENCE LEAVING SAID WEST LINE AND ALONG SAID PROJECTION AND NORTH LINE SOUTH 89°47'00" WEST, 301.61 FEET TO A POINT ON THE EAST LINE OF A TRACT DESCRIBED IN BOOK 1889, PAGE 1422; THENCE LEAVING SAID NORTH LINE AND ALONG SAID EAST LINE NORTH 01°40'30" EAST, 20.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND ALONG SAID NORTH LINE SOUTH 89°46'56" WEST, 60.00 FEET TO THE NORTHEAST OF SAID TRACT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 1889, PAGE 1422; THENCE ALONG SAID EAST AND SOUTH LINES THE FOLLOWING 4 CALLS: NORTH 01°40'50" EAST, 115.00 FEET; THENCE NORTH 89°46'58" EAST, 194.97 FEET; THENCE NORTH 66°21'35" EAST, 88.00 FEET; THENCE NORTH 89°46'58" EAST, 86.53 FEET ALONG THE SOUTH LINE OF SAID TRACT AND PROJECTION THEREOF TO A POINT ON AFORESAID WEST LINE OF SECTION 18; THENCE LEAVING SAID PROJECTION AND ALONG SAID WEST LINE NORTH 01°30'20" EAST, 36.02 FEET TO A POINT ON THE PROJECTION OF THE NORTH LINE OF AFORESAID TRACT DESCRIBED IN BOOK 1889, PAGE 1422; THENCE LEAVING SAID WEST LINE AND ALONG SAID PROJECTION AND NORTH LINE THEREOF NORTH 86°29'00" WEST, 83.50 FEET; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 66°21'39" WEST, 103.40 FEET; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 85°58'39" WEST, 58.06 FEET; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 89°47'02" WEST, 156.14 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID TRACT SOUTH 01°40'54" WEST, 146.49 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 2640, PAGE 223; THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE DESCRIBED 2640, PAGE 223 SOUTH 89°46'57" WEST, 237.32 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID TRACT AND A TRACT DESCRIBED IN BOOK 2395, PAGE 281 NORTH 01°38'51" EAST, 285.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 2395, PAGE 281, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 2704, PAGE 189; THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 2704, PAGE 189 NORTH 89°47'02" EAST, 249.80 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID TRACT NORTH 01°44'55" EAST, 150.08 FEET TO THE NORTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 2395, PAGE 281; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE AND PROJECTION OF SAID TRACT DESCRIBED IN BOOK 2395, PAGE 281 NORTH 89°46'59" EAST, 377.72 FEET TO A POINT ON AFORESAID WEST LINE OF SECTION 18; THENCE LEAVING SAID NORTH LINE AND PROJECTION AND ALONG SAID WEST LINE OF SECTION 18 NORTH 01°30'20" EAST, 1136.33 TO A POINT ON THE PROJECTION OF THE SOUTH LINE OF A TRACT DESCRIBED IN BOOK 2013, PAGE 679; THENCE LEAVING SAID WEST LINE AND ALONG SAID PROJECTION AND LINE THEREOF SOUTH 88°20'59" EAST, 235.39 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID TRACT NORTH 01°32'26" EAST, 50.35 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE AND PROJECTION THEREOF NORTH 88°20'59" WEST, 235.42 FEET TO A POINT ON THE WEST LINE OF AFORESAID SECTION 18; THENCE LEAVING SAID PROJECTION AND LINE THEREOF NORTH 01°30'20" EAST, 157.43 FEET ALONG SAID WEST LINE TO THE PROJECTION OF THE SOUTH LINE OF A TRACT DESCRIBED IN

BOOK 2709, PAGE 31; THENCE LEAVING SAID WEST LINE AND ALONG SAID PROJECTION AND SOUTH LINE THEREOF SOUTH 89°33'12" WEST 321.01 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID TRACT NORTH 01°35'32" EAST, 174.99 FEET TO THE NORTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEGIN THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 2672, PAGE 50, THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 2672, PAGE 50 NORTH 89°32'58" EAST, 256.92 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE ALONG THE EAST LINE OF SAID TRACT NORTH 01°31'23" EAST, 75.09 FEET; THENCE ALONG SAID EAST LINE NORTH 44°12'35" WEST, 59.50 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID TRACT NORTH 79°56'51" WEST, 58.55 FEET; THENCE ALONG SAID NORTH LINE AND PROJECTION THEREOF NORTH 89°33'00" WEST, 311.98 FEET TO A POINT ON THE PROJECTION OF THE WEST LINE OF A TRACT DESCRIBED IN BOOK 1528, PAGE 1144; THENCE ALONG SAID PROJECTION AND WEST LINE NORTH 02°00'37" EAST, 586.86 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID TRACT SOUTH 87°59'34" EAST, 409.05 FEET TO A POINT ON AFORESAID WEST RIGHT OF WAY OF RANGE LINE ROAD; THENCE ALONG SAID WEST RIGHT OF WAY THE FOLLOWING 3 CALLS: SOUTH 01°47'02" WEST, 136.25 FEET; THENCE SOUTH 01°43'59" WEST, 88.35 FEET; THENCE SOUTH 10°24'50" WEST, 87.22 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY SOUTH 88°38'37" EAST, 152.25 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2508, PAGE 416; THENCE ALONG THE SOUTH LINE OF SAID TRACT SOUTH 88°38'37" EAST, 194.67 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID TRACT NORTH 01°52'08" EAST, 14.42 FEET, SAID POINT BEING ON THE NORTH RIGHT OF WAY OF 20TH STREET; THENCE LEAVING SAID EAST LINE AND ALONG SAID NORTH RIGHT OF WAY SOUTH 88°45'21" EAST, 96.58 FEET TO THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 1970, PAGE 645; THENCE LEAVING SAID NORTH RIGHT OF WAY AND ALONG THE WEST LINE OF SAID TRACT NORTH 01°43'06" EAST, 223.13 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID TRACT SOUTH 88°28'28" EAST, 336.96 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID TRACT SOUTH 01°17'08" WEST, 238.12 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON AFORESAID NORTH RIGHT OF WAY OF 20TH STREET; THENCE LEAVING SAID EAST LINE AND ALONG SAID NORTH RIGHT OF WAY SOUTH 88°28'37" EAST, 473.16 FEET TO THE SOUTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 2584, PAGE 22; THENCE LEAVING SAID NORTH RIGHT OF WAY AND ALONG THE EAST LINE OF SAID TRACT NORTH 01°35'28" EAST, 440.24 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID TRACT NORTH 88°58'51" WEST, 172.86 FEET TO THE NORTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 2412, PAGE 177; THENCE LEAVING SAID NORTH LINE DESCRIBED IN BOOK 2584, PAGE 22 AND ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 2412, PAGE 177 NORTH 88°58'51" WEST, 249.02 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID TRACT SOUTH 01°45'39" WEST, 143.42 FEET; THENCE LEAVING SAID WEST LINE NORTH 88°28'28" WEST, 484.82 FEET TO A POINT ON THE EAST LINE OF A TRACT DESCRIBED IN BOOK 2010, PAGE 1560; THENCE ALONG SAID EAST LINE NORTH 01°52'08" EAST, 5.77 FEET TO THE SOUTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 2253, PAGE 480; THENCE LEAVING SAID EAST LINE DESCRIBED IN BOOK 2010, PAGE 1560 AND ALONG THE EAST LINE DESCRIBED IN BOOK 2253, PAGE 480 NORTH 01°52'08" EAST, 137.84 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID TRACT NORTH 88°31'32" WEST, 199.83 FEET TO THE NORTHWEST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY OF RANGE LINE ROAD; THENCE ALONG SAID EAST RIGHT OF WAY NORTH 01°42'08" EAST, 2.27 FEET; THENCE LEAVING SAID EAST

RIGHT OF WAY NORTH 88°13'44" WEST, 110.19 FEET TO A POINT ON THE WEST RIGHT OF WAY OF RANGE LINE ROAD; THENCE ALONG SAID WEST RIGHT OF WAY OF RANGE LINE ROAD NORTH 01°40'12" EAST, 314.28 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY NORTH 01°20'08" EAST, 600.88 FEET TO THE SOUTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 2550, PAGE 381; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY AND THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 2550, PAGE 381 NORTH 01°47'59" EAST, 122.96 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 88°20'55" EAST, 43.87 FEET TO A POINT ON THE EAST LINE OF SECTION 12, TOWNSHIP 27 NORTH, RANGE 33 WEST; THENCE ALONG SAID EAST LINE NORTH 01°44'19" EAST, 728.08 FEET; THENCE LEAVING SAID EAST LINE SOUTH 88°32'37" EAST, 65.30 FEET TO A POINT ON AFORESAID EAST RIGHT OF WAY OF RANGE LINE ROAD, ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2420, PAGE 406; THENCE LEAVING SAID EAST RIGHT OF WAY AND ALONG THE SOUTH LINE OF SAID TRACT SOUTH 88°32'37" EAST, 150.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID TRACT NORTH 01°43'40" EAST, 150.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT DESCRIBED IN BOOK 2357, PAGE 1502; THENCE ALONG THE NORTH LINE OF SAID TRACT SOUTH 88°31'19" EAST, 757.75 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE THE FOLLOWING 3 CALLS: SOUTH 01°38'03" WEST, 315.96 FEET; THENCE SOUTH 88°30'54" EAST, 104.68 FEET; THENCE SOUTH 01°34'46" WEST, 100.02 FEET TO A POINT ON THE NORTH LINE OF A TRACT DESCRIBED IN BOOK 2354, PAGE 1304; THENCE ALONG SAID NORTH LINE NORTH 88°29'17" WEST, 104.77 FEET; THENCE ALONG SAID NORTH LINE NORTH 80°30'13" WEST, 54.77 FEET; THENCE NORTH 88°37'14" WEST, 614.18 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID TRACT SOUTH 01°38'24" WEST, 22.30 FEET TO THE NORTHEAST CORNER OF A TRACT DESCRIBED IN BOOK 2682, PAGE 139; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID TRACT NORTH 88°10'37" WEST, 40.00 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2629, PAGE 289; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID TRACT NORTH 01°45'03" EAST, 175.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID TRACT NORTH 88°19'19" WEST, 200.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT, BEING ON THE EAST RIGHT OF WAY OF RANGE LINE ROAD; THENCE ALONG THE WEST LINE AND SAID EAST RIGHT OF WAY SOUTH 01°41'31" WEST, 175.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY THE FOLLOWING 7 CALLS: SOUTH 01°41'31" WEST, 305.34 FEET; THENCE SOUTH 01°39'05" WEST, 141.51 FEET; THENCE SOUTH 01°43'55" WEST, 186.24 FEET; THENCE NORTH 89°46'16" WEST, 5.00 FEET; THENCE SOUTH 01°19'35" WEST, 209.23 FEET; THENCE SOUTH 04°19'12" WEST, 129.10 FEET; THENCE SOUTH 01°19'22" WEST, 104.67 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF 17TH STREET; THENCE LEAVING SAID EAST RIGHT OF WAY AND ALONG SAID NORTH RIGHT OF WAY THE FOLLOWING 4 CALLS: SOUTH 43°20'20" EAST, 35.44 FEET; THENCE SOUTH 88°11'57" EAST, 72.90 FEET; THENCE SOUTH 81°04'25" EAST, 103.00 FEET; THENCE SOUTH 83°19'28" EAST, 70.18 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2664, PAGE 204; THENCE LEAVING SAID NORTH RIGHT OF WAY AND ALONG THE WEST LINE OF SAID TRACT NORTH 01°45'07" EAST, 279.32 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID TRACT SOUTH 88°37'02" EAST, 329.08 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID TRACT SOUTH 01°45'30" WEST, 279.60 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2329, PAGE 790; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID TRACT AND AFORESAID NORTH RIGHT OF WAY OF 17TH SOUTH 88°34'05" EAST, 212.16 FEET TO A POINT ON THE WEST LINE OF A TRACT DESCRIBED IN BOOK 1787, PAGE 873; THENCE LEAVING SAID NORTH RIGHT OF WAY

AND ALONG THE WEST LINE OF SAID TRACT THE FOLLOWING 3 CALLS: NORTH 01°35'19" EAST, 279.78 FEET; THENCE SOUTH 88°50'11" EAST, 314.96 FEET; THENCE NORTH 01°38'36" EAST, 648.90 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID TRACT SOUTH 88°16'19" EAST, 195.59 FEET; THENCE ALONG SAID NORTH LINE SOUTH 88°34'03" EAST, 388.41 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE THE FOLLOWING 3 CALLS: SOUTH 01°26'57" WEST, 201.70 FEET; THENCE NORTH 88°41'01" WEST, 5.00 FEET; THENCE SOUTH 00°51'28" WEST, 1533.54 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, BEING ON THE NORTH RIGHT OF WAY OF 20TH STREET; THENCE LEAVING SAID EAST LINE AND ALONG SAID NORTH RIGHT OF WAY SOUTH 88°28'37" EAST, 735.93 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY SOUTH 01°24'23" WEST, 30.00 FEET TO THE POINT OF BEGINNING.

THE TOTAL AREA OF THIS DESCRIPTION CONTAINS 384.3 ACRES, MORE OR LESS. THIS DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.

EXHIBIT B
MAP OF DISTRICT

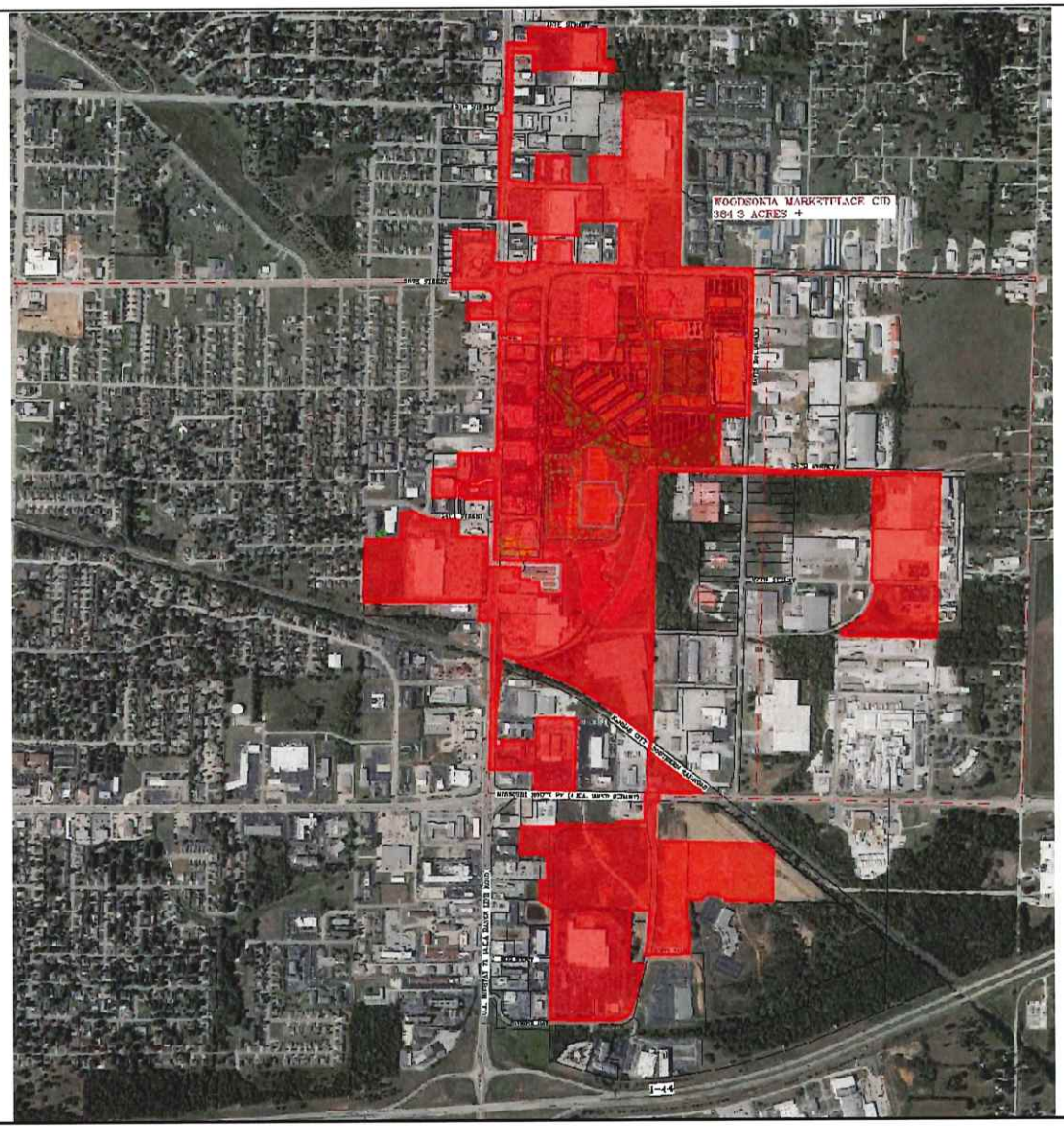
SEE ATTACHED

GRAPHIC SCALE

(IN FEET)

LEGEND

WOODSONIA MARKETPLACE CID BOUNDARY



DATE OF PREPARATION: 10/09/2025.

OWN
"Engineering beyond."
811 E. Third Street
Joplin, MO 64801
417.782.7300
weareown.com
FORMERLY ANDERSON ENGINEERING

EXHIBIT OF WOODSONIA MARKETPLACE CID AREA

GENEVA AVENUE (RT. 1) ABBEY
JOPLIN, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 25JO10035
DRAWN BY: ISR
CHECKED BY: RWW
REVIEWED BY:
SUBMITTED: 10/09/2025

DESIGNED: R. WALLACE
LICENSE NO: PLS No. 2018015181

A Licensed Missouri Engineering Corporation
CA#1625

SHEET TITLE

DRAWING NUMBER: JOP-100-7303

SHEET NUMBER

1/1

EXHIBIT C
PARCEL NUMBERS AND ASSESSED VALUES OF PROPERTY WITHIN DISTRICT

SEE ATTACHED

CID Property	Parcel Number	Current Property Assesed Value
4 State Corral, LLC	20401800000027001	$552,200
Acme Land Company	20401800000031000	$284,890
Acme Land Company	20401800000031001	$74,300
Burkat, LLC	20401800000034000	$549,230
Continence Restoration Center, LLC	20401800000013002	$197,690
Fletcher Realty, LLC (Toyota)	20401800000022000	$1,364,590
Fletcher Realty, LLC (Nissan)	20401800000026000	$954,210
Fletcher Realty, LLC (Subaru)	20401800000013003	$831,950
Fletcher Realty, LLC	20401800000012000	$211,520
Fletcher Realty, LLC (pre-owned)	20401800000042001	$472,710
Fletcher Realty, LLC (superstore)	20401800000045002	$993,230
HD Development of Maryland, Inc.	20401800000014003	$1,021,070
HD Development of Maryland, Inc.	20401800000020001	$53,770
HD Development of Maryland, Inc.	20401800000014005	$29,280
Duane D. Hukill & Holly L Hukill Rev Trust/PV Davis LLC	20401800000013004	$29,060
International Paper Company	20401800000014000	$105,150
Jasper Products, L.L.C.	20401800000079004	$2,890,800
Jasper Products, L.L.C.	20401800000078000	$22,360
Jasper Products, L.L.C.	20401800000070001	$139,590
KAP Property Investments, LLC	20401800000013000	$135,190
Pinnacle Bank	20401800000028000	$289,350
Prospect Village LLC	20401800000014008	$270,270
Range Line Investors L.L.C./PV Geneva LLC	20401800000014004	$95,620
Shuber-Mitchell Homes, LLC (2340 Real Property)	19601310013018000	$854,630
Simmons Bank	19601310013015000	$377,450
Sooner Two, LLC	20401800000017003	$222,870
Sooner Two, LLC	20300730004030005	$24,450
Southwest Missouri Development Enterprises, LLC	19601310013009000	$400,350
Southwest Missouri Development Enterprises, LLC	19601310013014000	$256,110
Woodsonia Joplin, LLC	044019000000005019	$4,411,430
3129 Hammons Blvd, LLC	044019000000005007	$226,910
3323 E. 32nd St, LLC	204018000000047000	$108,190
Joplin City	20401800000014006	$0
Menard, Inc.	044019000000005018	$4,397,690
Sam's Real Estate Business Trust	044019000000005002	$2,035,170
Hammad Ali	20300730004033000	$21,660
Wal-Mart Real Estate Business Trust	20300730004034000	$2,017,900
Wal-Mart Store East	20300730004034001	$54,040
Broadmoor at Chelsea Co. L.P.	19601340001001000	$1,374,490
Broadmoor at Chelsea Co. L.P.	19601310014002000	$90,140
Market Parking, Inc.	20300730004017000	$859,180
Warren Davis Properties	20300730004028000	$1,183,050
Gateway Lubes Realty	20401800000030000	$288,030
Rangeline Road (IHOP Building)	20401800000020000	$356,970
JAAG Properties	20401800000028001	$128,820
Wonka Investments	20401800000018000	$316,900
Ridgecrest LRAR	20401800000014007	$713,120
Sutherland Building Material, Inc.	20401800000037000	$645,450
CFA-NC Townridge Square LLC	20401800000021000	$467,390
Ralco Enterprises, Inc.	20401800000017001	$526,430
Majzoub Family Partnership	19101240019010000	$527,620
Majzoub Family Partnership	20401800000017000	$168,790
Majzoub Family Partnership	19101240019010001	$419,690
Larry Fugate Tr	19601310001018000	$334,380
R&A Holdings, LLC	20300730004025000	$450,670
Aldi, Inc.	20300730004031000	$329,430
Total Parcels - 56 Total Owners - 40		**$36,157,430**

EXHIBIT D
FIVE-YEAR PLAN
ESTIMATED COSTS OF IMPROVEMENTS AND SERVICES*

I. **General**. The District will be established to fund those items set forth below in the CID Project Budget, and also fund the initial start-up costs and ongoing operating costs of the District. The District Projects will serve the public purpose of remediating the blighting conditions found to exist within the District.

II. **District Purposes.** The purposes of the District are to:

(1) Provide or cause to be provided for the benefit of the District certain improvements including but not limited to: raising significant portions of the District out of the flood plain; remediate numerous environmental conditions; mass grade much of the District property; and assist with development of the Sports Complex.

(2) Fund the costs, expenditures, and undertakings of the District.

(3) To levy and collect the Sales Tax in order to provide a source of payment for the District improvements.

(4) Such other purposes and activities authorized by the Act and allowed by the Petition.

III. **Estimated Initial Five-Year Budget**. The estimated revenue from the Sales Tax and expenditures for the initial five years of the District are set out on Exhibit D-1:

Notes:

A The sales tax may only be levied after an approved board resolution and sales tax election in accordance with the CID Act. The sales tax is estimated to become effective April 1, 2026, subject to qualified voter approval in a mail-in ballot election. Any sales tax approved by qualified voters will not become effective until the first day of the second quarter following the approval of such tax.

B3 For the first year, this includes all legal costs associated with the formation of the District, drafting, filing and prosecuting this Petition, the negotiation of any and all agreements between the District and the City, and engineering, insurance and accounting fees.

* To the extent the actual revenue and costs of improvements vary from this five-year plan and CID Project Budget, the District's budget will be modified by the Board on an annual basis.

EXHIBIT D-1

FIVE-YEAR PLAN

		Year 1	Year 2	Year 3	Year 4	Year 5
		2026	2027	2028	2029	2030
A	Estimated Sales Tax Revenue (1%) *	$1,762,500	$3,630,750	$3,739,673	$3,851,863	$3,967,419
	Sales Tax Revenue Total	$1,762,500	$3,630,750	$3,739,673	$3,851,863	$3,967,419
B	Expenditures					
1	Acquisition	$12,250,000	$0	$0	$0	$0
2	Building Construction and Enhancements	$4,416,667	$4,416,667	$4,416,667	$0	$0
3	Public Improvements (on & offsite)	$7,515,226	$3,757,613	$3,757,613	$0	$0
4	Soft Costs	$4,000,000	$1,000,000	$1,000,000	$1,000,000	$350,000
5	Expenditure Total	$28,181,893	$9,174,280	$9,174,280	$1,000,000	$350,000

Notes: These costs are estimates only and may fluctuate based on actual revenues/costs incurred for purposes under the CID Act, the CID Cooperative Agreement and TIF Contract.

EXHIBIT E

BLIGHT STUDY

SEE ATTACHED

Woodsonia Marketplace
Community Improvement District

Blight Study

Woodsonia Joplin, LLC
Joplin, Missouri
October 5, 2025

STERRETTURBAN LLC

Patrick Sterrett
Sterrett Urban, LLC
5320 Longview Road
Kansas City, Missouri 64137
(816) 283.7222
psterrett@sterretturban.com

Woodsonia Marketplace
Community Improvement District

Blight Study

Woodsonia Joplin, LLC
Joplin, Missouri
October 5, 2025

Table of Contents

Section I: **Introduction**
Definitions
Study Methodology
Previous Blight Determinations
Legal Description
Ownership
Boundary Map

Section II: **Study Area Overview**
Location & Access
Land Area
Topography
Utilities
Zoning
Environmental
Real Estate Taxes
Existing Improvements
Billboards

Neighborhood Demographics
Population & Household Income
Unemployment

Section III: **Determination of Study Area Conditions**
RSMo. 99.805(1)

Appendices
Appendix A: Property Ownership & Legal Descriptions
Appendix B: Property Valuation & Taxes
Appendix C: Summary of Properties & Blighting Factors Present
Appendix D: Supplemental Information
Appendix E: Certification / Assumptions & Limiting Conditions / Qualifications

Section I

Introduction

The purpose of this analysis is to determine if the proposed Woodsonia Marketplace Community Improvement District, which consists of approximately 348.0 acres (excluding right of way), and fifty-four (54) property/tax parcels located generally between E. 13th Street on the north, Joplin city limits on the east, E. Hammons Boulevard on the south, and S. Texas Avenue and S. Range Line Road on the west in Joplin, Jasper County and Newton County, Missouri (as further described herein, the "Study Area") qualifies as a "blighted area" according to the Community Improvement District Act – Sections 67.1401 to 67.1571 R.S.Mo. (the "CID Act").

The consultant who prepared this Blight Study, Patrick Sterrett of Sterrett Urban ("Consultant"), is an urban planner who earned a Master of Urban Planning from the University of Kansas and is certified by the American Institute of Certified Planners. Additional qualifications of Mr. Sterrett are included in Appendix E.

The Consultant visited the Study Area in September and October 2025. The effective date of this study is October 5, 2025, the last date of inspection.

The Study Area is depicted in the map included on the following pages. The Study Area encompasses fifty-four (54) property/tax parcels and approximately 348.0 acres of property (excluding right of way).

Definitions

Community Improvement District

Chapter 67 of the Missouri Revised Statutes, entitled "Political Subdivisions, Miscellaneous Powers", under Sections 67.1401 to 67.1571, entitled the Community Improvement District Act, allows for the establishment of a Community Improvement District ("CID"). A CID is either a political subdivision or a nonprofit corporation and is a separate legal entity distinct and apart from the municipality or county that creates the district. The CID consists of the area in which the improvements are to be constructed or services are to be provided and is created by petition circulated within the proposed district.

CIDs are established for the purpose of financing a wide range of public-use facilities and establishing and managing policies and public services relative to the needs of the CID. CIDs can impose special assessments, real property taxes, sales taxes, and fees. CIDs can also be combined with other funding methods to pay for additional services and improvements.

If a CID is in a blighted area, or includes a blighted area, it has additional powers and may expend its revenues or loan funds to correct blighted conditions on private property within the CID.

The CID Act states the following with regard to the additional powers conferred upon a CID located in a blighted area:

> 2. *Each district which is located in a blighted area or which includes a blighted area shall have the following additional powers:*
>
> *(1) Within its blighted area, to contract with any private property owner to demolish and remove, renovate, reconstruct, or rehabilitate any building or structure owned by such private property owner; and*
>
> *(2) To expend its revenues or loan its revenues pursuant to a contract entered into pursuant to this subsection, provided that the governing body of the municipality has determined that the action to be taken pursuant to such contract is reasonably anticipated to remediate the blighting conditions and will serve a public purpose.* (67.1461.2, RSMo.)

The CID Act provides the following definition for a blighted area, effective August 28, 2021:

> "Blighted area", the same meaning defined pursuant to section 99.805; (67.1401.2(3) RSMo.)

RSMo. 99.805 provides the following definition for a blighted area:

> *(1)* ***"Blighted Area"****, an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.* (99.805(1), RSMo.)

Since these definitions are a general overview pertaining to all sites, it is important to clarify their intention as it applies to the proposed community improvement district. According to state law, it is unnecessary for every condition of blight to be present to be eligible as a blighted area. Rather, an area can be qualified as a blighted area when as few as one condition is present. The conditions need not be present in each parcel but must be found in the study area as a whole.

With this understanding, the Blight Study presents an overview of factors within the Study Area including a review of physical, economic, and social conditions sufficient to make a determination of a blighted area. The "Summary of Findings" provides conclusions regarding the analysis and presence of blight in key areas; however, the city of Joplin, Missouri ("City") will make a final determination of a blighted area for the entire Study Area or portion(s) of the Study Area.

Study Methodology
The purpose of this work was to analyze conditions located within the Study Area to determine if it qualifies as a blighted area as defined in the CID Act.

The Blight Study includes a detailed analysis of site, building, and public improvement deterioration. Qualifying blight conditions throughout the Study Area were identified and analyzed on a parcel-by-parcel basis to produce a chart showing blight conditions present in the Study Area.

Data was collected from the City, Jasper County and Newton County to document physical blighting conditions as set out in the state statute. Pertinent Geographic Information Systems (GIS) data was obtained through the two counties and analyzed. Additional supplemental information was obtained through various documents prepared or commissioned by the city, state, and plan proponent.

The Consultant visited the Study Area in September and October 2025. The effective date of the study is October 5, 2025, the last date of inspection.

Previous Blight Determinations
Proposed Community Improvement District
The Study Area encompasses portions of four existing tax increment financing ("TIF") redevelopment plans and two community improvement districts.

The 1717 Market Place TIF Plan, which was originally approved by the City on January 10, 2005 by Ordinance No. 2005-006 with a finding of blight, includes three (3) property/tax parcels in the Study Area.

The Recovery TIF Plan, which was originally approved by the City on December 1, 2012 by Ordinance No. 2012-230 with a finding of blight was designed to aid redevelopment in an area of 3,100 acres impacted by the EF-5 tornado that struck the City on May 22, 2011. The eastern boundary of the Recovery TIF Plan is the western side of S. Range Line Road between 15th Street and 24th Street immediately north and west of the Study Area – and includes seven (7) property/tax parcels in the Study Area.

The 32nd Street Place Community Improvement District was originally approved by the City on August 3, 2020 by Ordinance No. 2020-113 with a finding of blight, includes three (3) property/tax parcels in the Study Area.

The 32nd Street Place TIF Plan was originally approved by the City on December 28, 2020 by Ordinance No. 2020-210 with a finding of blight, includes three (3) property/tax parcels in the Study Area.

The Prospect Village TIF Plan was originally approved by the City on February 3, 2025 by Ordinance No. 2025-018 with a finding of blight, includes eleven (11) property/tax parcels in the Study Area.

The Joplin Sports Facility Community Improvement District was originally approved by the City on February 3, 2025 by Ordinance 2025-017 with a finding of blight, includes thirty-seven (37) property/tax parcels in the Study Area.

It should be noted that the statutory definition of blight was changed effective August 28, 2021, after the two TIF plans – 1717 Market Place TIF Plan and the Recovery TIF Plan – were initially approved.

Legal Description
The Study Area consists of fifty-four (54) property/tax parcels. Specific legal descriptions (abbreviated) of all parcels within the Study Area are included in Appendix A – Property Ownership & Legal Descriptions.

Ownership
The Study Area contains fifty-four (54) property/tax parcels, of which fifty (50) property/tax parcels are located in Jasper County and the four (4) southern-most property/tax parcels are located in Newton County. The respective property/tax parcels are identified by the Jasper County Assessor's office and the Newton County Assessor's office. A complete listing of the property/tax parcels identified by the Jasper County Assessor and the Newton County Assessor is included in Appendix A.

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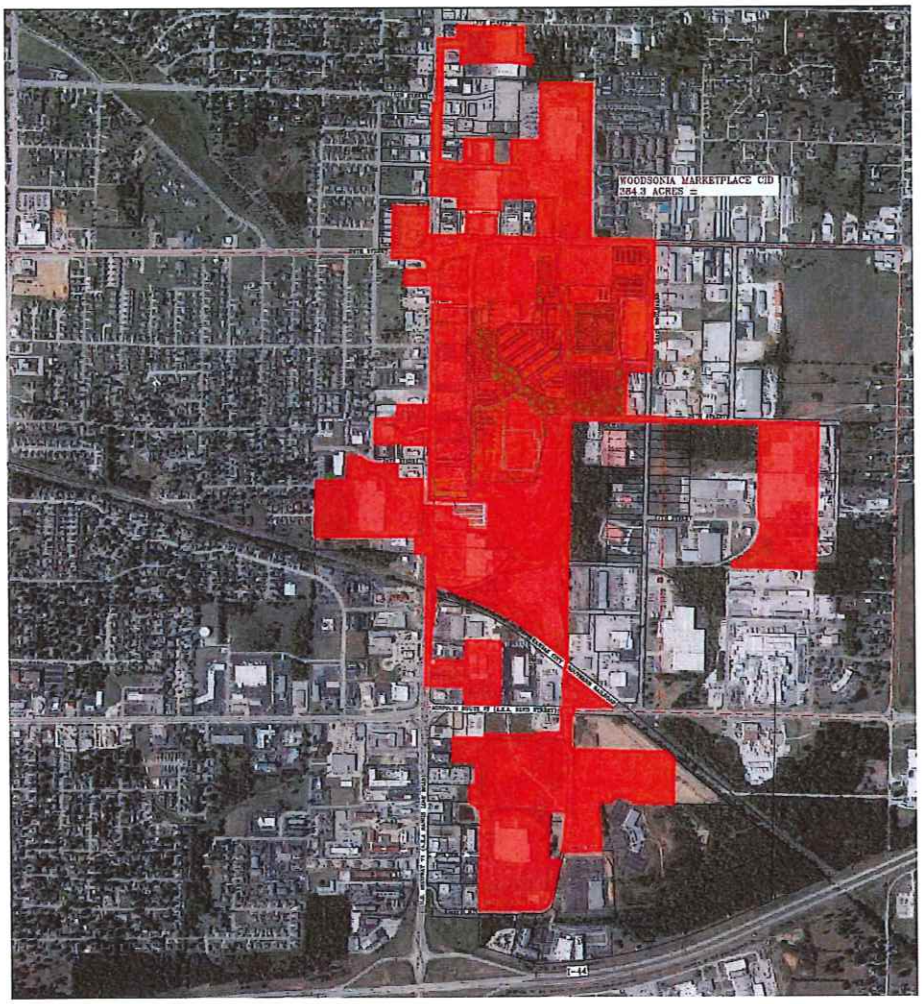
Study Area – Boundary Map



Source: OWN, Inc.

Section II

Study Area Overview

Location & Access

The Study Area encompasses approximately 348.0 acres (excluding right-of-way) and consists of fifty-four (54) property/tax parcels. The Study Area is located generally between E. 13th Street on the north, Joplin city limits on the east, E. Hammons Boulevard on the south, and S. Texas Avenue and S. Range Line Road on the west in Joplin, Jasper County and Newton County, Missouri.

The existing access points to the Study Area are located on the east/west thoroughfares of E. 13th Street, E. 17th Street, E. 20th Street, E. 22nd Street, E. 24th Street, E. 25th Street, E. 27th Street, E. 32nd Street, E. 36th Street, E. Hammons Boulevard, and the north/south thoroughfares of S. Texas Avenue, S. Highview Avenue, S. Range Line Road, S. Geneva Avenue, S. Rex Avenue, S. Davis Boulevard, and S. Hammons Boulevard. The Study Area has quick and easy access to Interstate 44, located slightly less than one/quarter mile to the south with a full interchange on S. Range Line Road, and E. 7th Street, a "Principal Arterial," is slightly more than a half-mile north of the Study Area via S. Range Line Road, and provides access to other north/south freeways and interstates. E. 20th Street, classified as a "Minor Arterial", is a major thoroughfare providing east/west access to the central portion of the Study Area, and S. Range Line Road (also designated as Interstate 49 Business Route), which forms much of the western boundary of the Study Area, is classified as a "Principal Arterial" and is a primary commercial corridor in Joplin. As such the major thoroughfares provide the Study Area with excellent access to the regional and local highway/street network.

All streets adjacent and within the Study Area are two-way streets. Besides the two major thoroughfares of S. Range Line Road and E. 20th Street providing access to the Study Area, E. 13th Street, S. Rex Avenue, S. Davis Boulevard and S. Geneva Avenue are all classified as "Major Collectors." There are no "Interstates," "Freeways," or "Local" thoroughfares within the Study Area." The arterials and collectors provide good access to the Study Area and surrounding areas, except S. Geneva Avenue, which does not extend north past E. 20th Street and terminates just south of E. 24th Street, and E. 13th Street, which only exists east of S. Range Line Road.

Bike routes and trails do not currently exist within the Study Areas and none are currently planned. According to the city's "Master Trail Plan" a trail is planned along E. 20th Street west of S. Range Line Road. Pedestrian access is excellent (along S. Range Line Road, although ADA-compliant warning pads do not always exist at intersections and crosswalks and numerous gaps exist) to poor (nonexistent) within the Study Area. Sidewalks along the building improvements within the Study Area are generally in good condition, but many lack ADA-compliant curb ramps. Most walking takes place across the surface parking lots which are generally in poor to good condition. Where deterioration has occurred, tripping hazards exist.

A demand response transit system, known as the Metro Area Public Transit System (MAPS), serves the entirety of the Study Area and much of the city. MAPS can be scheduled in advance for trips within its service area but has no fixed routes. MAPS operates Monday through Friday.

The Sunshine Lamp Trolley resumed service in February 2025 after being on hiatus due to staffing shortages. The fixed-route service has three routes in Joplin – Green, Blue and Red – of which the Study Area is served by the Blue and Green routes. A number of stops exist in the vicinity of the Study Area, but within the Study Area there is one bus stop for both the Blue and Green routes at the Walmart retail center. The Trolley operates Monday through Friday between 6:00 a.m. and 6:00 p.m.

Land Area
There are fifty-four (54) property/tax parcels within the Study Area. Per information obtained from the geographic information systems of Jasper County and Newton County, Missouri, the Study Area contains a total of approximately 348.0 acres (excluding right of way).

Topography
The Study Area slopes downward from east to west and from north to south. The highest elevation in the Study Area is just shy of 1,100 feet at the northeast corner of 3877 E. 27th Street (which is the southern right of way of E. 25th Street) and developed by Jasper Products. The lowest elevation in the Study Area is generally between 1,030 and 1,040 feet in the southwest portion of the Study Area at 2600 S. Range Line Road that is developed with Lowe's.

According to a flood plain map from the Federal Emergency Management Agency (FIRM No. 29097C0278E, effective 11/2/2012) a "Regulatory Floodway" (Joplin Creek) crosses the Study Area downhill from the eastern edge of the Study Area at S. Davis Boulevard south of E. 20th Street to the western edge of the Study Area west of S. Range Line Road and just south of E. 20th Street as demonstrated in the FIRM map included in Appendix D. A fair amount of the central portion of the Study Area located south of E. 20th Street to just south of the westerly extension of E. 25th Street is within an area designated as a 100-year flood plain and a few areas have been designated as a 500-year flood plain. Altogether thirteen of the fifty-four property/tax parcels in the Study Area are impacted by the Regulatory Floodway and the 100-year flood plain areas.

Utilities
All utilities are available to the properties including electricity, water, sewer, and natural gas.

Zoning
The existing zoning districts include C-3 (Commercial), C-3-PD (Commercial – Planned District) and M-2 (Heavy Industrial). A chart stating the purpose and intent of each of the zoning classifications as expressed in the Development Code of Joplin, Missouri is included below.

Zoning Classification		Intent*
C-3	**Commercial**	The C-3 district provides wide range retail, service and employment uses at a scale, intensity or in a format that requires a high level of vehicle accessibility and visibility, typically along corridors or other locations not easily integrated with other land uses or development patterns. Planned versions of this district can yield campus or mixed-use district patterns that are oriented to internal open space systems or other focal points of development.
C-3-PD	**Commercial – Planned District**	The intent of the planned zoning districts is to encourage innovation in development, unique and distinctive places, and efficient use of land, buildings and infrastructure. Specifically, planned zoning and development plans to support the flexibility offered through planned zoning should accomplish one or more of the following: 1. Preservation of distinct natural features on the land and integration of them into amenities for the project. 2. Reduction in potential environmental impacts from the development, whether through disturbance of land, location of streets and infrastructure or operation of sites and buildings. 3. Create broader community benefits through the better integration of multiple projects, resulting in designs that could not have otherwise been accomplished through the base zoning districts and standards. 4. Improved public realm designs, including streetscapes, open space, civic spaces and the relationship of buildings and sites to those spaces. 5. Creation of unique projects and places that are particularly suited for the planned location based on the

		characteristics of the land or the context and relationship to surrounding areas. Departures from the base standards of all zoning districts may be considered through planned zoning process provided they are based upon a comprehensive and well-integrated development plan for the area. These departures shall not be justified for simply wanting flexibility or deviations from standards based upon a site plan.
M-2	**Heavy Industrial**	The M-2 district provides industrial uses that are generally not compatible with residential and/or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business.

*Joplin, Missouri Development Code

Environmental

Environmental Site Assessments (ESA) of the Study Area were not available, but an environmental covenant for a large portion of the property – two property/tax parcels covering more than 90 acres – in the Study Area that is owned by International Paper and by Prospect Village, was provided by the Missouri Department of Natural Resources. As noted within the covenant:

> "From the early 1900s until approximately 1950, underground lead and zinc mining was conducted in and around Joplin. Rex Mining and Smelting Company became the eventual owner of the property currently occupied by the Joplin facility. Long-Bell Lumber Company and American Lumber & Treating Company purchased a portion of the property from Rex Mining in approximately 1937 and began wood treating operations. Long-Bell eventually purchased the entire property and continued operations until approximately 1956 when International Paper acquired the facility. Wood treating began in 1937 using creosote. Pentachlorophenol (PCP) treating solution (diesel and PCP) was added to the process in 1955. In 1979, PCP completely replaced creosote as the treatment solution. Per the Joplin facility's original RCRA permit, there are two closed solid waste landfills (Landfill 1 and Landfill 2) present on the Northern Parcel (Figure 2). Final closure of the landfills was completed in 1991 with the installation of clay caps. On April 30, 2006, International Paper ceased operations at the Joplin facility. International Paper elected to decommission the plant to facilitate potential future industrial use of the property." ("Soil Management Plan – Northern Parcel," March 2018, p. 2)

Soil data obtained from investigations conducted under the direction of the Missouri Department of Natural Resources (MDNR) and the U.S. Environmental Protection Agency (EPA) were compared to EPA's Industrial Regional Screening Levels (RSLs), dated June 2017. As noted in the covenant, based on these comparisons, PCP, benzo(a)pyrene (BaP) and polychlorinated dibenzo-p-dioxin/polychlorinated dibenzofuran (PCDD/PCDF) were identified as constituents of concern (COCs) for soils on the Property.

> "Modified industrial RSLs were calculated for the three COCs to evaluate the need for soil corrective action on the Property. Based on the comparison of soil concentrations to modified industrial RSLs, BaP does not pose an unacceptable risk and no further corrective action for soils is required related to this constituent. However, PCP and/or PCDD/PCDF concentrations remaining in soils at two distinct areas must be managed to address exposure due to direct contact with soil or indirect contact via air transport of soil particulates." ("Soil Management Plan – Northern Parcel," March 2018, p. 2)

A soil management plan has been developed as a part of the environmental covenant to address soil disturbance activities anticipated during development of the property. The soils on the property within the Study Area are generally acceptable for non-residential use only. However, the soils within the footprint of the southernmost Stormwater Terrace and the Framing Building Area must be managed separately from the remainder of soils in the property.

> "The soils at the Property are approved for non-residential use, only. Soils at locations throughout the Property, excluding the southernmost Stormwater Terrace and Framing Building Area, can be disturbed so long as the soils are kept within the boundaries of the Property and appropriate measures are taken to limit soil-runoff and particulate emissions. If grading or other disturbance activities call for removal of soil from those portions of the Property, waste characterization must be completed prior to offsite disposal at an appropriate disposal facility. Soils from the Property may not be re-used for any purpose at any location beyond the boundaries of the Property. ("Soil Management Plan – Northern Parcel," March 2018, p. 5)

> "If disturbance of soils within either the southernmost Stormwater Terrace or the Framing Building Area are planned, a Workplan must be developed to describe the scope and overall footprint of the proposed activities. Soils within these two areas cannot be reused in another location on the Property or offsite. A copy of the Workplan must be submitted to MDNR for review." ("Soil Management Plan – Northern Parcel," March 2018, p. 6)

International Paper is currently performing long-term monitoring, maintenance activities and conducting corrective action remediation activities on the southern portion of the site of about 43 acres. A Final Hazardous Waste Management Facility Part I Permit was issued by the Missouri Department of Natural Resources in October, 2023, and a Final Part II Permit was issued by the U.S. Environmental Protection Agency in October, 2023. Both permits are scheduled to expire in 2033.

As part of the post-closure care, International Paper is required to operate a groundwater remediation system until August 2045, or until they can show that the contaminant levels have

been below the maximum concentration limits specified in their hazardous waste permit for three consecutive years. The system has been in operation since 1993. Potential off-site surface water and groundwater contamination is a concern. International Paper is conducting a RCRA Facility Investigation to define the horizontal and vertical extent of any contamination. If any corrective action activities are necessary, they will be based on the investigation results.

Real Estate Taxes

A five-year history of the assessed values within the Study Area is included in the appendix.

The data in Appendix B is the resulting assessed value of the Assessor's opinion of Market Value for each of the properties within the Study Area. All property is supposed to be re-assessed in odd-numbered years, except that new construction (including remodeling) can be assessed in any year.

To determine assessed value the assessment ratio for commercial and industrial properties is 32%. The real estate levy for 2024 (the last year in which taxes were collected) in the Study Area was $5.5534 per $100 of assessed valuation in Jasper County, and $4.9358 per $100 of assessed valuation in Newton County (for commercial/industrial properties). The real estate levy in 2024 for residential properties in Newton County was $3.8918 per $100 of assessed valuation).

In 2024, the total assessed value of the Study Area was $28,418,810 (of which $25,010,390 was in Jasper County, and $3,408,420 was in Newton County) generating a total of $1,581,343.64 in billable real estate taxes. Assessed values within the Study Area increased by 35.93% between 2021 and 2025 after increasing by 7.35% between 2021 and 2024. Assessed values increased by 26.6% in 2025, largely due to the redevelopment of three of the four properties in Newton County, although the values have not been certified and could change.

When looking at assessed valuations between 2021 and 2025, Jasper County saw an increase of 3.01%, due solely to the completion of the Whataburger on S. Range Line Road and improvements made at Jasper Products. When netting those two properties out, the remaining forty-eight (48) properties in the Study Area in Jasper County had a collective decline of assessed valuation between 2021 and 2025 of 0.90%.

When looking at assessed valuations between 2021 and 2025, Newton County (that part of the Study Area south of 32nd Street), saw an increase of 40.10%, due to the development of Menards, a home improvement retail store completed in April 2024, and The Boulevard Apartments, a 250-unit apartment complex offering studios, one-bedroom and two-bedroom units with rents ranging between $980 and $1,790, and opened in 2024. The four properties had been mostly vacant prior to the redevelopment with the exception of an existing Sam's Club and a vacant restaurant that has since been converted to office use.

One real property tax payment was delinquent as of the date of this study for $40,211.76.

One property in the Study Area is owned by the city of Joplin and is tax exempt.

Existing Improvements
The Study Area encompasses approximately 348.0 acres (excluding right of way) and consists of fifty-four (54) property/tax parcels. The Study Area is located generally between E. 13th Street on the north, Joplin city limits on the east, E. Hammons Boulevard on the south, and S. Highview Avenue and S. Range Line Road on the west in Joplin, Jasper County, Missouri.

The Study Area consists of 117.39 acres (excluding right of way) on nine property/tax parcels that are vacant, unimproved (or formerly improved) commercial/industrial property.

The two largest property/tax parcels in the Study Area, at a combined 96.66 acres, were formerly utilized as a paper mill, most recently by International Paper Company, who then closed the facility in 2006, and has been undergoing environmental remediation and monitoring since the closure.

The remainder of the Study Area is developed with commercial/industrial uses in forty-nine (49) primary buildings on forty-three property/tax parcels, mostly one story but as high as four stories, and include a former Red Hot and Blue restaurant (2601 S. Range Line Road) that has been closed since October 2022. The other properties are occupied by operating businesses and uses that include a mix of manufacturing, multifamily residential, office, retail, healthcare, and restaurants. One building, a quick-service restaurant (Whataburger), was completed in 2024, and along with the development activity south of 32nd Street and the improvements at Jasper Products, is the most recent development in the Study Area,

An area largely between E. 15th Street and E. 24th Street along S. Range Line Road was impacted by the 2011 tornado, but much of the Study Area has not experienced the same level of investment since then as the S. Range Line Road corridor. Of the forty-nine (49) buildings in the Study Area, thirty-one (33) have been constructed since 2011. The average age of the improvements in the Study Area is approximately 17 years, with an average year built of 2008. The buildings range in condition from poor to excellent, with most in good condition. The exterior site improvements are generally in poor to fair condition.

Billboards
Three double-sided billboards exist within the Study Area at 2014 S. Range Line Road, 2101 S. Range Line Road, and 2525 S. Range Line Road.

Neighborhood Demographics

Population & Household Income

The following provides population and income trends within a one-, three-, and five-mile radius from the approximate center of the Study Area with a latitude of 37.065544 and longitude of -94.472882, which is near the northern and eastern property boundaries of the International Paper property (since the time of the sale of a portion of the property to Prospect Village).

	Population			
Lat. 37.065544, Long. -94.472882	**Historic**		**Forecast**	
Radius	**2010**	**2020**	**2024**	**2029**
One Mile	4,439	4,717	4,642	4,638
percent change (1 mi)		+6.3%	-1.6%	-0.1%
change from '10 (1 mi)		+6.3%	+4.6%	+4.5%
Three Mile	37,462	38,345	38,983	39,772
percent change (3 mi)		+2.4%	+1.7%	+2.0%
change from '10 (3 mi)		+2.4%	+4.1%	+6.2%
Five Mile	63,551	66,030	67,206	68,508
percent change (5 mi)		+3.9%	+1.8%	+1.9%
change from '10 (5 mi)		+3.9%	+5.8%	+7.8%
Joplin	50,808	51,762	52,512	53,512
percent change		+1.9%	+1.4%	+1.9%
change from '10		+1.9%	+3.4%	+5.3%

Source: ESRI; Sterrett Urban, LLC

The population figures indicate a rate of growth within one mile of the Study Area (+6.3%) that is more than triple that of the city and at least one-and-a-half times the rate of growth within three and five miles of the Study between 2010 and 2020 (2.4%-3.9%). Despite the period of growth nearest the Study Area between 2010 and 2020, population growth is forecasted to have declined in 2024 and continue to do so through 2029, albeit slightly. Growth within three and five miles of the Study Area, and growth within the city of Joplin, is forecast to have increased at similar rates of 1.4%-1.8% between 2020 and 2024, and 1.9%-2.0% between 2024 and 2029. The greatest rate of growth between 2010 and 2029 is projected to occur within three and five miles of the Study Area (+3.7%-3.8%), while the area nearest the Study Area is projected to lose population (-1.7%). The city grew at 3.4% over the same time.

	Median Household Income	
Lat. 37.065544, Long. -94.472882 Radius	**Forecast**	
	2024	**2029**
One Mile	51,024	54,597
chg. from '23 (1 mile)		+7.0%
Three Mile	50,235	54,744
chg. from '23 (3 mile)		+9.0%
Five Mile	52,961	58,237
chg. from '23 (5 mile)		+10.0%
Joplin	51,025	55,628
chg. from '23		+9.0%

Source: ESRI; Sterrett Urban, LLC

The median household income forecasted by ESRI for 2024 and 2029 within five miles of the Study Area is greater than the median household income ESRI forecasts for the city of Joplin. The median household income within one mile and three miles of the Study Area in 2024 and 2029 is forecasted by ESRI to be lower than the median household income for the city. The rate of income growth nearest the Study Area is also forecast to be lower than that of the city between 2024 and 2029 (7.0% compared to 9.0% for the city).

Unemployment

The most recent unemployment data for the Study Area is for the City of Joplin, Missouri. The following data was provided by the Missouri Economic Research and Information Center (MERIC):

Civilian Labor Force – Joplin, Missouri
August 2025 *(not seasonally adjusted)*

Labor Force	Labor Force Employed	Labor Force Unemployed	Percentage Unemployed
26,295	25,103	1,192	4.5%

Source: Missouri Economic Research and Information Center (MERIC)

According to the Bureau of Labor Statistics, the preliminary unemployment rate for the Joplin, MO-KS metropolitan statistical area in August 2025 was 4.4%.

According to the Federal Reserve, an unemployment rate of 5.0% - 5.2% can generally be considered "full employment."

Section III

Determination of Study Area Conditions

Significant findings of the Woodsonia Marketplace Community Improvement District Blight Study are presented in the discussion which follows. These findings are based on a review of documents and reports, interviews, field surveys, and analyses conducted in September and October 2025. Properties and buildings, along with public improvements adjacent to the properties, were evaluated and deficiencies noted. As previously explained, the purpose of this study was to determine whether conditions as defined by the CID Act in RSMo. 99.805(1) of the Missouri State Statute, as amended, exist in the Study Area.

RSMo. 99.805(1)
The principal blighting factors reported here and in line with the respective statutory definitions include: insanitary or unsafe conditions, deterioration of site improvements, and the existence of conditions which endanger life or property by fire and other causes. The Appendix section of this report includes a table exhibiting the blighting factors present at each property parcel.

Blight Defined
As presented in Section I, blight is defined as follows with respect to the CID Act:

> *(1) **"Blighted Area"**, an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.* (99.805(1), RSMo.)

Several court cases provide additional direction in the consideration of blight:

- It is not necessary for an area to be what commonly would be considered a "slum" in order to be blighted. Parking Systems, Inc. v. Kansas City Downtown Redevelopment Corporation, 518 S.W.2d 11, 15 (Mo. 1974).
- An otherwise viable use of a property may be considered blighted if it is an economic underutilization of the property. Crestwood Commons Redevelopment Corporation v. 66 Drive-In, Inc., 812 S.W.2d 903, 910 (MO.App.E.D. 1991).
- It is not necessary for every property within an area designated as blighted to conform to the blight definition. A preponderance of blight conditions is adequate to designate an area for redevelopment. Maryland Plaza

Redevelopment Corporation v. Greenberg, 594 S.W.2d 284, 288 (MO.App.E.D. 1979).

- In order to make a finding of blight for a defined redevelopment area, the total square footage of the area is to be considered and not a preponderance of the individual parcels. Allright Properties, Inc. v. Tax Increment Financing Commission of Kansas City, 240 S.W.3d 777 (MO.App.W.D. 2007).

Cause Component 1: Insanitary or Unsafe Conditions

There are numerous locations within the Study Area exhibiting unsafe or insanitary conditions. The most prevalent and/or impactful include the presence of environmental liabilities on the International Paper Company/Prospect Village properties (as previously detailed), and as noted previously the presence of floodways, 100-year floodplains and stormwater mitigation areas impact fourteen of the fifty-four properties. Also unsafe is trash/debris, the deterioration of pavement throughout the surface parking lots and drive aisles which creates tripping hazards, faded or nonexistent directional signage and pavement markings in the parking lots and drive aisles, and overgrown vegetation, particularly on those properties along S. Geneva Avenue and along S. Davis Boulevard.

Noncompliance with the Americans with Disabilities Act (ADA) is evident in some places and primarily includes nonexistent signage, substandard curb ramps, and nonexistent warning pads on sidewalks at intersections and crosswalks.

Examples of this condition are shown below. Additional photographs of deteriorated pavement are included in *Cause Component 2: Deterioration of Site Improvements*.

The Study Area exhibited insanitary or unsafe conditions and is a major contributor to blight. thirty-six of the fifty-four properties in the Study Area exhibited insanitary or unsafe conditions, or almost 64% of the Study Area.

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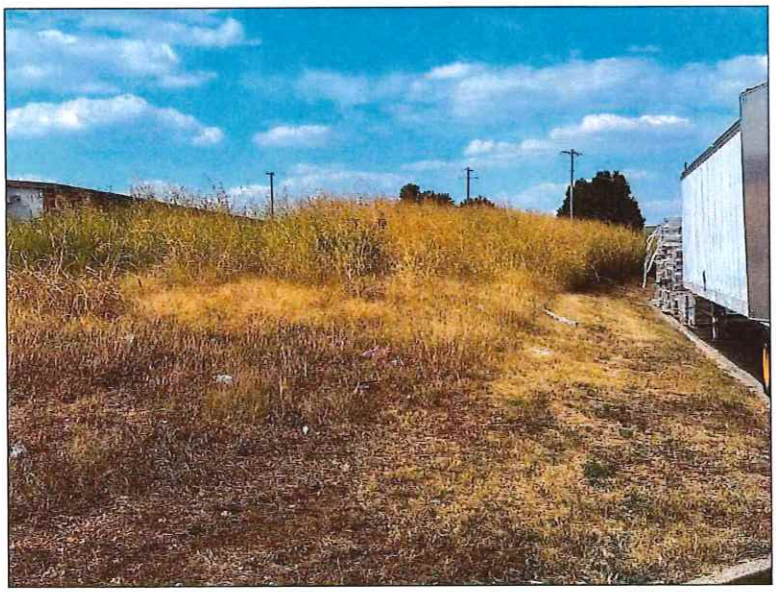
Prospect Village property – looking west – overgrown vegetation; uneven pavement; contaminated property



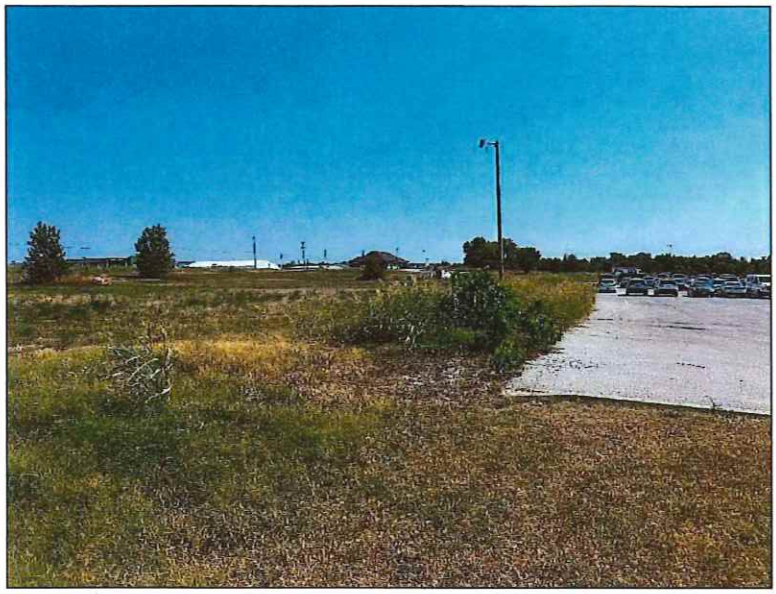
Planet Fitness pad site – looking northwest – overgrown vegetation; deterioration of drive aisle



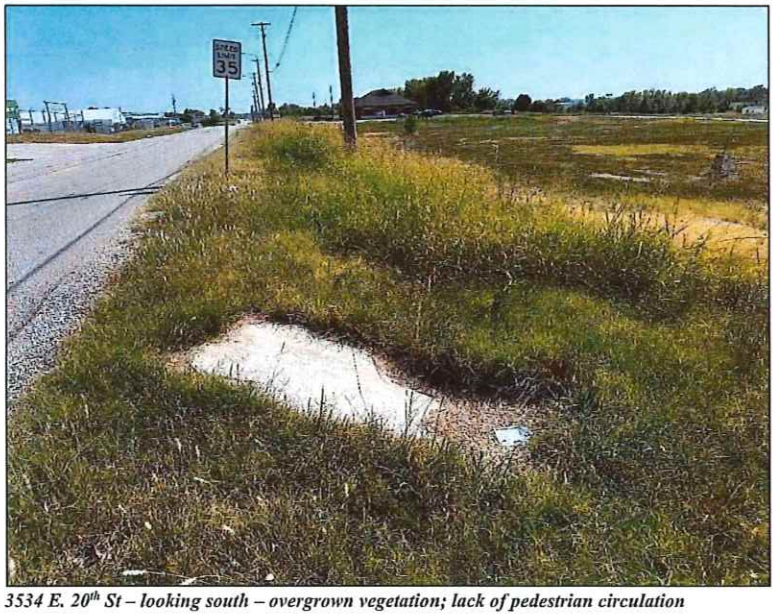
Planet Fitness pad site – looking west – lack of pedestrian circulation; overgrown vegetation



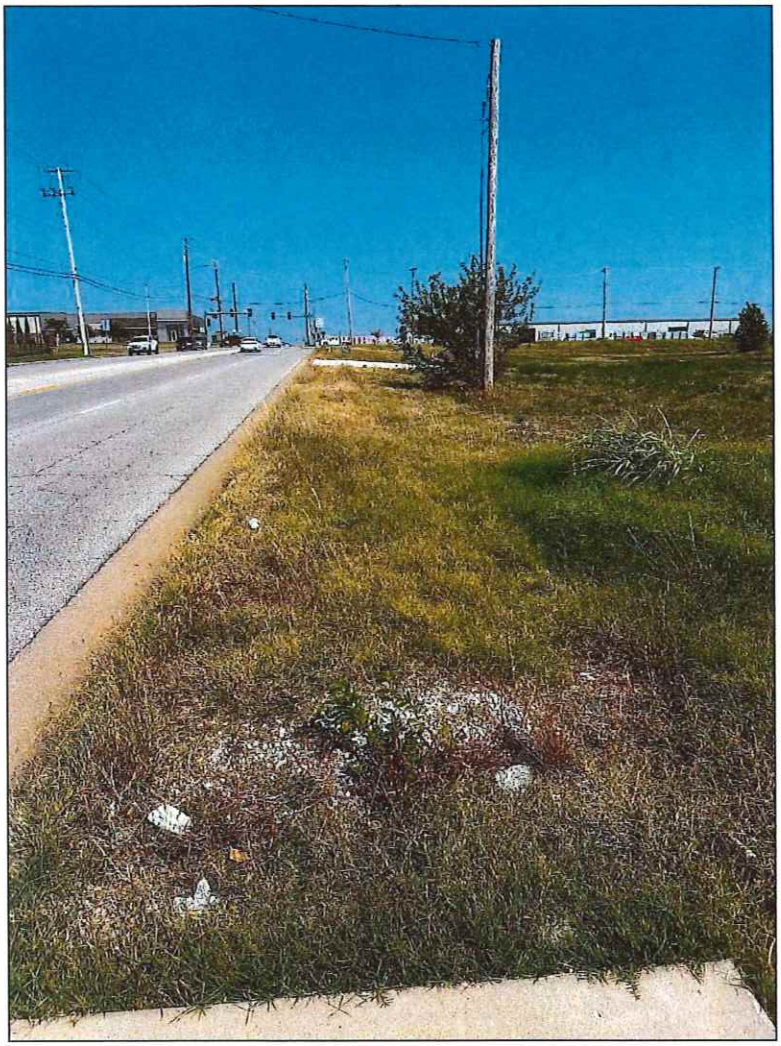
2600 S. Range Line Rd – looking northwest – overgrown vegetation



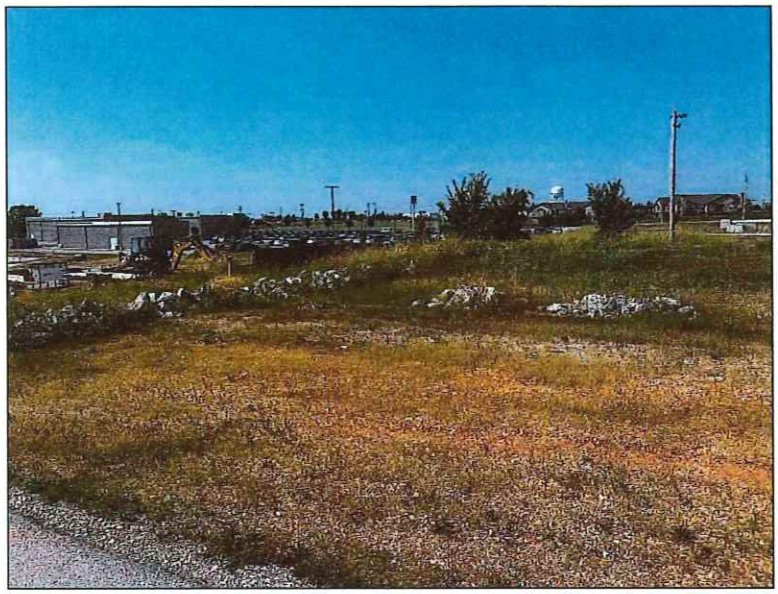
3534 E. 20th St – looking south – overgrown vegetation



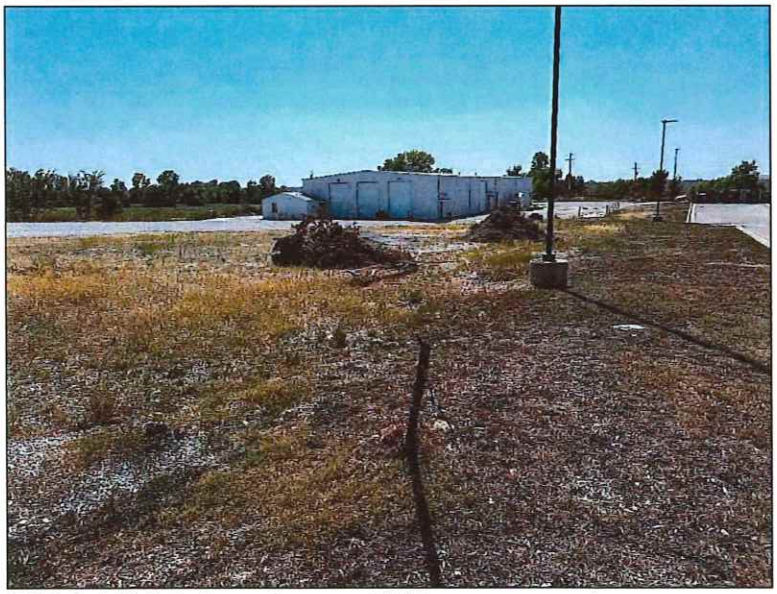
3534 E. 20th St – looking south – overgrown vegetation; lack of pedestrian circulation



3534 E. 20th St – looking east – lack of pedestrian circulation; trash/debris



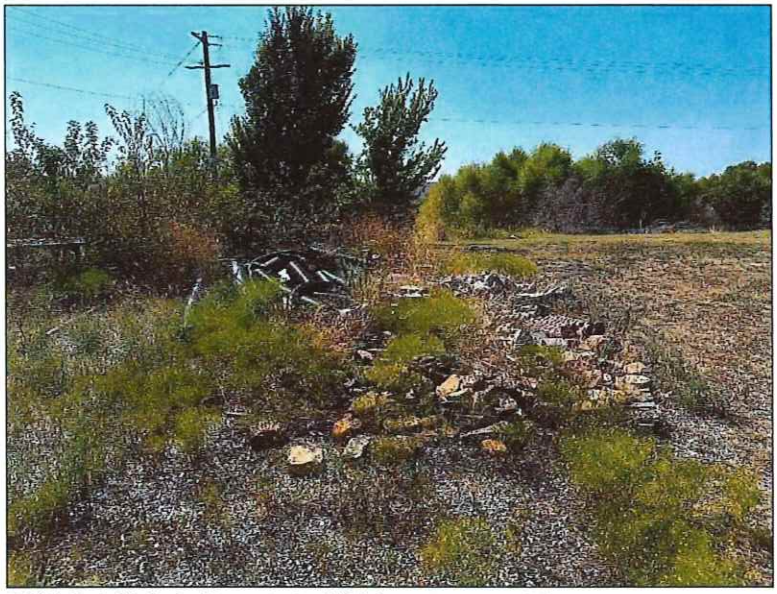
3435 E. 20th St – looking northwest – trash/debris



2120 S. Davis Blvd – looking southwest – trash/debris; overgrown vegetation



2120 S. Davis Blvd – looking east – trash/debris; overgrown vegetation



2120 S. Davis Blvd – looking west – trash/debris; overgrown vegetation



2120 S. Davis Blvd – looking west – trash/debris; overgrown vegetation



1717 S. Range Line Rd – looking south – trash/debris blocking gutter/drainage



Prospect Village property – looking northwest – contaminated property; abandoned rail spur



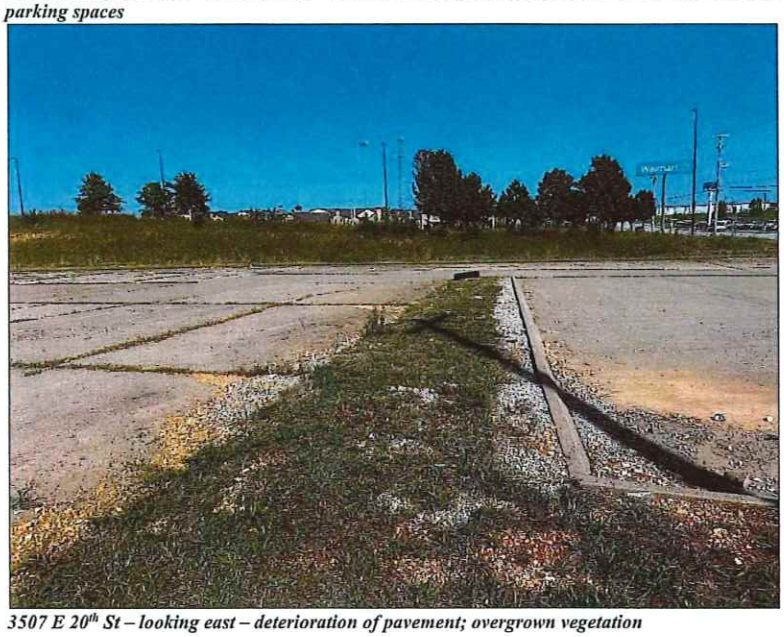
International Paper Co. – looking northwest – contaminated property



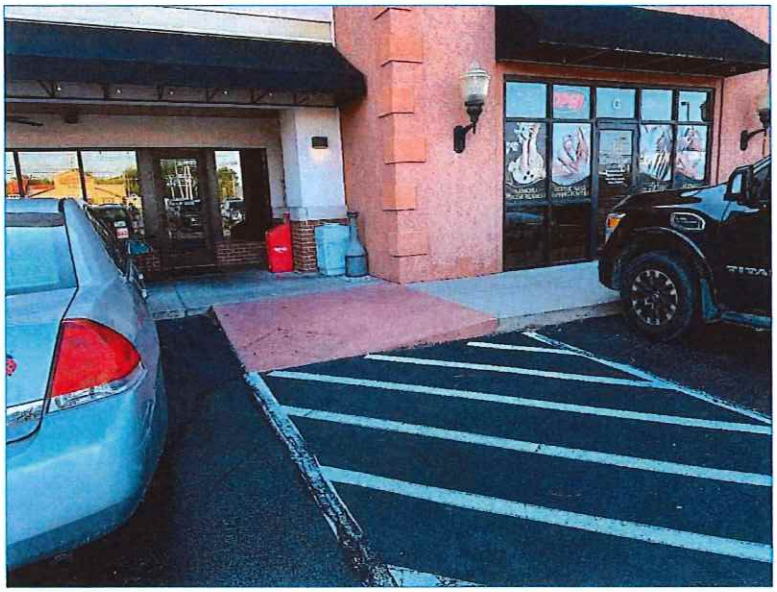
E. 25th St – looking north – stormwater mitigation area, floodway



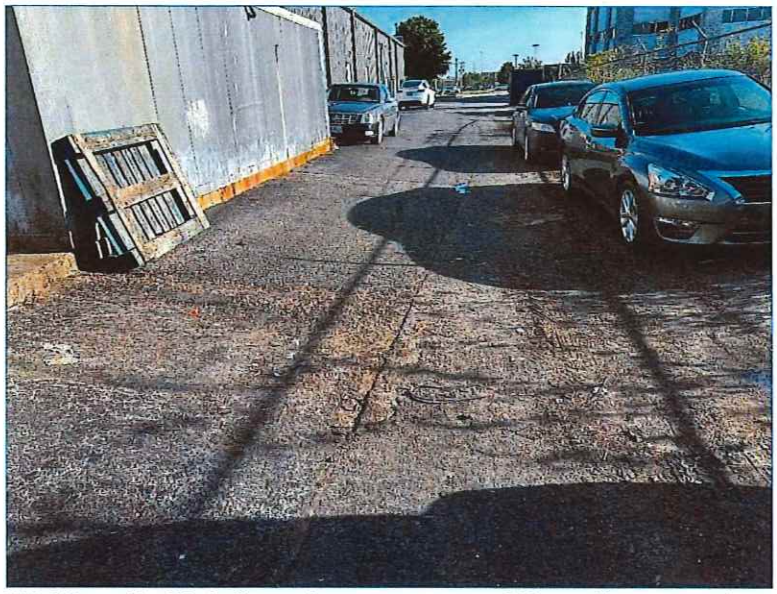
2601 S. Range Line Rd – looking west – deterioration of parking lot, uneven pavement; noncompliant ADA parking spaces



3507 E 20th St – looking east – deterioration of pavement; overgrown vegetation



2330 S. Range Line Rd – looking west – noncompliant ADA parking space, curb ramp/sidewalk



2330 S. Range Line Rd – looking south – uneven pavement; vehicles traveling wrong way in one-way drive-through lane



3105 E 17th St – looking north – deterioration of pavement; uneven pavement



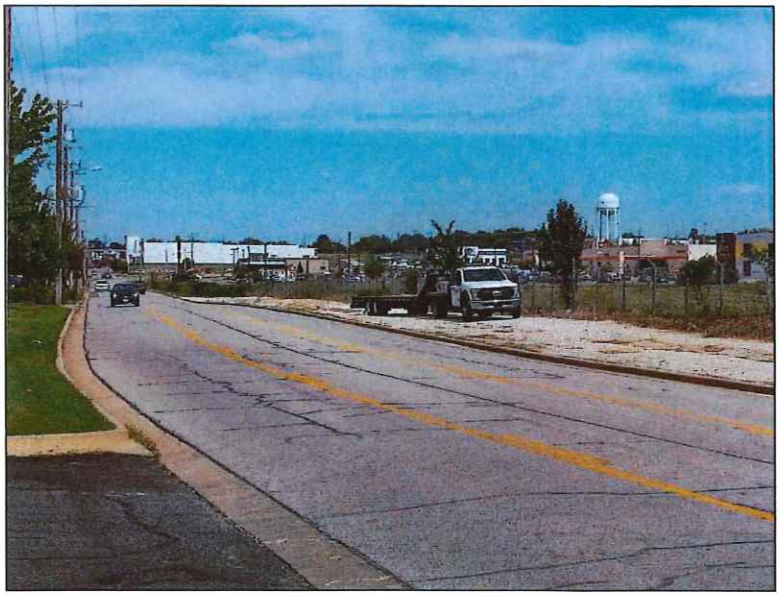
1315 S. Range Line Rd – looking east – deterioration of parking lot; uneven pavement



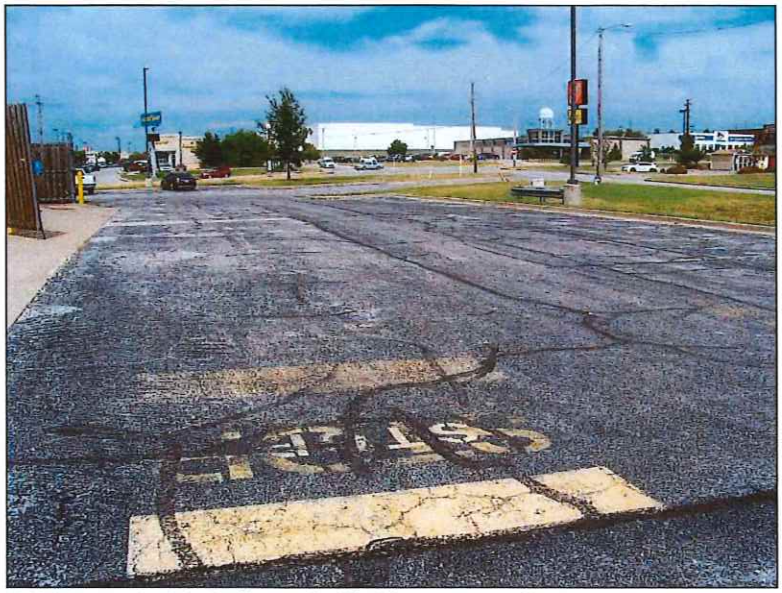
2601 S. Range Line Rd – looking north – debris on sidewalk



1717 S. Range Line Rd – looking east – uneven sidewalk, exposed rebar



International Paper Co. – looking east – lack of pedestrian circulation; neglected property



2021 S. Range Line Rd – looking north – illegible pavement markings



2433 S. Range Line Rd – looking northeast – lack of ADA-compliant signage



2433 S. Range Line Rd – looking northeast – lack of ADA-compliant warning pads



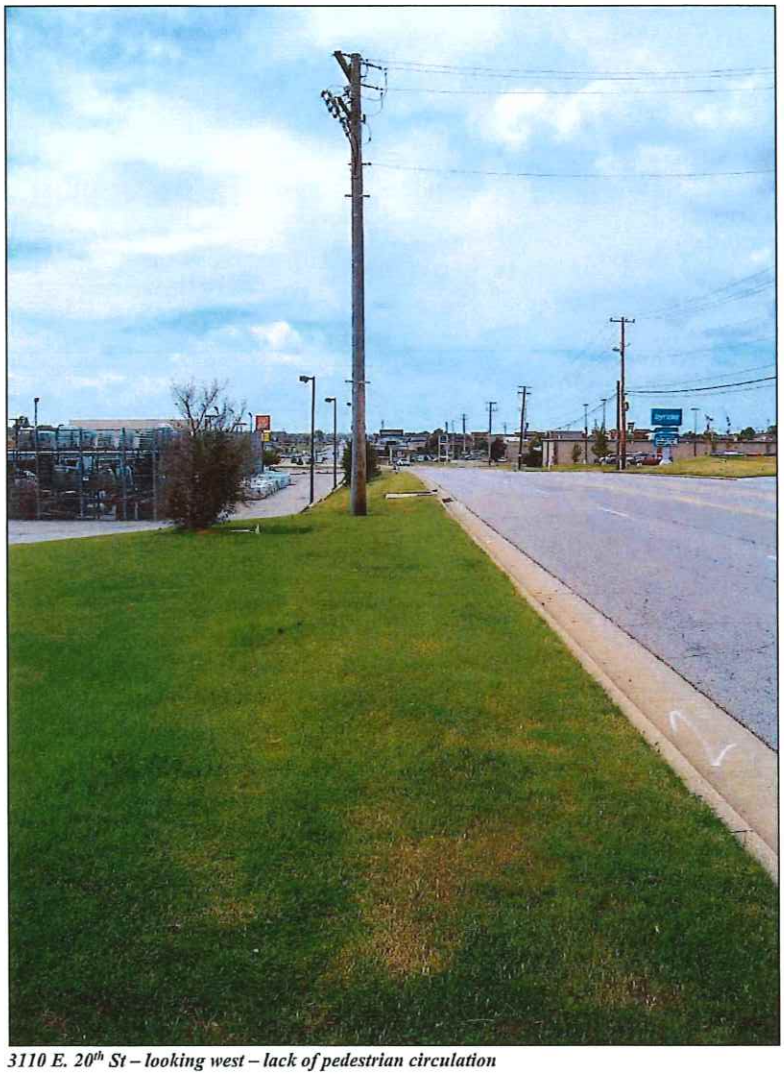
1717 S. Range Line Rd – looking west – lack of pedestrian circulation



3205 E. 20th St – looking east – lack of pedestrian circulation



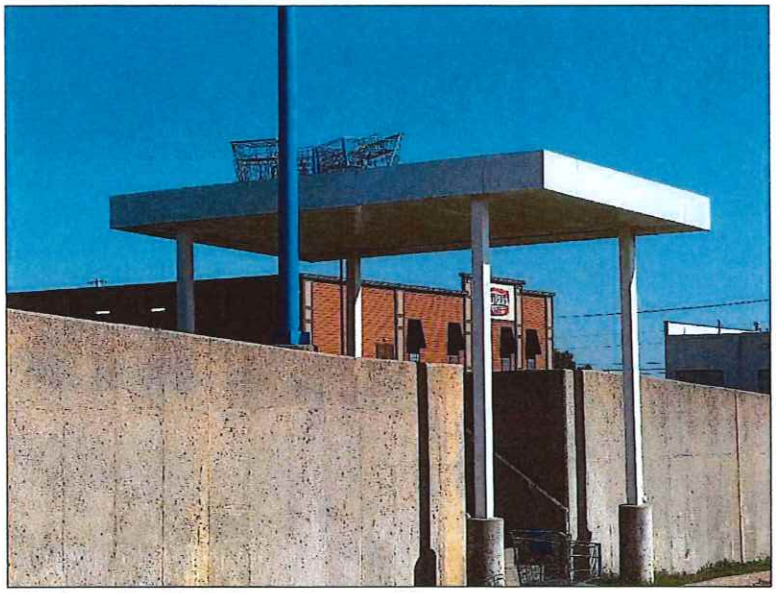
2430 S. Range Line Rd – looking south – lack of pedestrian circulation



3110 E. 20th St – looking west – lack of pedestrian circulation



1717 S. Range Line Rd – looking southeast – debris; transient access to property



1717 S Range Line Rd – looking southeast – vandalism



Woodsonia Marketplace CID Redevelopment Area – flood zone
The CID boundary is in yellow. Properties excluded from the CID are outlined in red.

Cause Component 2: Deterioration of Site Improvements

The condition of deterioration of site improvements was primarily established through field survey work and observation of exterior physical conditions within the Study Area. Building deterioration rating criteria considered included the following: primary structure (roof, walls, foundation); secondary structure (fascia/soffits, gutters/downspouts, exterior finishes, windows and doors, stairways/fire escapes); and exterior structure (mechanical equipment, loading areas, fences/walls/gates, other structures).

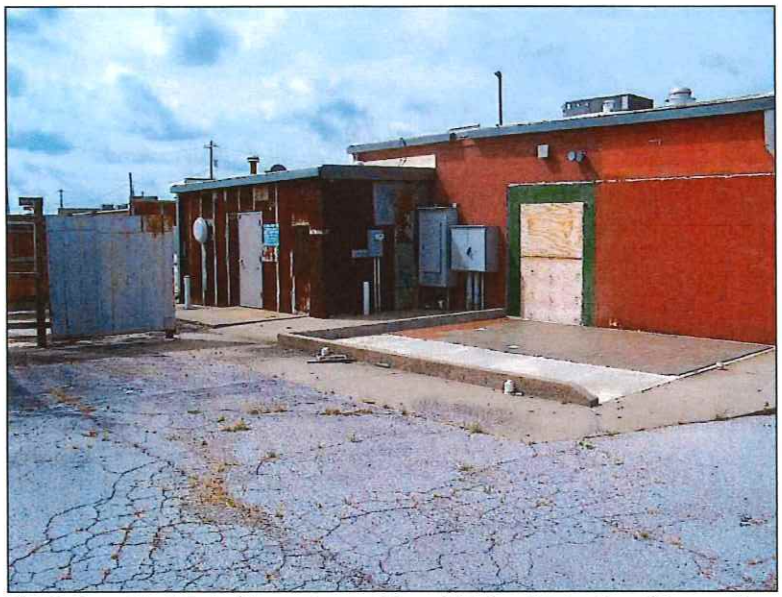
The most common example of structural deterioration found in the Study Area included the failure of finishes. The following photos are examples of structural deterioration in the Study Area.



3110 E. 20th St – looking west – failure of finishes



2601 S. Range Line Rd – looking northeast – failure of finishes; deterioration of pavement



2601 S. Range Line Rd – looking southwest – failure of finishes; deterioration of doors, wall veneer



2120 S. Davis Blvd – looking east – deterioration of gutter, drive aisle and parking area; failure of finishes



1315 S. Range Line Rd – looking north – failure of finishes



2600 S. Range Line Rd – looking west – deterioration of masonry

In addition to structural deterioration, a variety of blight conditions was observed within the Study Area related to the deterioration of the site and non-primary improvements. These conditions which negatively affect the appearance and utilization of the area, most commonly include deterioration of parking surfaces, driveways, equipment, fences, and unenclosed trash dumpsters.

Examples of site deterioration problems are found throughout the Study Area, as shown in the photographs below.



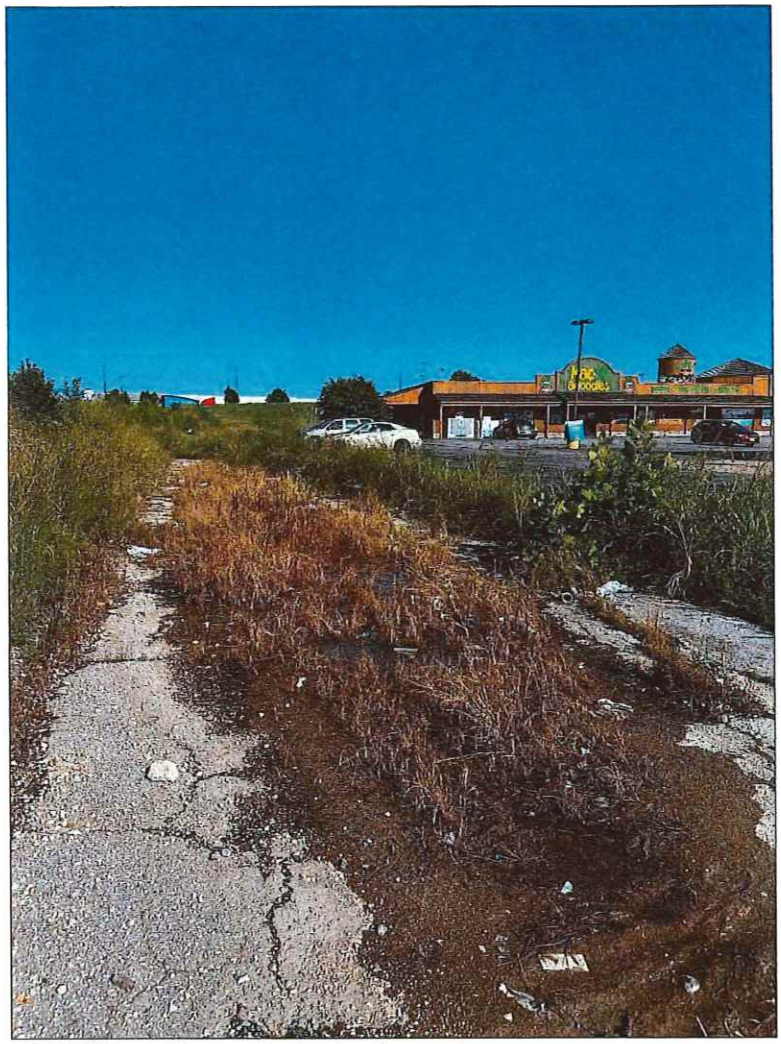
International Paper Co. – looking northwest – deterioration of ancillary building



International Paper Co. – looking north – deterioration of street



3110 E. 20th Street – looking north – deterioration of drive aisle



3105 E 17th St – looking east – deterioration of pavement

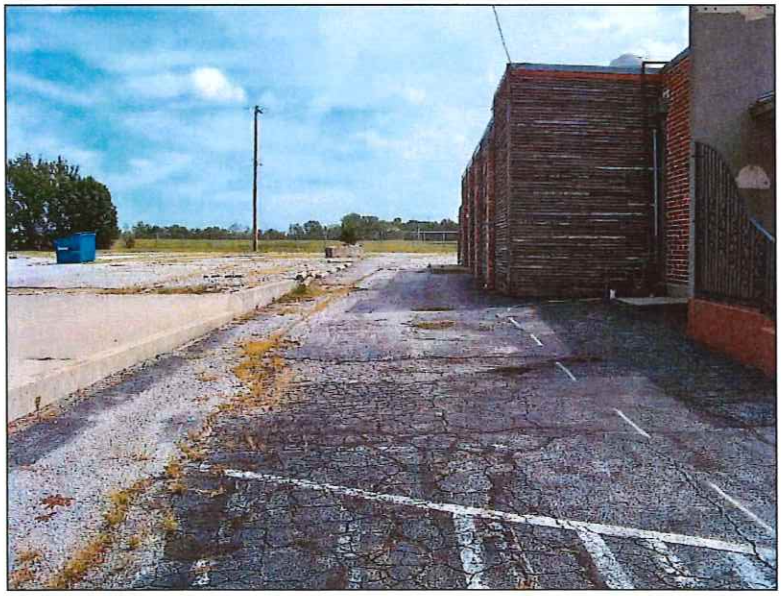


2330 S. Range Line Rd – looking east – deterioration of surface parking lot

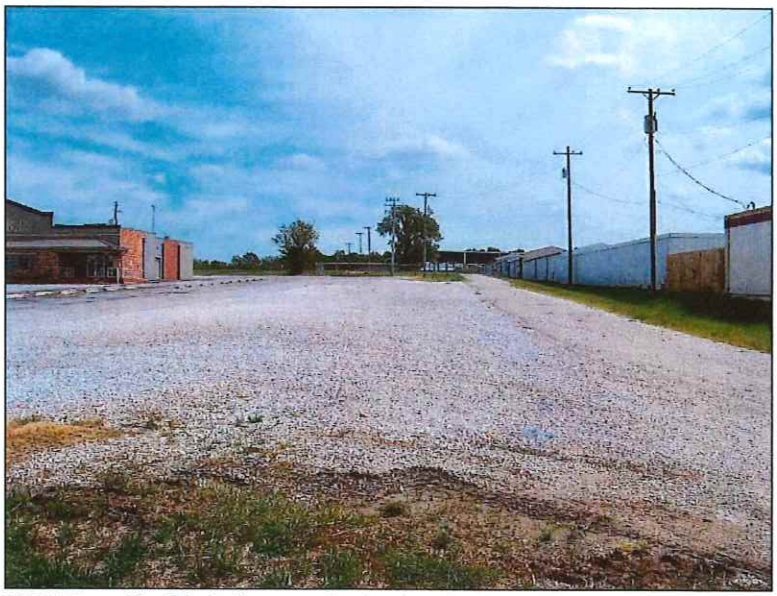




2601 S. Range Line Rd – looking west – deterioration of surface parking lot



2601 S. Range Line Rd – looking east – deterioration of drive aisle



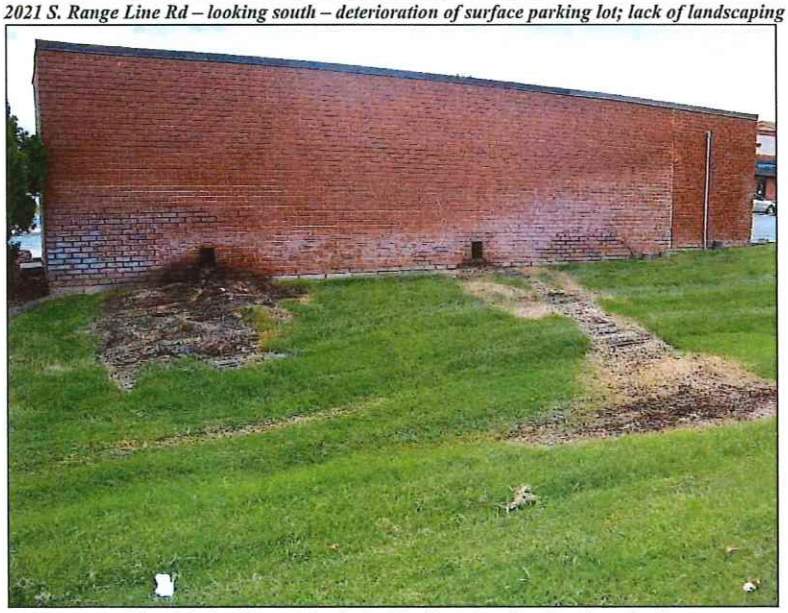
2601 S. Range Line Rd – looking east – deterioration of surface parking lot (gravel)



1717 E Range Line Rd – looking north – deterioration of pavement, curb



2021 S. Range Line Rd – looking south – deterioration of surface parking lot; lack of landscaping



2127 S. Range Line Rd – looking south – lack of landscaping; deterioration of wall



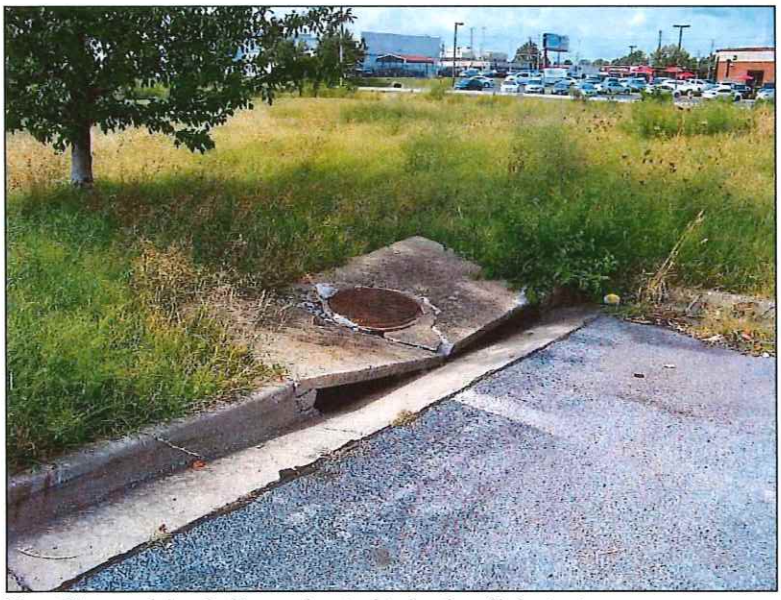
International Paper Co. – looking south – deterioration of fence; overgrown vegetation



2407 S. Range Line Rd – looking west – deterioration of fence



2600 S. Range Line Rd – looking south – deterioration of fence



Planet Fitness pad site – looking southwest – deterioration of infrastructure



International Paper Co. – looking south along Geneva Ave – deterioration of fence; lack of landscaping



S. Geneva Ave – looking south – deterioration of infrastructure

The Study Area exhibits deterioration of site improvements. The most common conditions included the deterioration of surface parking and drive aisle pavement, equipment, and failure of finishes. The deterioration of site improvements, both primary and secondary, and exterior improvements, impacts 74.2% of the Study Area.

Cause Component 3: Existence of Conditions which Endanger Life or Property by Fire and Other Causes

Fire safety and crime information pertaining to the parcels in the Study Area indicated no reported incidents within the Study Area in the past twelve months.

As noted previously environmental liabilities exist within the Study Area on those property/tax parcels currently and recently owned by International Paper (the northern portion of International Paper's property is now owned by Prospect Village) that endanger life and/or property.

The International Paper/Prospect Village properties and eleven other properties are impacted by a floodway that, at times of certain weather events, endanger life and/or property.

The existence of conditions which endanger life or property by fire and other causes were identified within the Study Area and are a major contributor to blight in the Study Area, impacting 39.3% of the Study Area.

Summary of Blighting Factors
The following table summarizes the three blighting cause factors analyzed during the inspection of property within the Study Area.

As evidenced from the table below, the parcels within the Study Area satisfy each of the three blighting cause factors, with more than 50% of the Study Area satisfying the factors of Insanitary or Unsafe Conditions and Deterioration of Site Improvements. Parcels that exhibit a predominance of blighting factors cover 51.5% of the Study Area, and 63.1% of the Study Area located in Jasper County.

Woodsonia Marketplace
Community Improvement District
Summary of Blighting Factors

Study Area	Parcels	Pct.	Area (acres)	Pct.
Total	54	100%	347.99	100%
Blighting Factors				
Insanitary or unsafe conditions	36	66.7%	222.77	64.0%
Deterioration of site improvements	40	74.1%	258.13	74.2%
Existence of conditions which endanger life or property by fire and other causes	14	25.9%	136.88	39.3%
Parcels with Predominance of Blighting Factors	**24**	**44.4%**	**179.30**	**51.5%**

Effect Component 1: Retards the Provision of Housing Accommodations
As noted previously, the environmental liabilities that exist at the International Paper Company and Prospect Village properties has resulted in the Missouri Department of Natural Resources and the U.S. Environmental Protection Agency prohibiting residential use as a future land use.

Other vacant property/tax parcels have not been developed since the tornado impacted the Study Area in 2011, although millions of dollars of investment have occurred in multifamily and commercial development in the vicinity of the Study Area. Underlying factors have impacted the ease with which the vacant properties in the Study Area could be developed, due largely to flooding issues and environmental liabilities.

The blighting conditions within the Study Area have retarded the provision of housing accommodations.

Effect Component 2: Constitutes an Economic or Social Liability
The following are generally considered economic characteristics of blighted areas:

- Reduced or negligible income;
- Impaired economic value;
- Depreciated values;
- Impaired investments;
- Negligible income

The Missouri Supreme Court has determined that "the concept of urban redevelopment has gone far beyond 'slum clearance' and the concept of economic underutilization is a valid one."

As indicated in Appendix B: Property Valuation and Taxes, the assessed value of the Study Area has declined by 3.96% between 2021 and 2023, after increasing by 1.65% in 2023. Assessed values in the Study Area also increased by 3.27% in 2024 and by 26.62% in 2025, largely due to the redevelopment of three of the four properties in Newton County. When considering only the property located in Jasper County, which makes up about 82% of the Study Area, assessed values increased by 3.0% between 2021 and 2025.

When looking at assessed valuations between 2021 and 2025, Jasper County saw an increase of 3.01%, due solely to the completion of the Whataburger on S. Range Line Road and improvements made at Jasper Products. When netting those two properties out, the remaining forty-eight (48) properties in the Study Area in Jasper County had a collective decline of assessed valuation between 2021 and 2025 of 0.90%.

When looking at assessed valuations between 2021 and 2025, Newton County (that part of the Study Area south of 32nd Street), saw an increase of 40.10%, due to the development of Menards, a home improvement retail store completed in April 2024, and The Boulevard Apartments, a 250-unit apartment complex offering studios, one-bedroom and two-bedroom units with rents ranging between $980 and $1,790, and opened in 2024. The four properties had been mostly vacant prior to the redevelopment with the exception of an existing Sam's Club and a vacant restaurant that has since been converted to office use.

While redevelopment is taking place in isolated areas within the Study Area, such as in Newton County and on S. Range Line Road where the tornado damaged properties in 2011, much of the Study Area remains vacant and/or blighted and in need of reinvestment.

Economic underutilization of the property within the Study Area is evident in the following manner:

- Vacant land in the Study Area is excessive. While one parcel is utilized as stormwater mitigation, other vacant land that could be developed is excessive and has a negative impact on the remainder of the Study Area. That vacant land includes the International Paper Company and now Prospect Village, whose soil management plan adds considerable cost to development,

particularly since a fair share of the property is in a floodway. The lack of development on these parcels, when growth is taking place within the adjacent S. Range Line Road corridor, is an indication that blight exists.

- The older improved properties located in the Study Area, due to physical condition, utilization, and age, as evaluated by the Jasper County Assessor, when compared to comparable properties indicate assessed values of the improvements are generating reduced tax revenue to the various taxing jurisdictions and are an indicator of blight. The restaurant on S. Range Line Road has been vacant for about three years and is generating much less in tax revenue than when it was operating. One other parcel, used to mitigate stormwater drainage, is owned by the city and does not generate any tax revenues for the taxing jurisdictions. For the first time in the at least five years, a property is past due on its property tax payment.

The presence of unsafe conditions, particularly those that endanger life, is a social liability. That includes the contaminated International Paper Company and Prospect Village properties (both recently owned by International Paper), the properties impacted by the flood zone, as well as those parcels that violate the city's property nuisance code, which are evident primarily along S. Geneva Avenue and S. Davis Boulevard.

The redevelopment of the area has been hindered primarily by the deterioration of site improvements that has also resulted in unsafe conditions throughout the Study Area and the existence of environmental liabilities and a floodway. Addressing the deterioration and unsafe conditions is a cost that is prohibitive for a private sector developer (or property owner) to take on independently and remain competitive in the market. Doing nothing will only result in further deterioration of building and site improvements and little action with respect to the contaminated vacant land, resulting in the potential for underperformance with respect to sales tax income and property assessments. For the existing businesses to provide a safe environment for customers and employees, and to continue to grow and attract new economic activity to the Study Area and surrounding areas, some form of external financial assistance that is not currently being utilized will be required to make improvement of the Study Area economically feasible.

Economic underutilization – deteriorating site improvements, underutilized property, unsafe conditions, and the lack of development – in a high-traffic location on S. Range Line Road – indicates the Study Area is blighted.

Effect Component 3: Constitutes a Menace to the Public Health, Safety or Welfare
The environmental liabilities and the flood zone are a menace to public health and safety, as are those properties that violate Joplin's nuisance code.

Together, those properties make up most of the Study Area, and as a result the Study Area is a menace to the public health and safety of the community.

Conclusion

A predominance of the components that make up the definition of blight per the CID Act (RSMo. 99.805(1)) was present in the proposed Woodsonia Marketplace Community Improvement District.

The dominant blighting factor is the unsafe conditions caused by environmental liabilities and the impacts of the flood zone, in addition to physical deterioration of site improvements throughout the Study Area. The low assessed values caused by the presence of environmental contamination and the low assessed values of those properties in the remainder of the Study Area due to the deterioration of improvements, and the underutilization of those properties, indicate blight is present within the proposed Woodsonia Marketplace Community Improvement District. The deterioration of site improvements and the presence of unsafe/insanitary conditions violates the city's nuisance code, creating a social liability within the community.

The above combine to create economic underutilization and an inability to pay reasonable property taxes, hinder housing accommodations, and endanger life, thereby creating an economic and social liability for the City and other taxing jurisdictions, and constitutes a menace to the public health and safety of the community.

Therefore, the Consultant has determined that the proposed Woodsonia Marketplace Community Improvement District, as of October 5, 2025, is a "blighted area" according to the definition provided in the CID Act, and hinders housing accommodation, constitutes an economic liability, social liability, and is a menace to public health and safety of the community in its present condition and use.

Appendix A

Property Ownership & Legal Descriptions

Map No.	Site Address	Parcel ID No.	Owner	Short/Abbreviated Parcel Legal Description
1		04-4.0-19-000-000-005.002	SAM'S REAL ESTATE BUSINESS TRUST	BEG 1980.08' S & 660.76' E NW COR N 836.18' E 775' S 545' E 13 8.71' S 12° W 490.12' W 401.16' S 5° W 888.46' S 86° W 11.46' W 453.73' TO POB
2		04-4.0-19-000-000-005.007	WOODSONIA JOPLIN LLC	BEG NW COR NW1/4 S 1980' E 660.78' N 836.18' E 775' S 545' E 1 38.71' SW 350.14' TO POB SW ALG CURVE 445' W 210.02' N 33' N 86 ° W 11.46' N 5° W 88.46
3		04-4.0-19-000-000-005.018	MENARD, INC	PRT FRL SEC 19 BEG NW COR E 1348008' S 40' W 39.87' TO POB S 2 17.96' E 246.88'N 201.65' TO CURVE R S 39° E 55.49' S 239.59' E 11' ETC
4		04-4.0-19-000-000-005.019	WOODSONIA JOPLIN LLC	PT FRL SEC 19 BEG NW COR E 1348.08' S 440.07' E 134.32' TO POB E 1269.44' S 50° E 952.3' TO RR RW W 1125.83' N 18.92' N 63° W 103' N 88° W 106.34' S
5	1930 S RANGE LINE RD	19-1.0-12-040-019-010.000	MAJZOUB FAMILY PARTNERSHIP	JOP MISC BEG 150' E SW COR LOT 43 DOWELL'S 1ST ADD E 408.6' T O W R/W RANGELINE RD S 118.17' W 296.25' S 349.05' TO N R/W 20TH ST S 85 DEG W 113.30' N TO POB
6	1930 S RANGE LINE RD	19-1.0-12-040-019-010.001	MAJZOUB FAMILY PARTNERSHIP	JOP MISC BEG 170.5' W & 50' N SE COR SE N 89 DEG W 73.15' S 88 DEG W 116.47' N 02 DEG E 349.14' S 87 DEG E 296.25' S 01 DEG W 106.85' S 10 DEG W 136.48' S 44 DEG W 130.72' TO POB
7	2014 S RANGE LINE RD	19-6.0-13-010-001-018.000	FUGATE J LARRY TR	KINDREDS SUB S 175' LOT 1 EX HWY
8	2330 S RANGE LINE STE A-F	19-6.0-13-010-013-009.000	SOUTHWEST MISSOURI DEV ENTERPRISES	JOP MISC COM NE COR SE NE S 402.46' & S 88 DEG W 59.76' TH S 150.08' S 88 DEG W 317.69' N 150.08' E TO POB
9	2330 S RANGE LINE RD STE G-H	19-6.0-13-010-013-014.000	SOUTHWEST MISSOURI DEV ENTERPRISES	RANGE LINE SUB REPLAT 1 LOT 1 & N 65' LOT 4
10	2350 S RANGE LINE RD	19-6.0-13-010-013-015.000	LIBERTY BANK	RANGE LINE SUB REPLAT 1 LOT 2
11	2430 S RANGE LINE RD	19-6.0-13-010-013-018.000	2340 REAL PROPERTY	RANGE LINE SUB REPLAT 1 LOT 4 EX N 65' THEREOF
12	JOP	19-6.0-13-010-014-002.000	BROADMOOR AT CHELSEA CO	JOP MISC BEG 30' E & 66.67' N SW COR SE NE E 350.49' N 271.86' E 141.3' TO S R/W 24TH ST S 56 DEG E 30.33' CURV TO LFT CH DIST 205.48' W/BEARING OF S 73 DEG E E ALG S R/W LN
13	2600 RANGELINE	19-6.0-13-040-001-001.000	BROADMOOR AT CHELSEA CO	JOP MISC BEG 739.5' N & 70' W SE COR NE SE N 02 DEG E 105.17' N 464.62' W TO C/L TEXAS AVE S 571.35' E 1153.83' N 1.5' E 20' S 1.5' E 69.7' TO POB EX TEXAS AVE
14	1315-1321 S RANGELINE	20-3.0-07-030-004-017.000	MARKET PARKING INC	JOP MISC BEG 260' S & 215' E NW COR SW S 150' W 150' S 105' E 200' S 175' E 40' N 20.91' E 614.18' S 79 DEG E 54.76' E 99.91' N 100' W 103.93' N 316' W 75' TO POB
15	3105 E 17TH ST	20-3.0-07-030-004-025.000	R & A HOLDINGS	JOP MISC BEG 327.25' E & 833.21' N SW SEC COR N 280.75' E 326 .98' S 281.79' W 327.65' TO POB EX ST R/W
16	1717 S RANGE LINE RD	20-3.0-07-030-004-028.000	WARREN DAVIS PROPERTIES ⅓ WILLIAM P HARRINGTON	JOP MISC BEG 469.15' N & 60.51' E SW COR SEC N 260.04' N 47 DEG E 71.78' S 87 DEG E 515.45' E 372.57' S 310.74' W 246.73' S 436.69' W 30' N 293.17' W 484.86' S 278.18' S 64 D
17	S RANGE LINE RD	20-3.0-07-030-004-030.005	SOONER TWO	JOP MISC BEG 75.26' E SW SEC COR N 28.59' NWLY 7.37' N 132.95' E 200' S 143.18' W 12' S 30' W 195' TO POB & PT LYING N OF NEW 20TH ST & EX ROAD R/W'S
18	3205 E 20TH	20-3.0-07-030-004-031.000	ALDI INC % RYAN TAX COMPLIANCE SERVICES	JOP MISC BEG 45'N & 506.64' E SW SEC COR N 223.18' E 199' 238.23' W 155' N 72 DEG W 50' TO POB
19	3507 E 20TH ST	20-3.0-07-030-004-033.000	HAMMAD ALI	JOP MISC ALL OF TR OF LAND BEG 1004.67' E & 30' N SW COR SEC N 436.67' E 348' S 436.67' W TO BEG EX W 174' THEREOF
20	1501 S RANGE LINE & 3226 E 17TH	20-3.0-07-030-004-034.000	WAL MART REAL ESTATE BUSINESS TR	JOP MISC BEG 1784.68' E & 30' N SW SEC COR W 432.01' N 436.67' W 348' N 366.57' W 126.87' N 280.75' E 310.2' N 648.58' E 590.5' S 201.7' W 5' S 727.9' W 10' S TO POB EX ST
21	15TH & RANGE LINE	20-3.0-07-030-004-034.001	WAL MART STORE EAST	JOP MISC COM INTERSECT N R/W E 20TH ST & W R/W REX AVE W 153' TO POB W 168' N 40 DEG W 47.62' N 100' E 200' S 135.26' TO POB
22	3534 E 30TH ST	20-4.0-18-000-000-012.000	FLETCHER REALTY LLC	JOP MISC BEG 186.75' W NE COR NW TH S 680' W 448.41' N 680' E TO BEG EX N 30' & EX E 30'
23	2120 DAVIS ST	20-4.0-18-000-000-013.000	KAP PROPERTY INVESTMENTS	JOP MISC BEG 635.16' W & 30' S NE COR NW S 570' W 443.29' NWLY 205.6' N 425' E TO POB EX COM NE CPR NW 1/4 S 89 DEG W 635.33' TO POB S 500.12' S 89 DEG W 541.30' N 45 DEG W 64.01
24	2120 S DAVIS BLVD	20-4.0-18-000-000-013.002	CONTINENCE RESTORATION CENTER	JOP MISC BEG 2858.38' W & 680' S NE COR S 770' W 225.3' N 750' W 181.41' N 20' +/- E 414.19' TO POB EX COM NE COR NW 1/4 N 88 DEG W 216.75' S 909.18' TO POB S 540.77' N 88 DEG W
25	3430-3432 E 20TH ST	20-4.0-18-000-000-013.003	FLETCHER REALTY	JOP MISC COM NE COR NW 1/4 S 89 DEG W 635.33' TO POB S 500.12' S 89 DEG W 541.30' N 45 DEG W 64.01' N 455.23' TO N LN NW 1/4 N 89 DEG E 588.19' TO POB EX RD R/W
26	2120 S DAVIS BLVD	20-4.0-18-000-000-013.004	HUKILL DUANE D & HOLLY L TR	JOP MISC COM NE COR NW 1/4 N 88 DEG W 216.75' S 909.18' TO POB S 540.77' N 88 DEG W 227.79' N 540.76' S 88 DEG E 231.37 TO POB
27	BEHIND HOME DEPOT-RANGELINE	20-4.0-18-000-000-014.000	INTERNATIONAL PAPER COMPANY	JOP MISC BEG 400' E & 1300' S NW SEC COR S 500' S 33 DEG E 114.8' S 309.25' W 10.7' S 709.86' W 389.55' S 40' E 640' S 520.7' E 250' S 74.72' S 49 DEG E 75' SW ALG RR SPUR TO KCS
28	3110 E 20TH ST	20-4.0-18-000-000-014.003	IID DEVELOPMENT OF MARYLAND INC	HOME DEPOT LOT 1 EX ST
29	S GENEVA AVE	20-4.0-18-000-000-014.004	RANGELINE INVESTORS	HOME DEPOT LOT 2 EX COM SE COR LOT 2 E 179.43' TO POB N 135.39' W 4.29' N 31.24' E 8.89' N 31.91' W 4.10' N 65.30' E 2.18' N 64.44' E 217.48'
30	E 20TH ST	20-4.0-18-000-000-014.005	HOME DEPOT USA INC	HOME DEPOT LOT 3
31	E 25TH ST	20-4.0-18-000-000-014.006	JOPLIN CITY	JOP MISC BEG 400' E & 1300' S NW SEC COR S 500' S 33 DEG E 114.8' S 309.25' W 10.7' S 709.86' W 389.55' S 40' E 640' S 520.7' E 250' S 74.72' S 49 DEG E 75' SW ALG RR SPUR TO KCS
32	2113 S GENEVA AVE	20-4.0-18-000-000-014.007	RIDGECREST LRAR	HOME DEPOT LOT 2 COM SE COR LOT 2 E 179.43' TO POB N 135.39' W 4.29' N 31.24' E 8.89' N 31.91' W 4.10' N 65.30' E 2.18' N 64.44' E 217.48' S 46 DEG E 57.59' S 13 DEG W
33	BEHIND HOME DEPOT-RANGELINE	20-4.0-18-000-000-014.008	PROSPECT VILLAGE % WOODSONIA REAL ESTATE	JOP MISC COM N 1/4 COR SEC 18 S 01 DEG W 700.72' N 88 DEG W 451.84' TO POB S 01 DEG W 727.18' N 88 DEG W 122.87' S 01 DEG W 180' N 88 DEG W 300' N 01 DEG E 180' N 88 DEG W 200' S
34	S RANGE LINE RD	20-4.0-18-000-000-017.000	MAJZOUB FAMILY PARTNERSHIP	JOP MISC BEG 352' S & 70.83' E OF NW COR SEC N 5.59' N 23 DEG E 113.64' E 105.04' N 12.65' E 36.73' N 74 DEG E 127.53 S 67 DEG E 21.58' S 149.09' W 329.15' TO POB EX RD
35	2021 S RANGE LINE RD	20-4.0-18-000-000-017.001	RALCO ENTERPRISES INC	JOP MISC BEG 65' E & 352' S NW COR SEC TH E 335' S 200' W 335' N 200' TO BEG EX HWY R/W
36	1935 RANGE LINE	20-4.0-18-000-000-017.003	SOONER TWO	JOP MISC ALL THAT PART OF N 100' W 275' NW NW LYING E OF RANGELINE & LYING N OF NEW 20TH ST EX RD R/W
37	2101 S RANGE LINE RD	20-4.0-18-000-000-018.000	WONKA INVESTMENTS	JOP MISC BEG 65' E & 552' S NW COR SEC E 335' S 190' W 165' N 50' W 170' N 140' TO BEG
38	2117 S RANGE LINE RD	20-4.0-18-000-000-020.000	RANGE LINE ROAD	JOP MISC BEG 817.78' S & 65' E OF NW SEC COR N 54 DEG W 55.21' E 290.63' S 167.65' W 334.93' N 134.52' TO POB
39	S RANGE LINE RD	20-4.0-18-000-000-020.001	HD DEVELOPMENT OF MARYLAND INC	JOP MISC BEG 743.78' S & 65' E OF NW SEC COR E 334.97' S 41' W 290.63' S 54 DEG W 55.21' N 74' TO POB
40	2127 S RANGE LINE RD	20-4.0-18-000-000-021.000	CFA-NC TOWNRIDGE SQUARE	JOP MISC BEG 953' S OF N SEC LINE & 400' E OF W SEC LINE W 360' S 242' E 360' N TO BEG EX HWY
41	2209 S RANGE LINE RD	20-4.0-18-000-000-022.000	FLETCHER REALTY	JOP MISC BEG 1195' S & 40' E NW COR SEC E 360' S 518' W 360' N TO BEG EX HWY
42	2407 S RANGE LINE RD	20-4.0-18-000-000-026.000	FLETCHER REALTY	JOP MISC BEG 1896' S & 40' E NW COR SEC S 348.34' E 99.40' N 10' E 302.47' N 155' NW 114.87' N 86.99' W 339.39' TO POB

Map No.	Site Address	Parcel ID No.	Owner	Short/Abbreviated Parcel Legal Description
43	2415 S RANGE LINE RD	20-4.0-18-000-000-027.001	4 STATE CORRAL	JOP MISC BEG 2061.08' S & 60' E NW COR SEC E 75.1' N 10' E 287.8' S 260.13' W 362.9' N 250.25' TO BEG
44	2433 S RANGE LINE RD	20-4.0-18-000-000-028.000	PINNACLE BANK	JOP MISC BEG 2311.25' S & 60' E NW COR E 420' S 23.16' W 118.28' S 144' N 72 DEG W 18.72' S 18' TO N R/W 24TH ST W ALG SD N R/W TO E R/W RANGELINE RD N ALG SD E R/W TO POB
45	2431 D RANGE LINE RD	20-4.0-18-000-000-028.001	JAAG PROPERTIES	JOP MISC COM NW COR SEC S 2311.25' E 420' S 23.16' TO POB S 136.84' S 57 DEG W 36.05' W 105' N 18' S 72 DEG E 18.72' N 144' E 118.28' TO POB
46	2525 S RANGE LINE RD	20-4.0-18-000-000-030.000	GATEWAY LUBES REALTY	JOP MISC BEG 2591.25' S & 67.18' E OF NW SEC COR S 125' E 380' N 125' NW 28.28' W 307' SW 32.60' TO POB
47	2601 S RANGE LINE RD	20-4.0-18-000-000-031.000	ACME LAND COMPANY	JOP MISC BEG 2716.25' S & 60' E NW COR NW E 392.2' S 201.10 W 116.72' N 63' W 277.25' N TO POB EX HWY
48	S RANGE LINE RD	20-4.0-18-000-000-031.001	ACME LAND COMPANY	JOP MISC BEG 50' E & S 212' FR NW COR SW 1/4 SEC 18 E 280.55' S 62.66' W 280.53' N TO POB
49	2705 S RANGE LINE RD	20-4.0-18-000-000-034.000	BURKAT	JOP MISC BEG 373.3' & 62.35' E W 1/4 COR SEC SD PT BEING ON R/W RANGELINE RD E 210' S 125.70' E 91' S 23.5' E 96.26' S 110.53' W 326.95' N 83 DEG W 63.86' N 03 DEG W 100.15' N
50	2803 S RANGE LINE RD	20-4.0-18-000-000-037.000	SUTHERLAND BUILDING MATERIAL INC	JOP MISC BEG 634' S & 65' E NW COR SW E 630' S 209' E 247.4' S 88.3' TO RR SWLY ALG RR TO HWY ANGLE NWLY TO BEG
51	3111 S RANGE LINE RD	20-4.0-18-000-000-042.001	FLETCHER REALTY	JOP MISC BEG 250' N & 62.56' E FR SW COR SW1/4 SEC 18 N 245' E 60' N 41.99' E 338.78' S 291' W TO POB
52	3111 E 32ND RD	20-4.0-18-000-000-045.002	FLETCHER REALTY	JOP MISC BEG 458.8' E & 40' N SW COR SEC N 723.35' E 398' S 723.35' W 398' TO POB
53	3323 E 32ND ST	20-4.0-18-000-000-047.000	WOODSONIA JOPLIN	JOP MISC BEG 770.9' E & 40' N SE COR SW SW W 869.7' N 666.1' TO KCS R/W SE 1086.4' TO BEG EX W 320' EX COM SW COR SEC 18 S 88 DEG E 817.94' TH CONT S 89 DEG E 772.43' N 40'
54	3877 E 27TH ST	20-4.0-18-000-000-079.004	JASPER PRODUCTS	JOP MISC BEG 3268.44' & 897.55' W OF SE SEC CORR S 1615' W 947.49' N 60.24' N 64 DEG E 73.21' CURV LFT W/454.41' RAD 506.52' E 616.97' N 60' W 654.69' N 1054.65' E TO POB

Appendix B

Property Valuation & Taxes

Map No.	Tax Parcel ID Number	Total Assessed Value 2021	2022	2023	2024	2025	Taxes 2024	Delinquent
1	04-4.0-19-000-000-005.002	1,935,170	1,935,170	1,935,680	1,935,680	2,035,170	95,541.28	0.00
2	04-4.0-19-000-000-005.007	318,460	249,860	226,910	226,910	226,910	11,655.00	0.00
3	04-4.0-19-000-000-005.018	34,780	1,019,810	1,019,810	1,019,810	4,397,690	52,381.54	0.00
4	04-4.0-19-000-000-005.019		226,020	226,020	226,020	4,411,430	10,705.19	0.00
5	19-1.0-12-040-019-010.000	514,140	514,140	523,880	523,880	527,620	29,535.84	0.00
6	19-1.0-12-040-019-010.001	423,980	423,980	430,950	430,950	419,690	24,296.52	0.00
7	19-6.0-13-010-001-018.000	210,450	210,450	210,450	210,450	334,380	11,864.97	0.00
8	19-6.0-13-010-013-009.000	395,120	395,120	398,820	398,820	400,350	22,485.07	0.00
9	19-6.0-13-010-013-014.000	253,550	253,550	254,770	254,770	256,110	14,363.68	0.00
10	19-6.0-13-010-013-015.000	371,370	371,370	375,560	375,560	377,450	21,173.71	0.00
11	19-6.0-13-010-013-018.000	816,780	816,780	852,330	852,330	854,630	48,053.53	0.00
12	19-6.0-13-010-014-002.000	91,460	91,460	89,340	89,340	90,140	5,036.88	0.00
13	19-6.0-13-040-001-001.000	1,379,940	1,379,940	1,433,460	1,433,460	1,374,490	80,817.03	0.00
14	20-3.0-07-030-004-017.000	1,379,940	858,550	855,340	855,340	859,180	48,223.19	0.00
15	20-3.0-07-030-004-025.000	457,700	457,700	464,770	464,770	450,670	26,203.26	0.00
16	20-3.0-07-030-004-028.000	1,186,720	1,186,720	1,222,480	1,222,480	1,183,050	69,922.20	0.00
17	20-3.0-07-030-004-030.005	25,150	25,150	24,540	24,540	24,450	1,383.55	0.00
18	20-3.0-07-030-004-031.000	334,900	334,900	342,990	342,990	329,430	19,337.43	0.00
19	20-3.0-07-030-004-033.000	21,120	21,120	21,120	21,120	21,660	1,190.72	0.00
20	20-3.0-07-030-004-034.000	2,074,750	2,054,160	2,113,810	2,113,810	2,017,900	119,174.49	0.00
21	20-3.0-07-030-004-034.001	54,040	54,040	54,040	54,040	54,040	3,046.70	0.00
22	20-4.0-18-000-000-012.000	211,520	211,520	211,520	211,520	211,520	11,925.28	0.00
23	20-4.0-18-000-000-013.000	136,260	136,260	140,520	140,520	135,190	7,922.38	0.00
24	20-4.0-18-000-000-013.002	181,350	181,350	197,400	197,400	197,690	11,129.21	0.00
25	20-4.0-18-000-000-013.003	855,680	855,680	896,840	896,840	831,950	50,562.95	0.00
26	20-4.0-18-000-000-013.004	29,060	29,060	29,060	29,060	29,060	1,638.38	0.00
27	20-4.0-18-000-000-014.000	162,560	162,560	147,400	147,400	105,150	8,310.26	0.00
28	20-4.0-18-000-000-014.003	1,038,480	1,038,480	1,061,170	1,061,170	1,021,070	59,827.70	0.00
29	20-4.0-18-000-000-014.004	96,420	96,420	95,680	95,680	95,620	5,394.33	0.00
30	20-4.0-18-000-000-014.005	29,280	29,280	29,280	29,280	29,280	1,650.77	0.00
31	20-4.0-18-000-000-014.006	0	0	0	0	0	0.00	0.00
32	20-4.0-18-000-000-014.007	716,720	716,720	713,240	713,240	713,120	40,211.76	40,211.76
33	20-4.0-18-000-000-014.008					270,000	0.00	0.00
34	20-4.0-18-000-000-017.000	168,570	168,570	167,990	167,990	168,790	9,471.11	0.00
35	20-4.0-18-000-000-017.001	528,550	528,550	540,940	540,940	526,430	30,497.65	0.00
36	20-4.0-18-000-000-017.003	228,530	228,530	227,550	227,550	222,870	12,829.04	0.00
37	20-4.0-18-000-000-018.000	174,590	174,590	174,590	313,730	316,900	17,687.78	0.00
38	20-4.0-18-000-000-020.000	358,200	358,200	364,820	364,820	356,970	20,568.18	0.00
39	20-4.0-18-000-000-020.001	54,150	54,150	53,670	53,670	53,770	3,025.84	0.00
40	20-4.0-18-000-000-021.000	467,090	467,090	473,020	473,020	467,390	26,668.39	0.00
41	20-4.0-18-000-000-022.000	1,381,170	1,381,170	1,405,530	1,405,530	1,364,590	79,242.37	0.00
42	20-4.0-18-000-000-026.000	959,780	959,780	983,090	983,090	954,210	55,425.64	0.00
43	20-4.0-18-000-000-027.001	568,440	568,440	573,330	573,330	552,200	32,323.76	0.00
44	20-4.0-18-000-000-028.000	283,360	283,360	288,970	288,970	289,350	16,291.83	0.00
45	20-4.0-18-000-000-028.001	121,790	121,790	128,370	128,370	128,820	7,237.37	0.00
46	20-4.0-18-000-000-030.000	289,220	289,220	293,680	293,680	288,030	16,557.38	0.00
47	20-4.0-18-000-000-031.000	284,640	284,640	283,550	283,550	284,890	15,986.27	0.00
48	20-4.0-18-000-000-031.001	74,300	74,300	74,300	74,300	74,300	4,188.95	0.00
49	20-4.0-18-000-000-034.000	547,680	547,680	553,650	553,650	549,230	31,214.23	0.00
50	20-4.0-18-000-000-037.000	625,830	625,830	642,090	642,090	645,450	36,200.40	0.00
51	20-4.0-18-000-000-042.001	464,340	464,340	470,210	470,210	470,210	26,509.97	0.00
52	20-4.0-18-000-000-045.002	937,830	937,830	984,400	984,400	984,400	55,499.49	0.00
53	20-4.0-18-000-000-047.000	109,050	109,050	107,330	107,330	107,330	6,051.15	0.00
54	20-4.0-18-000-000-079.004	2,108,400	2,108,400	2,129,790	2,889,410	2,890,800	162,902.04	0.00
	TOTALS	26,472,360	27,072,830	27,520,050	28,418,810	35,983,020	1,581,343.64	40,211.76
	Annual % Change		2.27%	1.65%	3.27%	26.62%		
	Cumulative % Change		2.27%	3.96%	7.35%	35.93%		

NOTE
As noted on the Jasper County Assessor's website hosted by Beacon, "The 2024 Appraised and Assessed values have not been certified and are subject to change."

Appendix C

Summary of Properties & Blighting Factors Present

No.	Parcel Address	Parcel APN (County)	Insanitary or unsafe conditions	Deterioration of site improvements	Endangerment of life or property by fire, other causes	TOTAL	Acreage	Preponderance of Blighting Factors Present
1	3536 HAMMONS BLVD	04-4.0-19-000-000-005.002				0	19.09	
2	3129 HAMMONS BLVD	04-4.0-19-000-000-005.007				0	1.71	
3	3317 S GENEVA AVE	04-4.0-19-000-000-005.018				0	24.50	
4	3311 HAMMONS BLVD	04-4.0-19-000-000-005.019				0	18.47	
5	1930 S RANGE LINE RD	19-1.0-12-040-019-010.000	■	■		2	2.00	
6	1930 S RANGE LINE RD	19-1.0-12-040-019-010.001		■		1	2.16	
7	2014 S RANGE LINE RD	19-6.0-13-010-001-018.000	■		■	2	1.03	■
8	2330 S RANGE LINE STE A-F	19-6.0-13-010-013-009.000	■	■		2	1.10	
9	2330 S RANGE LINE RD STE G-H	19-6.0-13-010-013-014.000	■	■		2	2.23	
10	2350 S RANGE LINE RD	19-6.0-13-010-013-015.000		■		1	1.05	
11	2430 S RANGE LINE RD	19-6.0-13-010-013-018.000	■	■		2	1.20	
12	JOP	19-6.0-13-010-014-002.000		■		1	4.25	
13	2600 RANGELINE	19-6.0-13-040-001-001.000		■		1	15.25	■
14	1315-1321 S RANGELINE	20-3.0-07-030-004-017.000	■	■		2	7.48	■
15	3105 E 17TH ST	20-3.0-07-030-004-025.000	■	■		2	2.13	■
16	1717 S RANGE LINE RD	20-3.0-07-030-004-028.000	■	■		2	8.54	
17	S RANGE LINE RD	20-3.0-07-030-004-030.005		■		1	0.14	
18	3205 E 20TH	20-3.0-07-030-004-031.000	■	■		2	1.03	
19	3507 E 20TH ST	20-3.0-07-030-004-033.000	■	■		2	1.74	■
20	1501 S RANGE LINE & 3226 E 17TH	20-3.0-07-030-004-034.000	■	■		2	24.61	
21	15TH & RANGE LINE	20-3.0-07-030-004-034.001				0	0.60	
22	3534 E 20TH ST	20-4.0-18-000-000-012.000	■			1	6.22	■
23	2120 DAVIS ST	20-4.0-18-000-000-013.000	■	■		2	2.80	■
24	2120 S DAVIS BLVD	20-4.0-18-000-000-013.002		■		1	1.29	
25	3430-3432 E 20TH ST	20-4.0-18-000-000-013.003	■	■		2	6.34	
26	2120 S DAVIS BLVD	20-4.0-18-000-000-013.004	■		■	2	2.79	■
27	BEHIND HOME DEPOT-RANGELINE	20-4.0-18-000-000-014.000	■	■	■	3	40.97	■
28	3110 E 20TH ST	20-4.0-18-000-000-014.003	■	■	■	3	11.24	■
29	S GENEVA AVE	20-4.0-18-000-000-014.004	■	■	■	3	1.34	■
30	E 20TH ST	20-4.0-18-000-000-014.005	■		■	2	1.83	
31	E 25TH ST	20-4.0-18-000-000-014.006	■		■	2	6.21	■
32	2113 S GENEVA AVE	20-4.0-18-000-000-014.007	■	■		2	3.05	■
33	BEHIND HOME DEPOT-RANGELINE	20-4.0-18-000-000-014.008	■	■	■	3	55.69	■
34	S RANGE LINE RD	20-4.0-18-000-000-017.000	■	■	■	3	0.92	■
35	2021 S RANGE LINE RD	20-4.0-18-000-000-017.001	■	■	■	3	1.54	■
36	1935 RANGE LINE	20-4.0-18-000-000-017.003		■		1	0.33	
37	2101 S RANGE LINE RD	20-4.0-18-000-000-018.000	■		■	2	1.08	■
38	2117 S RANGE LINE RD	20-4.0-18-000-000-020.000	■	■	■	3	1.15	■
39	S RANGE LINE RD	20-4.0-18-000-000-020.001				0	0.42	
40	2127 S RANGE LINE RD	20-4.0-18-000-000-021.000	■		■	2	1.87	■
41	2209 S RANGE LINE RD	20-4.0-18-000-000-022.000				0	4.04	
42	2407 S RANGE LINE RD	20-4.0-18-000-000-026.000		■		1	2.71	
43	2415 S RANGE LINE RD	20-4.0-18-000-000-027.001		■		1	2.07	

No.	Parcel Address	Parcel APN (County)	Insanitary or unsafe conditions	Deterioration of site improvements	Endangerment of life or property by fire, other causes	TOTAL	Acreage	Preponderance of Blighting Factors Present
44	2433 S RANGE LINE RD	20-4.0-18-000-000-028.000	■	■		2	1.06	
45	2431 D RANGE LINE RD	20-4.0-18-000-000-028.001	■	■		2	0.41	
46	2525 S RANGE LINE RD	20-4.0-18-000-000-030.000	■	■		2	1.26	■
47	2601 S RANGE LINE RD	20-4.0-18-000-000-031.000	■	■		2	1.29	■
48	S RANGE LINE RD	20-4.0-18-000-000-031.001	■	■		2	0.40	■
49	2705 S RANGE LINE RD	20-4.0-18-000-000-034.000	■	■		2	1.76	
50	2803 S RANGE LINE RD	20-4.0-18-000-000-037.000	■	■	■	3	9.22	■
51	3111 S RANGE LINE RD	20-4.0-18-000-000-042.001		■		1	2.26	
52	3111 E 32ND RD	20-4.0-18-000-000-045.002	■	■		2	6.61	
53	3323 E 32ND ST	20-4.0-18-000-000-047.000	■	■		2	2.63	■
54	3877 E 27TH ST	20-4.0-18-000-000-079.004		■		1	24.88	
	TOTALS		**36**	**40**	**14**	**90**	**347.99**	**24**
	Acreage of Parcels Exhibiting Condition		**222.77**	**258.13**	**136.88**			**179.30**
	Percentage of Study Area Exhibiting Condition		**64.0%**	**74.2%**	**39.3%**			**51.5%**

Appendix D

Supplemental Information

FIRM Map No. 29097C0278E, effective 11/02/2012

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or floodways have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Missouri State Plane coordinate system, west zone (FIPSZONE 2403). Transverse Mercator projection. Horizontal datum was NAD 83, GRS80 spheroid. Differences in datum, spheroid or projection used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for bench marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at http://www.ngs.noaa.gov/.

Planimetric base map information shown on all FIRM3 panels was derived from 2-foot orthophotos collected in 2008. Base map information shown on the FIRM was provided in digital format by the State of Missouri, Missouri Spatial Data Information Service (MSDIS).

Based on updated topographic information, this map reflects more detailed and up-to-date stream channel configurations and floodplain delineations than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

The "profile base lines" depicted on the map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the "profile base line" in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

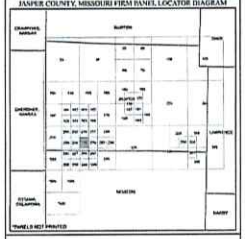
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

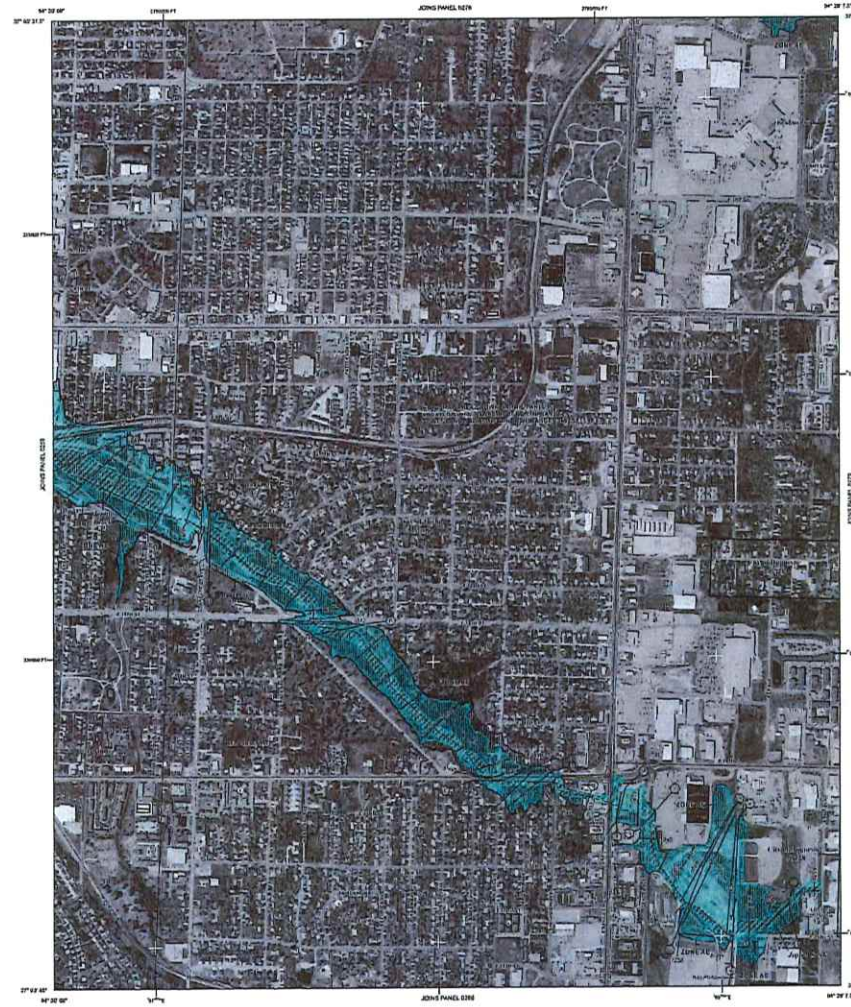
Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the FEMA Map Service Center website at http://www.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be obtained or ordered directly from the MSC website.

If you have questions about this map, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/.

JASPER COUNTY, MISSOURI FIRM PANEL LOCATOR DIAGRAM





LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include zones A, AE, AH, AO, A1-A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A — No Base Flood Elevations determined.
- ZONE AE — Base Flood Elevations determined.
- ZONE AH — Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO — Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR — Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99 — Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V — Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE — Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

- ZONE X — Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

- ZONE X — Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D — Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAS)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
- International, State, or County boundary
- Corporate, Governmental Jurisdiction, or Urban Growth Boundary
- Area Not Included in Study
- Military Reservation, Native American Lands boundary
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet* * Referenced to the North American Vertical Datum of 1988
- A — A — Cross section line
- 23 — 23 — Transect line
- 97°07'45", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
- 4275000 mE — 1000-meter Universal Transverse Mercator grid values, zone 15
- 6500000 FT — 5000-foot grid ticks: Missouri State Plane coordinate system, west zone (FIPSZONE 2403), Transverse Mercator projection
- DX510 — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — Base Map
- Manhattan, Gabriel, Platte, Pendleton, or Storm Street
- Road or Railroad Bridge

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
MARCH 16, 2009

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
November 2, 2012 - to update corporate limits, to change Special Flood Hazard Areas, to reflect updated topographic information, to incorporate previously issued Letters of Map Revision, and to change flooding.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

PANEL 0278E

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

JASPER COUNTY, MISSOURI
AND INCORPORATED AREAS

PANEL 278 OF 400
(SEE LOCATOR DIAGRAM OR MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
DUENWEG, CITY OF	290178	0278	E
JOPLIN, CITY OF	290149	0278	E

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
29097C0278E
MAP REVISED
NOVEMBER 2, 2012

Federal Emergency Management Agency

Appendix E

Certification / Assumptions & Limiting Conditions / Qualifications

Certification

I certify that, to the best of my knowledge and belief…

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
6. I made a personal inspection of the property that is the subject of this report on September 6, 2025 and on October 5, 2025.
7. This study is not based on a requested result or a specific conclusion.
8. I have not relied on unsupported conclusions relating to characteristics such as race, color, religion, national origin, gender, marital status, familial status, age, receipt of public assistance income, handicap, or an unsupported conclusion that homogeneity of such characteristics is necessary to maximize value.



Patrick Sterrett
Sterrett Urban, LLC

Assumptions & Limiting Conditions

This Blight Study is subject to the following limiting conditions and assumptions:

1. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are Sterrett Urban's unbiased professional analyses, opinions, and conclusions.

2. Information provided and utilized by various secondary sources is assumed to be accurate. Sterrett Urban cannot guarantee information obtained from secondary sources.

3. The nature of real estate development is unpredictable and often tumultuous. In particular, the natural course of development is difficult to predict and forecast. Sterrett Urban deems our projections as reasonable considering the current and obtained information.

4. Sterrett Urban has considered and analyzed the existing conditions concerning the subject property within the redevelopment area. We have considered these existing conditions when forming our analyses and conclusions. However, it should be understood that conditions are subject to change without warning, and potential changes could substantially affect our recommendations.

5. Our analyses, opinions and conclusions were prepared in conformance with the Code of Professional Ethics and Standards of the American Institute of Certified Planners.

Patrick Sterrett, AICP

Principal

STERRETTURBAN LLC

Urban Planning & Development Services

Sterrett Urban LLC is an urban planning and real estate development advisory firm which counsels an array of public and institutional clients, as well as private investors and developers, interested in bringing development projects and revitalization efforts to fruition. **Sterrett Urban LLC** has unmatched experience and expertise providing redevelopment, community planning, and economic development strategies and implementation services for a wide variety of product types and settings.

The firm, founded in 2006, is led by Patrick Sterrett, a certified urban planner who has more than twenty-five years of experience forging partnerships, managing complex real estate development projects, and creating vibrant, sustainable urban plans and designs. Current and recent work includes creating a development program and financing strategies for a $20 million mixed-use project on Troost Avenue; developing a strategy to unwind the original financing framework Mr. Sterrett helped originate for the LAMP nonprofit campus that involves tax abatement, New Markets tax credits, and Historic Preservation tax credits; land use planner for the redevelopment of the three million square foot former Bannister Federal Complex; continued management of two community improvement districts originally formed by Mr. Sterrett for others; and the development of financing strategies for a $20 million charter school in Kansas City, Missouri and a $5.5 million social service center and health clinic in Kansas City, Kansas, both of which may include the use of tax credits and tax abatement.

Prior to forming **Sterrett Urban LLC** in 2006, Mr. Sterrett spent eleven years at the Economic Development Corporation of Kansas City, Missouri (EDC) and initiated and/or managed for the public sector some of the largest pioneering redevelopment projects in recent memory in Kansas City and in the country. During his tenure at the EDC, Mr. Sterrett provided staffing to each of the redevelopment agencies and also served as Executive Director of the Port Authority, where he managed land development, the negotiation of redevelopment agreements and creation of mixed-use development programs for the Kansas City Riverfront, former Richards-Gebaur Airport as an intermodal hub, a mixed-use village within the Columbus Park Neighborhood, and creation/implementation of a redevelopment strategy for the Crossroads Arts District.

Mr. Sterrett's work has been featured in local and national publications, and his work in the Crossroads Arts District and the Power & Light District in Kansas City has been recognized by the International Economic Development Council as exemplary of the most advanced redevelopment methods to revitalize distressed areas, including brownfields.

Mr. Sterrett earned a Bachelor Architecture and a Master of Urban Planning with a concentration in housing and community development from the University of Kansas.

Patrick Sterrett, AICP
Principal

STERRETTURBAN LLC
Urban Planning & Development Services

Select Professional Experience

Sterrett Urban LLC 2006 – Current
Owner/Principal

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES

Blight Study
Independence Marketplace (TIF); WNQE Independence VI, LLC; Independence, MO

Blight Study
11828 NW Plaza Circle Community Improvement District; Yashoda Hotels, LLC; Kansas City, MO

Blight Study
7611 NW 97th Terrace Community Improvement District; BVM PLATT CITY, LLC; Kansas City, MO

*Blight Study
Ten Main Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
Brookfield Building (Chapter 353); Brookfield Hotel Investment, LLC; Kansas City, MO

*Blight Study
Kansas City Convention Center Headquarters Hotel (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

*Blight Study
Mt. Cleveland Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*Blight Study
63rd & Holmes Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
23rd & Sterling Community Improvement District; McKeever Enterprises, Inc.; Independence, MO

General Development Plan and Qualifications Analysis (Blight)
17th & Madison (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
63rd Street Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan and Qualifications Analysis (Blight)
Green Village (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
32nd Street Place (TIF); Woodsonia Joplin, LLC; Joplin, MO

Blight Study
32nd Street Place Community Improvement District; Woodsonia Joplin, LLC; Joplin, MO

*Blight Study
Linwood/Prospect (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

*Blight Study
Oak Park Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
16 Main Street (Chapter 353); PC Homes, LLC; Parkville, MO

Blight Study
NE 58th Street & N. Oak Trafficway (Chapter 353); North Eagle Properties, LLC; Gladstone, MO

Blight Study
Twin Creeks Center Community Improvement District; White Goss, Attorneys at Law; Kansas City, MO

Blight Study
325 E. 31st Street Community Improvement District; Syndicate Property Holdings 1, LLC; Kansas City, MO

Blight Study
612 W. 47th Street Community Improvement District; JH Investors, LLC; Kansas City, MO

Blight Study
801 Westport Road Community Improvement District; GLI Hospitality & ADMJM WP1, LLC; Kansas City, MO

Development Plan & Blight Study
1411 Quebec (Chapter 353); MetroPark Warehouses, Inc.; North Kansas City, MO

Urban Renewal Plan & Blight Study
3200 Gillham Road Urban Renewal Area (LCRA); Exact Acme, LLC; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

*Blight Study
40 Highway & Noland Road (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

Blight Study
89th & State Line Community Improvement District; State Line Corner, LLC; Kansas City, MO

Blight Study
Boomtown Central (TIF); Denali Summit, LLC; Joplin, MO

Blight Study - Court Testimony
Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Economic Development Area
Aviara (TIF); City of Liberty, MO; Liberty, MO

Blight Study
4080 W. State Highway 76 (TIF); Fee/Hedrick Family Entertainment; Branson, MO

Blight Study
Creekside (TIF & CID); Parkville Development 38, LLC, Parkville Development 140, LLC, Parkville Development 50, LLC, Parkville Development VV1, LLC; Parkville, MO

Blight Study
Johnson Drive & Renner Road (TIF); Kingdom Real Estate, LLC & Paru, LLC; Shawnee, KS

Blight Study
Merriam Corners (TIF); Merriam Corners, LLC et al.; Merriam, KS

Urban Renewal Plan & Blight Study
Midtown Infill Multifamily Housing Urban Renewal Area (LCRA); FFV Development, LLC; Kansas City, MO

Blight Study
NW 112th Street & I-29 Community Improvement District; Bank of Weston & WB Seventeen, LLC; Kansas City, MO

Blight Study
NW Prairie View Road & NW 72nd Street (TIF & CID); North K I-29 2004, LLC; Kansas City, MO

*Blight Study
3800 Block of Prospect Ave Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

Blight Study
Riverside Red X Community Improvement District; Riverside Red X, Inc.; Riverside, MO

Conservation Area Study
Stag's Spring (TIF); Stag's Spring, LLC; Shawnee, KS

Blight Study
8th & Grand Boulevard (TIF, CID, LCRA, PIEA, Ch. 353); New Generation Construction; Kansas City, MO

Blight Study
Turner Vista (TIF); College Park Developers, LLC; Kansas City, KS

Blight Study
Villa West (TIF); 29th Street Partners, LLC; Topeka, KS

Blight Study
Vivion Point Community Improvement District; Lockard Kansas City Holdings, LLC; Kansas City, MO

Blight Study
Ward Parkway Plaza Community Improvement District; Greensboro Property Company, LLC; Kansas City, MO

Blight Study
Tiffany Landing Community Improvement District; Tiffany Landing, LLC; Kansas City, MO

General Development Plan and Qualifications Analysis (Undeveloped Industrial Area)
Frontage at Executive Park (PIEA), PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
22nd/23rd Street Connector (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
2nd Amended Ellison/Knickerbocker (PIEA), PIEA of Kansas City, MO; Kansas City, MO

*Blight Study
Second & Delaware Development Plan (Chapter 353); Chapter 353 Advisory Board of Kansas City, MO; Kansas City, MO

*Blight Study
Commerce Tower Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

*Blight Study
Key Coalition Neighborhood Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)
Victory Court (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
I-35 & W. 13th Street (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
Troost Bannister (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)
Seven301 (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
Oxford on the Blue (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
1st Amended Ellison/Knickerbocker (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*Blight Study
Bannister & I-435 (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
1st Amended Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study Addendum (Social Liabilities)
Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Liberty Commons (TIF); City of Liberty, MO; Liberty, MO

Blight Study
Hospital Hill III Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)
Hawthorne Road (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan
Amended/Restated Folgers Coffee Company (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Inter-State Building Development Plan (Chapter 353); Abbot Properties; Kansas City, MO

General Development Plan & Blight Study
39th Terrace (PIEA), PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Truman-Hardesty (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

Blight Study
Oak Barry Community Improvement District; MD Management; Kansas City, MO

General Development Plan & Blight Study
Metro North Mall (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Metro North Square Community Improvement District; MD Management; Kansas City, MO

General Development Plan & Blight Study
155th & Kensington (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Hospital Hill III Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study Update
Columbus Park Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study
Troost-Rockhill (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Feasibility & Redevelopment Boundary Analysis
Northwest Briarcliff Road Corridor, City of Kansas City, MO

General Development Plan & Blight Study
Valentine-Broadway (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)
General Development Plan & Blight Study
Westport-Main (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Indiana Corridor Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
Troost/Paseo Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study
Blue Valley (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Martin City Corridor Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
Longfellow-Dutch Hill Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study
Stuart Hall/HD Lee (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study & Urban Renewal Plan
Columbus Park Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

Economic Development Corporation of Kansas City, Missouri 1995 - 2006

Executive Director, Port Authority of Kansas City, Missouri
Planner / Senior Planner

Author of the following plans and studies:

- Riverfront TIF Plan / Blight Study
- 74th & Wornall TIF Plan / Blight Study (plan not approved)
- 19th Terrace TIF Plan / Conservation Study
- 22nd & Main St. TIF Plan / Conservation Study
- 47th & Roanoke TIF Plan
- Prospect North TIF Plan
- Jazz District TIF Plan
- Pershing Road TIF Plan
- Eastwood Urban Renewal Plan / Blight Study
- South 31st Street Urban Renewal Plan / Blight Study
- Longfellow-Dutch Hill Urban Renewal Plan

GRID

GRAPHIC SCALE

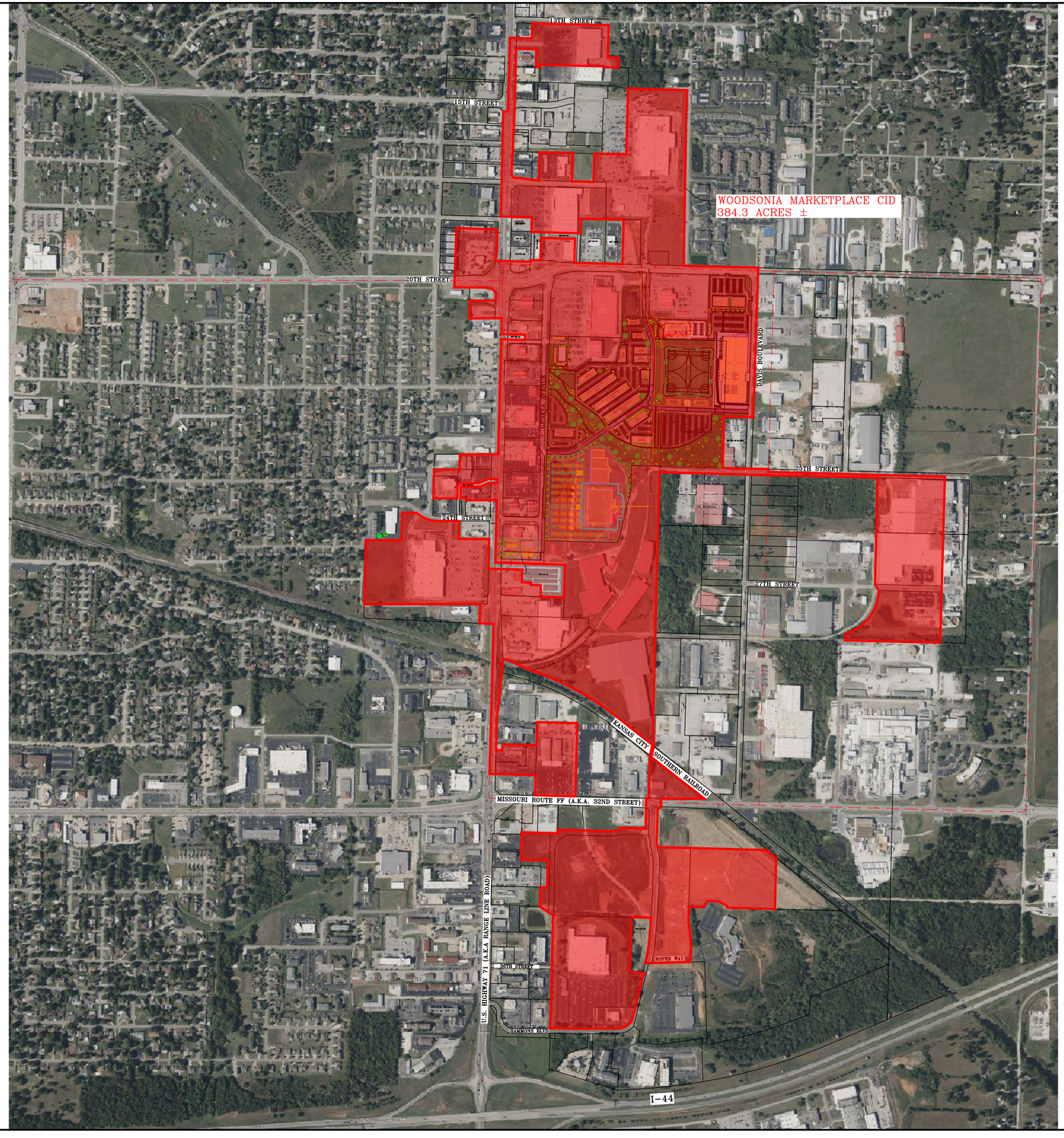
500 0 250 500

(IN FEET)
1 inch = 500 ft.

LEGEND

WOODSONIA MARKETPLACE CID BOUNDARY

DATE OF PREPARATION: 10/09/2025.



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Joplin, MO 64801
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FORMERLY ANDERSON ENGINEERING

EXHIBIT OF WOODSONIA MARKETPLACE CID AREA

GENEVA AVENUE JOPLIN, JASPER COUNTY, MISSOURI

REVISIONS

NO.	DESCRIPTION	DATE

DRAWING INFORMATION

PROJECT NO: 23JO10065
DRAWN BY: TSR
CHECK BY: RWW
FIELD BY:
ISSUED DATE: 10/09/2025

ISSUED BY: R. WALLACE
LICENSE NO: PLS No. 2019015191

A licensed Missouri
Engineering Corporation
COA 00062

SHEET TITLE

DRAWING NUMBER: JOP-100-7303

SHEET NUMBER

1/1

Businesses Within Woodsonia Marketplace CID

Academy Sports
Aldi
Aspen Dental
Boba & Pho
Chick Fil A
El Vallarta
FedEx Office
Firehouse Subs
Fletcher Hyundai
Fletcher Nissan
Fletcher Pre-Owned
Fletcher Subaru
Fletcher Superstore
Fletcher Toyota
Golden Corral
Great Clips
Hobby Lobby
Home Depot
HuHot Mongolians Grill
IHOP
Little Caesars
LongHorn Steakhouse
Lowe's
Lucy's Mexican Restaurant
Macadoodles
McAlister's Deli
Menards
Panera
Planet Fitness
Relax Magic
Rise Up
Roberts Integrative Dentistry
Royal Nail Spa
Salon Store
Sam's
Smoke & Vape
Sutherlands
Tiffany Nail Studio
T-Mobile

U Break Iphone
Valvoline
Vape N' Smoke
VIP Nails
Walgreens
Walmart
Whataburger

Woodsonia Marketplace
Community Improvement District

Blight Study

Woodsonia Joplin, LLC
Joplin, Missouri
October 5, 2025

STERRETTURBAN LLC

Patrick Sterrett
Sterrett Urban, LLC
5320 Longview Road
Kansas City, Missouri 64137
(816) 283.7222
psterrett@sterretturban.com

Woodsonia Marketplace
Community Improvement District

Blight Study

Woodsonia Joplin, LLC
Joplin, Missouri
October 5, 2025

Table of Contents

Section I:	**Introduction**
	Definitions
	Study Methodology
	Previous Blight Determinations
	Legal Description
	Ownership
	Boundary Map
Section II:	**Study Area Overview**
	Location & Access
	Land Area
	Topography
	Utilities
	Zoning
	Environmental
	Real Estate Taxes
	Existing Improvements
	Billboards
	Neighborhood Demographics
	Population & Household Income
	Unemployment
Section III:	**Determination of Study Area Conditions**
	RSMo. 99.805(1)
Appendices	
Appendix A:	Property Ownership & Legal Descriptions
Appendix B:	Property Valuation & Taxes
Appendix C:	Summary of Properties & Blighting Factors Present
Appendix D:	Supplemental Information
Appendix E:	Certification / Assumptions & Limiting Conditions / Qualifications

Section I

Introduction

The purpose of this analysis is to determine if the proposed Woodsonia Marketplace Community Improvement District, which consists of approximately 348.0 acres (excluding right of way), and fifty-four (54) property/tax parcels located generally between E. 13th Street on the north, Joplin city limits on the east, E. Hammons Boulevard on the south, and S. Texas Avenue and S. Range Line Road on the west in Joplin, Jasper County and Newton County, Missouri (as further described herein, the "Study Area") qualifies as a "blighted area" according to the Community Improvement District Act – Sections 67.1401 to 67.1571 R.S.Mo. (the "CID Act").

The consultant who prepared this Blight Study, Patrick Sterrett of Sterrett Urban ("Consultant"), is an urban planner who earned a Master of Urban Planning from the University of Kansas and is certified by the American Institute of Certified Planners. Additional qualifications of Mr. Sterrett are included in Appendix B.

The Consultant visited the Study Area in September and October 2025. The effective date of this study is October 5, 2025, the last date of inspection.

The Study Area is depicted in the map included on the following pages. The Study Area encompasses fifty-four (54) property/tax parcels and approximately 348.0 acres of property (excluding right of way).

Definitions

Community Improvement District

Chapter 67 of the Missouri Revised Statutes, entitled "Political Subdivisions, Miscellaneous Powers", under Sections 67.1401 to 67.1571, entitled the Community Improvement District Act, allows for the establishment of a Community Improvement District ("CID"). A CID is either a political subdivision or a nonprofit corporation and is a separate legal entity distinct and apart from the municipality or county that creates the district. The CID consists of the area in which the improvements are to be constructed or services are to be provided and is created by petition circulated within the proposed district.

CIDs are established for the purpose of financing a wide range of public-use facilities and establishing and managing policies and public services relative to the needs of the CID. CIDs can impose special assessments, real property taxes, sales taxes, and fees. CIDs can also be combined with other funding methods to pay for additional services and improvements.

If a CID is in a blighted area, or includes a blighted area, it has additional powers and may expend its revenues or loan funds to correct blighted conditions on private property within the CID.

The CID Act states the following with regard to the additional powers conferred upon a CID located in a blighted area:

> 2. *Each district which is located in a blighted area or which includes a blighted area shall have the following additional powers:*
>
> *(1) Within its blighted area, to contract with any private property owner to demolish and remove, renovate, reconstruct, or rehabilitate any building or structure owned by such private property owner; and*
>
> *(2) To expend its revenues or loan its revenues pursuant to a contract entered into pursuant to this subsection, provided that the governing body of the municipality has determined that the action to be taken pursuant to such contract is reasonably anticipated to remediate the blighting conditions and will serve a public purpose.* (67.1461.2, RSMo.)

The CID Act provides the following definition for a blighted area, effective August 28, 2021:

> "Blighted area", the same meaning defined pursuant to section 99.805; (67.1401.2(3) RSMo.)

RSMo. 99.805 provides the following definition for a blighted area:

> *(1) "Blighted Area", an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.* (99.805(1), RSMo.)

Since these definitions are a general overview pertaining to all sites, it is important to clarify their intention as it applies to the proposed community improvement district. According to state law, it is unnecessary for every condition of blight to be present to be eligible as a blighted area. Rather, an area can be qualified as a blighted area when as few as one condition is present. The conditions need not be present in each parcel but must be found in the study area as a whole.

With this understanding, the Blight Study presents an overview of factors within the Study Area including a review of physical, economic, and social conditions sufficient to make a determination of a blighted area. The "Summary of Findings" provides conclusions regarding the analysis and presence of blight in key areas; however, the city of Joplin, Missouri ("City") will make a final determination of a blighted area for the entire Study Area or portion(s) of the Study Area.

Study Methodology
The purpose of this work was to analyze conditions located within the Study Area to determine if it qualifies as a blighted area as defined in the CID Act.

The Blight Study includes a detailed analysis of site, building, and public improvement deterioration. Qualifying blight conditions throughout the Study Area were identified and analyzed on a parcel-by-parcel basis to produce a chart showing blight conditions present in the Study Area.

Data was collected from the City, Jasper County and Newton County to document physical blighting conditions as set out in the state statute. Pertinent Geographic Information Systems (GIS) data was obtained through the two counties and analyzed. Additional supplemental information was obtained through various documents prepared or commissioned by the city, state, and plan proponent.

The Consultant visited the Study Area in September and October 2025. The effective date of the study is October 5, 2025, the last date of inspection.

Previous Blight Determinations
Proposed Community Improvement District
The Study Area encompasses portions of four existing tax increment financing ("TIF") redevelopment plans and two community improvement districts.

The 1717 Market Place TIF Plan, which was originally approved by the City on January 10, 2005 by Ordinance No. 2005-006 with a finding of blight, includes three (3) property/tax parcels in the Study Area.

The Recovery TIF Plan, which was originally approved by the City on December 1, 2012 by Ordinance No. 2012-230 with a finding of blight was designed to aid redevelopment in an area of 3,100 acres impacted by the EF-5 tornado that struck the City on May 22, 2011. The eastern boundary of the Recovery TIF Plan is the western side of S. Range Line Road between 15th Street and 24th Street immediately north and west of the Study Area – and includes seven (7) property/tax parcels in the Study Area.

The 32nd Street Place Community Improvement District was originally approved by the City on August 3, 2020 by Ordinance No. 2020-113 with a finding of blight, includes three (3) property/tax parcels in the Study Area.

The 32nd Street Place TIF Plan was originally approved by the City on December 28, 2020 by Ordinance No. 2020-210 with a finding of blight, includes three (3) property/tax parcels in the Study Area.

The Prospect Village TIF Plan was originally approved by the City on February 3, 2025 by Ordinance No. 2025-018 with a finding of blight, includes eleven (11) property/tax parcels in the Study Area.

The Joplin Sports Facility Community Improvement District was originally approved by the City on February 3, 2025 by Ordinance 2025-017 with a finding of blight, includes thirty-seven (37) property/tax parcels in the Study Area.

It should be noted that the statutory definition of blight was changed effective August 28, 2021, after the two TIF plans – 1717 Market Place TIF Plan and the Recovery TIF Plan – were initially approved.

Legal Description
The Study Area consists of fifty-four (54) property/tax parcels. Specific legal descriptions (abbreviated) of all parcels within the Study Area are included in Appendix A – Property Ownership & Legal Descriptions.

Ownership
The Study Area contains fifty-four (54) property/tax parcels, of which fifty (50) property/tax parcels are located in Jasper County and the four (4) southern-most property/tax parcels are located in Newton County. The respective property/tax parcels are identified by the Jasper County Assessor's office and the Newton County Assessor's office. A complete listing of the property/tax parcels identified by the Jasper County Assessor and the Newton County Assessor is included in Appendix A.

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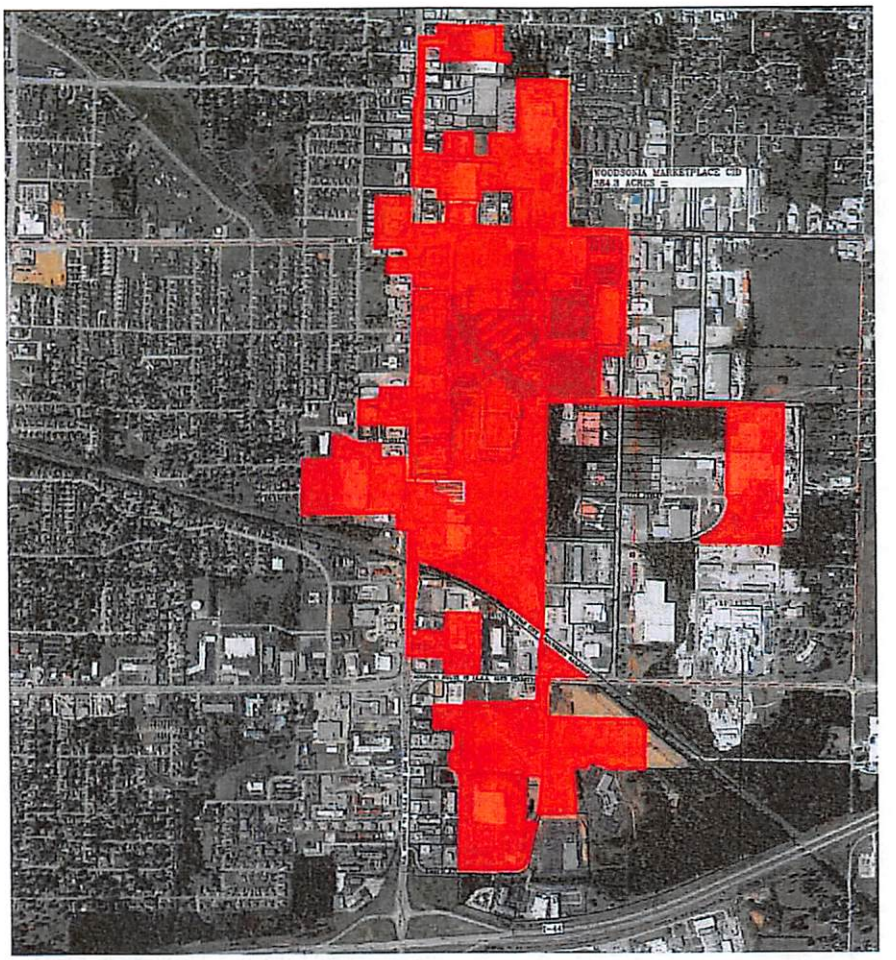
Study Area – Boundary Map



Source: OWN, Inc.

Section II

Study Area Overview

Location & Access

The Study Area encompasses approximately 348.0 acres (excluding right-of-way) and consists of fifty-four (54) property/tax parcels. The Study Area is located generally between E. 13th Street on the north, Joplin city limits on the east, E. Hammons Boulevard on the south, and S. Texas Avenue and S. Range Line Road on the west in Joplin, Jasper County and Newton County, Missouri.

The existing access points to the Study Area are located on the east/west thoroughfares of E. 13th Street, E. 17th Street, E. 20th Street, E. 22nd Street, E. 24th Street, E. 25th Street, E. 27th Street, E. 32nd Street, E. 36th Street, E. Hammons Boulevard, and the north/south thoroughfares of S. Texas Avenue, S. Highview Avenue, S. Range Line Road, S. Geneva Avenue, S. Rex Avenue, S. Davis Boulevard, and S. Hammons Boulevard. The Study Area has quick and easy access to Interstate 44, located slightly less than one/quarter mile to the south with a full interchange on S. Range Line Road, and E. 7th Street, a "Principal Arterial," is slightly more than a half-mile north of the Study Area via S. Range Line Road, and provides access to other north/south freeways and interstates. E. 20th Street, classified as a "Minor Arterial", is a major thoroughfare providing east/west access to the central portion of the Study Area, and S. Range Line Road (also designated as Interstate 49 Business Route), which forms much of the western boundary of the Study Area, is classified as a "Principal Arterial" and is a primary commercial corridor in Joplin. As such the major thoroughfares provide the Study Area with excellent access to the regional and local highway/street network.

All streets adjacent and within the Study Area are two-way streets. Besides the two major thoroughfares of S. Range Line Road and E. 20th Street providing access to the Study Area, E. 13th Street, S. Rex Avenue, S. Davis Boulevard and S. Geneva Avenue are all classified as "Major Collectors." There are no "Interstates," "Freeways," or "Local" thoroughfares within the Study Area." The arterials and collectors provide good access to the Study Area and surrounding areas, except S. Geneva Avenue, which does not extend north past E. 20th Street and terminates just south of E. 24th Street, and E. 13th Street, which only exists east of S. Range Line Road.

Bike routes and trails do not currently exist within the Study Areas and none are currently planned. According to the city's "Master Trail Plan" a trail is planned along E. 20th Street west of S. Range Line Road. Pedestrian access is excellent (along S. Range Line Road, although ADA-compliant warning pads do not always exist at intersections and crosswalks and numerous gaps exist) to poor (nonexistent) within the Study Area. Sidewalks along the building improvements within the Study Area are generally in good condition, but many lack ADA-compliant curb ramps. Most walking takes place across the surface parking lots which are generally in poor to good condition. Where deterioration has occurred, tripping hazards exist.

A demand response transit system, known as the Metro Area Public Transit System (MAPS), serves the entirety of the Study Area and much of the city. MAPS can be scheduled in advance for trips within its service area but has no fixed routes. MAPS operates Monday through Friday.

The Sunshine Lamp Trolley resumed service in February 2025 after being on hiatus due to staffing shortages. The fixed-route service has three routes in Joplin – Green, Blue and Red – of which the Study Area is served by the Blue and Green routes. A number of stops exist in the vicinity of the Study Area, but within the Study Area there is one bus stop for both the Blue and Green routes at the Walmart retail center. The Trolley operates Monday through Friday between 6:00 a.m. and 6:00 p.m.

Land Area
There are fifty-four (54) property/tax parcels within the Study Area. Per information obtained from the geographic information systems of Jasper County and Newton County, Missouri, the Study Area contains a total of approximately 348.0 acres (excluding right of way).

Topography
The Study Area slopes downward from east to west and from north to south. The highest elevation in the Study Area is just shy of 1,100 feet at the northeast corner of 3877 E. 27th Street (which is the southern right of way of E. 25th Street) and developed by Jasper Products. The lowest elevation in the Study Area is generally between 1,030 and 1,040 feet in the southwest portion of the Study Area at 2600 S. Range Line Road that is developed with Lowe's.

According to a flood plain map from the Federal Emergency Management Agency (FIRM No. 29097C0278E, effective 11/2/2012) a "Regulatory Floodway" (Joplin Creek) crosses the Study Area downhill from the eastern edge of the Study Area at S. Davis Boulevard south of E. 20th Street to the western edge of the Study Area west of S. Range Line Road and just south of E. 20th Street as demonstrated in the FIRM map included in Appendix D. A fair amount of the central portion of the Study Area located south of E. 20th Street to just south of the westerly extension of E. 25th Street is within an area designated as a 100-year flood plain and a few areas have been designated as a 500-year flood plain. Altogether thirteen of the fifty-four property/tax parcels in the Study Area are impacted by the Regulatory Floodway and the 100-year flood plain areas.

Utilities
All utilities are available to the properties including electricity, water, sewer, and natural gas.

Zoning
The existing zoning districts include C-3 (Commercial), C-3-PD (Commercial – Planned District) and M-2 (Heavy Industrial). A chart stating the purpose and intent of each of the zoning classifications as expressed in the Development Code of Joplin, Missouri is included below.

Zoning Classification		Intent*
C-3	**Commercial**	The C-3 district provides wide range retail, service and employment uses at a scale, intensity or in a format that requires a high level of vehicle accessibility and visibility, typically along corridors or other locations not easily integrated with other land uses or development patterns. Planned versions of this district can yield campus or mixed-use district patterns that are oriented to internal open space systems or other focal points of development.
C-3-PD	**Commercial – Planned District**	The intent of the planned zoning districts is to encourage innovation in development, unique and distinctive places, and efficient use of land, buildings and infrastructure. Specifically, planned zoning and development plans to support the flexibility offered through planned zoning should accomplish one or more of the following: 1. Preservation of distinct natural features on the land and integration of them into amenities for the project. 2. Reduction in potential environmental impacts from the development, whether through disturbance of land, location of streets and infrastructure or operation of sites and buildings. 3. Create broader community benefits through the better integration of multiple projects, resulting in designs that could not have otherwise been accomplished through the base zoning districts and standards. 4. Improved public realm designs, including streetscapes, open space, civic spaces and the relationship of buildings and sites to those spaces. 5. Creation of unique projects and places that are particularly suited for the planned location based on the

		characteristics of the land or the context and relationship to surrounding areas. Departures from the base standards of all zoning districts may be considered through planned zoning process provided they are based upon a comprehensive and well-integrated development plan for the area. These departures shall not be justified for simply wanting flexibility or deviations from standards based upon a site plan.
M-2	**Heavy Industrial**	The M-2 district provides industrial uses that are generally not compatible with residential and/or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business.

*Joplin, Missouri Development Code

Environmental

Environmental Site Assessments (ESA) of the Study Area were not available, but an environmental covenant for a large portion of the property – two property/tax parcels covering more than 90 acres – in the Study Area that is owned by International Paper and by Prospect Village, was provided by the Missouri Department of Natural Resources. As noted within the covenant:

> "From the early 1900s until approximately 1950, underground lead and zinc mining was conducted in and around Joplin. Rex Mining and Smelting Company became the eventual owner of the property currently occupied by the Joplin facility. Long-Bell Lumber Company and American Lumber & Treating Company purchased a portion of the property from Rex Mining in approximately 1937 and began wood treating operations. Long-Bell eventually purchased the entire property and continued operations until approximately 1956 when International Paper acquired the facility. Wood treating began in 1937 using creosote. Pentachlorophenol (PCP) treating solution (diesel and PCP) was added to the process in 1955. In 1979, PCP completely replaced creosote as the treatment solution. Per the Joplin facility's original RCRA permit, there are two closed solid waste landfills (Landfill 1 and Landfill 2) present on the Northern Parcel (Figure 2). Final closure of the landfills was completed in 1991 with the installation of clay caps. On April 30, 2006, International Paper ceased operations at the Joplin facility. International Paper elected to decommission the plant to facilitate potential future industrial use of the property." ("Soil Management Plan – Northern Parcel," March 2018, p. 2)

Soil data obtained from investigations conducted under the direction of the Missouri Department of Natural Resources (MDNR) and the U.S. Environmental Protection Agency (EPA) were compared to EPA's Industrial Regional Screening Levels (RSLs), dated June 2017. As noted in the covenant, based on these comparisons, PCP, benzo(a)pyrene (BaP) and polychlorinated dibenzo-p-dioxin/polychlorinated dibenzofuran (PCDD/PCDF) were identified as constituents of concern (COCs) for soils on the Property.

> "Modified industrial RSLs were calculated for the three COCs to evaluate the need for soil corrective action on the Property. Based on the comparison of soil concentrations to modified industrial RSLs, BaP does not pose an unacceptable risk and no further corrective action for soils is required related to this constituent. However, PCP and/or PCDD/PCDF concentrations remaining in soils at two distinct areas must be managed to address exposure due to direct contact with soil or indirect contact via air transport of soil particulates." ("Soil Management Plan – Northern Parcel," March 2018, p. 2)

A soil management plan has been developed as a part of the environmental covenant to address soil disturbance activities anticipated during development of the property. The soils on the property within the Study Area are generally acceptable for non-residential use only. However, the soils within the footprint of the southernmost Stormwater Terrace and the Framing Building Area must be managed separately from the remainder of soils in the property.

> "The soils at the Property are approved for non-residential use, only. Soils at locations throughout the Property, excluding the southernmost Stormwater Terrace and Framing Building Area, can be disturbed so long as the soils are kept within the boundaries of the Property and appropriate measures are taken to limit soil-runoff and particulate emissions. If grading or other disturbance activities call for removal of soil from those portions of the Property, waste characterization must be completed prior to offsite disposal at an appropriate disposal facility. Soils from the Property may not be re-used for any purpose at any location beyond the boundaries of the Property. ("Soil Management Plan – Northern Parcel," March 2018, p. 5)

> "If disturbance of soils within either the southernmost Stormwater Terrace or the Framing Building Area are planned, a Workplan must be developed to describe the scope and overall footprint of the proposed activities. Soils within these two areas cannot be reused in another location on the Property or offsite. A copy of the Workplan must be submitted to MDNR for review." ("Soil Management Plan – Northern Parcel," March 2018, p. 6)

International Paper is currently performing long-term monitoring, maintenance activities and conducting corrective action remediation activities on the southern portion of the site of about 43 acres. A Final Hazardous Waste Management Facility Part I Permit was issued by the Missouri Department of Natural Resources in October, 2023, and a Final Part II Permit was issued by the U.S. Environmental Protection Agency in October, 2023. Both permits are scheduled to expire in 2033.

As part of the post-closure care, International Paper is required to operate a groundwater remediation system until August 2045, or until they can show that the contaminant levels have

been below the maximum concentration limits specified in their hazardous waste permit for three consecutive years. The system has been in operation since 1993. Potential off-site surface water and groundwater contamination is a concern. International Paper is conducting a RCRA Facility Investigation to define the horizontal and vertical extent of any contamination. If any corrective action activities are necessary, they will be based on the investigation results.

Real Estate Taxes

A five-year history of the assessed values within the Study Area is included in the appendix.

The data in Appendix B is the resulting assessed value of the Assessor's opinion of Market Value for each of the properties within the Study Area. All property is supposed to be re-assessed in odd-numbered years, except that new construction (including remodeling) can be assessed in any year.

To determine assessed value the assessment ratio for commercial and industrial properties is 32%. The real estate levy for 2024 (the last year in which taxes were collected) in the Study Area was $5.5534 per $100 of assessed valuation in Jasper County, and $4.9358 per $100 of assessed valuation in Newton County (for commercial/industrial properties). The real estate levy in 2024 for residential properties in Newton County was $3.8918 per $100 of assessed valuation).

In 2024, the total assessed value of the Study Area was $28,418,810 (of which $25,010,390 was in Jasper County, and $3,408,420 was in Newton County) generating a total of $1,581,343.64 in billable real estate taxes. Assessed values within the Study Area increased by 35.93% between 2021 and 2025 after increasing by 7.35% between 2021 and 2024. Assessed values increased by 26.6% in 2025, largely due to the redevelopment of three of the four properties in Newton County, although the values have not been certified and could change.

When looking at assessed valuations between 2021 and 2025, Jasper County saw an increase of 3.01%, due solely to the completion of the Whataburger on S. Range Line Road and improvements made at Jasper Products. When netting those two properties out, the remaining forty-eight (48) properties in the Study Area in Jasper County had a collective decline of assessed valuation between 2021 and 2025 of 0.90%.

When looking at assessed valuations between 2021 and 2025, Newton County (that part of the Study Area south of 32nd Street), saw an increase of 40.10%, due to the development of Menards, a home improvement retail store completed in April 2024, and The Boulevard Apartments, a 250-unit apartment complex offering studios, one-bedroom and two-bedroom units with rents ranging between $980 and $1,790, and opened in 2024. The four properties had been mostly vacant prior to the redevelopment with the exception of an existing Sam's Club and a vacant restaurant that has since been converted to office use.

One real property tax payment was delinquent as of the date of this study for $40,211.76.

One property in the Study Area is owned by the city of Joplin and is tax exempt.

Existing Improvements
The Study Area encompasses approximately 348.0 acres (excluding right of way) and consists of fifty-four (54) property/tax parcels. The Study Area is located generally between E. 13th Street on the north, Joplin city limits on the east, E. Hammons Boulevard on the south, and S. Highview Avenue and S. Range Line Road on the west in Joplin, Jasper County, Missouri.

The Study Area consists of 117.39 acres (excluding right of way) on nine property/tax parcels that are vacant, unimproved (or formerly improved) commercial/industrial property.

The two largest property/tax parcels in the Study Area, at a combined 96.66 acres, were formerly utilized as a paper mill, most recently by International Paper Company, who then closed the facility in 2006, and has been undergoing environmental remediation and monitoring since the closure.

The remainder of the Study Area is developed with commercial/industrial uses in forty-nine (49) primary buildings on forty-three property/tax parcels, mostly one story but as high as four stories, and include a former Red Hot and Blue restaurant (2601 S. Range Line Road) that has been closed since October 2022. The other properties are occupied by operating businesses and uses that include a mix of manufacturing, multifamily residential, office, retail, healthcare, and restaurants. One building, a quick-service restaurant (Whataburger), was completed in 2024, and along with the development activity south of 32nd Street and the improvements at Jasper Products, is the most recent development in the Study Area,

An area largely between E. 15th Street and E. 24th Street along S. Range Line Road was impacted by the 2011 tornado, but much of the Study Area has not experienced the same level of investment since then as the S. Range Line Road corridor. Of the forty-nine (49) buildings in the Study Area, thirty-one (33) have been constructed since 2011. The average age of the improvements in the Study Area is approximately 17 years, with an average year built of 2008. The buildings range in condition from poor to excellent, with most in good condition. The exterior site improvements are generally in poor to fair condition.

Billboards
Three double-sided billboards exist within the Study Area at 2014 S. Range Line Road, 2101 S. Range Line Road, and 2525 S. Range Line Road.

Neighborhood Demographics

Population & Household Income

The following provides population and income trends within a one-, three-, and five-mile radius from the approximate center of the Study Area with a latitude of 37.065544 and longitude of -94.472882, which is near the northern and eastern property boundaries of the International Paper property (since the time of the sale of a portion of the property to Prospect Village).

	Population			
Lat. 37.065544, Long. -94.472882	**Historic**		**Forecast**	
Radius	**2010**	**2020**	**2024**	**2029**
One Mile	4,439	4,717	4,642	4,638
percent change (1 mi)		+6.3%	-1.6%	-0.1%
change from '10 (1 mi)		+6.3%	+4.6%	+4.5%
Three Mile	37,462	38,345	38,983	39,772
percent change (3 mi)		+2.4%	+1.7%	+2.0%
change from '10 (3 mi)		+2.4%	+4.1%	+6.2%
Five Mile	63,551	66,030	67,206	68,508
percent change (5 mi)		+3.9%	+1.8%	+1.9%
change from '10 (5 mi)		+3.9%	+5.8%	+7.8%
Joplin	50,808	51,762	52,512	53,512
percent change		+1.9%	+1.4%	+1.9%
change from '10		+1.9%	+3.4%	+5.3%

Source: ESRI; Sterrett Urban, LLC

The population figures indicate a rate of growth within one mile of the Study Area (+6.3%) that is more than triple that of the city and at least one-and-a-half times the rate of growth within three and five miles of the Study between 2010 and 2020 (2.4%-3.9%). Despite the period of growth nearest the Study Area between 2010 and 2020, population growth is forecasted to have declined in 2024 and continue to do so through 2029, albeit slightly. Growth within three and five miles of the Study Area, and growth within the city of Joplin, is forecast to have increased at similar rates of 1.4%-1.8% between 2020 and 2024, and 1.9%-2.0% between 2024 and 2029. The greatest rate of growth between 2010 and 2029 is projected to occur within three and five miles of the Study Area (+3.7%-3.8%), while the area nearest the Study Area is projected to lose population (-1.7%). The city grew at 3.4% over the same time.

	Median Household Income	
Lat. 37.065544, Long. -94.472882 Radius	**Forecast**	
	2024	**2029**
One Mile	51,024	54,597
chg. from '23 (1 mile)		+7.0%
Three Mile	50,235	54,744
chg. from '23 (3 mile)		+9.0%
Five Mile	52,961	58,237
chg. from '23 (5 mile)		+10.0%
Joplin	51,025	55,628
chg. from '23		+9.0%

Source: ESRI; Sterrett Urban, LLC

The median household income forecasted by ESRI for 2024 and 2029 within five miles of the Study Area is greater than the median household income ESRI forecasts for the city of Joplin. The median household income within one mile and three miles of the Study Area in 2024 and 2029 is forecasted by ESRI to be lower than the median household income for the city. The rate of income growth nearest the Study Area is also forecast to be lower than that of the city between 2024 and 2029 (7.0% compared to 9.0% for the city).

Unemployment

The most recent unemployment data for the Study Area is for the City of Joplin, Missouri. The following data was provided by the Missouri Economic Research and Information Center (MERIC):

Civilian Labor Force – Joplin, Missouri
August 2025 *(not seasonally adjusted)*

Labor Force	Labor Force Employed	Labor Force Unemployed	Percentage Unemployed
26,295	25,103	1,192	4.5%

Source: Missouri Economic Research and Information Center (MERIC)

According to the Bureau of Labor Statistics, the preliminary unemployment rate for the Joplin, MO-KS metropolitan statistical area in August 2025 was 4.4%.

According to the Federal Reserve, an unemployment rate of 5.0% - 5.2% can generally be considered "full employment."

Section III

Determination of Study Area Conditions

Significant findings of the Woodsonia Marketplace Community Improvement District Blight Study are presented in the discussion which follows. These findings are based on a review of documents and reports, interviews, field surveys, and analyses conducted in September and October 2025. Properties and buildings, along with public improvements adjacent to the properties, were evaluated and deficiencies noted. As previously explained, the purpose of this study was to determine whether conditions as defined by the CID Act in RSMo. 99.805(1) of the Missouri State Statute, as amended, exist in the Study Area.

RSMo. 99.805(1)
The principal blighting factors reported here and in line with the respective statutory definitions include: insanitary or unsafe conditions, deterioration of site improvements, and the existence of conditions which endanger life or property by fire and other causes. The Appendix section of this report includes a table exhibiting the blighting factors present at each property parcel.

Blight Defined
As presented in Section I, blight is defined as follows with respect to the CID Act:

> *(1) "Blighted Area", an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.* (99.805(1), RSMo.)

Several court cases provide additional direction in the consideration of blight:

- It is not necessary for an area to be what commonly would be considered a "slum" in order to be blighted. Parking Systems, Inc. v. Kansas City Downtown Redevelopment Corporation, 518 S.W.2d 11, 15 (Mo. 1974).
- An otherwise viable use of a property may be considered blighted if it is an economic underutilization of the property. Crestwood Commons Redevelopment Corporation v. 66 Drive-In, Inc., 812 S.W.2d 903, 910 (MO.App.E.D. 1991).
- It is not necessary for every property within an area designated as blighted to conform to the blight definition. A preponderance of blight conditions is adequate to designate an area for redevelopment. Maryland Plaza

Redevelopment Corporation v. Greenberg, 594 S.W.2d 284, 288 (MO.App.E.D. 1979).

- In order to make a finding of blight for a defined redevelopment area, the total square footage of the area is to be considered and not a preponderance of the individual parcels. Allright Properties, Inc. v. Tax Increment Financing Commission of Kansas City, 240 S.W.3d 777 (MO.App.W.D. 2007).

Cause Component 1: Insanitary or Unsafe Conditions

There are numerous locations within the Study Area exhibiting unsafe or insanitary conditions. The most prevalent and/or impactful include the presence of environmental liabilities on the International Paper Company/Prospect Village properties (as previously detailed), and as noted previously the presence of floodways, 100-year floodplains and stormwater mitigation areas impact fourteen of the fifty-four properties. Also unsafe is trash/debris, the deterioration of pavement throughout the surface parking lots and drive aisles which creates tripping hazards, faded or nonexistent directional signage and pavement markings in the parking lots and drive aisles, and overgrown vegetation, particularly on those properties along S. Geneva Avenue and along S. Davis Boulevard.

Noncompliance with the Americans with Disabilities Act (ADA) is evident in some places and primarily includes nonexistent signage, substandard curb ramps, and nonexistent warning pads on sidewalks at intersections and crosswalks.

Examples of this condition are shown below. Additional photographs of deteriorated pavement are included in *Cause Component 2: Deterioration of Site Improvements.*

The Study Area exhibited insanitary or unsafe conditions and is a major contributor to blight. thirty-six of the fifty-four properties in the Study Area exhibited insanitary or unsafe conditions, or almost 64% of the Study Area.

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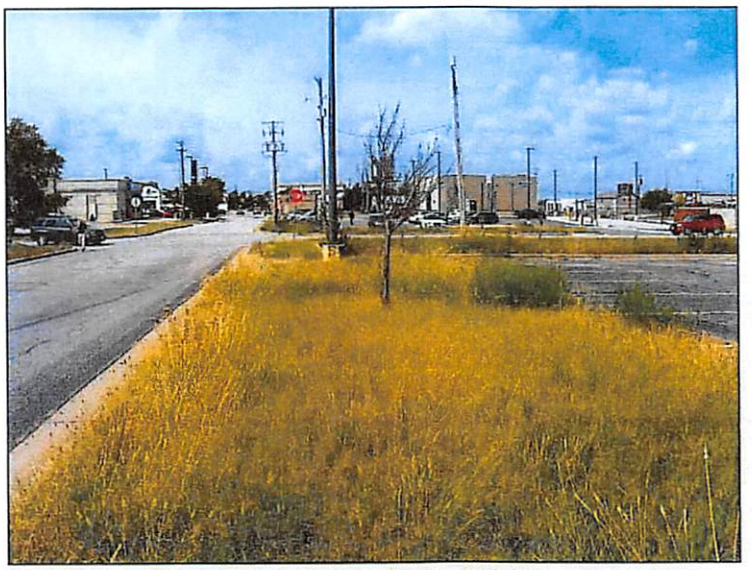
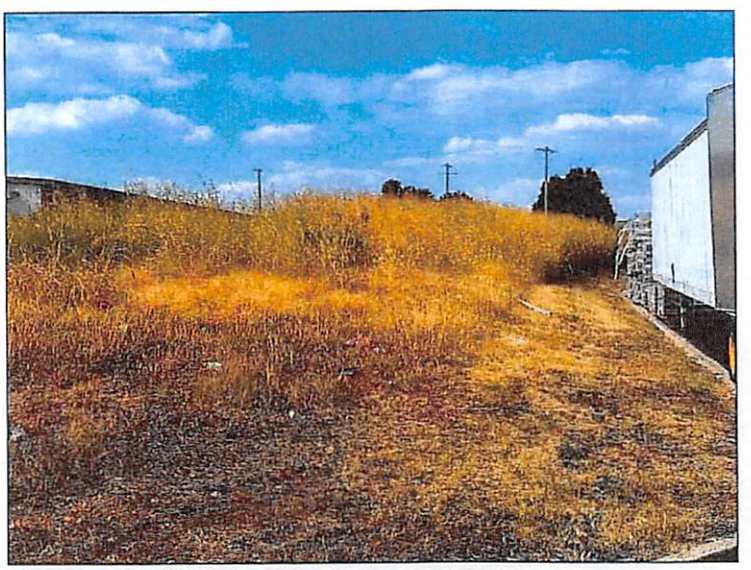
Prospect Village property – looking west – overgrown vegetation; uneven pavement; contaminated property



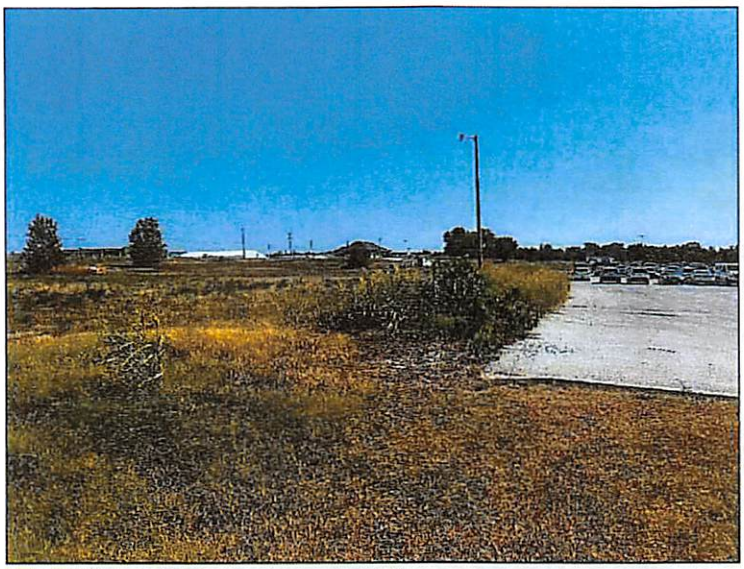
Planet Fitness pad site – looking northwest – overgrown vegetation; deterioration of drive aisle



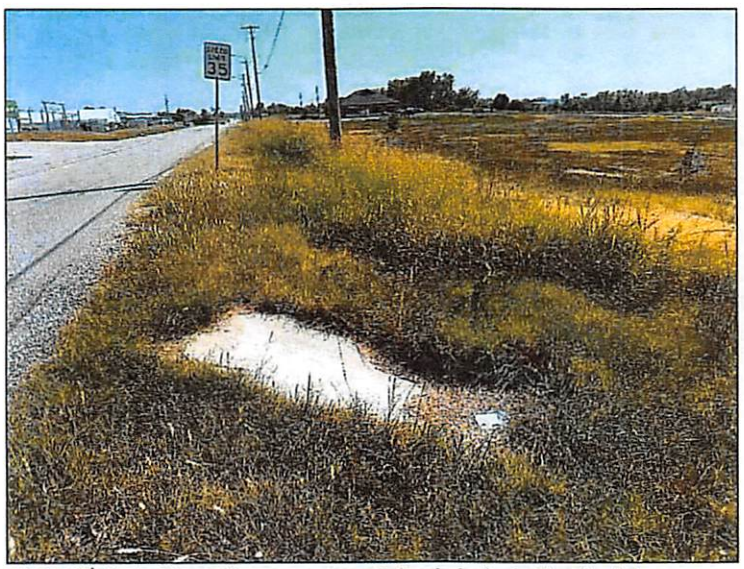
Planet Fitness pad site – looking west – lack of pedestrian circulation; overgrown vegetation



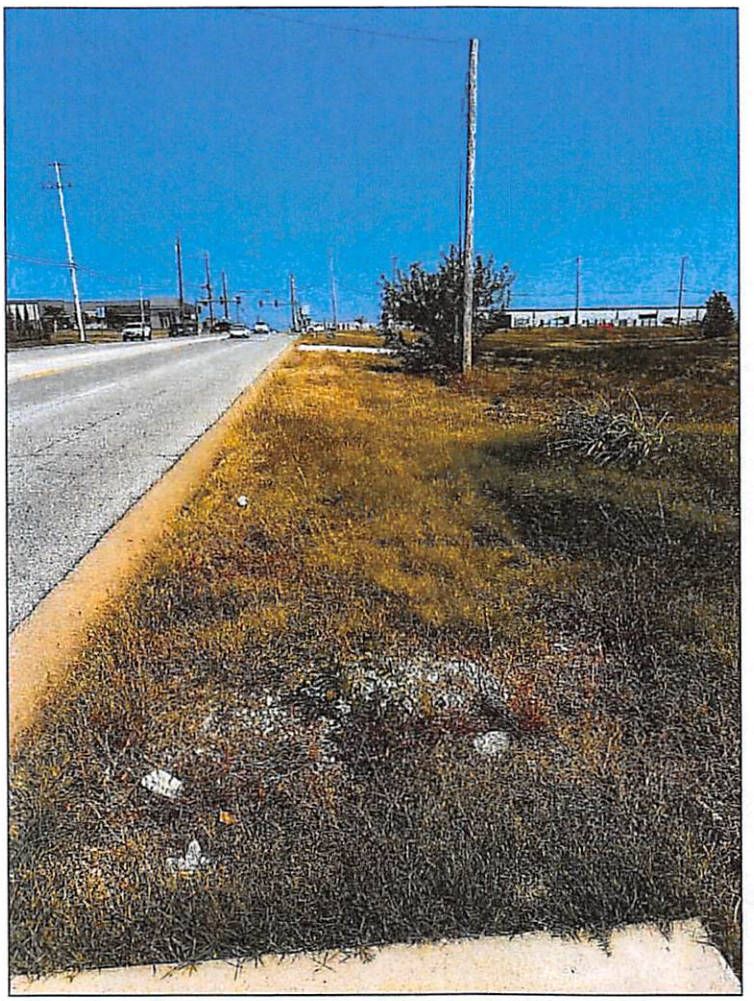
2600 S. Range Line Rd – looking northwest – overgrown vegetation



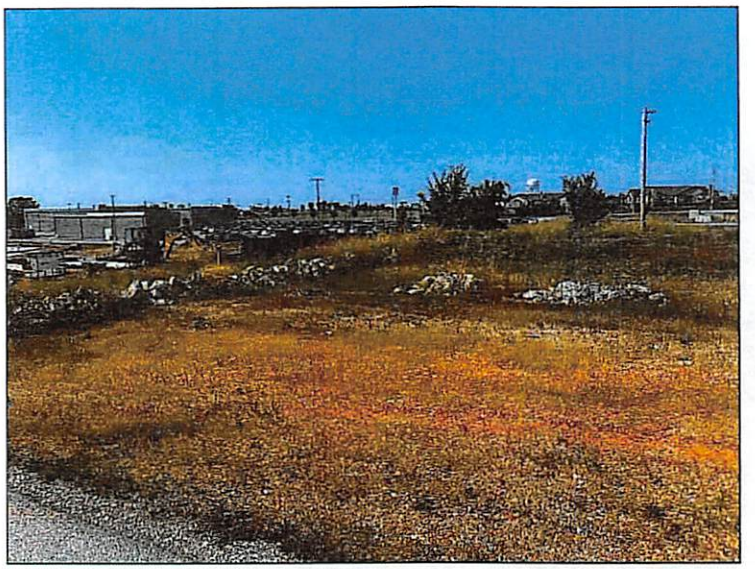
3534 E. 20th St – looking south – overgrown vegetation



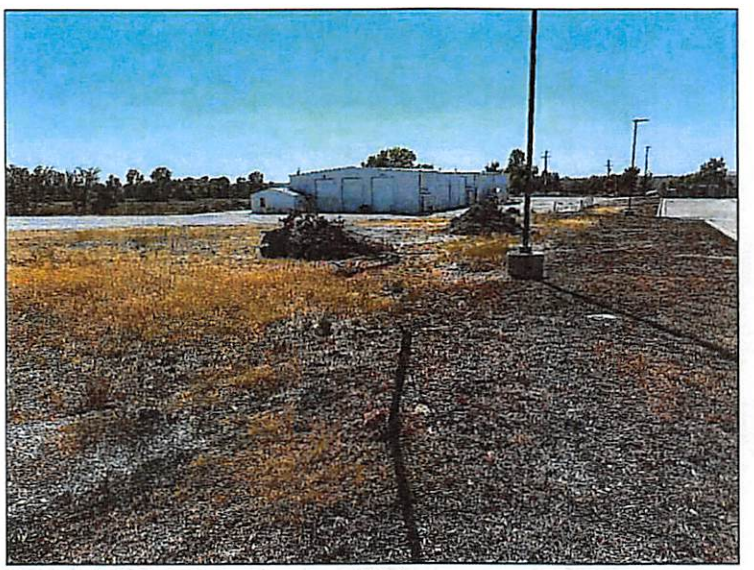
3534 E. 20th St – looking south – overgrown vegetation; lack of pedestrian circulation



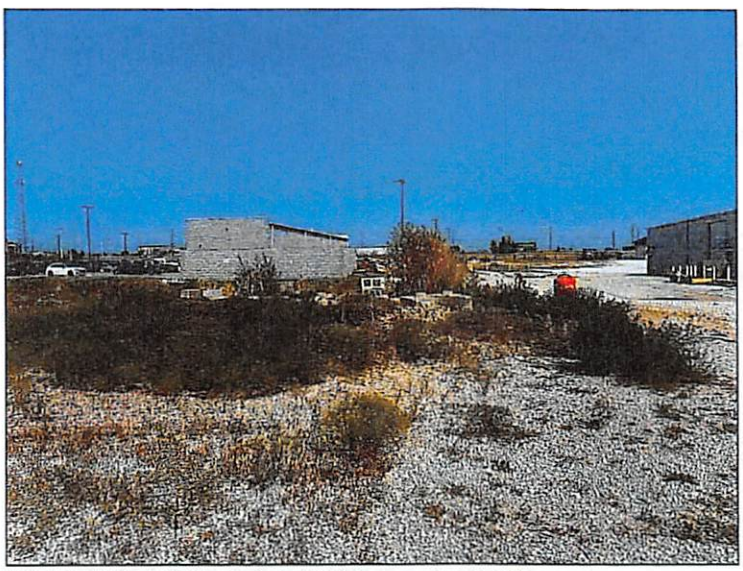
3534 E. 20th St – looking east – lack of pedestrian circulation; trash/debris



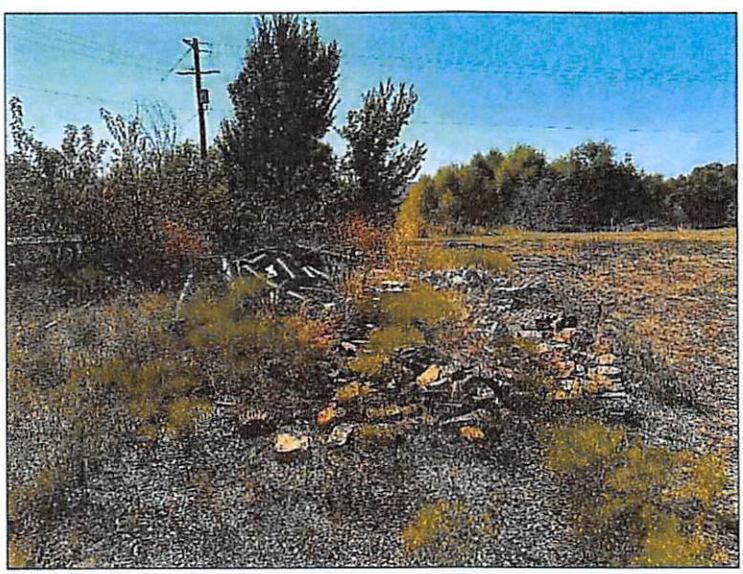
3435 E. 20th St – looking northwest – trash/debris



2120 S. Davis Blvd – looking southwest – trash/debris; overgrown vegetation



2120 S. Davis Blvd – looking east – trash/debris; overgrown vegetation



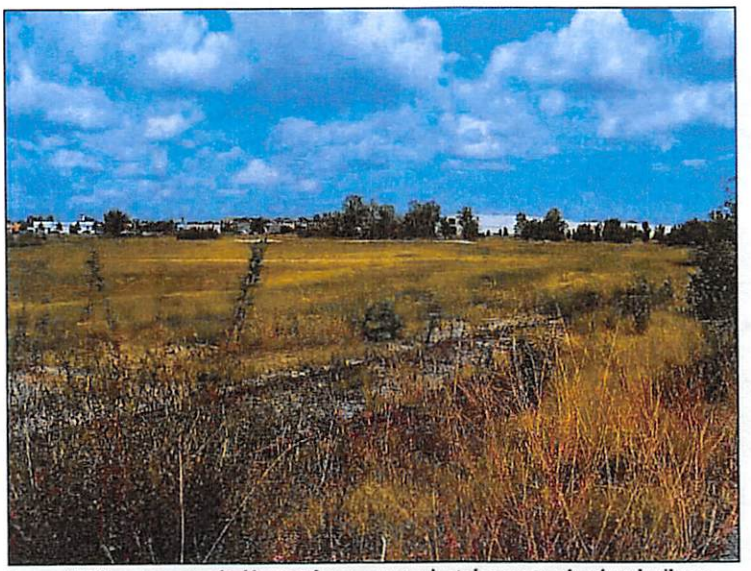
2120 S. Davis Blvd – looking west – trash/debris; overgrown vegetation



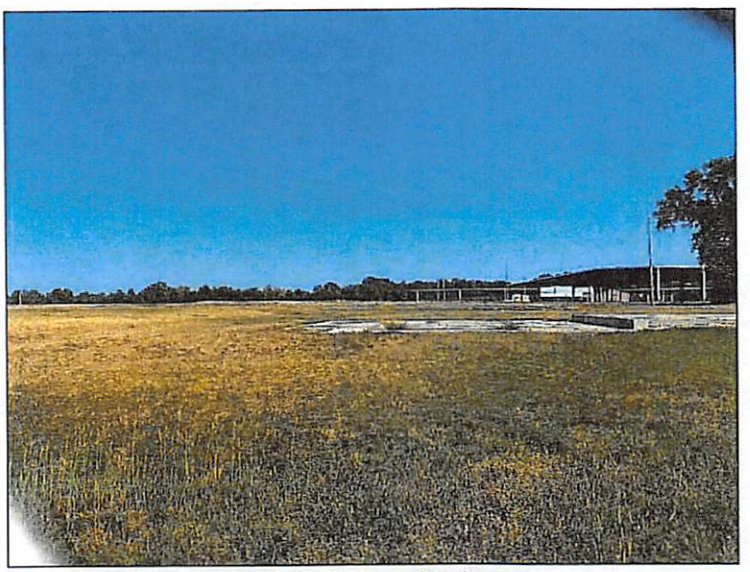
2120 S. Davis Blvd – looking west – trash/debris; overgrown vegetation



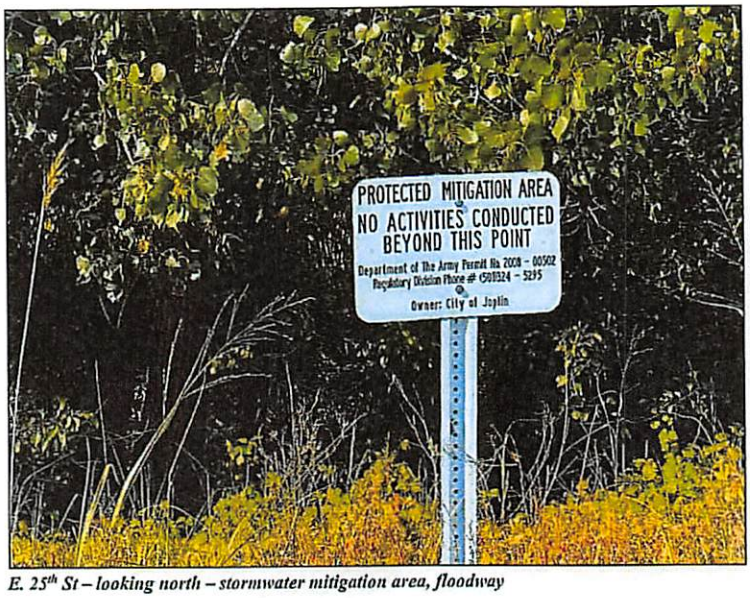
1717 S. Range Line Rd – looking south – trash/debris blocking gutter/drainage



Prospect Village property – looking northwest – contaminated property; abandoned rail spur



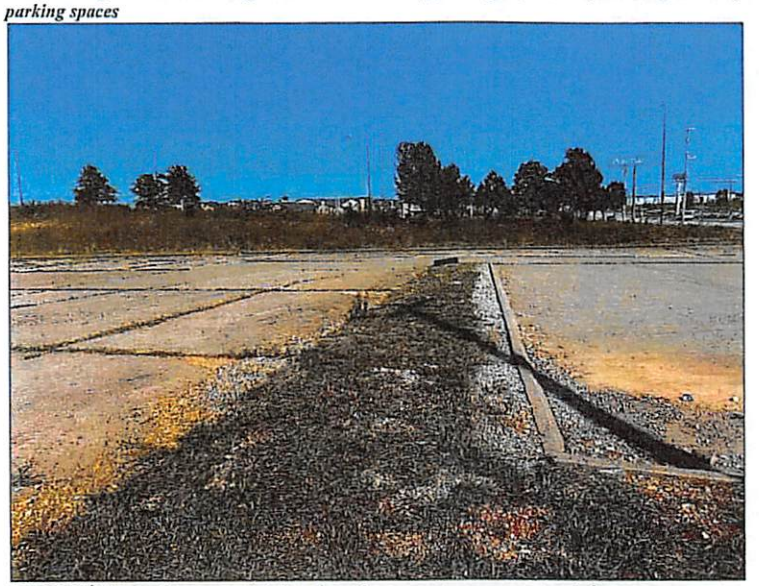
International Paper Co. – looking northwest – contaminated property



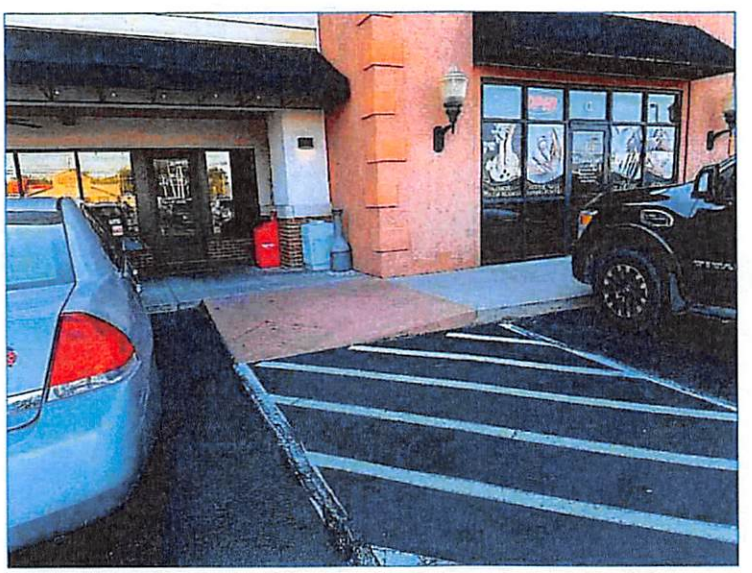
E. 25th St – looking north – stormwater mitigation area, floodway



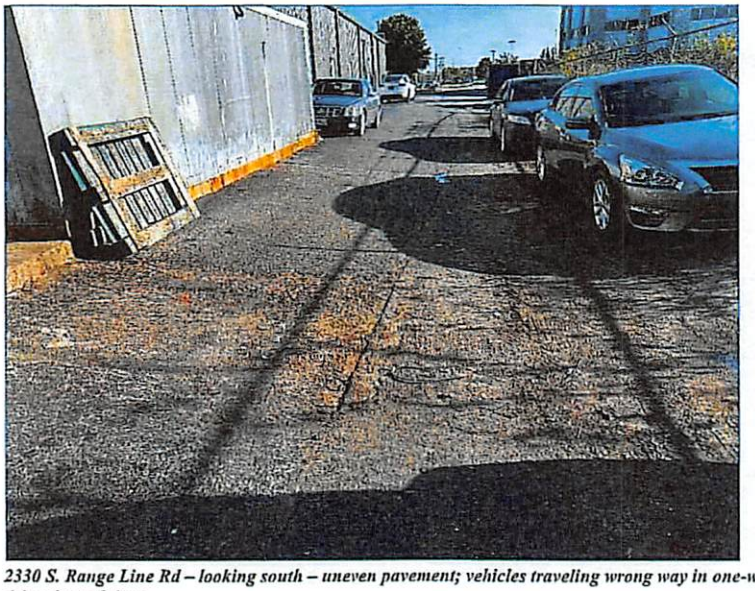
2601 S. Range Line Rd – looking west – deterioration of parking lot, uneven pavement; noncompliant ADA parking spaces



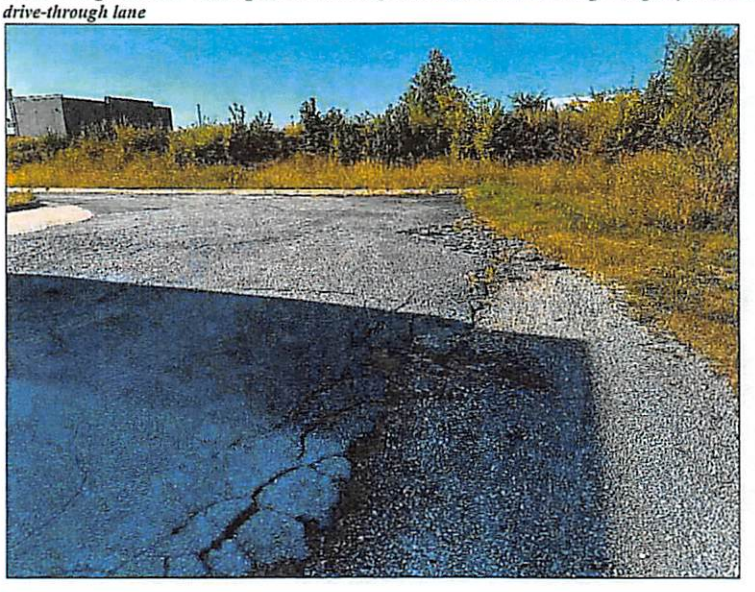
3507 E 20th St – looking east – deterioration of pavement; overgrown vegetation



2330 S. Range Line Rd – looking west – noncompliant ADA parking space, curb ramp/sidewalk



2330 S. Range Line Rd – looking south – uneven pavement; vehicles traveling wrong way in one-way drive-through lane



3105 E 17th St – looking north – deterioration of pavement; uneven pavement



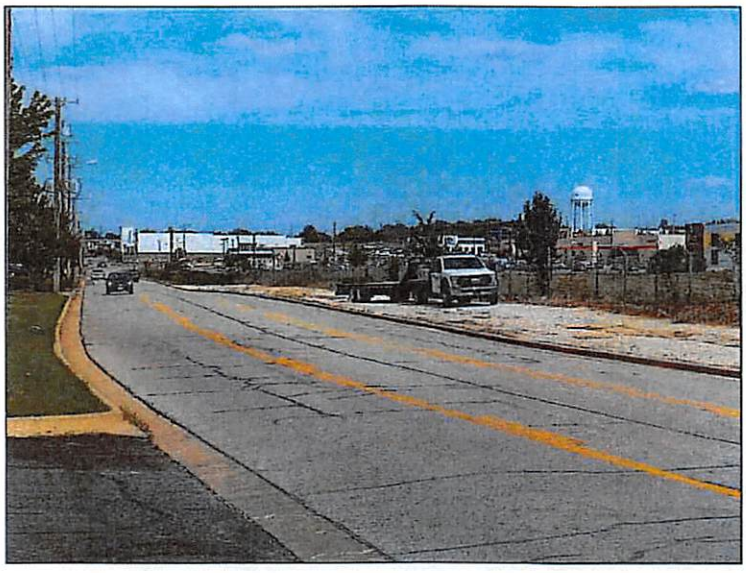
1315 S. Range Line Rd – looking east – deterioration of parking lot; uneven pavement



2601 S. Range Line Rd – looking north – debris on sidewalk



1717 S. Range Line Rd – looking east – uneven sidewalk, exposed rebar



International Paper Co. – looking east – lack of pedestrian circulation; neglected property



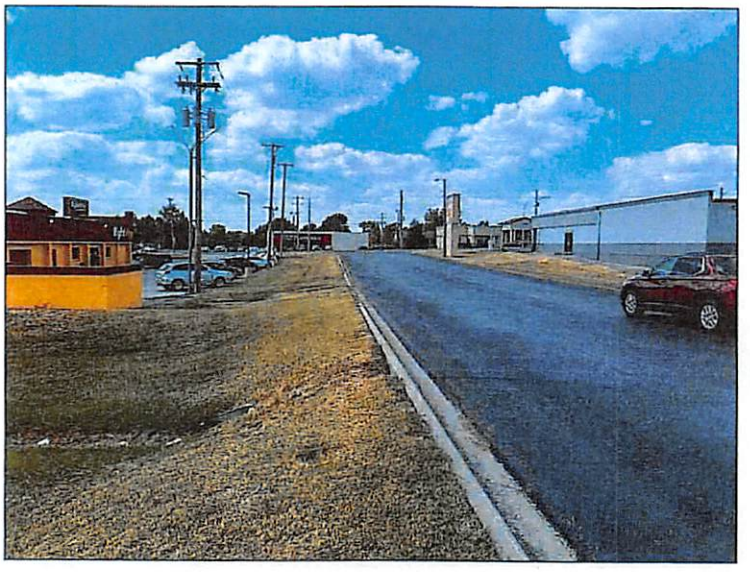
2021 S. Range Line Rd – looking north – illegible pavement markings



2433 S. Range Line Rd – looking northeast – lack of ADA-compliant signage



2433 S. Range Line Rd – looking northeast – lack of ADA-compliant warning pads



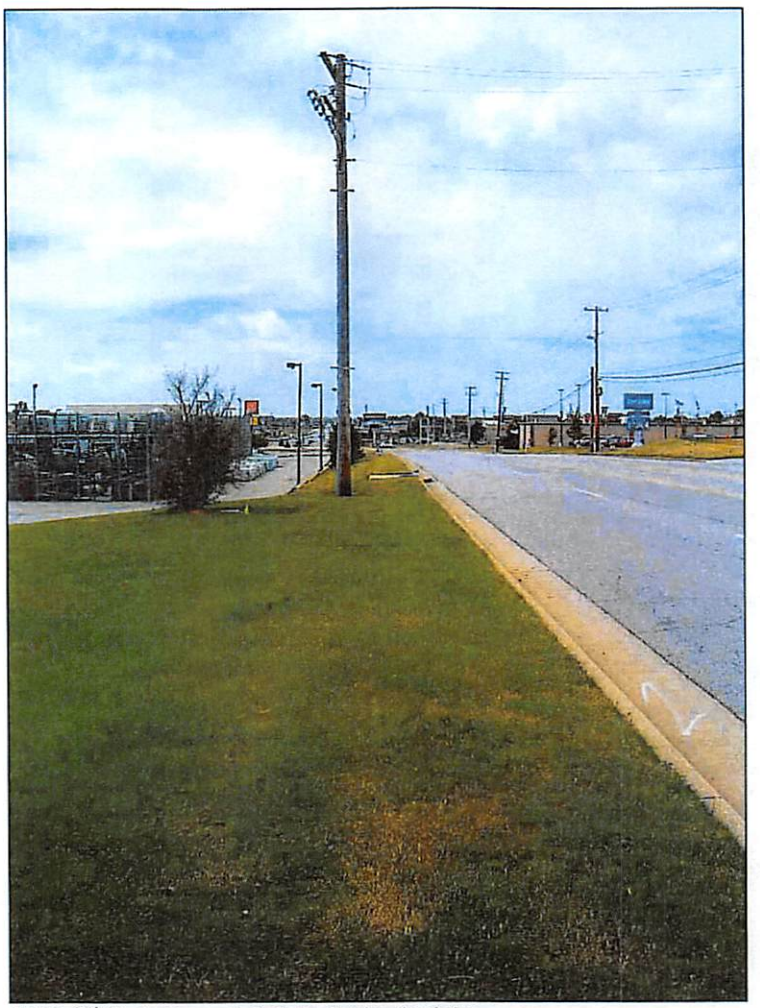
1717 S. Range Line Rd – looking west – lack of pedestrian circulation



3205 E. 20th St – looking east – lack of pedestrian circulation



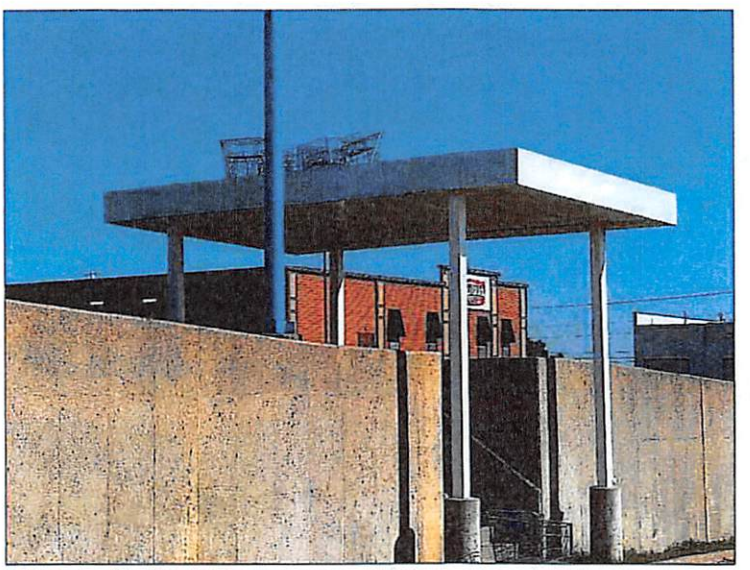
2430 S. Range Line Rd – looking south – lack of pedestrian circulation



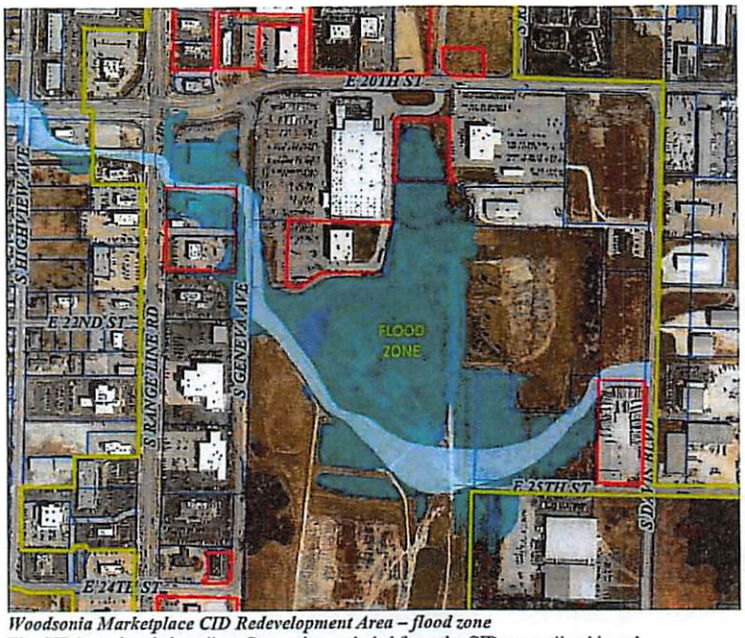
3110 E. 20th St – looking west – lack of pedestrian circulation



1717 S. Range Line Rd – looking southeast – debris; transient access to property



1717 S Range Line Rd – looking southeast – vandalism



Woodsonia Marketplace CID Redevelopment Area – flood zone
The CID boundary is in yellow. Properties excluded from the CID are outlined in red.

Cause Component 2: Deterioration of Site Improvements

The condition of deterioration of site improvements was primarily established through field survey work and observation of exterior physical conditions within the Study Area. Building deterioration rating criteria considered included the following: primary structure (roof, walls, foundation); secondary structure (fascia/soffits, gutters/downspouts, exterior finishes, windows and doors, stairways/fire escapes); and exterior structure (mechanical equipment, loading areas, fences/walls/gates, other structures).

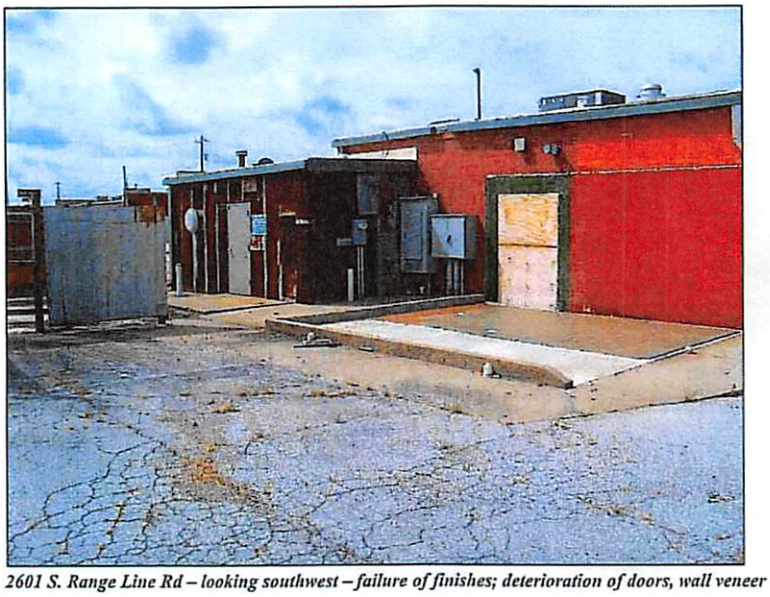
The most common example of structural deterioration found in the Study Area included the failure of finishes. The following photos are examples of structural deterioration in the Study Area.



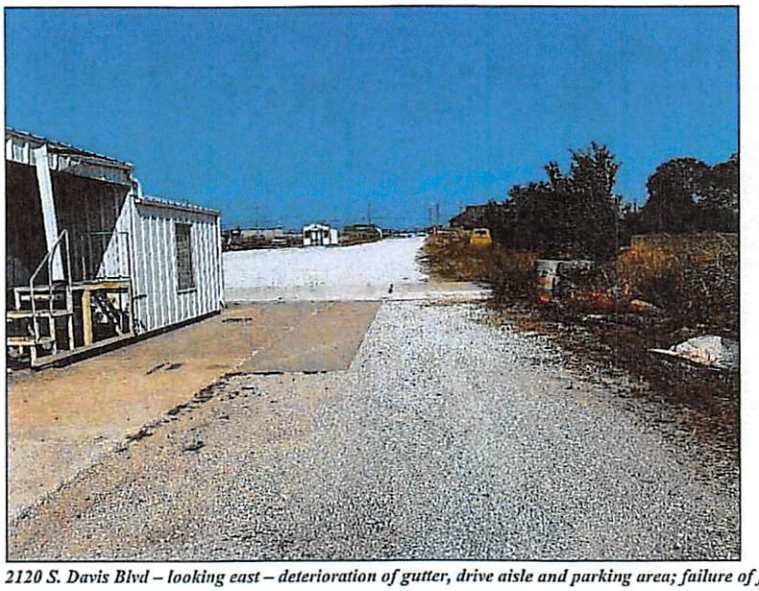
3110 E. 20th St – looking west – failure of finishes



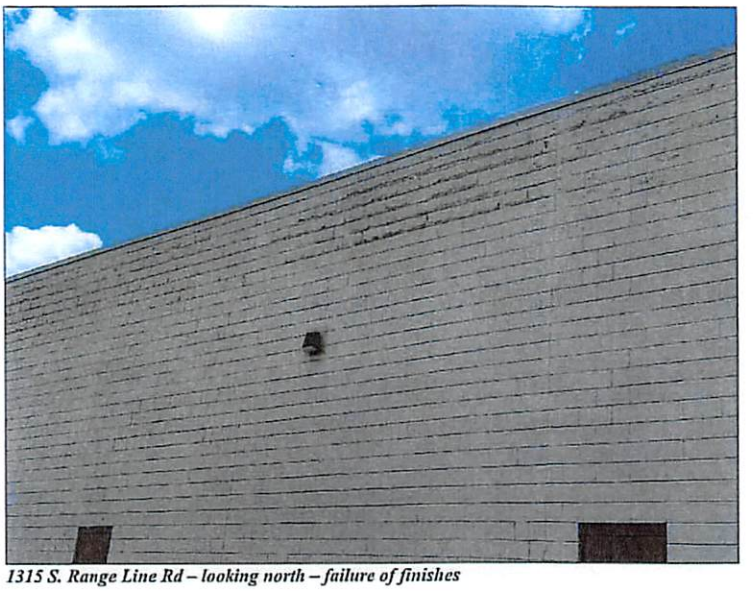
2601 S. Range Line Rd – looking northeast – failure of finishes; deterioration of pavement



2601 S. Range Line Rd – looking southwest – failure of finishes; deterioration of doors, wall veneer



2120 S. Davis Blvd – looking east – deterioration of gutter, drive aisle and parking area; failure of finishes



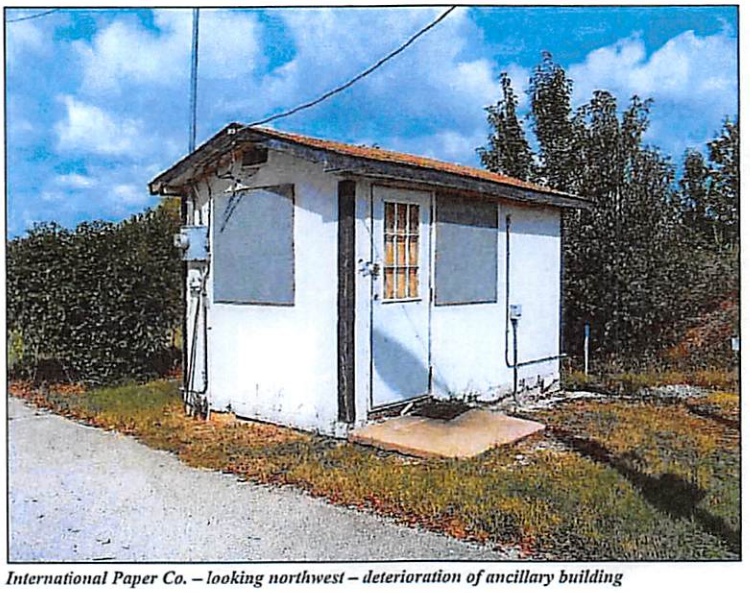
1315 S. Range Line Rd – looking north – failure of finishes



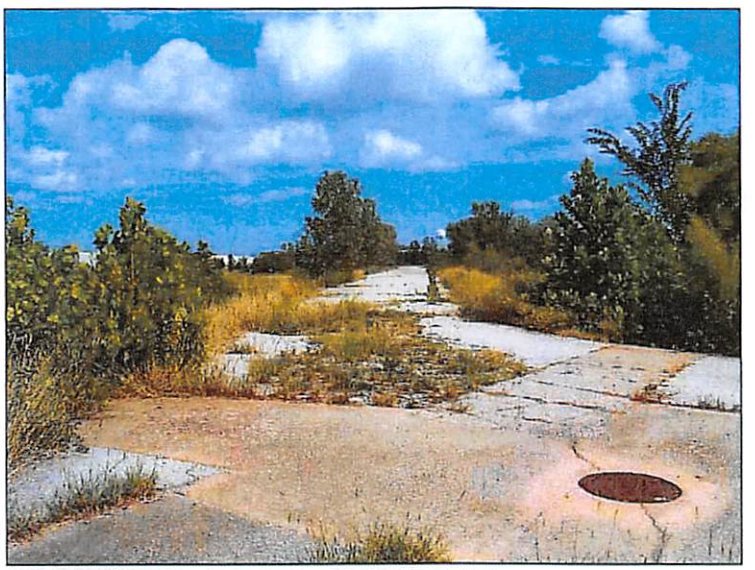
2600 S. Range Line Rd – looking west – deterioration of masonry

In addition to structural deterioration, a variety of blight conditions was observed within the Study Area related to the deterioration of the site and non-primary improvements. These conditions which negatively affect the appearance and utilization of the area, most commonly include deterioration of parking surfaces, driveways, equipment, fences, and unenclosed trash dumpsters.

Examples of site deterioration problems are found throughout the Study Area, as shown in the photographs below.



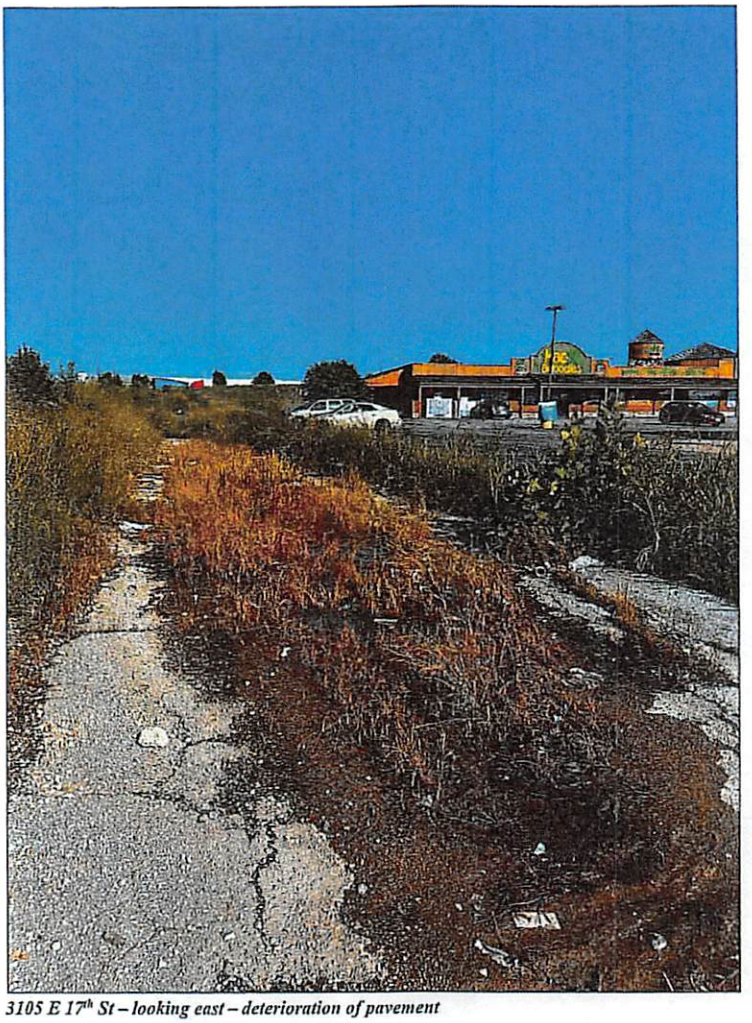
International Paper Co. – looking northwest – deterioration of ancillary building



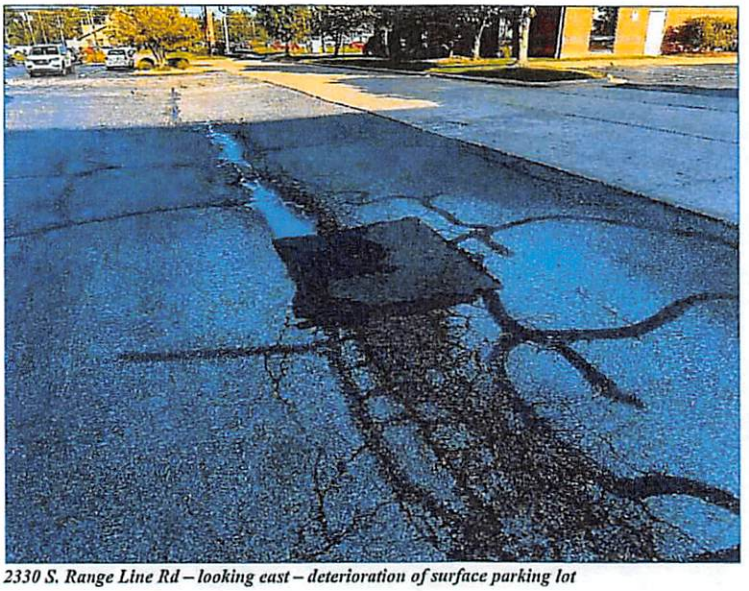
International Paper Co. – looking north – deterioration of street



3110 E. 20th Street – looking north – deterioration of drive aisle



3105 E 17th St – looking east – deterioration of pavement

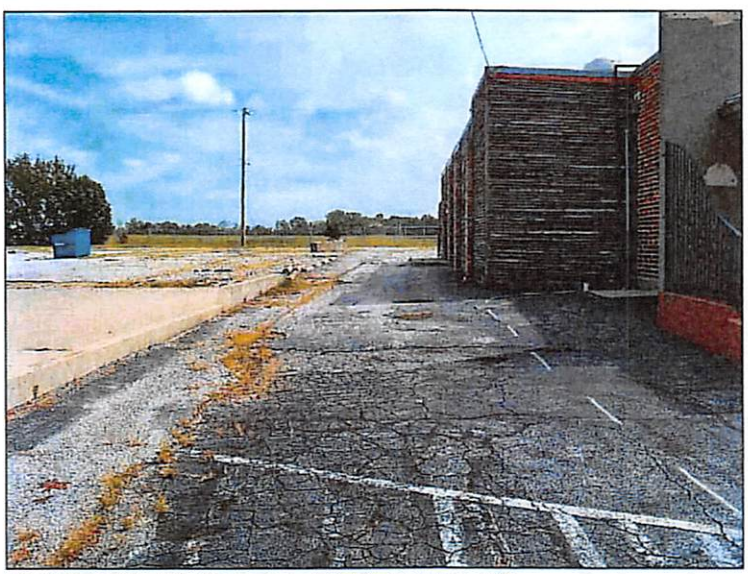


2330 S. Range Line Rd – looking east – deterioration of surface parking lot

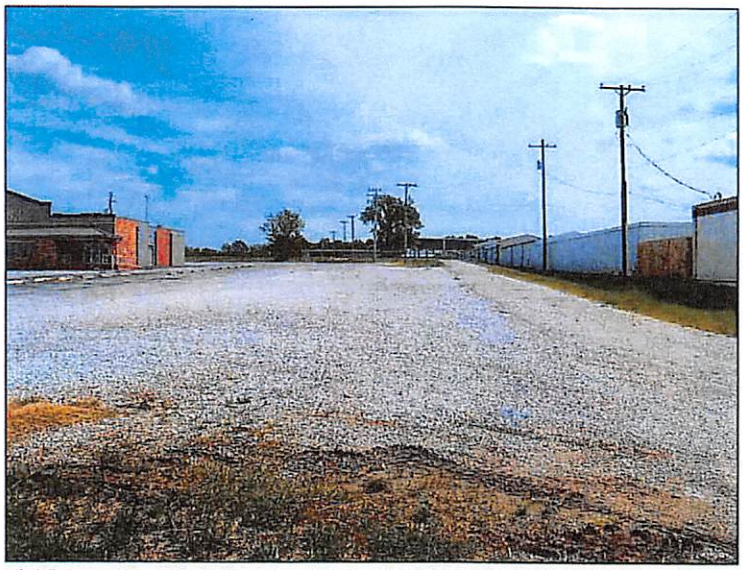




2601 S. Range Line Rd – looking west – deterioration of surface parking lot



2601 S. Range Line Rd – looking east – deterioration of drive aisle



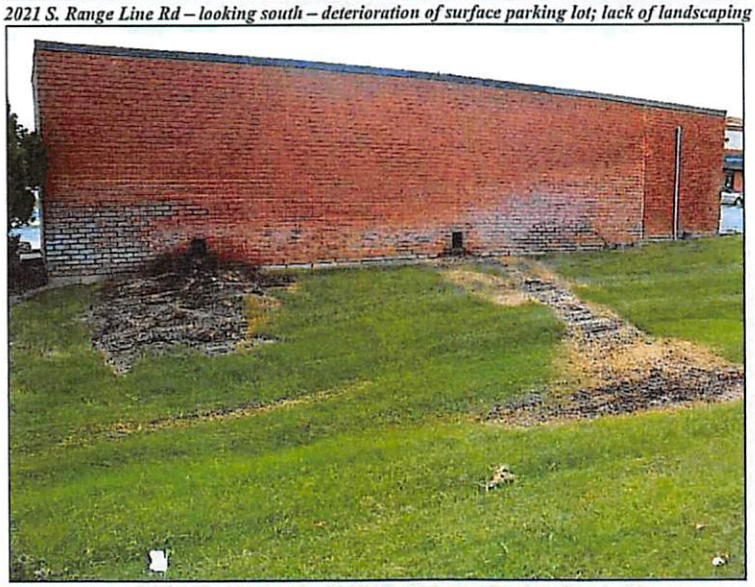
2601 S. Range Line Rd – looking east – deterioration of surface parking lot (gravel)



1717 E Range Line Rd – looking north – deterioration of pavement, curb



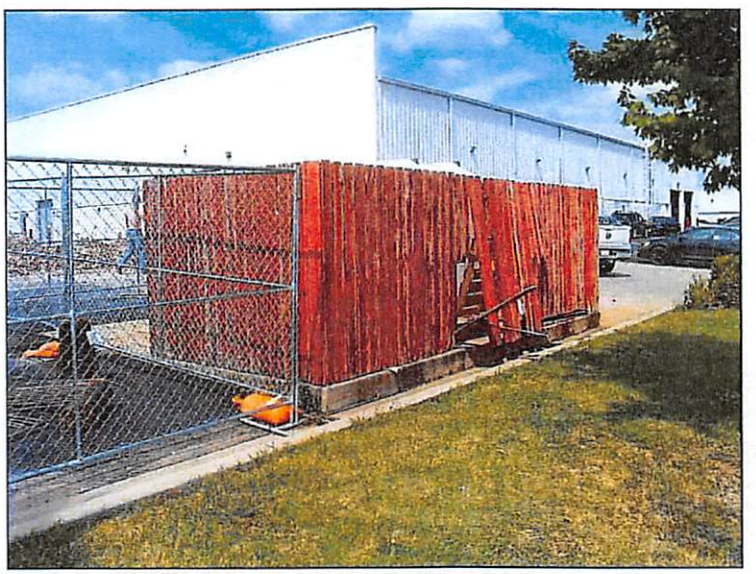
2021 S. Range Line Rd – looking south – deterioration of surface parking lot; lack of landscaping



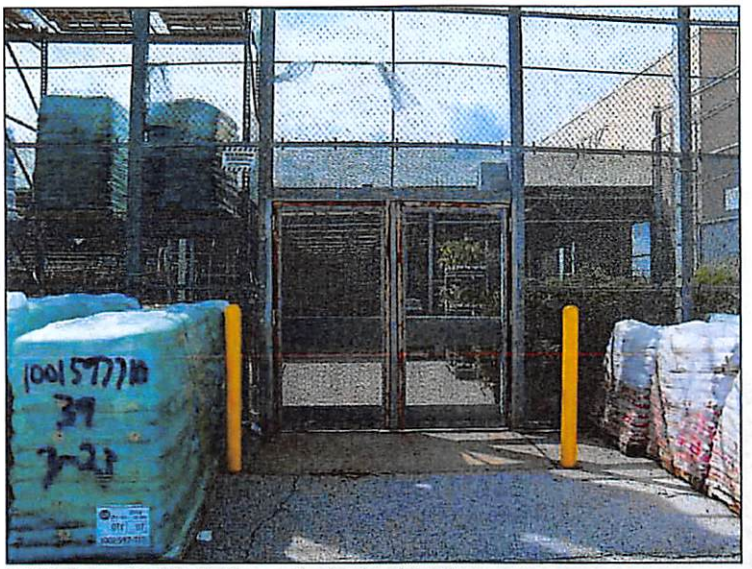
2127 S. Range Line Rd – looking south – lack of landscaping; deterioration of wall



International Paper Co. – looking south – deterioration of fence; overgrown vegetation



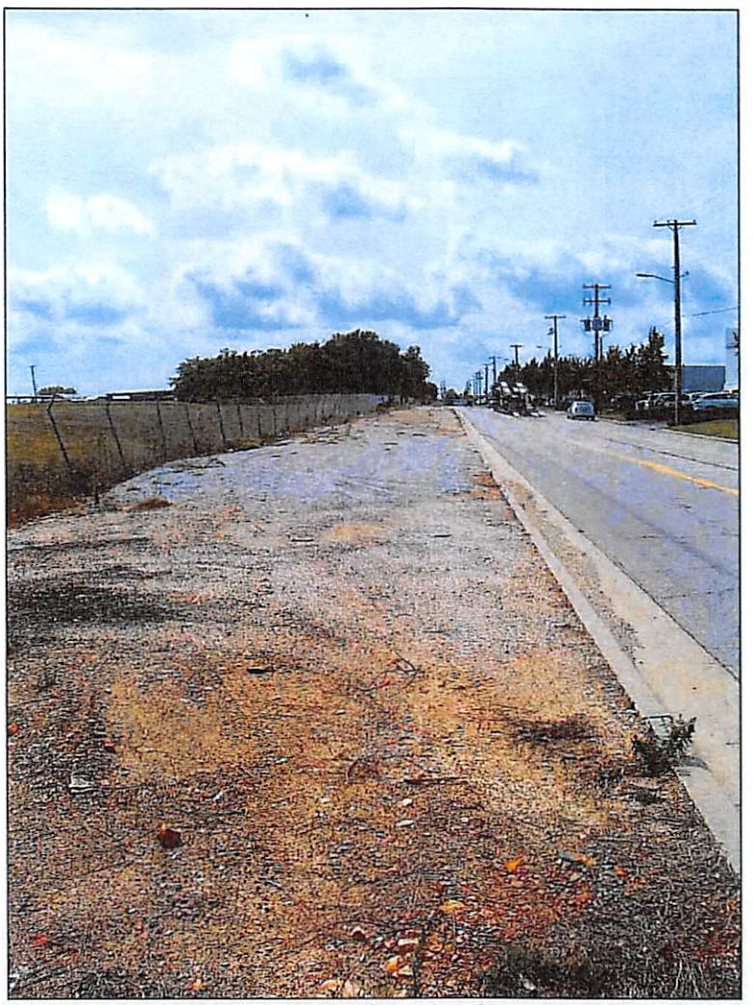
2407 S. Range Line Rd – looking west – deterioration of fence



2600 S. Range Line Rd – looking south – deterioration of fence



Planet Fitness pad site – looking southwest – deterioration of infrastructure



International Paper Co. – looking south along Geneva Ave – deterioration of fence; lack of landscaping



S. Geneva Ave – looking south – deterioration of infrastructure

The Study Area exhibits deterioration of site improvements. The most common conditions included the deterioration of surface parking and drive aisle pavement, equipment, and failure of finishes. The deterioration of site improvements, both primary and secondary, and exterior improvements, impacts 74.2% of the Study Area.

Cause Component 3: Existence of Conditions which Endanger Life or Property by Fire and Other Causes

Fire safety and crime information pertaining to the parcels in the Study Area indicated no reported incidents within the Study Area in the past twelve months.

As noted previously environmental liabilities exist within the Study Area on those property/tax parcels currently and recently owned by International Paper (the northern portion of International Paper's property is now owned by Prospect Village) that endanger life and/or property.

The International Paper/Prospect Village properties and eleven other properties are impacted by a floodway that, at times of certain weather events, endanger life and/or property.

The existence of conditions which endanger life or property by fire and other causes were identified within the Study Area and are a major contributor to blight in the Study Area, impacting 39.3% of the Study Area.

Summary of Blighting Factors
The following table summarizes the three blighting cause factors analyzed during the inspection of property within the Study Area.

As evidenced from the table below, the parcels within the Study Area satisfy each of the three blighting cause factors, with more than 50% of the Study Area satisfying the factors of Insanitary or Unsafe Conditions and Deterioration of Site Improvements. Parcels that exhibit a predominance of blighting factors cover 51.5% of the Study Area, and 63.1% of the Study Area located in Jasper County.

Woodsonia Marketplace
Community Improvement District
Summary of Blighting Factors

Study Area	Parcels	Pct.	Area (acres)	Pct.
Total	54	100%	347.99	100%
Blighting Factors				
Insanitary or unsafe conditions	36	66.7%	222.77	64.0%
Deterioration of site improvements	40	74.1%	258.13	74.2%
Existence of conditions which endanger life or property by fire and other causes	14	25.9%	136.88	39.3%
Parcels with Predominance of Blighting Factors	24	44.4%	179.30	51.5%

Effect Component 1: Retards the Provision of Housing Accommodations
As noted previously, the environmental liabilities that exist at the International Paper Company and Prospect Village properties has resulted in the Missouri Department of Natural Resources and the U.S. Environmental Protection Agency prohibiting residential use as a future land use.

Other vacant property/tax parcels have not been developed since the tornado impacted the Study Area in 2011, although millions of dollars of investment have occurred in multifamily and commercial development in the vicinity of the Study Area. Underlying factors have impacted the ease with which the vacant properties in the Study Area could be developed, due largely to flooding issues and environmental liabilities.

The blighting conditions within the Study Area have retarded the provision of housing accommodations.

Effect Component 2: Constitutes an Economic or Social Liability
The following are generally considered economic characteristics of blighted areas:

- Reduced or negligible income;
- Impaired economic value;
- Depreciated values;
- Impaired investments;
- Negligible income

The Missouri Supreme Court has determined that "the concept of urban redevelopment has gone far beyond 'slum clearance' and the concept of economic underutilization is a valid one."

As indicated in Appendix B: Property Valuation and Taxes, the assessed value of the Study Area has declined by 3.96% between 2021 and 2023, after increasing by 1.65% in 2023. Assessed values in the Study Area also increased by 3.27% in 2024 and by 26.62% in 2025, largely due to the redevelopment of three of the four properties in Newton County. When considering only the property located in Jasper County, which makes up about 82% of the Study Area, assessed values increased by 3.0% between 2021 and 2025.

When looking at assessed valuations between 2021 and 2025, Jasper County saw an increase of 3.01%, due solely to the completion of the Whataburger on S. Range Line Road and improvements made at Jasper Products. When netting those two properties out, the remaining forty-eight (48) properties in the Study Area in Jasper County had a collective decline of assessed valuation between 2021 and 2025 of 0.90%.

When looking at assessed valuations between 2021 and 2025, Newton County (that part of the Study Area south of 32nd Street), saw an increase of 40.10%, due to the development of Menards, a home improvement retail store completed in April 2024, and The Boulevard Apartments, a 250-unit apartment complex offering studios, one-bedroom and two-bedroom units with rents ranging between $980 and $1,790, and opened in 2024. The four properties had been mostly vacant prior to the redevelopment with the exception of an existing Sam's Club and a vacant restaurant that has since been converted to office use.

While redevelopment is taking place in isolated areas within the Study Area, such as in Newton County and on S. Range Line Road where the tornado damaged properties in 2011, much of the Study Area remains vacant and/or blighted and in need of reinvestment.

Economic underutilization of the property within the Study Area is evident in the following manner:

- Vacant land in the Study Area is excessive. While one parcel is utilized as stormwater mitigation, other vacant land that could be developed is excessive and has a negative impact on the remainder of the Study Area. That vacant land includes the International Paper Company and now Prospect Village, whose soil management plan adds considerable cost to development,

particularly since a fair share of the property is in a floodway. The lack of development on these parcels, when growth is taking place within the adjacent S. Range Line Road corridor, is an indication that blight exists.

- The older improved properties located in the Study Area, due to physical condition, utilization, and age, as evaluated by the Jasper County Assessor, when compared to comparable properties indicate assessed values of the improvements are generating reduced tax revenue to the various taxing jurisdictions and are an indicator of blight. The restaurant on S. Range Line Road has been vacant for about three years and is generating much less in tax revenue than when it was operating. One other parcel, used to mitigate stormwater drainage, is owned by the city and does not generate any tax revenues for the taxing jurisdictions. For the first time in the at least five years, a property is past due on its property tax payment.

The presence of unsafe conditions, particularly those that endanger life, is a social liability. That includes the contaminated International Paper Company and Prospect Village properties (both recently owned by International Paper), the properties impacted by the flood zone, as well as those parcels that violate the city's property nuisance code, which are evident primarily along S. Geneva Avenue and S. Davis Boulevard.

The redevelopment of the area has been hindered primarily by the deterioration of site improvements that has also resulted in unsafe conditions throughout the Study Area and the existence of environmental liabilities and a floodway. Addressing the deterioration and unsafe conditions is a cost that is prohibitive for a private sector developer (or property owner) to take on independently and remain competitive in the market. Doing nothing will only result in further deterioration of building and site improvements and little action with respect to the contaminated vacant land, resulting in the potential for underperformance with respect to sales tax income and property assessments. For the existing businesses to provide a safe environment for customers and employees, and to continue to grow and attract new economic activity to the Study Area and surrounding areas, some form of external financial assistance that is not currently being utilized will be required to make improvement of the Study Area economically feasible.

Economic underutilization – deteriorating site improvements, underutilized property, unsafe conditions, and the lack of development – in a high-traffic location on S. Range Line Road – indicates the Study Area is blighted.

Effect Component 3: Constitutes a Menace to the Public Health, Safety or Welfare
The environmental liabilities and the flood zone are a menace to public health and safety, as are those properties that violate Joplin's nuisance code.

Together, those properties make up most of the Study Area, and as a result the Study Area is a menace to the public health and safety of the community.

Conclusion

A predominance of the components that make up the definition of blight per the CID Act (RSMo. 99.805(1)) was present in the proposed Woodsonia Marketplace Community Improvement District.

The dominant blighting factor is the unsafe conditions caused by environmental liabilities and the impacts of the flood zone, in addition to physical deterioration of site improvements throughout the Study Area. The low assessed values caused by the presence of environmental contamination and the low assessed values of those properties in the remainder of the Study Area due to the deterioration of improvements, and the underutilization of those properties, indicate blight is present within the proposed Woodsonia Marketplace Community Improvement District. The deterioration of site improvements and the presence of unsafe/insanitary conditions violates the city's nuisance code, creating a social liability within the community.

The above combine to create economic underutilization and an inability to pay reasonable property taxes, hinder housing accommodations, and endanger life, thereby creating an economic and social liability for the City and other taxing jurisdictions, and constitutes a menace to the public health and safety of the community.

Therefore, the Consultant has determined that the proposed Woodsonia Marketplace Community Improvement District, as of October 5, 2025, is a "blighted area" according to the definition provided in the CID Act, and hinders housing accommodation, constitutes an economic liability, social liability, and is a menace to public health and safety of the community in its present condition and use.

Appendix A

Property Ownership & Legal Descriptions

Map No.	Site Address	Parcel ID No.	Owner	Short/Abbreviated Parcel Legal Description
1		04-4.0-19-000-020-005.000	SAMS REAL ESTATE BUSINESS TRUST	BEG 1938.05' S & 660.30' E NW COR N 836.18' E 775' S 545' E 13 E.71' S 12° W 490.12' W 401.18' S 5° W 232.46' S 86° W 11.48' W 453.75' TO POB
2		04-4.0-19-000-020-005.007	WOODSONIA JOPLIN LLC	BEG NW COR NW1/4 S 1937' E 660.30' N 836.18' E 775' S 545' E 1 38.71' SW 138.14' TO POB SW ALG CURVE 445' W 210.02' N 33° N 86 ° W 11.48' N 5° W 25.46
3		04-4.0-19-000-020-005.018	MENARD, INC	PRT FRL SEC 19 BEG NW COR E 1343.05' S 49' W 35.85' TO POB S 2 17.56' E 246.45 FM 281.65' TO CURVE R S 39° E 55.49' S 229.39' E 11' ETC
4		04-4.0-19-000-020-005.019	WOODSONIA JOPLIN LLC	PT FRL SEC 19 BEG NW COR E 1343.05' S 445.07' E 134.32' TO POB E 1269.44' S 50° E 952.3' TO RR R/W W 1125.83' N 18.57' N 63° W 143' N 88° W 106.34' S
5	1930 S RANGE LINE RD	19-1.0-13-040-019-018.000	MAJZOUB FAMILY PARTNERSHIP	JOP MISC BEG 150' E SW COR LOT 43 DOWELL'S 1ST ADD E 488.9' TO W R/W RANGELINE RD S 111.17' W 296.25' S 349 05" TO N R/W 20TH ST S 85 DEG W 113.39' N TO POB
6	1930 S RANGE LINE RD	19-1.0-13-040-019-018.001	MAJZOUB FAMILY PARTNERSHIP	JOP MISC BEG 170.3' W & 50' N SE COR SE N 89 DEG W 72.15' S 88 DEG W 116.47' N 02 DEG E 349.14' S 87 DEG E 294.25' S 01 DEG W 166.15' S 10 DEG W 136.45' S 44 DEG W 130.72' TO POB
7	2014 S RANGE LINE RD	19-4.0-13-010-001-018.000	FUGATE J LARRY TR	KINDRENS SUB S 179' LOT 1 EX HWY
8	2330 S RANGE LINE STR A-F	19-4.0-13-010-013-009.000	SOUTHWEST MISSOURI DEV ENTERPRISES	JOP MISC COM NE COR SE NE S 402.46' & S 88 DEG W 59.76' TH S 150.03' S 88 DEG W 317.69' N 150.85' E TO POB
9	2330 S RANGE LINE RD STE O-H	19-4.0-13-010-013-014.000	SOUTHWEST MISSOURI DEV ENTERPRISES	RANGE LINE SUB REPLAT 1 LOT 1 & N 65' LOT 4
10	2350 S RANGE LINE RD	19-4.0-13-010-013-013.000	LIBERTY BANK	RANGE LINE SUB REPLAT 1 LOT 2
11	2450 S RANGE LINE RD	19-4.0-13-010-013-018.000	2340 REAL PROPERTY	RANGE LINE SUB REPLAT 1 LOT 4 EX N 65' THEREOF
12	JOP	19-4.0-13-010-014-002.000	BROADMOOR AT CHELSEA CO	JOP MISC BEG 30' E & 66.67' N SW COR SE NE E 350.49' N 271.89' E 141.5' TO S R/W 34TH ST S 34 DEG E 30.13' CURV TO LFT CH DIST 105.48' W/BEARING OF S 72 DEG E E ALG S R/W LN
13	2603 RANGELINE	19-4.0-13-040-001-001.000	BROADMOOR AT CHELSEA CO	JOP MISC BEG 139.5' N & 30' W SE COR NE SE N 63 DEG E 165.17' N 444.62' W TO CL TEXAS AVE S 571.33' E 1153.83' N 1.5' E 20' S 1.5' E 69.7' TO POB EX TEXAS AVE
14	1315-1321 S RANGELINE	20-3.0-07-030-004-017.000	MARKET PARKING INC	JOP MISC BEG 260' S & 215' E NW COR SW S 150' W 150' S 105' E 200' S 175' E 40' N 28.98' E 614.15' S 79 DEG E 54.76' E 99.91' N 100' W 183.95' N 216' W 75' TO POB
15	3165 E 17TH ST	20-3.0-07-030-004-025.000	R & A HOLDINGS	JOP MISC BEG 337.2' E & 833.2' N SW SEC COR N 210.75' E 326.38' S 281.79' W 327.65' TO POB EX ST R/W
16	1717 S RANGE LINE RD	20-3.0-07-030-004-029.000	WARREN DAVIS PROPERTIES % WILLIAM P HARRINGTON	JOP MISC BEG 460.2' N & 60.5' E SW COR SEC N 260.04' N 43 DEG E 71.75' S 47 DEG E 515.45' E 172.5' S 310.2' W 246.72' S 436.69' W 39' N 293.17' W 454.69' S 278.15' S 84 D
17	S RANGE LINE RD	20-3.0-07-030-004-030.005	SOONER TWO	JOP MISC BEG 75.28' E SW SEC COR N 28.50' NWLY 7.37' N 132.95' E 200' S 142.18' W 12' S 20' W 149' TO POB & PT LYING N OF NEW 20TH ST & EX ROAD R/WS
18	3205 E 20TH	20-3.0-07-030-004-031.000	ALDI INC % RYAN TAX COMPLIANCE SERVICES	JOP MISC BEG 429' N & 508.64' E SW SEC COR N 233.18' E 199' 238.23' W 135' N 21 DEG W 59' TO POB
19	3507 E 20TH ST	20-3.0-07-030-004-033.000	MAHMAD ALI	JOP MISC ALL OF TR OF LAND BEG 1004.67' E & 30' N SW COR SEC N 434.67' E 348' E 436.67' W TO BEG EX W 174' THEREOF
20	1501 S RANGE LINE & 3724 E 15TH	20-3.0-07-030-004-034.000	WAL MART REAL ESTATE BUSINESS TR	JOP MISC BEG 1784.48' E & 30' N SW SEC COR W 432.06' N 436.67' W 348' N 344.57' W 126.8' N 230.78' E 310.7' N 648.15' E 590.5' S 281.7' W P S 772.9' W 10' S TO POB EX ST
21	15TH & RANGE LINE	20-3.0-07-030-004-034.001	WAL MART STORE EAST	JOP MISC COM INTERSECT N R/W E 36TH ST & W R/W REX AVE W 135' TO POB W 169' N 48 DEG W 47.42' N 100' E 200' S 125.26' TO POB
22	2534 E 20TH ST	20-4.0-18-000-000-013.000	FLETCHER REALTY LLC	JOP MISC BEG 114.75' W NE COR NW TH S 680' W 442.41' N 660' E TO BEG EX N 30' & EX E 30'
23	2120 DAVIS ST	20-4.0-18-000-000-013.000	KAP PROPERTY INVESTMENTS	JOP MISC BEG 635.16' W & 30' S NE COR NW S 570' W 443.29' NWLY 203.6' N 425' E TO POB EX COM NE CFR NW 1/4 S 89 DEG W 635.13' TO POB S 500.12' S 89 DEG W 541.30' N 45 DEG W 64.01
24	2120 S DAVIS BLVD	20-4.0-18-000-000-013.002	CONFIDENCE RESTORATION CENTER	JOP MISC BEG 2458.35' W & 630' S NE COR S 770' W 225.3' N 770' W 181.41' N 20' +/- E 414.19' TO POB EX COM NE COR NW 1/4 N 88 DEG W 216.75' S 909.18' TO POB S 543.37' N 88 DEG W
25	3430-3432 E 20TH ST	20-4.0-18-000-000-013.003	FLETCHER REALTY	JOP MISC COM NE COR NW 1/4 S 89 DEG W 635.33' TO POB S 503.12' S 89 DEG W 541.30' N 45 DEG W 64.08' N 455.22' TO N L'N NW 1/4 N 89 DEG E 518.19' TO POB EX RD R/W
26	2120 S DAVIS BLVD	20-4.0-18-000-000-013.004	HUKILL DUANE D & HOLLY L TR	JOP MISC COM NE COR NW 1/4 N 88 DEG W 216.75' S 909.18' TO POB S 543.77' N 88 DEG W 227.79' N 540.76' S 88 DEG E 231.37 TO POB
27	BEHIND HOME DEPOT-RANGELINE	20-4.0-18-000-000-014.000	INTERNATIONAL PAPER COMPANY	JOP MISC BEG 400' E & 1300' S NW SEC COR S 500' S 33 DEG E 114.8' S 309.25' W 10.7' S 308.86' W 319.55' S 40' E 640' S 520.7' E 250' S 34.72' S 49 DEG E 75' SW ALG RR SPUR TO KCS
28	3110 E 20TH ST	20-4.0-18-000-000-014.002	HD DEVELOPMENT OF MARYLAND INC	HOME DEPOT LOT 1 EX ST
29	S GENEVA AVE	20-4.0-18-000-000-014.004	RANGELINE INVESTORS	HOME DEPOT LOT 2 EX COM SE COR LOT 2 E 179.42' TO POB N 133.39' W 4.29' N 21.34' E 8.89' N 21.91' W 4.18' N 65.30' E 2.18' N 64.44' E 212.45'
30	E 20TH ST	20-4.0-18-000-000-014.005	HOME DEPOT USA INC	HOME DEPOT LOT 3
31	E 25TH ST	20-4.0-18-000-000-014.006	JOPLIN CITY	JOP MISC BEG 400' E & 1300' S NW SEC COR S 500' S 33 DEG E 114.8' S 309.25' W 10.7' S 308.86' W 319.55' S 40' E 640' S 520.7' E 250' S 34.72' S 49 DEG E 75' SW ALG RR SPUR TO KCS
32	2113 S GENEVA AVE	20-4.0-18-000-000-014.007	RIDGECREST LRAR	HOME DEPOT LOT 3 COM SE COR LOT 2 E 179.42' TO POB N 133.39' W 4.29' N 21.34' E 8.89' N 21.91' W 4.18' N 65.30' E 2.18' N 64.44' E 217.45' S 46 DEG E 57.5' S 13 DEG W
33	BEHIND HOME DEPOT-RANGELINE	20-4.0-18-000-000-014.008	PROSPECT VILLAGE % WOODSONIA REAL ESTATE	JOP MISC COM N 1/4 COR SEC 18 S 01 DEG W 700.72' N 88 DEG W 451.84' TO POB S 01 DEG W 777.12' N 88 DEG W 132.87' S 01 DEG W 180' N 88 DEG W 100' N 01 DEG E 180' N 88 DEG W 200' S
34	S RANGE LINE RD	20-4.0-18-000-000-017.000	MAJZOUB FAMILY PARTNERSHIP	JOP MISC BEG 332' E & 70.85' E OF NW COR SEC N 5.59' N 23 DEG E 113.64' E 165.04' N 12.45' E 36.79' N 74 DEG E 127.53 S 67 DEG E 21.58' S 149.25' W 329.15' TO POB EX RD
35	2021 S RANGE LINE RD	20-4.0-18-000-000-017.001	RALCO ENTERPRISES INC	JOP MISC BEG 65' E & 333' S NW COR SEC TH E 335' S 200' W 335' N 200' TO BEG EX HWY R/W
36	1935 RANGE LINE	20-4.0-18-000-000-017.003	SOONER TWO	JOP MISC ALL THAT PART OF N 100' W 225' NW NW LYING E OF RANGELINE & LYING N OF NEW 20TH ST EX RD R/W
37	2101 S RANGE LINE RD	20-4.0-18-000-000-018.000	WONKA INVESTMENTS	JOP MISC BEG 65' E & 333' S NW COR SEC E 335' S 150' W 165' N 50' W 170' N 140' TO BEG
38	2117 S RANGE LINE RD	20-4.0-18-000-000-020.000	RANGE LINE ROAD	JOP MISC BEG 817.71' S & 65' E OF NW SEC COR N 54 DEG W 53.21' E 250.65' S 167.45' W 334.93' N 134.5' TO POB
39	S RANGE LINE RD	20-4.0-18-000-000-020.001	HD DEVELOPMENT OF MARYLAND INC	JOP MISC BEG 343.71' S & 65' E OF NW SEC COR E 334.93' S 41' W 250.65' S 54 DEG W 55.21' N 24' TO POB
40	2127 S RANGE LINE RD	20-4.0-18-000-000-021.000	CFA-NC TOWNSUDOR SQUARE	JOP MISC BEG 933' S OF N SEC LINE & 405' E OF W SEC LINE W 340' S 215' E 360' N TO BEG EX HWY
41	2259 S RANGE LINE RD	20-4.0-18-000-000-023.000	FLETCHER REALTY	JOP MISC BEG 1197' S & 45' E NW COR SEC E 360' S 515' W 360' N TO BEG EX HWY
42	2457 S RANGE LINE RD	20-4.0-18-000-000-024.000	FLETCHER REALTY	JOP MISC BEG 1596' S & 45' E NW COR SEC S 343.34' E 99.45' N 10' E 332.47' N 115' NW 114.85' N 84.99' W 339.39' TO POB

Map No.	Site Address	Parcel ID No.	Owner	Short/Abbreviated Parcel Legal Description
43	3415 S RANGE LINE RD	20-4-0-18-000-000-027.001	4 STATE CORRAL	JOP MISC DEG 2051.68' S & 60' E NW COR SEC E 75.1' N 10' E 287.8' S 202.8 1' W 362.9' N 250.29' TO BEG
44	3433 S RANGE LINE RD	20-4-0-18-000-000-028.000	PINNACLE BANK	JOP MISC BEG 2311.25' S & 60' E NW COR E 450' S 23.18' W 118.28' S 144' N 72 DEG W 18.72' S 18' TO N R/W 24TH ST W ALG SD N R/W TO E R/W RANGELINE RD N ALG SD E R/W TO POB
45	3431 D RANGE LINE RD	20-4-0-18-000-000-029.001	JAAG PROPERTIES	JOP MISC COM NW COR SEC S 2311.25' E 450' S 23.18' TO POB S 134.36' S 37 DEG W 26.05' W 102' N 18' S 72 DEG E 18.72' N 144' E 111.28' TO POB
46	2525 S RANGE LINE RD	20-4-0-18-000-000-030.000	GATEWAY LUBES REALTY	JOP MISC BEG 2591.25' S & 67.18' E OF NW SEC COR S 125' E 350' N 125' NW 28.28' W 350' SW 32.68' TO POB
47	2601 S RANGE LINE RD	20-4-0-18-000-000-031.000	ACME LAND COMPANY	JOP MISC BEG 2716.25' S & 60' E NW COR NW E 392.3' S 201.10 W 116.72' N 63° W 277.25' N TO POB EX HWY
48	S RANGE LINE RD	20-4-0-18-000-000-031.001	ACME LAND COMPANY	JOP MISC BEG 50' E & S 2128' FR NW COR SW 1/4 SEC 18 E 280.55' S 62.66' W 292.53' N TO POB
49	2705 S RANGE LINE RD	20-4-0-18-000-000-034.000	BURKAT	JOP MISC DEG 373.3' & 62.3.5' E W 1/4 COR SEC SD PT BEING ON R/W RANGELINE RD E 210' S 125.70' E 91' S 23.5' E 96.28' S 110.52' W 324.95' N 83 DEG W 63.86' N 01 DEG W 100.15' N
50	2603 S RANGE LINE RD	20-4-0-18-000-000-037.000	SUTHERLAND BUILDING MATERIAL INC	JOP MISC BEG 634' S & 65' E NW COR SW E 630' S 209' E 247.4' S 83.3' TO RR SWLY ALG RR TO HWY ANGLE NWLY TO BEG
51	3111 S RANGE LINE RD	20-4-0-18-000-000-043.001	FLETCHER REALTY	JOP MISC BEG 350' N & 62.50' E FR SW COR SW1/4 SEC 18 N 249' E 467' N 41.09' E 314.75' S 295' W TO POB
52	3111 E 32ND RD	20-4-0-18-000-000-045.003	FLETCHER REALTY	JOP MISC DEG 418.8' E & 45' N SW COR SEC N 723.35' E 295' S 723.35' W 295' TO POB
53	3323 E 32ND ST	20-4-0-18-000-000-047.000	WOODSONIA JOPLIN	JOP MISC BEG 730.9' E & 45' N SE COR SW SW W 869.7' N 466.1' TO RCS R/W SE 1036.4' TO BEG EX W 330' EX COM SW COR SEC 18 S 88 DEG E 817.54' TH CONT S E9 DEG E 772.43' N 45'
54	3377 E 27TH ST	20-4-0-18-000-000-079.004	JASPER PRODUCTS	JOP MISC DEG 3288.44' & 897.25' W OF SE SEC COR S 1615' W 943.46' N 26 24' N 64 DEG E 73.21' CURV LFT W/454.41' RAD 505.52' E 616.97' N 60' W 454.69' N 1054.65' E TO POB

Appendix B

Property Valuation & Taxes

Map No.	Tax Parcel ID Number	Total Assessed Value					Taxes	
		2021	2022	2023	2024	2025	2024	Delinquent
1	04-4.0-19-000-000-005.002	1,935,170	1,935,170	1,935,680	1,935,680	2,035,170	95,541.28	0.00
2	04-4.0-19-000-000-005.007	318,460	249,860	226,910	226,910	226,910	11,655.00	0.00
3	04-4.0-19-000-000-005.018	34,780	1,019,810	1,019,810	1,019,810	4,397,690	52,381.54	0.00
4	04-4.0-19-000-000-005.019		226,020	226,020	226,020	4,411,430	10,705.19	0.00
5	19-1.0-12-040-019-010.000	514,140	514,140	523,880	523,880	527,620	29,535.84	0.00
6	19-1.0-12-040-019-010.001	423,980	423,980	430,950	430,950	419,690	24,296.52	0.00
7	19-6.0-13-010-001-018.000	210,450	210,450	210,450	210,450	334,380	11,864.97	0.00
8	19-6.0-13-010-013-009.000	395,120	395,120	398,820	398,820	400,350	22,485.07	0.00
9	19-6.0-13-010-013-014.000	253,550	253,550	254,770	254,770	256,110	14,363.68	0.00
10	19-6.0-13-010-013-015.000	371,370	371,370	375,560	375,560	377,450	21,173.71	0.00
11	19-6.0-13-010-013-018.000	816,780	816,780	852,330	852,330	854,630	48,053.53	0.00
12	19-6.0-13-010-014-002.000	91,460	91,460	89,340	89,340	90,140	5,036.88	0.00
13	19-6.0-13-040-001-001.000	1,379,940	1,379,940	1,433,460	1,433,460	1,374,490	80,817.03	0.00
14	20-3.0-07-030-004-017.000	1,379,940	858,550	855,340	855,340	859,180	48,223.19	0.00
15	20-3.0-07-030-004-025.000	457,700	457,700	464,770	464,770	450,670	26,203.26	0.00
16	20-3.0-07-030-004-028.000	1,186,720	1,186,720	1,222,480	1,222,480	1,183,050	69,922.20	0.00
17	20-3.0-07-030-004-030.005	25,150	25,150	24,540	24,540	24,450	1,383.55	0.00
18	20-3.0-07-030-004-031.000	334,900	334,900	342,990	342,990	329,430	19,337.43	0.00
19	20-3.0-07-030-004-033.000	21,120	21,120	21,120	21,120	21,660	1,190.72	0.00
20	20-3.0-07-030-004-034.000	2,074,750	2,054,160	2,113,810	2,113,810	2,017,900	119,174.49	0.00
21	20-3.0-07-030-004-034.001	54,040	54,040	54,040	54,040	54,040	3,046.70	0.00
22	20-4.0-18-000-000-012.000	211,520	211,520	211,520	211,520	211,520	11,925.28	0.00
23	20-4.0-18-000-000-013.000	136,260	136,260	140,520	140,520	135,190	7,922.38	0.00
24	20-4.0-18-000-000-013.002	181,350	181,350	197,400	197,400	197,690	11,129.21	0.00
25	20-4.0-18-000-000-013.003	855,680	855,680	896,840	896,840	831,950	50,562.95	0.00
26	20-4.0-18-000-000-013.004	29,060	29,060	29,060	29,060	29,060	1,638.38	0.00
27	20-4.0-18-000-000-014.000	162,560	162,560	147,400	147,400	105,150	8,310.26	0.00
28	20-4.0-18-000-000-014.003	1,038,480	1,038,480	1,061,170	1,061,170	1,021,070	59,827.70	0.00
29	20-4.0-18-000-000-014.004	96,420	96,420	95,680	95,680	95,620	5,394.33	0.00
30	20-4.0-18-000-000-014.005	29,280	29,280	29,280	29,280	29,280	1,650.77	0.00
31	20-4.0-18-000-000-014.006	0	0	0	0	0	0.00	0.00
32	20-4.0-18-000-000-014.007	716,720	716,720	713,240	713,240	713,120	40,211.76	40,211.76
33	20-4.0-18-000-000-014.008					270,000	0.00	0.00
34	20-4.0-18-000-000-017.000	168,570	168,570	167,990	167,990	168,790	9,471.11	0.00
35	20-4.0-18-000-000-017.001	528,550	528,550	540,940	540,940	526,430	30,497.65	0.00
36	20-4.0-18-000-000-017.003	228,530	228,530	227,550	227,550	222,870	12,829.04	0.00
37	20-4.0-18-000-000-018.000	174,590	174,590	174,590	313,730	316,900	17,687.78	0.00
38	20-4.0-18-000-000-020.000	358,200	358,200	364,820	364,820	356,970	20,568.18	0.00
39	20-4.0-18-000-000-020.001	54,150	54,150	53,670	53,670	53,770	3,025.84	0.00
40	20-4.0-18-000-000-021.000	467,090	467,090	473,020	473,020	467,390	26,668.39	0.00
41	20-4.0-18-000-000-022.000	1,381,170	1,381,170	1,405,530	1,405,530	1,364,590	79,242.37	0.00
42	20-4.0-18-000-000-026.000	959,780	959,780	983,090	983,090	954,210	55,425.64	0.00
43	20-4.0-18-000-000-027.001	568,440	568,440	573,330	573,330	552,200	32,323.76	0.00
44	20-4.0-18-000-000-028.000	283,360	283,360	288,970	288,970	289,350	16,291.83	0.00
45	20-4.0-18-000-000-028.001	121,790	121,790	128,370	128,370	128,820	7,237.37	0.00
46	20-4.0-18-000-000-030.000	289,220	289,220	293,680	293,680	288,030	16,557.38	0.00
47	20-4.0-18-000-000-031.000	284,640	284,640	283,550	283,550	284,890	15,986.27	0.00
48	20-4.0-18-000-000-031.001	74,300	74,300	74,300	74,300	74,300	4,188.95	0.00
49	20-4.0-18-000-000-034.000	547,680	547,680	553,650	553,650	549,230	31,214.23	0.00
50	20-4.0-18-000-000-037.000	625,830	625,830	642,090	642,090	645,450	36,200.40	0.00
51	20-4.0-18-000-000-042.001	464,340	464,340	470,210	470,210	470,210	26,509.97	0.00
52	20-4.0-18-000-000-045.002	937,830	937,830	984,400	984,400	984,400	55,499.49	0.00
53	20-4.0-18-000-000-047.000	109,050	109,050	107,330	107,330	107,330	6,051.15	0.00
54	20-4.0-18-000-000-079.004	2,108,400	2,108,400	2,129,790	2,889,410	2,890,800	162,902.04	0.00
	TOTALS	26,472,360	27,072,830	27,520,050	28,418,810	35,983,020	1,581,343.64	40,211.76
	Annual % Change		2.27%	1.65%	3.27%	26.62%		
	Cumulative % Change		2.27%	3.96%	7.35%	35.93%		

NOTE
As noted on the Jasper County Assessor's website hosted by Beacon, "The 2024 Appraised and Assessed values have not been certified and are subject to change."

Appendix C

Summary of Properties & Blighting Factors Present

No.	Parcel Address	Parcel APN (County)	Insanitary or unsafe conditions	Deterioration of site improvements	Endangerment of life or property by fire, other causes	TOTAL	Acreage	Preponderance of Blighting Factors Present
1	3536 HAMMONS BLVD	04-4.0-19-000-000-005.002				0	19.09	
2	3129 HAMMONS BLVD	04-4.0-19-000-000-005.007				0	1.71	
3	3317 S GENEVA AVE	04-4.0-19-000-000-005.018				0	24.50	
4	3311 HAMMONS BLVD	04-4.0-19-000-000-005.019				0	18.47	
5	1930 S RANGE LINE RD	19-1.0-12-040-019-010.000	■	■		2	2.00	
6	1930 S RANGE LINE RD	19-1.0-12-040-019-010.001		■		1	2.16	
7	2014 S RANGE LINE RD	19-6.0-13-010-001-018.000	■		■	2	1.03	■
8	2330 S RANGE LINE STE A-F	19-6.0-13-010-013-009.000	■	■		2	1.10	
9	2330 S RANGE LINE RD STE G-H	19-6.0-13-010-013-014.000	■	■		2	2.23	
10	2350 S RANGE LINE RD	19-6.0-13-010-013-015.000		■		1	1.05	
11	2430 S RANGE LINE RD	19-6.0-13-010-013-018.000	■	■		2	1.20	
12	JOP	19-6.0-13-010-014-002.000		■		1	4.25	
13	2600 RANGELINE	19-6.0-13-040-001-001.000		■		1	15.25	■
14	1315-1321 S RANGELINE	20-3.0-07-030-004-017.000	■	■		2	7.48	■
15	3105 E 17TH ST	20-3.0-07-030-004-025.000	■	■		2	2.13	■
16	1717 S RANGE LINE RD	20-3.0-07-030-004-028.000	■	■		2	8.54	
17	S RANGE LINE RD	20-3.0-07-030-004-030.005		■		1	0.14	
18	3205 E 20TH	20-3.0-07-030-004-031.000	■	■		2	1.03	
19	3507 E 20TH ST	20-3.0-07-030-004-033.000	■	■		2	1.74	■
20	1501 S RANGE LINE & 3226 E 17TH	20-3.0-07-030-004-034.000	■	■		2	24.61	
21	15TH & RANGE LINE	20-3.0-07-030-004-034.001				0	0.60	
22	3534 E 20TH ST	20-4.0-18-000-000-012.000	■			1	6.22	■
23	2120 DAVIS ST	20-4.0-18-000-000-013.000	■	■		2	2.80	■
24	2120 S DAVIS BLVD	20-4.0-18-000-000-013.002		■		1	1.29	
25	3430-3432 E 20TH ST	20-4.0-18-000-000-013.003	■	■		2	6.34	
26	2120 S DAVIS BLVD	20-4.0-18-000-000-013.004	■		■	2	2.79	■
27	BEHIND HOME DEPOT-RANGELINE	20-4.0-18-000-000-014.000	■	■	■	3	40.97	■
28	3110 E 20TH ST	20-4.0-18-000-000-014.003	■	■	■	3	11.24	■
29	S GENEVA AVE	20-4.0-18-000-000-014.004	■	■	■	3	1.34	■
30	E 20TH ST	20-4.0-18-000-000-014.005	■		■	2	1.83	
31	E 25TH ST	20-4.0-18-000-000-014.006	■		■	2	6.21	■
32	2113 S GENEVA AVE	20-4.0-18-000-000-014.007	■	■		2	3.05	■
33	BEHIND HOME DEPOT-RANGELINE	20-4.0-18-000-000-014.008	■	■	■	3	55.69	■
34	S RANGE LINE RD	20-4.0-18-000-000-017.000	■	■	■	3	0.92	■
35	2021 S RANGE LINE RD	20-4.0-18-000-000-017.001	■	■	■	3	1.54	■
36	1935 RANGE LINE	20-4.0-18-000-000-017.003		■		1	0.33	
37	2101 S RANGE LINE RD	20-4.0-18-000-000-018.000	■		■	2	1.08	■
38	2117 S RANGE LINE RD	20-4.0-18-000-000-020.000	■	■	■	3	1.15	■
39	S RANGE LINE RD	20-4.0-18-000-000-020.001				0	0.42	
40	2127 S RANGE LINE RD	20-4.0-18-000-000-021.000	■		■	2	1.87	■
41	2209 S RANGE LINE RD	20-4.0-18-000-000-022.000				0	4.04	
42	2407 S RANGE LINE RD	20-4.0-18-000-000-026.000		■		1	2.71	
43	2415 S RANGE LINE RD	20-4.0-18-000-000-027.001		■		1	2.07	

No.	Parcel Address	Parcel APN (County)	Insanitary or unsafe conditions	Deterioration of site improvements	Endangerment of life or property by fire, other causes	TOTAL	Acreage	Preponderance of Blighting Factors Present
44	2433 S RANGE LINE RD	20-4.0-18-000-000-028.000	■	■		2	1.06	
45	2431 D RANGE LINE RD	20-4.0-18-000-000-028.001	■	■		2	0.41	
46	2525 S RANGE LINE RD	20-4.0-18-000-000-030.000	■	■		2	1.26	■
47	2601 S RANGE LINE RD	20-4.0-18-000-000-031.000	■	■		2	1.29	■
48	S RANGE LINE RD	20-4.0-18-000-000-031.001	■	■		2	0.40	■
49	2705 S RANGE LINE RD	20-4.0-18-000-000-034.000	■	■		2	1.76	
50	2803 S RANGE LINE RD	20-4.0-18-000-000-037.000	■	■	■	3	9.22	■
51	3111 S RANGE LINE RD	20-4.0-18-000-000-042.001		■		1	2.26	
52	3111 E 32ND RD	20-4.0-18-000-000-045.002	■	■		2	6.61	
53	3323 E 32ND ST	20-4.0-18-000-000-047.000	■	■		2	2.63	■
54	3877 E 27TH ST	20-4.0-18-000-000-079.004		■		1	24.88	
	TOTALS		36	49	14	90	347.99	24
	Acreage of Parcels Exhibiting Condition		222.77	258.13	136.88			179.30
	Percentage of Study Area Exhibiting Condition		64.0%	74.2%	39.3%			51.5%

Appendix D

Supplemental Information

FIRM Map No. 29097C0278E, effective 11/02/2012

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or floodways have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Missouri State Plane coordinate system, west zone (FIPSZONE 2403). Transverse Mercator projection. Horizontal datum was NAD 83 (1992) (other). Ellipsoid is GRS80. Differences in datum, ellipsoid or projection used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov/ or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for bench marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at http://www.ngs.noaa.gov/.

Base map information shown on all FIRM panels was derived from 2-foot orthophotos collected in 2008. Base map information shown on the FIRM was provided in digital format by the State of Missouri, Missouri Spatial Data Information Service (MSDIS).

Based on updated topographic information, this map reflects more detailed and up-to-date stream channel configurations and floodplains delineated from those of previous FIRMs for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables may reflect stream channel distances that differ from what is shown on this map. Also the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

The "profile base lines" depicted on the map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the "profile base line" in some cases, may deviate significantly from the channel centerline digitized from the DFIRM.

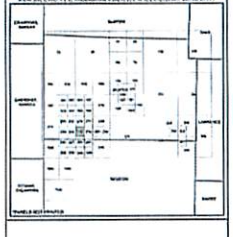
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

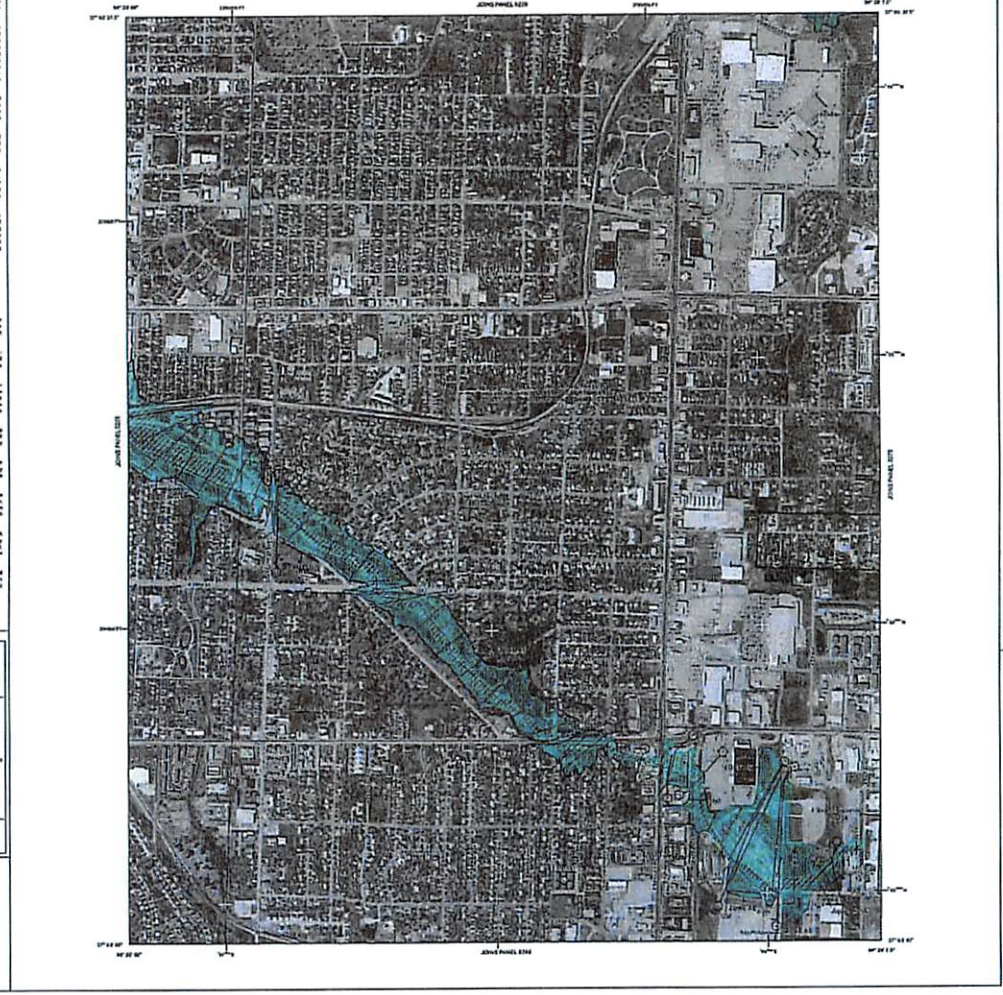
Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels; community map repository addresses; and a listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the FEMA Map Service Center website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have questions about this map, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at http://www.fema.gov.

JASPER COUNTY, MISSOURI FIRM PANEL LOCATOR DIAGRAM





LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the Base Flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A — No Base Flood Elevations determined.
ZONE AE — Base Flood Elevations determined.
ZONE AH — Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO — Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR — Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99 — Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V — Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE — Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X — Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X — Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D — Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally the result of actions on Coastal Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
- Limits of Moderate Wave Action (LiMWA)
- Jurisdiction boundary
- Limit of study
- Coastal transect
- Coastal transect baseline
- Profile baseline
- Hydrographic feature
- Base Flood Elevation value where uniform within zone; elevation in feet*
- * Referenced to the North American Vertical Datum of 1988
- 513 — Cross section line
- 97°07'45", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD83)
- 4276000 mN — 1000-meter Universal Transverse Mercator grid values, zone 15
- 1968000 FT — State Plane coordinate system (Missouri West, FIPSZONE 2403) grid values, Transverse Mercator projection
- 5000 m Ω — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M5513 — Bench Mark
- Rockford, Calvert, Flume, Fernbank, or Shoal Creek — Road or Railroad Name

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

November 2, 2012 – to update corporate limits, to change Special Flood Hazard Areas, to reflect incorporation of new topographic information, to incorporate previously issued Letters of Map Revision, and to change flood risk.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

PANEL 0278C

FIRM
FLOOD INSURANCE RATE MAP

JASPER COUNTY, MISSOURI AND INCORPORATED AREAS

PANEL 278 OF 400
(SEE LOCATOR DIAGRAM ON MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
JASPER, CITY OF	290628	0278	C
JOPLIN, CITY OF	290644	0278	C

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
29097C0278C
MAP REVISED
NOVEMBER 2, 2012

Federal Emergency Management Agency

Appendix E

Certification / Assumptions & Limiting Conditions / Qualifications

Certification

I certify that, to the best of my knowledge and belief…

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
6. I made a personal inspection of the property that is the subject of this report on September 6, 2025 and on October 5, 2025.
7. This study is not based on a requested result or a specific conclusion.
8. I have not relied on unsupported conclusions relating to characteristics such as race, color, religion, national origin, gender, marital status, familial status, age, receipt of public assistance income, handicap, or an unsupported conclusion that homogeneity of such characteristics is necessary to maximize value.



Patrick Sterrett
Sterrett Urban, LLC

Assumptions & Limiting Conditions

This Blight Study is subject to the following limiting conditions and assumptions:

1. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are Sterrett Urban's unbiased professional analyses, opinions, and conclusions.

2. Information provided and utilized by various secondary sources is assumed to be accurate. Sterrett Urban cannot guarantee information obtained from secondary sources.

3. The nature of real estate development is unpredictable and often tumultuous. In particular, the natural course of development is difficult to predict and forecast. Sterrett Urban deems our projections as reasonable considering the current and obtained information.

4. Sterrett Urban has considered and analyzed the existing conditions concerning the subject property within the redevelopment area. We have considered these existing conditions when forming our analyses and conclusions. However, it should be understood that conditions are subject to change without warning, and potential changes could substantially affect our recommendations.

5. Our analyses, opinions and conclusions were prepared in conformance with the Code of Professional Ethics and Standards of the American Institute of Certified Planners.

Patrick Sterrett, AICP

Principal

STERRETTURBAN LLC

Urban Planning & Development Services

Sterrett Urban LLC is an urban planning and real estate development advisory firm which counsels an array of public and institutional clients, as well as private investors and developers, interested in bringing development projects and revitalization efforts to fruition. **Sterrett Urban LLC** has unmatched experience and expertise providing redevelopment, community planning, and economic development strategies and implementation services for a wide variety of product types and settings.

The firm, founded in 2006, is led by Patrick Sterrett, a certified urban planner who has more than twenty-five years of experience forging partnerships, managing complex real estate development projects, and creating vibrant, sustainable urban plans and designs. Current and recent work includes creating a development program and financing strategies for a $20 million mixed-use project on Troost Avenue; developing a strategy to unwind the original financing framework Mr. Sterrett helped originate for the LAMP nonprofit campus that involves tax abatement, New Markets tax credits, and Historic Preservation tax credits; land use planner for the redevelopment of the three million square foot former Bannister Federal Complex; continued management of two community improvement districts originally formed by Mr. Sterrett for others; and the development of financing strategies for a $20 million charter school in Kansas City, Missouri and a $5.5 million social service center and health clinic in Kansas City, Kansas, both of which may include the use of tax credits and tax abatement.

Prior to forming **Sterrett Urban LLC** in 2006, Mr. Sterrett spent eleven years at the Economic Development Corporation of Kansas City, Missouri (EDC) and initiated and/or managed for the public sector some of the largest pioneering redevelopment projects in recent memory in Kansas City and in the country. During his tenure at the EDC, Mr. Sterrett provided staffing to each of the redevelopment agencies and also served as Executive Director of the Port Authority, where he managed land development, the negotiation of redevelopment agreements and creation of mixed-use development programs for the Kansas City Riverfront, former Richards-Gebaur Airport as an intermodal hub, a mixed-use village within the Columbus Park Neighborhood, and creation/implementation of a redevelopment strategy for the Crossroads Arts District.

Mr. Sterrett's work has been featured in local and national publications, and his work in the Crossroads Arts District and the Power & Light District in Kansas City has been recognized by the International Economic Development Council as exemplary of the most advanced redevelopment methods to revitalize distressed areas, including brownfields.

Mr. Sterrett earned a Bachelor Architecture and a Master of Urban Planning with a concentration in housing and community development from the University of Kansas.

Patrick Sterrett, AICP
Principal

STERRETTURBAN LLC
Urban Planning & Development Services

Select Professional Experience

Sterrett Urban LLC 2006 – Current
Owner/Principal

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES

Blight Study
Independence Marketplace (TIF); WNQE Independence VI, LLC; Independence, MO

Blight Study
11828 NW Plaza Circle Community Improvement District; Yashoda Hotels, LLC; Kansas City, MO

Blight Study
7611 NW 97th Terrace Community Improvement District; BVM PLATT CITY, LLC; Kansas City, MO

*Blight Study
Ten Main Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
Brookfield Building (Chapter 353); Brookfield Hotel Investment, LLC; Kansas City, MO

*Blight Study
Kansas City Convention Center Headquarters Hotel (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

*Blight Study
Mt. Cleveland Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*Blight Study
63rd & Holmes Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
23rd & Sterling Community Improvement District; McKeever Enterprises, Inc.; Independence, MO

General Development Plan and Qualifications Analysis (Blight)
17th & Madison (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
63rd Street Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan and Qualifications Analysis (Blight)
Green Village (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
32nd Street Place (TIF); Woodsonia Joplin, LLC; Joplin, MO

Blight Study
32nd Street Place Community Improvement District; Woodsonia Joplin, LLC; Joplin, MO

*Blight Study
Linwood/Prospect (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

*Blight Study
Oak Park Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
16 Main Street (Chapter 353); PC Homes, LLC; Parkville, MO

Blight Study
NE 58th Street & N. Oak Trafficway (Chapter 353); North Eagle Properties, LLC; Gladstone, MO

Blight Study
Twin Creeks Center Community Improvement District; White Goss, Attorneys at Law; Kansas City, MO

Blight Study
325 E. 31st Street Community Improvement District; Syndicate Property Holdings 1, LLC; Kansas City, MO

Blight Study
612 W. 47th Street Community Improvement District; JH Investors, LLC; Kansas City, MO

Blight Study
801 Westport Road Community Improvement District; GLI Hospitality & ADMJM WP1, LLC; Kansas City, MO

Development Plan & Blight Study
1411 Quebec (Chapter 353); MetroPark Warehouses, Inc.; North Kansas City, MO

Urban Renewal Plan & Blight Study
3200 Gillham Road Urban Renewal Area (LCRA); Exact Acme, LLC; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

*Blight Study
40 Highway & Noland Road (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

Blight Study
89th & State Line Community Improvement District; State Line Corner, LLC; Kansas City, MO

Blight Study
Boomtown Central (TIF); Denali Summit, LLC; Joplin, MO

Blight Study - Court Testimony
Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Economic Development Area
Aviara (TIF); City of Liberty, MO; Liberty, MO

Blight Study
4080 W. State Highway 76 (TIF); Fee/Hedrick Family Entertainment; Branson, MO

Blight Study
Creekside (TIF & CID); Parkville Development 38, LLC, Parkville Development 140, LLC, Parkville Development 50, LLC, Parkville Development VV1, LLC; Parkville, MO

Blight Study
Johnson Drive & Renner Road (TIF); Kingdom Real Estate, LLC & Paru, LLC; Shawnee, KS

Blight Study
Merriam Corners (TIF); Merriam Corners, LLC et al.; Merriam, KS

Urban Renewal Plan & Blight Study
Midtown Infill Multifamily Housing Urban Renewal Area (LCRA); FFV Development, LLC; Kansas City, MO

Blight Study
NW 112th Street & I-29 Community Improvement District; Bank of Weston & W8 Seventeen, LLC; Kansas City, MO

Blight Study
NW Prairie View Road & NW 72nd Street (TIF & CID); North K I-29 2004, LLC; Kansas City, MO

*Blight Study
3800 Block of Prospect Ave Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

Blight Study
Riverside Red X Community Improvement District; Riverside Red X, Inc.; Riverside, MO

Conservation Area Study
Stag's Spring (TIF); Stag's Spring, LLC; Shawnee, KS

Blight Study
8th & Grand Boulevard (TIF, CID, LCRA, PIEA, Ch. 353); New Generation Construction; Kansas City, MO

Blight Study
Turner Vista (TIF); College Park Developers, LLC; Kansas City, KS

Blight Study
Villa West (TIF); 29th Street Partners, LLC; Topeka, KS

Blight Study
Vivion Point Community Improvement District; Lockard Kansas City Holdings, LLC; Kansas City, MO

Blight Study
Ward Parkway Plaza Community Improvement District; Greensboro Property Company, LLC; Kansas City, MO

Blight Study
Tiffany Landing Community Improvement District; Tiffany Landing, LLC; Kansas City, MO

General Development Plan and Qualifications Analysis (Undeveloped Industrial Area)
Frontage at Executive Park (PIEA), PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
22nd/23rd Street Connector (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
2nd Amended Ellison/Knickerbocker (PIEA), PIEA of Kansas City, MO; Kansas City, MO

*Blight Study
Second & Delaware Development Plan (Chapter 353); Chapter 353 Advisory Board of Kansas City, MO; Kansas City, MO

*Blight Study
Commerce Tower Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING / BUILDING CONDITION STUDIES (CONTINUED)

*Blight Study
Key Coalition Neighborhood Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)
Victory Court (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
I-35 & W. 13th Street (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
Troost Bannister (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)
Seven301 (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
Oxford on the Blue (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
1st Amended Ellison/Knickerbocker (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*Blight Study
Bannister & I-435 (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)
1st Amended Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study Addendum (Social Liabilities)
Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Liberty Commons (TIF); City of Liberty, MO; Liberty, MO

Blight Study
Hospital Hill III Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)
Hawthorne Road (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan
Amended/Restated Folgers Coffee Company (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Inter-State Building Development Plan (Chapter 353); Abbot Properties; Kansas City, MO

General Development Plan & Blight Study
39th Terrace (PIEA), PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Truman-Hardesty (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

Blight Study
Oak Barry Community Improvement District; MD Management; Kansas City, MO

General Development Plan & Blight Study
Metro North Mall (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Metro North Square Community Improvement District; MD Management; Kansas City, MO

General Development Plan & Blight Study
155th & Kensington (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Hospital Hill III Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study Update
Columbus Park Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study
Troost-Rockhill (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Feasibility & Redevelopment Boundary Analysis
Northwest Briarcliff Road Corridor, City of Kansas City, MO

General Development Plan & Blight Study
Valentine-Broadway (PIEA); PIEA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

REDEVELOPMENT PLANNING / BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan & Blight Study
Westport-Main (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Indiana Corridor Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
Troost/Paseo Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study
Blue Valley (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study
Martin City Corridor Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

Blight Study
Longfellow-Dutch Hill Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study
Stuart Hall/HD Lee (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study & Urban Renewal Plan
Columbus Park Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

*In conjunction with APD Urban Planning & Management, LLC

Economic Development Corporation of Kansas City, Missouri 1995 - 2006

Executive Director, Port Authority of Kansas City, Missouri
Planner / Senior Planner

Author of the following plans and studies:

- Riverfront TIF Plan / Blight Study
- 74th & Wornall TIF Plan / Blight Study (plan not approved)
- 19th Terrace TIF Plan / Conservation Study
- 22nd & Main St. TIF Plan / Conservation Study
- 47th & Roanoke TIF Plan
- Prospect North TIF Plan
- Jazz District TIF Plan
- Pershing Road TIF Plan
- Eastwood Urban Renewal Plan / Blight Study
- South 31st Street Urban Renewal Plan / Blight Study
- Longfellow-Dutch Hill Urban Renewal Plan



PROSPECT VILLAGE – JOPLIN, MO

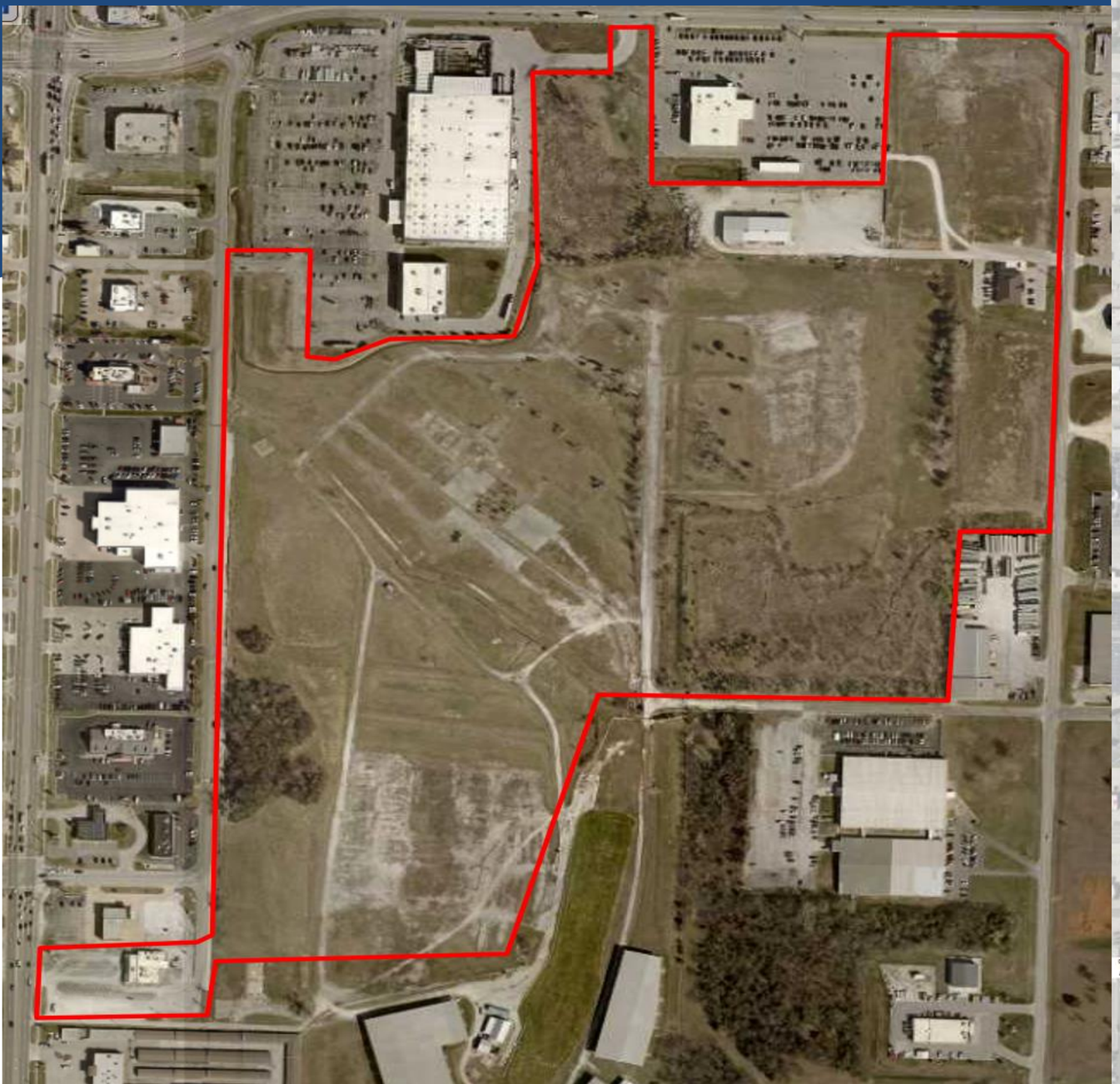
JOPLIN CITY COUNCIL PRESENTATION – NOVEMBER 3, 2025

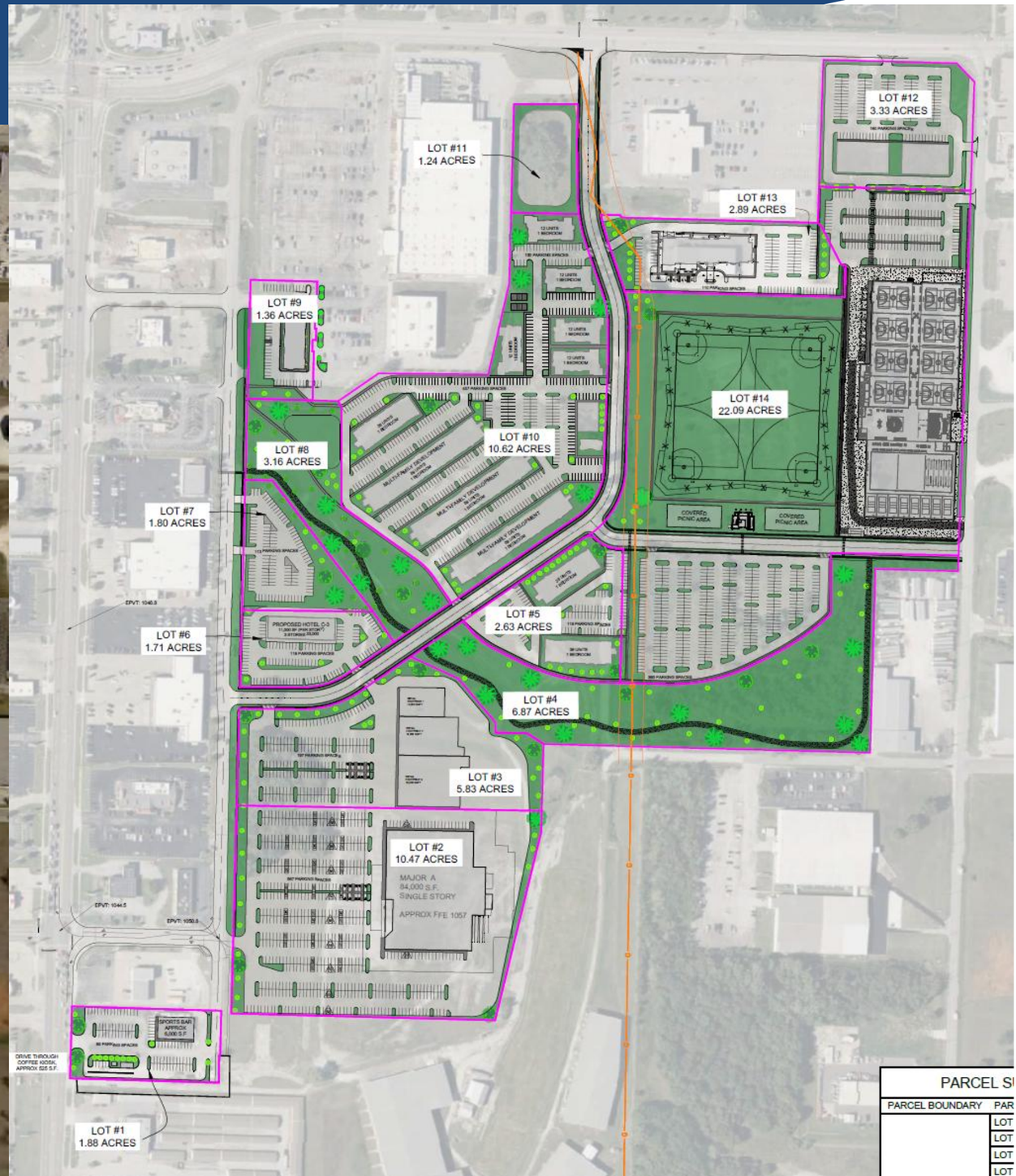
DEVELOPER BACKGROUND

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

Woodsonia
Real Estate Inc

OVERALL SITE PLAN





EXISTING SITE

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











Woodsonia Real Estate Inc

BLIGHT STUDY

Summary of Blighting Factors
The following table summarizes the three blighting factors analyzed during the inspection of property within the Study Area.

As evidenced from the table below, the parcel within the Study Area satisfies each of the three blighting cause factors, and all are evident in more than 50% of the Study Area.

Prospect Village
Redevelopment Area
Summary of Blighting Factors

Study Area	Parcels	Pct.	Area (acres)	Pct.
Total	11	100%	74.99	100%
Blighting Factors				
Insanitary or unsafe conditions	9	81.8%	72.88	97.2%
Deterioration of site improvements	6	54.5%	57.12	76.2%
Existence of conditions which endanger life or property by fire and other causes	5	45.5%	62.17	82.9%
Parcels with Preponderance of Blighting Factors	**7**	**63.6%**	**64.83**	**86.5%**

Woodsonia Real Estate Inc

BLIGHT STUDY

Effect Component 1: Retards the Provision of Housing Accommodations
As noted previously, the environmental liabilities that exist at the International Paper Company property has resulted in the Missouri Department of Natural Resources and the U.S. Environmental Protection Agency prohibiting residential use as a future land use.

Other vacant property/tax parcels have not been developed since the tornado impacted the Study Area in 2011, although millions of dollars of investment have occurred in multifamily and commercial development in the vicinity of the Study Area. Underlying factors have impacted the ease with which the vacant properties in the Study Area could be developed, due largely to flooding issues and environmental liabilities.

The blighting conditions within the Study Area have retarded the provision of housing accommodations.





BLIGHT STUDY

Effect Component 2: Constitutes an Economic or Social Liability
The following are generally considered economic characteristics of blighted areas:

- Reduced or negligible income;
- Impaired economic value;
- Depreciated values;
- Impaired investments;
- Negligible income

The Missouri Supreme Court has determined that "the concept of urban redevelopment has gone far beyond 'slum clearance' and the concept of economic underutilization is a valid one."

As indicated in Appendix B: Property Valuation and Taxes, the assessed value of the Study Area has increased by 3.94% since 2019, and by 1.00% in 2023. In comparison, assessed valuation of commercial real estate in Jasper County increased by 20.0% since 2019 and increased 5.3% in 2023. Growth is occurring in Jasper County and in Joplin, but not within the Study Area.

Economic underutilization of the property within the Study Area is evident in the following manner:

- Vacant land in the Study Area is excessive. While one parcel is utilized as a detention basin and another as stormwater mitigation, other vacant land that could be developed is excessive and has a negative impact on the remainder of the Study Area. That vacant land includes the International Paper Company, whose soil management plan adds considerable cost to development, particularly since a fair share of the property is in a floodway. The lack of development on these parcels, when growth is taking place within the adjacent S. Range Line Road corridor, is an indication that blight exists.

- The improved properties located in the Study Area, due to physical condition, utilization, and age, as evaluated by the Jasper County Assessor, when compared to comparable properties indicate assessed values of the improvements are generating reduced tax revenue to the various taxing jurisdictions and are an indicator of blight. The restaurant on S. Range Line Road has been vacant for about two years and is generating much less in tax revenue than when it was operating. One other parcel, used to mitigate stormwater drainage, is owned by the city and does not generate any tax revenues for the taxing jurisdictions.

The presence of unsafe conditions, particularly those that endanger life, is a social liability. That includes the contaminated International Paper Company property, as well as those parcels that violate the city's property nuisance code, which are evident primarily along S. Geneva Avenue and S. Davis Boulevard.

The redevelopment of the area has been hindered primarily by the deterioration of site improvements that has also resulted in unsafe conditions throughout the Study Area and the existence of environmental liabilities and a floodway. Addressing the deterioration and unsafe conditions is a cost that is prohibitive for a private sector developer (or property owner) to take on independently and remain competitive in the market. Doing nothing will only result in further deterioration of building and site improvements and little action with respect to the contaminated vacant land, resulting in the potential for underperformance with respect to sales tax income and property assessments. For the existing businesses to provide a safe environment for customers and employees, and to continue to grow and attract new economic activity to the Study Area and surrounding areas, some form of external financial assistance that is not currently being utilized will be required to make improvement of the Study Area economically feasible.

Economic underutilization – deteriorating site improvements, underutilized property, unsafe conditions, and the lack of development – in a high-traffic location on S. Range Line Road – indicates the Study Area is blighted.

BLIGHT STUDY

Conclusion

A predominance of the components that make up the definition of blight per the TIF Act was present in the proposed Prospect Village Redevelopment Area.

The dominant blighting factor is the physical deterioration of site improvements and unsafe conditions throughout the Study Area. The low assessed values of the International Paper Company property due to environmental contamination and the low assessed values of those properties in the remainder of the Study Area due to the deterioration of improvements, and the underutilization of those properties, indicate blight is present within the proposed Prospect Village Redevelopment Area. The above combine to create economic underutilization and an inability to pay reasonable property taxes, and endanger life, thereby creating an economic and social liability for the City and other taxing jurisdictions.

Therefore, the Consultant has determined that the proposed Prospect Village Redevelopment Area, as of August 26, 2024, is a "blighted area" according to the definition provided in the TIF Act and constitutes an economic and social liability, and is a menace to the public health, safety, or welfare in its present condition and use.

PROJECT OVERVIEW

Housing:

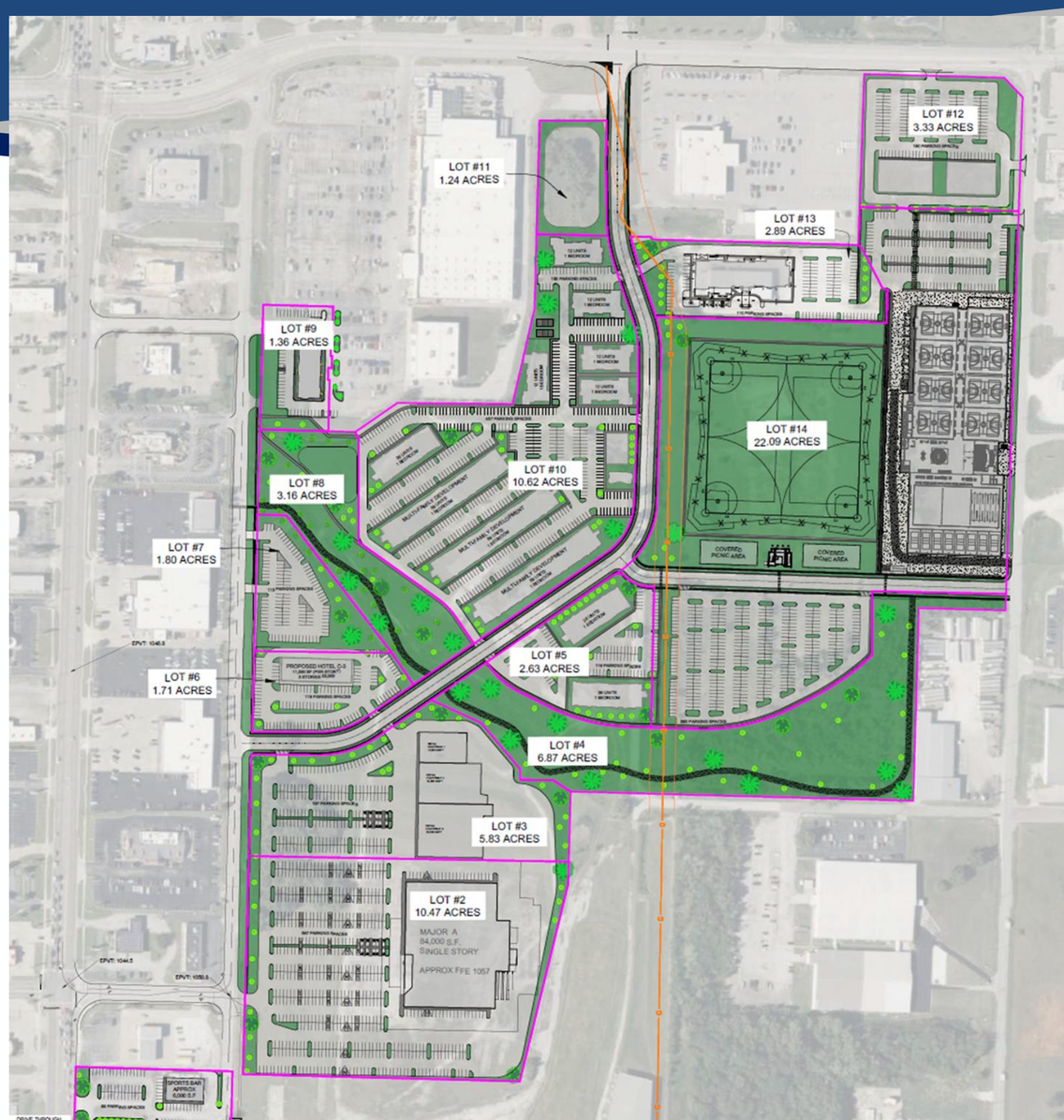
The housing component of the Project offers first class multifamily residences to a community facing a significant housing shortage. The housing segment is designed to accommodate multiple product types for different family sizes and price points with up to an estimated 350 units between two different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

Retail / Hospitality / Commercial / Entertainment:

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

Sports Complex:

Prospect Village will be home to Southwest Missouri’s latest state-of-the-art sporting, event and entertainment destination. Spanning nearly 20 acres, this modern indoor and outdoor sports facility will offer a wide variety of both local and regional wide sports tourism use with an anticipated draw of over **80,000 - 100,000 annual out-of-state visitors**, hosting best-in-class youth & amateur sports tournaments to attract teams and families outside of Missouri. Youth Sports (a $45 billion industry) will serve as a major catalyst to draw in both in-state and out-of-state visitors to the Joplin market. The



ESTIMATED REDEVELOPMENT COST

DEVELOPMENT COST BUDGET - "TIF & CID Reimbursable Project Costs"

DATE: October 8, 2025

			TIF	Woodsonia Marketplace - Community Improvement District (CID)		Joplin Sports Facility - Community Improvement District (CID)	
DEVELOPLMENT COSTS	TOTAL PROJECT COST	PRIVATE	PILOTS / EATS	CID NON-CAPTURED (TIF CAPTURING)	CID REIMBURSEMENT	CID NON-CAPTURED (TIF REDIRECTING BACK TO CID DISTRICT)	CID REIMBURSEMENT
Acquisition							
International Paper Property	$10,000,000.00	$5,500,000.00	$0.00	$0.00	$4,500,000.00	$0.00	$0.00
Duane Hukill	$250,000.00	$0.00	$0.00	$0.00	$250,000.00	$0.00	$0.00
Red Hot Blue	$3,150,000.00	$0.00	$0.00	$0.00	$3,150,000.00	$0.00	$0.00
Dave Chrisitie - Chris Robert's Future Location	$1,000,000.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00	$0.00
Home Depot ROW / Pinnacle Bank ROW / Future Public Road and Detention Facilities Property	$3,000,000.00	$0.00	$0.00	$0.00	$3,000,000.00	$0.00	$0.00
Metal Shed Building	$2,600,000.00	$0.00	$0.00	$0.00	$2,600,000.00	$0.00	$0.00
Fletcher Vacant Land	$2,000,000.00	$0.00	$0.00	$0.00	$2,000,000.00	$0.00	$0.00
Total Acquisition Cost	$22,000,000.00	$5,500,000.00	$0.00	$0.00	$15,500,000.00	$1,000,000.00	$0.00
Building Construction and Enhancements							
Sports Complex Facility							
~ Acquistion - 22 acres @ $12 PSF	$11,500,000.00	$0.00	$0.00	$0.00	$11,500,000.00	$0.00	$0.00
~ Soft Costs	$4,275,579.00	$0.00	$0.00	$0.00	$0.00	$0.00	$4,275,579.00
~ Hard Costs + Outdoor Fields	$35,294,646.00	$0.00	$0.00	$0.00	$0.00	$0.00	$35,294,646.00
~ Furniture Fixtures Equipment	$11,100,983.00	$0.00	$0.00	$0.00	$0.00	$0.00	$11,100,983.00
Total Sports Complex Facility	$62,171,208.00	$0.00	$0.00	$0.00	$11,500,000.00	$0.00	$50,671,208.00
Anchor Store							
~ Acquistion - CID Purchase of Parking Lot Area	$4,000,000.00	$500,000.00	$0.00	$3,500,000.00	$0.00	$0.00	$0.00
~ Parking Lot Improvements	$5,000,000.00	$0.00	$0.00	$0.00	$5,000,000.00	$0.00	$0.00
~ Vertical Improvements	$27,500,000.00	$10,000,000.00	$17,500,000.00	$0.00	$0.00	$0.00	$0.00
~ Furniture Fixtures Equipment	$8,500,000.00	$8,500,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total Anchor Store	$45,000,000.00	$19,000,000.00	$17,500,000.00	$3,500,000.00	$5,000,000.00	$0.00	$0.00
Multi-Family (375 units)							
~ Acquistion - $0.00 PSF	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
~ Parking Lot Improvements	$2,750,000.00	$0.00	$0.00	$2,750,000.00	$0.00	$0.00	$0.00
~ Vertical Improvements	$78,625,000.00	$70,000,000.00	$8,625,000.00	$0.00	$0.00	$0.00	$0.00
~ Amenity Package	$6,000,000.00	$6,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total Multi-Family	$87,375,000.00	$76,000,000.00	$8,625,000.00	$2,750,000.00	$0.00	$0.00	$0.00

ESTIMATED REDEVELOPMENT COST (Continued)

			TIF	Woodsonia Marketplace - Community Improvement District (CID)		Joplin Sports Facility - Community Improvement District (CID)	
DEVELOPLMENT COSTS	TOTAL PROJECT COST	PRIVATE	PILOTS / EATS	CID NON-CAPTURED (TIF CAPTURING)	CID REIMBURSEMENT	CID NON-CAPTURED (TIF REDIRECTING BACK TO CID DISTRICT)	CID REIMBURSEMENT
Fletcher Parking Improvements	$1,000,000.00	$1,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Lot #5 Hotel on Pad Site							
~ Acquistion - $0. PSF	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
~ Parking Lot Improvements	$13,000,000.00	$10,000,000.00	$1,000,000.00	$0.00	$2,000,000.00	$0.00	$0.00
~ Vertical Improvements	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total Lot #5 Hotel on Pad Site	$13,000,000.00	$10,000,000.00	$1,000,000.00	$0.00	$2,000,000.00	$0.00	$0.00
Commercial Buildings on Lot 3							
~ Acquistion - $0. PSF	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
~ Parking Lot Improvements	$3,000,000.00	$3,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
~ Vertical Improvements	$20,000,000.00	$20,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total Commercial Buildings on Lots 3	$23,000,000.00	$23,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Commercial Bldg. in front of Planet Fitness							
~ Acquistion - $0. PSF	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
~ Parking Lot Improvements	$1,000,000.00	$0.00	$0.00	$500,000.00	$0.00	$500,000.00	$0.00
~ Vertical Improvements	$6,700,000.00	$0.00	$0.00	$0.00	$2,500,000.00	$4,200,000.00	$0.00
Total Commercial Bldg. in front of Planet Fitness	$7,700,000.00	$0.00	$0.00	$500,000.00	$2,500,000.00	$4,700,000.00	$0.00
Commercial Buildings on Lots 12 & 13							
~ Acquistion - $0. PSF	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
~ Parking Lot Improvements	$2,000,000.00	$2,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
~ Vertical Improvements	$15,000,000.00	$15,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total Commercial Buildings on Lots 12 & 13	$17,000,000.00	$17,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Red Hot Blue Improvements							
~ Acquistion - $0. PSF	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
~ Parking Lot Improvements	$500,000.00	$0.00	$0.00	$0.00	$500,000.00	$0.00	$0.00
~ Vertical Improvements	$8,500,000.00	$5,000,000.00	$0.00	$0.00	$3,500,000.00	$0.00	$0.00
~ Furniture Fixtures Equipment	$500,000.00	$0.00	$0.00	$0.00	$500,000.00	$0.00	$0.00
Total Red Hot Blue Improvements	$9,500,000.00	$5,000,000.00	$0.00	$0.00	$4,500,000.00	$0.00	$0.00
Prospect Village Public Park Improvements	$11,000,000.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00	$10,000,000.00

ESTIMATED REDEVELOPMENT COST (Continued)

			TIF	Woodsonia Marketplace - Community Improvement District (CID)		Joplin Sports Facility - Community Improvement District (CID)	
DEVELOPLMENT COSTS	TOTAL PROJECT COST	PRIVATE	PILOTS / EATS	CID NON-CAPTURED (TIF CAPTURING)	CID REIMBURSEMENT	CID NON-CAPTURED (TIF REDIRECTING BACK TO CID DISTRICT)	CID REIMBURSEMENT
Total Cost - Building Construction and Enhancements	$276,746,208.00	$151,000,000.00	$27,125,000.00	$6,750,000.00	$25,500,000.00	$5,700,000.00	$60,671,208.00
Environmental Cleanup / Remediation (see environmental budget tab for additional details)	$7,000,000.00	$0.00	$0.00	$0.00	$7,000,000.00	$0.00	$0.00
Public Improvements (on & offsite) - (see OWN - Estimate Tab for additional details)	$18,500,000.00	$0.00	$0.00	$0.00	$18,500,000.00	$0.00	$0.00
Soft Costs							
Professional Services (Eng./Arch/Consult/Legal/PM/Other)	$6,500,000.00	$0.00	$3,250,000.00	$0.00	$3,250,000.00	$0.00	$0.00
Commissions & Marketing	$2,500,000.00	$2,500,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Financing Costs (Interest Carry/Closing/Fees/Other)	$20,000,000.00	$20,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00
Development Fee	$5,000,000.00	$0.00	$2,500,000.00	$0.00	$2,500,000.00	$0.00	$0.00
Contingency and Misc. fees	$8,000,000.00	$200,000.00	$5,000,000.00	$0.00	$2,800,000.00	$0.00	$0.00
Travel	$300,000.00	$150,000.00	$150,000.00	$0.00	$0.00	$0.00	$0.00
Total Soft Costs	$42,300,000.00	$22,850,000.00	$10,900,000.00	$0.00	$8,550,000.00	$0.00	$0.00
Total Development Costs	$366,546,208.00	$179,350,000.00	$38,025,000.00	$6,750,000.00	$75,050,000.00	$6,700,000.00	$60,671,208.00

(1) Any amounts paid to the City for payment or reimbursement of its professional fees and other charges of any kind related to these project are deemed Reimbursable Project Costs in addition to any cap reimburseable amounts established for the project.

(2) This Development Project Cost Budget is an estimate of the development costs to implement the Project. The amounts set forth in the TIF and CID columns may allocate any cost savings to other line items with reimbursable expenses for cost overruns and shall only be subject to statutory restrictions for reimburseable costs.

(3) The reimbursable amounts set forth in this Development Project Cost Budget are reasonable best estimates at the time of approval of this budget and it is agreed to and understood that such estimates are subject to change as part of the development process. The reimbursable amounts may be applied to any one or all of the stated line items, irrespective of the costs set forth in this exhibit, up to the maximum reimbursable amount as determined by the TIF Contract and CID Cooperative Agreement.

(4) All certified reimbursable CID (including CID Non-Captured Costs) costs will be subject to an interest expense as contemplated in the cooperative agreement.

(5) All certified reimbursable TIF costs shall be subject to a 7.0% interest expense from the date of certification until the reimbursement amount is paid in full.

(6) Eligible TIF reimbursement amounts will be paid back under the earlier of: (a) TIF maximum reimbursable amount plus eligible interest or (b) 20 years. Eligible CID reimbursement amounts will be paid back under the earlier of: (a) CID reimburseable amount plus eligible interest or (b) 27 years

INCENTIVE TOOLS

Tax Increment Financing along with the creation of two Community Improvement Districts (CID) will be necessary to fund the project.

- **Tax Increment Financing (TIF)**: Used to help offset costs associated with bringing in new retailers to the Joplin market. An example would be TIF dollars used towards construction cost of an anchor retailer. This would allow an anchor retailer to limit their upfront costs, making it more appealing to build a new store in a community the size of Joplin. This is also a positive for the city, as they will be receiving substantial future tax revenue from the anchor retailer on a site that currently produces minimal revenue for the city. Approved by City Council February 3, 2025.

- **Sports Complex Community Improvement District:** Funds from this CID will be used exclusively towards the land acquisition and construction of the new Joplin Sports Complex that will be owned by the city. Approved by City Council February 3, 2025.

- **Woodsonia Marketplace Community Improvement District:** Funds from this CID will be used toward public infrastructure within the project such as roads, utilities, etc. These CID funds will also be used toward the environmental cleanup necessary on site which is substantial.

*A financing breakout of the project is shown on the next slide.

PROJECT FINANCING

SOURCES OF FUNDS FOR ALL
ESTIMATED REDEVELOPMENT COSTS (ALL AMOUNTS ARE NPV)

Developer Equity and/or Debt	$179,350,000
Amount of Reimbursable Costs from Payments in Lieu of Taxes and Economic Activity Taxes	$38,025,000
Community Improvement District Costs	$149,171,208
TOTAL	$366,546,208

Woodsonia Real Estate Inc

SPORTS COMPLEX RENDERING



SPORTS COMPLEX RENDERING



Woodsonia Real Estate Inc | PINNACLE SPORTS Facility Development, Marketing & Management | Holland Basham Architects

SPORTS TOURISM & ECONOMIC AND FISCAL IMPACTS: HIGHLIGHTS

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

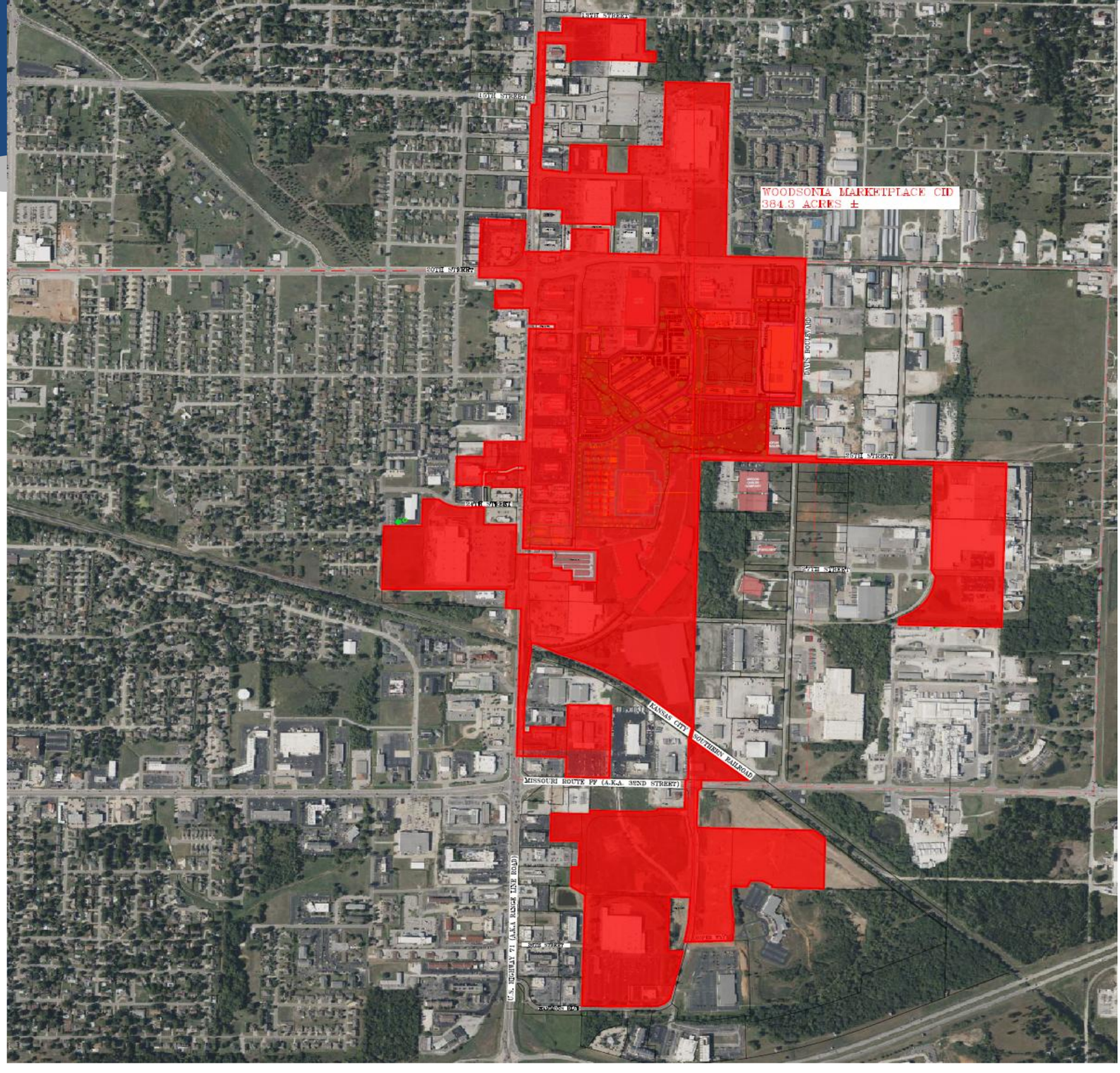
LOCAL ANNUAL ECONOMIC IMPACT	
$18.1 M SPENDING	167 Jobs $4.7 M Household Earnings
*Including direct, indirect, and induced efforts	

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

PINNACLE SPORTS
Facility Development, Marketing & Management

Woodsonia Real Estate Inc

MARKETPLACE CID MAP



Woodsonia
Real Estate Inc

PROSPECT VILLAGE RENDERINGS









PROSPECT VILLAGE RENDERINGS









PROSPECT VILLAGE RENDERINGS

plan view



green space views



1 LOOKING WEST AT THE SEATING AREA



2 LOOKING SOUTH TOWARDS THE CREEK AND SEATING AREA

green space views



3 LOOKING SOUTH TOWARDS THE CREEK AND BENCH PODS



5 LOOKING SOUTH OVER THE CREEK TO THE GATHERING PLAZA

landworks STUDIO

PROSPECT VILLAGE RENDERINGS

green space views



7 LOOKING SOUTH AT THE GAME PLAZA



8 LOOKING WEST ALONG THE MULTI-USE TRAIL AND REST AREA



LOOKING NORTH AT SEATING AREA AND BOULDER PLAYSCAPE



9 LOOKING SOUTH TOWARDS THE CREEK AND BENCH PODS



10 LOOKING SOUTH TOWARDS THE CREEK AND SEATING AREA



LOOKING EAST AT THE GATHERING PLAZA AND AMPITHEATER STYLE SEATING

SCHEDULE – CRITICAL DATES

Woodsonia Marketplace CID Key Dates	
Woodsonia Marketplace CID City Council Approval	~November 3, 2025
Woodsonia Marketplace CID Adoption at City Council	~November 17, 2025
Missouri Department of Revenue begins sales tax collection in Woodsonia Marketplace CID	~April 1, 2026
Environmental and Corps of Engineering Key Dates	
Voluntary Cleanup Program (VCP) Application Submitted to MoDNR	~November 10, 2025
Site Characterization Work Plan submittal to MoDNR	~December 20, 2025
Corps of Engineers 404 Permit Approval	~January 15, 2026
Site Characterization Field Work Done and Report submitted to MoDNR and subsequent MoDNR Approval of Site Characterization Report by MoDNR	~April 15, 2026
Approval of Remedial Action Plan by MoDNR	~August 1, 2026
Remediation Work Completed and Letter of No Further Action granted by MoDNR	~March 1, 2027
Key Construction Dates	
Site work and Construction to begin on new building for Roberts Dentistry in front of Planet Fitness	~April 1, 2026
Construction to begin on new multi-tenant retail building (former Red, Hot & Blue site) along Rangeline Rd.	~April 1, 2026
Site work to begin on main portion of overall project	~April 1, 2026
Improvement to Geneva Street	~May 1, 2026
Construction to begin on new hotel within project	~October 1, 2026

PROJECT TEAM

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

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

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

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

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

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

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2025-544 – Approving a budget amendment for FY 2026

MEETING DATE
November 3, 2025

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2025-544 Ordinance; Schedule "A" Budget Amendment

REVIEWED BY
Department Head: Leslie Haase; City Attorney: Peter Edwards; City Manager: Nick Edwards

SUMMARY
This Council Bill amends the adopted 2025-2026 Budget of the City of Joplin.

BACKGROUND
In compliance with Charter regulations and accounting principles, the proposed adjustment is required to ensure that department expenditures do not exceed approved budget appropriations.

A police squad vehicle was totaled by an outside party, which requires a budget amendment to replace the vehicle and required equipment. The outside party's insurance will be reimbursing the City $25,000.00 and the City's liability insurance fund will be reimbursing the remaining cost of $67,325.00. Therefore, general fund revenue is being amended by $92,325.00, while the police department budget is being amended by the same $92,325.00. At the same time, the general liability insurance fund is being amended by $67,325.00 for this claim.

The purpose of the budget amendment is to recognize changes that have occurred since the annual budget was adopted. This budget amendment increases revenue by $92,325.00 and expenditures by $159,650.00.

FUNDING SOURCE
This item is not applicable for budget amendments.

RECOMMENDATION
Staff recommends approval of this council bill on first reading.

COUNCIL BILL NO. 2025-544 **ORDINANCE NO.**

AN ORDINANCE amending the Annual Budget of the City of Joplin for the Fiscal Year 2025-2026 as adopted by Ordinance 2025-143 on October 20, 2025, to adjust appropriations; and, setting a date when this Ordinance shall become effective.

WHEREAS, the City of Joplin, Missouri passed Ordinance 2025-143 on October 20, 2025, which estimated revenues and appropriated funds for the fiscal year 2025-2026; and,

WHEREAS, the Council of the City of Joplin has previously approved the programs and projects which require additional appropriations for completion.

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

Section 1. That fiscal year 2025-2026 budgeted appropriations as adopted by Ordinance 2025-143 be amended by increasing revenue by the total amount of Ninety-Two Thousand Three Hundred Twenty-Five Dollars and No Cents ($92,325.00) and by increasing appropriations by the total amount of One Hundred Fifty-Nine Thousand Six Hundred Fifty Dollars and No Cents ($159,650.00) for the purposes and amounts as shown in Schedule "A" attached hereto.

Section 2. That the Director of Finance is hereby directed to make all necessary entries on the City records to show the increase in appropriations.

Section 3. That this Ordinance shall become effective on November 18, 2025.

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

of _____, 2025.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney

SCHEDULE A

CITY OF JOPLIN
BUDGET AMENDMENT
2025-2026 ADOPTED BUDGET
3-Nov-25

FUND	ACTIVITY	ACCOUNT	DESCRIPTION		REVENUES	EXPENDITURES
001	General Fund					
	General Fund	001-0000-450-0604	Insurance Settlement	$	92,325	
	Police Patrol	001-5502-510-8210	Motor Vehicles			57,095
	Police Patrol	001-5502-510-8220	Operating Equipment			35,230
	Total General Fund			$	92,325	92,325
515	General Liability Insurance Fund					
	Liability Insurance	515-7501-500-5305	Judgments and Claims	$		67,325
	Total General Liability Insurance Fund			$	-	67,325
	Grand Total			$	92,325	159,650

CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2025-545 – Approving updates to the Education Assistance Program Section of the Employee Handbook

MEETING DATE
November 3, 2025

ORIGINATING DEPT
Finance

ATTACHMENTS
CB 2025-545 Ordinance

REVIEWED BY
Department Head: Leslie Haase; Human Resources Director: Michelle Ducre; City Attorney: Peter Edwards; City Manager: Nick Edwards

SUMMARY
This Council Bill updates the Education Assistance Program in the Employee Handbook.

BACKGROUND
In 2023, the City Council adopted a new Employee Handbook. The revision of the entire Employee Handbook was an extensive and collaborative project that spanned many months. The collaboration on this project included management team, employees and representatives from the union groups led by Human Resources with Segal, as the consultant.

It was discussed when the policy was adopted that some changes would likely need to be made after it was put in place and used. Some revisions are needed to the policy to further clarify and match how the process actually works. City Council reviewed the proposed changes to the Education Assistance Program section of the Employee Handbook during the fiscal year 2026 budget work sessions and this item incorporates those proposed updates.

The revised Education Assistance Program will be effective on December 1, 2025.

FUNDING SOURCE
This item does not change the budget.

RECOMMENDATION
Staff recommends this council bill be approved on first reading.

COUNCIL BILL NO. 2025-545 ORDINANCE NO.

AN ORDINANCE repealing the Education Assistance Program Section of the revised Rules and Regulations (Employee Handbook) and enacting in lieu thereof a new Education Assistance Program Section of the revised Rules and Regulations (Employee Handbook) of the City of Joplin; and, setting a date when this Ordinance shall become effective.

WHEREAS, the City Council reviewed the Education Assistance Program language during the fiscal year 2026 budget work sessions; and,

WHEREAS, the Council of the City of Joplin desires to update the Education Assistance Program language to increase fees to meet the reasonable expenditures of this function.

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

Section 1. That the Education Assistance Program Section of the revised Rules and Regulations (Employee Handbook) be repealed and a new Education Assistance Program Section of the revised Rules and Regulations (Employee Handbook) of the City of Joplin be enacted in lieu thereof to read as follows:

"Employee Handbook

Education Assistance Program

Purpose

The City of Joplin is committed to the career development of our employees to enhance the ability for advancement opportunities in the organization. Through this program, the City offers educational assistance to regular full-time employees pursuing studies through accredited institutions for higher learning and/or trade schools. An annual pool of funds for this program is adopted in the budget and approved by the City Council. The course(s) or degree being sought must relate directly to the employee's career development within the City of Joplin. Participation in this program shall be solely on the employee's own time.

Eligibility

To be eligible for education assistance, employees must:

- Have completed one year of service at the City of Joplin;
- Be actively working at the City during the school/course semester;
- Perform satisfactorily in their job role (performance evaluation score of 3.0 or higher);

- Provide a completed and approved application signed by the Department Head;
- Achieve a passing grade (pass in a pass/fail program or grade C or higher);

Eligibility for reimbursement will cease for any classes/courses that are not completed by the employee's last date of employment with the City.

Covered Expenses

The City will reimburse tuition in an amount not to exceed the current in-state undergraduate tuition fees charged by Missouri Southern State University. Based on available funding, education assistance per eligible employee may not exceed $5,000 annually. Covered expenses include:

- Tuition and up to 50% of the cost of books
- All required courses and electives for a degree program directly related to the employee's career development

Master's classes will not be considered for reimbursement unless (1) there are available budget dollars after reimbursement for any undergraduate applications and (2) it is required for the career development of that employee.

Ineligible Expenses

College, graduate school and post graduate degree preparation courses and fees related to college entrance (ex. SAT, ACT, GRE, MCAT, LSAT…) are not covered under this policy. Industry training, professional development and continuing education classes are not covered under this policy, but instead fall within departmental budgets.

Application Procedures

Eligible employees who wish to apply for education assistance are required to:

1. Complete the education assistance form and meet with their supervisor and/or Department Head to obtain written approval from the Department Head prior to enrolling in courses.
2. Employees must provide a copy of the course description from the school, the degree being sought for elective classes (if applicable), the cost of tuition and books, and the proposed start and completion date.
3. Any classes starting and ending between August 1 and December 31 are considered Fall classes. Any classes starting and ending between January 1 and May 31 are considered Spring classes. Any classes starting and ending between June 1 to July 31 are considered Summer classes.

4. Late applications will not be accepted. Applications are due as follows:
    - Fall classes by July 1
    - Spring classes by December 1
    - Summer classes by May 1

The Department Head must sign the form to indicate approval, then send it with supporting documents to Human Resources prior to the start of the class/course.

Reimbursement Procedures (grade C or above or Pass prorated up to the maximum of $5,000 annually)

Employees approved for education assistance will be notified, in writing, by Human Resources. To receive reimbursement, the employee must provide the following to Human Resources:

- An official transcript of successful course completion (pass, or grade C or higher); and
- Proof of payment for tuition and books (Note: The City will only reimburse expenses not covered by other educational benefits, such as grants, scholarships, military education assistance)

*Should an employee **not** receive a passing grade of C or higher, or pass in pass/fail coursework, they will **not** be eligible for reimbursement under this program.*

All employees that complete these requirements will be placed in a pool for reimbursement on a pro-rata basis of the total amount being requested to the total amount of education assistance budget available. This will ensure that all employees eligible for this benefit will receive some reimbursement up to the maximum allowable annual allotment.

Once the applications are submitted, the Finance Department will calculate the maximum eligible amount of reimbursement for each employee for that semester, which will be included in the approval notification from Human Resources. The approval notification will be sent by July 20 for Fall classes, by December 20 for Spring classes and by May 20 for summer classes. The maximum eligible amount may increase if any approved employees do not complete the reimbursement procedure requirements. However, the maximum eligible amount will not decrease.

Tuition Repayment

An employee who receives education assistance must complete at least two (2) years of service with the City after satisfactory completion of the last course taken. Employees who leave employment within 2 years of course completion must repay the City of Joplin on a pro-rata basis based on one-twenty-fourth per month. The employee must meet with finance to develop a written and signed repayment agreement."

Section 2. That the City Manager of the City of Joplin, Missouri, is hereby authorized to adopt and implement the revised Rules and Regulations for and on behalf of the City of Joplin.

Section 3. That this ordinance shall become effective on December 1, 2025.

PASSED BY THE COUNCIL OF THE CITY OF JOPLIN, MISSOURI, this _____ day of _____, 2025.

_____
Keenan T. Cortez, Sr., Mayor

ATTEST:

_____
Holly Nagy, City Clerk

APPROVED AS TO FORM:

_____
Peter C. Edwards, City Attorney